

# AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, NOVEMBER 25, 2024 AT 6:00 PM

Watch Livestream at <a href="mailto:cnv.org/LiveStreaming">cnv.org/LiveStreaming</a>
View complete Agenda Package at <a href="mailto:cnv.org/CouncilMeetings">cnv.org/CouncilMeetings</a>

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

#### CALL TO ORDER

#### APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 25, 2024

# **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, November 18, 2024

#### **PUBLIC INPUT PERIOD**

#### **PRESENTATION**

No Right Turn on Red Lights – Transportation Engineer and Section Manager, Traffic Engineering

Information Report, November 6, 2024 – "No Right Turn on Red Lights"

# **REPORT**

3. 206 East 12<sup>th</sup> Street – Zoning Text Amendment to CD-733

#### BYLAW - FIRST, SECOND AND THIRD READINGS

4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment)

#### BYLAW - ADOPTION

5. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment)

#### **REPORTS**

- 6. Shared Micromobility Next Steps
- 7. Lonsdale Energy Corporation 2024 Loans Status Update
- 8. Fire Bylaw Update

Document Number: 2597863

#### BYLAWS - FIRST, SECOND AND THIRD READINGS

- 9. "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9059" (Fire Safety Act and Housekeeping)
- 10. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2024, No. 9090" (Fire Bylaw Penalties)
- 11. "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2024, No. 9091" (Fire Bylaw Penalties)

## **REPORT**

12. 2024 Budget Reallocations

## **PRESENTATION**

2025 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer and Director, Engineering, Parks and Environment

# **REPORT**

13. 2025 Utility Rates and Asset Management Update

#### BYLAW - FIRST, SECOND AND THIRD READINGS

14. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096" (Schedules I, J, K)

# **PUBLIC CLARIFICATION PERIOD**

**COUNCIL INQUIRIES** 

**COUNCIL REPORTS** 

**NEW ITEMS OF BUSINESS** 

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

#### <u>ADJOURN</u>

#### CALL TO ORDER

## APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 25, 2024

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, November 18, 2024

#### 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 5:50pm 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 604-990-4234. 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.

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), including Zoning Bylaws for which a Public Hearing will not be held or is prohibited under section 464 of the *Local Government Act*.

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".

#### **PRESENTATION**

No Right Turn on Red Lights – Transportation Engineer and Section Manager, Traffic Engineering

Information Report, November 6, 2024 – "No Right Turn on Red Lights"

## **REPORT**

3. 206 East 12<sup>th</sup> Street – Zoning Text Amendment to CD-733 – File: 09-3800-20-0003/2021

Report: Planner 1, November 6, 2024

#### **RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated November 6, 2024, entitled "206 East 12<sup>th</sup> Street – Zoning Text Amendment to CD-733":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited].* 

Items 4 and 5 refer.

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

4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment)

#### **RECOMMENDATION:**

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment) be given first and second readings;

AND THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment) be given third reading.

No Public Hearing held. Notice published on November 13 and November 20, 2024.

#### **BYLAW - ADOPTION**

5. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment)

#### RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

# **REPORTS**

6. Shared Micromobility – Next Steps – File: 16-8350-20-0045/1

Report: North Shore Mobility Options Coordinator, November 13, 2024

#### **RECOMMENDATION:**

PURSUANT to the report of the North Shore Mobility Options Coordinator, dated November 13, 2024, entitled "Shared Micromobility – Next Steps":

THAT staff be directed to extend Lime's current e-bike share operator permit for up to 6 months to allow for current operations to continue while the City undertakes a Request for Proposal for a future operator;

THAT staff be directed to undertake policy and program research to consider the inclusion of e-scooter share as part of shared micromobility options on the North Shore;

AND THAT staff report back with e-scooter share recommendations later in 2025.

7. Lonsdale Energy Corporation – 2024 Loans Status Update – File: 05-1610-01-0001/2024

Report: Manager, Finance, Lonsdale Energy Corp., November 13, 2024

#### RECOMMENDATION:

PURSUANT to the report of the Manager, Finance, Lonsdale Energy Corp., dated November 13, 2024, entitled "2024 Loan Status Update":

THAT Lonsdale Energy Corporation's proposed Debt Repayment Schedule be endorsed.

## **REPORTS** – Continued

8. Fire Bylaw Update – File: 14-7002-01-0001/2024

Report: Deputy Fire Chief, Prevention and Public Safety, November 5, 2024

#### **RECOMMENDATION:**

PURSUANT to the report of the Deputy Fire Chief, Prevention and Public Safety, dated November 5, 2024, entitled "Fire Bylaw Update":

THAT the following bylaws be considered for readings:

- "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9059" (Fire Safety Act and Housekeeping);
- "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2024, No. 9090" (Fire Bylaw Penalties); and
- "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2024, No. 9091" (Fire Bylaw Penalties).

Items 9, 10 and 11 refer.

## BYLAWS - FIRST, SECOND AND THIRD READINGS

9. "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9059" (Fire Safety Act and Housekeeping)

#### **RECOMMENDATION:**

THAT "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9059" (Fire Safety Act and Housekeeping) be given first and second readings;

AND THAT "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9059" (Fire Safety Act and Housekeeping) be given third reading.

10. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2024, No. 9090" (Fire Bylaw Penalties)

#### RECOMMENDATION:

THAT "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2024, No. 9090" (Fire Bylaw Penalties) be given first and second readings;

AND THAT "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2024, No. 9090" (Fire Bylaw Penalties) be given third reading.

## BYLAWS - FIRST, SECOND AND THIRD READINGS - Continued

11. "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2024, No. 9091" (Fire Bylaw Penalties)

#### RECOMMENDATION:

THAT "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2024, No. 9091" (Fire Bylaw Penalties) be given first and second readings;

AND THAT "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2024, No. 9091" (Fire Bylaw Penalties) be given third reading.

# **REPORT**

12. 2024 Budget Reallocations – File: 05-1705-30-0019/2024

Report: Chief Financial Officer, November 13, 2024

#### **RECOMMENDATION:**

PURSUANT to the report of the Chief Financial Officer, dated November 13, 2024, entitled "2024 Budget Reallocations":

THAT an amount of \$55,000 be reallocated from the Public Realm projects to the Chiba Garden Restoration project;

THAT should any of the amount in the Chiba Garden Restoration project remain unexpended as at December 31, 2027, the unexpended balance shall be returned to the credit of the respective reserve;

AND THAT an amount of \$50,600 be reallocated within the 2024 operating budget of the Office of the Chief Administrative Officer to increase the City of North Vancouver's 2024 funding contribution to the Museum and Archives of North Vancouver.

#### **PRESENTATION**

2025 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer and Director, Engineering, Parks and Environment

Item 13 refers.

#### **REPORT**

13. 2025 Utility Rates and Asset Management Update – File: 05-1820-04-0001/2025

Report: Chief Financial Officer and Director, Engineering, Parks and Environment. November 6. 2024

#### RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer and the Director, Engineering, Parks and Environment, dated November 6, 2024, entitled "2025 Utility Rates and Asset Management Update":

THAT the 2025 Utilities Budgets and the 2025-2029 Utilities Capital Plan, dated November 6, 2024, be endorsed;

AND THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096" be considered for readings.

Item 14 refers.

## BYLAW - FIRST, SECOND AND THIRD READINGS

14. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096" (Schedules I, J, K)

#### **RECOMMENDATION:**

THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096" (Schedules I, J, K) be given first and second readings;

AND THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096" (Schedules I, J, K) be given third reading.

#### **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**

#### **COUNCIL REPORTS**

#### **NEW ITEMS OF BUSINESS**

#### **NOTICES OF MOTION**

# **RECESS TO CLOSED SESSION**

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(c) [employee relations], and where required, Council considers that discussion of the matters could reasonably be expected to harm the interests of the City if they were held in public.

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

# <u>ADJOURN</u>





# MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, NOVEMBER 18, 2024

# **PRESENT**

COUNCIL MEMBERS	STAFF MEMBERS
Mayor L. Buchanan Councillor H. Back*	L. McCarthy, CAO B. Pearce, Deputy CAO
Councillor D. Bell	P. DeJong, Acting Corporate Officer
Councillor A. Girard	H. van Gelderen, Legislative Services Advisor
Councillor J. McIlroy	J. Peters, Manager, Legislative and Election Services
Councillor S. Shahriari	L. Sawrenko, Chief Financial Officer
Councillor T. Valente	H. Granger, City Solicitor
	K. Magnusson, Director, Engineering, Parks and Environment
*participated electronically	D. Hutch, Deputy Director, Parks and Public Spaces
	A. Man-Bourdon, Manager, Parks and Natural Spaces
	C. Lesmeister, Section Manager, Environment and Park Planning
	J. Hall, Manager, Public Realm Infrastructure
	D. Adams, Project Manager, Public Realm Infrastructure
	B. Green, Transportation Engineer
	E. Doran, Director, People, Culture and Transformation
	D. Hutchison Koep, Chief Librarian, NVCL
	S. Larisch, Administrative Coordinator

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

# APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Girard

1. Regular Council Meeting Agenda, November 18, 2024

**CARRIED UNANIMOUSLY** 

R2024-11-18/1

#### **ADOPTION OF MINUTES**

Moved by Councillor Shahriari, seconded by Councillor Bell

2. Regular Council Meeting Minutes, November 4, 2024

#### **CARRIED UNANIMOUSLY**

R2024-11-18/2

# **PUBLIC INPUT PERIOD**

 Heather Drugge, North Vancouver, spoke in support of Item 5 – Mobility Network: Next Steps.

Document Number: 2598183

# **CONSENT AGENDA**

Moved by Mayor Buchanan, seconded by Councillor McIlroy

THAT Item 3 be removed from the Consent Agenda.

#### **CARRIED UNANIMOUSLY**

## **CORRESPONDENCE**

3. Board in Brief, Metro Vancouver Regional District, November 1, 2024 – File: 01-0400-60-0006/2024

Re: Metro Vancouver – Board in Brief

Moved by Mayor Buchanan, seconded by Councillor McIlroy

THAT the correspondence from Metro Vancouver, dated November 1, 2024, regarding the "Metro Vancouver – Board in Brief", be received and filed.

## **CARRIED UNANIMOUSLY**

R2024-11-18/3

# **PRESENTATIONS**

A. Library Strategic Plan Update – Chief Librarian and Library Chair

The Chief Librarian and Library Chair provided a PowerPoint presentation regarding the "Library Strategic Plan Update" and responded to questions from Council.

B. Parks and Public Space Comprehensive Plan: Project Approach – Deputy Director, Parks and Public Spaces, and Section Manager, Environment and Park Planning

The Deputy Director, Parks and Public Spaces, and Section Manager, Environment and Park Planning, provided a PowerPoint presentation regarding the "Parks and Public Space Comprehensive Plan: Project Approach" and responded to questions from Council.

#### **REPORT**

4. Parks and Public Space Comprehensive Plan: Project Approach – File: 12-6120-02-0001/1

Report: Deputy Director, Parks and Public Spaces, October 30, 2024

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Deputy Director, Parks and Public Spaces, dated October 30, 2024, entitled "Parks and Public Space Comprehensive Plan: Project Approach":

THAT the report and presentation be received for information;

AND THAT staff report back to Council with future updates on the development of the Parks and Public Space Comprehensive Plan.

Councillor Girard left the meeting at 7:16 pm and returned at 7:18 pm.

CARRIED UNANIMOUSLY

## **PRESENTATION**

C. Mobility Network: Next Steps – Manager, Public Realm Infrastructure

The Manager, Public Realm Infrastructure, provided a PowerPoint presentation regarding the "Mobility Network: Next Steps" and responded to questions from Council.

#### **REPORTS**

5. Mobility Network: Next Steps – File: 16-8480-07-0001/1

Report: Manager, Public Realm Infrastructure, October 28, 2024

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Manager, Public Realm Infrastructure, dated October 28, 2024, entitled "Mobility Network: Next Steps":

THAT staff be directed to proceed with design and community engagement of the first phase of the Midtown Connector;

AND THAT staff be directed to schedule a Council workshop on the next steps.

# **CARRIED UNANIMOUSLY**

R2024-11-18/5

6. 2025 Schedule of Regular and Workshop Council Meetings – File: 01-0550-01-0001/2024

Report: Acting Corporate Officer, November 6, 2024

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Acting Corporate Officer, dated November 6, 2024, entitled "2025 Schedule of Regular and Workshop Council Meetings":

THAT the 2025 Schedule of Regular and Workshop Council Meetings be endorsed;

THAT staff be directed to publish notice of the 2025 Schedule of Regular and Workshop Council Meetings in accordance with the *Community Charter* and "Council Procedure Bylaw, 2015, No. 8500";

AND THAT staff be directed to communicate public notice of the 2025 Schedule of Regular and Workshop Council Meetings via CityView and social media, noting the inclusion of regular workshops throughout 2025.

# **CARRIED UNANIMOUSLY**

R2024-11-18/6

# PUBLIC CLARIFICATION PERIOD

Nil.

#### **COUNCIL INQUIRIES**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

# **NOTICES OF MOTION**

Nil.

# **COUNCIL REPORTS**

Councillor Valente reported on his attendance at a recent reception for the Living Donor Circle of Excellence to receive an award on behalf of the City of North Vancouver for becoming the first municipality in British Columbia to join the Living Donor Circle of Excellence, a program that celebrates employers who remove financial barriers to living donation by ensuring living donors are covered for wage loss during the recovery period.

# **RECESS TO CLOSED SESSION**

Moved by Councillor Shahriari, seconded by Councillor Valente

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information], 90(1)(g) [legal matter], 90(1)(i) [legal advice] and 90(1)(k) [contract negotiations/proposed service], and where required, Council considers that discussion of the matters could reasonably be expected to harm the interests of the City if they were held in public.

#### CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 8:37 pm and reconvened at 9:26 pm.

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

Moved by Councillor Valente, seconded by Councillor Bell

THAT the following items from the Committee of the Whole (Closed Session), of November 18, 2024, be ratified:

7. Legal Matter / Legal Advice – File: 09-3900-01-0001/2024

Report: Manager, Bylaw Services, and City Solicitor, October 28, 2024

PURSUANT to the report of the Manager, Bylaw Services, and City Solicitor, dated October 28, 2024, regarding a legal matter and legal advice:

THAT the wording of the resolution and the report of the Manager, Bylaw Services, and City Solicitor, dated October 28, 2024, remain in the Closed session.

R2024-11-18/7

# REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) - Continued

8. North Shore Advisory Committee on Disability Issues – Proposed New Terms of Reference – File: 01-0360-20-0055/2024

Report: Acting Corporate Officer, November 6, 2024

PURSUANT to the report of the Acting Corporate Officer, dated November 6, 2024, entitled "North Shore Advisory Committee on Disability Issues – Proposed New Terms of Reference":

THAT the proposed new Terms of Reference for the North Shore Advisory Committee on Disability Issues be approved, subject to approval by the partnering municipalities, the District of North Vancouver and the District of West Vancouver;

THAT City staff, in conjunction with staff from the partnering municipalities, proceed with additional Committee recruitment required by the new Terms of Reference;

THAT City staff include the Committee member composition considerations contained within the new Terms of Reference when returning to Council for consideration of City appointments to the Committee;

THAT City staff work with staff from the partnering municipalities to conduct a review of the new Terms of Reference within 4 years of it being jointly adopted, or within a similar mutually agreeable timeframe;

AND THAT the report of the Acting Corporate Officer, dated November 6, 2024, entitled "North Shore Advisory Committee on Disability Issues – Proposed New Terms of Reference", remain in the Closed session.

R2024-11-18/8

# **CARRIED UNANIMOUSLY**

#### **ADJOURN**

Moved by Councillor Girard, seconded by Councillor Bell

THAT the meeting adjourn.

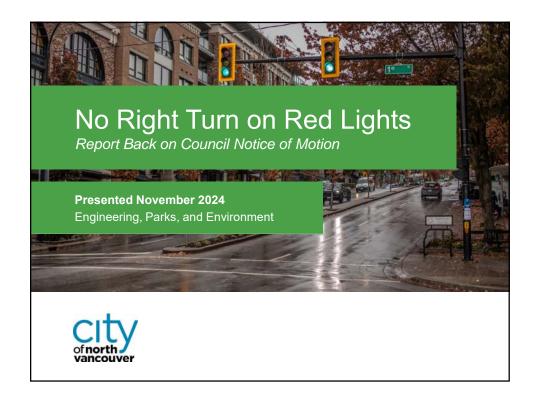
**CARRIED UNANIMOUSLY** 

The meeting adjourned at 9:27 pm.

"Certified Correct by the Acting Corporate Officer"

**ACTING CORPORATE OFFICER** 





# Purpose

- Outline how intersection improvements are prioritized, assessed, and upgraded
- Report back on Notice of Motion -No Right Turn on Red Light



CITY

2



# Prioritization

- Network Screening Study (2017)
- Local Changes
  - Development
  - Mobility Network Project
- Observations and Feedback







CITY

4

# **Engineering Assessment**

- Network Screening Study for Road Safety Strategy
- Proactive Intersection Analysis Ranking
- Public Feedback and Field Observation

**Network Study** & Prioritization



- Signal and crosswalk warrants
- Collision Diagram for top severity collision locations
- Left turn phase warrantMobility Network ProjectsMajor Development
- Translink Program

Implementation Program/ Plan



- Traffic signals
- Special crosswalks
- Rectangular rapid flashing beacons

  • Leading Pedestrian Interval

  • LED Retrofit

- Left Turn arrow
- Turn restrictions
- Curb extensions

Deliverables

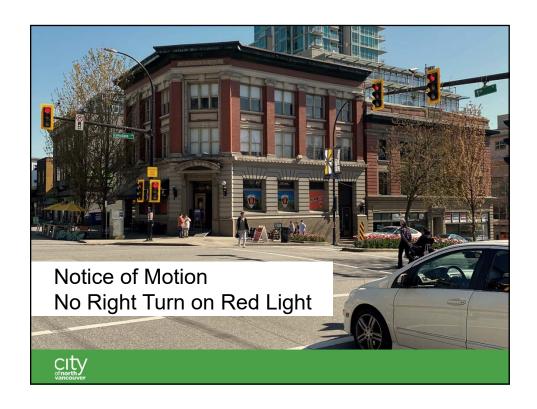


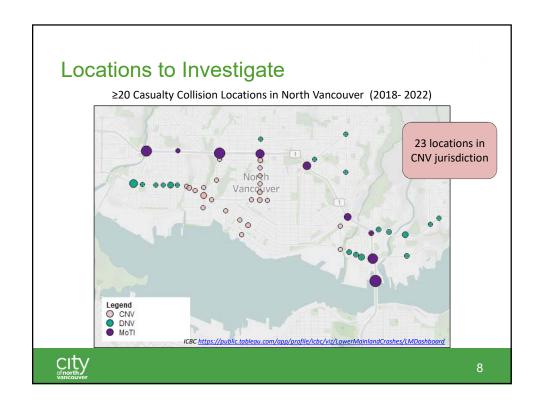
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# Example – Chesterfield and W 2<sup>nd</sup>











# **Background and Benefits**

- Historical context
- Current regulations
- Safety
- Case Studies
  - Washington and Seattle





10

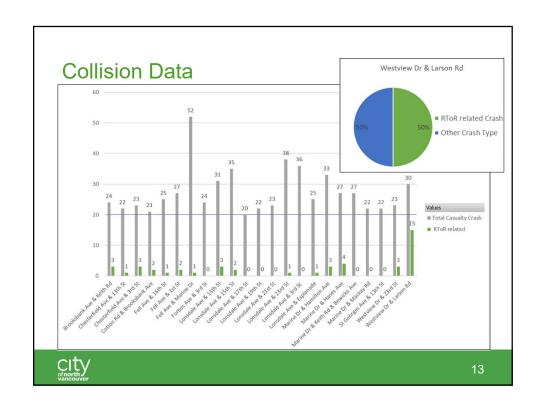
# Challenges

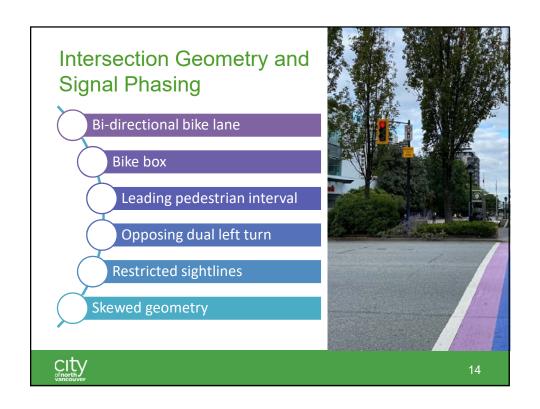
- Safety
  - Increased pedestrian conflicts on green light
  - Unmet expectations of driver yielding
- Enforcement
  - Poor compliance
  - Automated enforcement
- Traffic operations
  - Transit delay

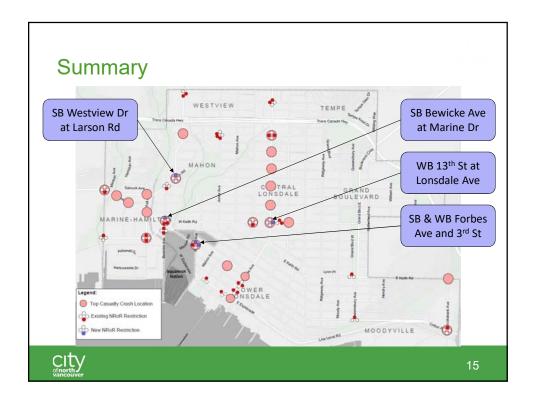












# **Next Steps**

- 1. Implement NRTOR at 5 locations by Spring 2025
- 2. Periodically update Council
- Collaborate with RCMP to prioritize enforcement and seek provincial installation of speed and red light cameras

CITY

16













# The Corporation of THE CITY OF NORTH VANCOUVER ENGINEERING, PARKS & ENVIRONMENT DEPARTMENT

#### **INFORMATION REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Brandon Green, Transportation Engineer

Winnie Wong, Section Manager, Traffic Engineering

Subject: NO RIGHT TURN ON RED LIGHTS

Date: November 6, 2024 File No: 11-5460-01-0001/2024

#### **ATTACHMENTS**

1. Summary of Top Casualty Crash Locations, Existing and New No Right Turn on Red Restrictions (CityDocs <u>2583325</u>)

#### **SUMMARY**

This report provides an update on the Notice of Motion titled Advancing Mobility Strategy Action 5C: Supporting Enforcement that Reduces Dangerous Behaviour and Prioritizes Protection for Vulnerable Road Users.

On November 6, 2023 Council directed staff to "...investigate and report back to Council on the implementation of no right turn on red lights at all intersections where there were over 20 casualty crashes during 2018 to 2022."

#### **BACKGROUND**

Between 2018 to 2022, North Vancouver as a region had 51 intersections with 20 or more casualty crashes, which ICBC defines as "crashes resulting in injury or fatality". Of these intersections, the City has jurisdiction over 23 locations with the remainder managed by either the District of North Vancouver, or the Ministry of Transportation and Infrastructure. This is summarized in Figure 1.

Document Number: 2463918

<sup>&</sup>lt;sup>1</sup> ICBC provides publicly accessible crash data online https://public.tableau.com/app/profile/icbc/viz/LowerMainlandCrashes/LMDashboard

The City currently installs No Right Turn on Red based on an intersection analysis methodology that prioritizes pedestrian safety by evaluating retroactive crash event data and proactive review of intersection geometry or signal phases. There are 20 intersection locations within the City which currently have partial (time of day) or full-time right turn on red restriction for one or more intersection movements. Of the 23 locations with 20 or more casualty crashes, seven are currently signed No Right Turn on Red for some



Figure 1: Locations with 20 or more Casualty Crashes during 2018 to 2022 (Source: ICBC)

movements as a result of the City's analysis for safety improvements. See Attachment 1 for these locations.

Prior to the Energy Crisis in the 1970s, many jurisdictions did not permit drivers to turn right on red lights. These restrictions were removed in order to reduce idling and conserve fuel. Montreal and New York City are the only major cities in Canada and the U.S. that continue the outright ban. Today, the BC Motor Vehicle Act permits drivers to make a right turn on a red light after coming to a complete stop. Restricting right turns can be done through signage, and is one of many tools that can reduce injuries and fatalities. Municipalities throughout the region are increasingly implementing these restrictions in conjunction with other safety improvements (for example, leading pedestrian intervals, protected only right turn arrow, and bike phase).

#### DISCUSSION

Understanding no right turn on red light (NRTOR) restrictions involves examining both their benefits and challenges. NRTOR restrictions can enhance safety for pedestrians and cyclists while reducing conflicts at intersections. However, they may also lead to increased pedestrian-vehicle conflicts at busy intersections, issues with driver compliance, and challenges in enforcement. To effectively implement these restrictions, a thorough investigation approach is essential. This typically includes analyzing crash data and considering geometric factors to inform decision-making and optimize safety outcomes.

A recent study<sup>2</sup> in Washington DC assessed 100 pilot locations, selected based on criteria such as pedestrian activity levels, crash history, and geometric characteristics. They observed substantial reductions in conflicts during both the red interval and beginning of the green interval. The study indicates that while restricting right turns on red lights generally enhances safety, it can increase conflicts between turning vehicles and pedestrians at capacity-constrained intersections, where impatient drivers are less likely to yield to pedestrians.

<sup>&</sup>lt;sup>2</sup> ITE Journal May 2022 https://ite.ygsclicbook.com/pubs/itejournal/2022/may-2022/live/index.html/#p=42

Date: November 6, 2024

Seattle implemented restrictions at over 40 downtown intersections. They observed no noticeable driver delays but saw a significant improvement in the comfort and safety of pedestrians and cyclists, especially when combined with measures like leading pedestrian intervals and traffic calming. Seattle's new traffic signal policy prioritizes pedestrian safety over vehicle delays when considering NRTOR, except when required by other agencies.

Despite these and other localized examples, there continues to be a lack of comprehensive, multi-jurisdictional studies on the benefits and criteria for widespread prioritization of NRTOR, which many communities are finding to be a barrier to implementation.

NRTOR restrictions can enhance safety for all road users when implemented strategically. However, the same Washington study noted an increase in failure to yield during the green interval at some intersection approaches, due to concentrating right turns during walk phase, suggesting that "there are locations where [NRTOR] implementation may in fact increase conflicts between turning vehicles and pedestrians". Heightened expectations that drivers will yield can further complicate safety, particularly when non-compliance is prevalent, potentially leading to more casualty crashes.

Research shows that compliance with traffic rules, including turn restrictions, is influenced by attitudes, social norms, and drivers' perceptions of safety. Drivers may ignore restrictions they see as unnecessary or when they believe others are disregarding them, especially if they feel safe proceeding. Public feedback highlights social pressure, like honking, when drivers do not turn on red. To improve compliance, restrictions must be well-justified and consistently applied.

Moving vehicle enforcement is challenged by limited RCMP resources, impacting the effectiveness of sign-based restrictions. NRTOR enforcement occurs only when infractions are observed, and dedicated enforcement for new restrictions at the 23 locations with 20 or more crashes would create a significant load onto the NVRCMP. While automated enforcement could help compliance, the Province is not accepting requests from municipalities to add new camera locations.

Traffic delay is a factor in NRTOR implementation. While vehicle delay is typically minimal, certain locations, like high-demand right-turn lanes or curb-running transit lanes, require additional consideration. While balancing objectives may be necessary, particularly when signal timing changes are not feasible the City continues to prioritize pedestrian safety and then transit service level.

When implementing safety measures, it's crucial to avoid creating an environment where pedestrians and cyclists expect drivers to stop for them. Non-compliance and limited enforcement present significant obstacles to city-wide NRTOR implementation. This is why staff are evaluating each of the 23 locations individually, prioritizing safety without compromising it.

## **Investigation Approach**

There is limited guidance available to aid in selection, implementation and evaluation of NRTOR on a large scale. Rather, NRTOR restriction is traditionally evaluated on a case-by-case basis. Staff used a combination of historical crash data where right turn on red was involved, and national criteria based on intersection geometry and signal phasing where conflicts with right turn on red light are most prevalent.

In North Vancouver, we currently have 20 locations with NRTOR restriction on one or more approaches. Out of the 23 locations we studied, seven of these locations already have restrictions.

#### Crash Data

Staff reviewed over 600 ICBC crash reports from 2018-2022 to identify if incidents involved a driver turning right on red. On average, crashes related to right on red were low, accounting for 7% of casualty crashes across the 23 locations. 22 out of the 23 intersections had less than one right on red related crash per year over the five year period. See Figure 2.

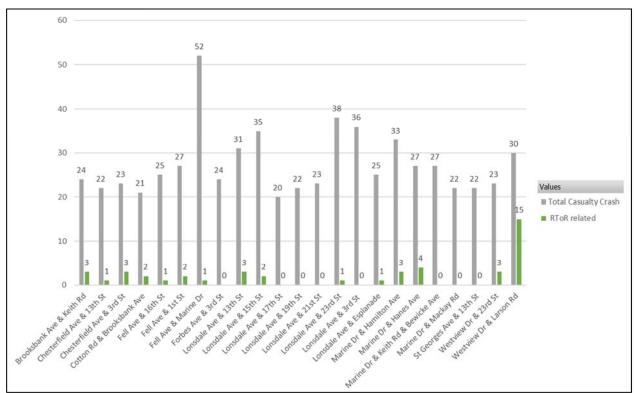


Figure 2: 2018-2022 Casualty Crash Data - Total vs. Right Turn on Red Related

The exception was Westview Drive at Larson Road where 50% of casualty crashes involved the southbound right turn movement during the red interval. NRTOR will be implemented for the southbound right turn movement due to frequency of casualty crashes involving right on red. As the demand for that turning movement is high increased green time can help to provide the proper service level while also increasing safety.

## Intersection Geometry and Signal Phasing

Staff also consider national guidelines on the implementation of NRTOR to ensure consistency and uniformity on our roads between jurisdictions. Uniformity of the application of traffic control devices is critical to road safety as this standardization helps drivers recognize and understand signs, signals, and markings regardless of where they are driving. NRTOR is typically implemented at locations with inadequate sight distance, irregular configurations, leading pedestrian interval (LPI), or bike boxes. Using this criteria, four locations were identified for restrictions (Attachment 1).

#### **ITC Feedback**

On September 4<sup>th</sup> the Integrated Transportation Committee (ITC) provided feedback on Staff's No Right Turn on Red Lights presentation. The committee emphasized safety as the highest priority, acknowledging the challenges that non-compliance can create. They expressed interest in a city or province-wide approach to NRTOR to increase effectiveness, pointing to examples such as Montreal, Australia, and Europe as opportunities for further study. The committee suggested additional advance warning signage to educate drivers on the new restrictions, and increase compliance.

#### **NEXT STEPS**

Based on historical collision data, geometry, and phasing, a total of five locations were selected for implementation of new restrictions and are shown in Attachment 1.

- Southbound Westview Drive at Larson Road due to frequency of right on red collisions
- Southbound Bewicke Avenue at Marine Drive due to existing bike box
- Southbound Forbes Avenue at 3<sup>rd</sup> Street due to existing northbound dual left turn
- Westbound 3<sup>rd</sup> St at Forbes Avenue due to existing bike box
- Westbound 13<sup>th</sup> Street at Lonsdale Avenue due to existing bike box

The installation will be funded by the existing neighborhood traffic safety budget at an estimated cost of \$8,000, with completion expected by Spring 2025.

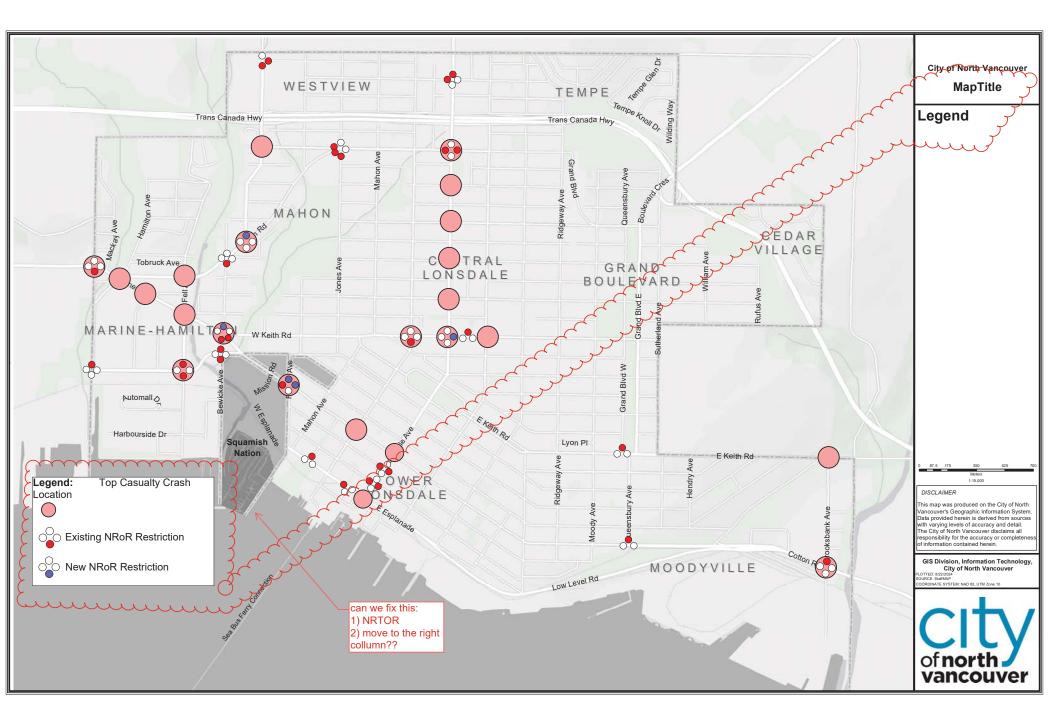
Going forward staff will periodically update Council further outlining how intersections are screened, prioritized, and reviewed for improvement. These updates will include summaries of previous screening studies and progress on implementing recommendations. Staff will continue working closely with RCMP to prioritize enforcement City-wide, and pursuing opportunities to request the Province install speed and red light cameras at intersections in the City of North Vancouver.

RESPECTFULLY SUBMITTED:

Brandon Green, P.Eng. Transportation Engineer

Winnie Wong, P.Eng.

Section Manager, Traffic Engineering













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

**REPORT** 

To: Mayor Linda Buchanan and Members of Council

From: Sara Rasooli, Planner 1

Subject: 206 EAST 12<sup>th</sup> STREET – ZONING TEXT AMENDMENT TO CD-733

Date: November 6, 2024 File No: 09-3800-20-0003/2021

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

#### RECOMMENDATION

PURSUANT to the report of the Planner 1, dated November 6, 2024, entitled "206 East 12<sup>th</sup> Street – Zoning Text Amendment to CD-733":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited].* 

#### **ATTACHMENTS**

- 1. Context Map (CityDocs 2585143)
- 2. Council Resolution and Report dated July 7, 2021 (CityDocs 2101233)
- 3. Architectural Drawings, dated October 8, 2024 (CityDocs 2582376)
- 4. Landscaping Drawings, dated June 4, 2024 (CityDocs 2531662)
- 5. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (CityDocs 2051970)
- 6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9093" (CityDocs 2585982)

#### **SUMMARY**

The property at 1220 St. Georges was rezoned to CD-733 on September 27, 2021 (Attachment #2). However, the address has been changed to 206 East 12<sup>th</sup> Street. This report is to make a text amendment to the previously approved Comprehensive Development CD-733 zone (Attachment #3) in the Zoning Bylaw to provide additional height exceptions in the bylaw to allow for rooftop shared amenity spaces, pergolas,

Document Number: 2582977 v2

Date: November 6, 2024

Trellises, parapet, and mechanical equipment within the existing height exceptions. These height exceptions are similar to other height exceptions in similar CD zones for similar residential type developments in the area.

#### **BACKGROUND**

Applicant:	RFK (St. George) Limited Partnership		
Architect:	Jess Dhillon		
Official Community Plan Designation:	Residential Level 5		
Existing Zoning:	CD-733		
Applicable Guidelines:	None		

#### **DISCUSSION**

# **Site Context and Surrounding Use**

The site is located at 206 East 12<sup>th</sup> Street, (previously known as 1220 St. Georges Avenue) between St. Georges Avenue to the west and East 12<sup>th</sup> Street to the south. It is within close proximity to Lonsdale Avenue to the east, City Fire hall to the north east, and Lions Gate Hospital to the north.

The properties to the north, south and east are three-storey residential. The buildings immediately surrounding the subject site are described in Table 1 below:

Table 1. Surrounding uses

Direction	Address	Description	Zoning
North	1240 St. Georges Ave	RM-1	3 Storey Apartment
South	1144 St. Georges Ave	RM-1	3 Storey Apartment
East	1215 St. Georges Ave	RM-1	3 Storey Apartment
West	216 E 12th St	RM-1	3 Storey Apartment

#### **Policy Context**

The subject site is designated Residential Level 5 in the Official Community Plan (OCP), which allows for a Mid Rise Apartment Building with the maximum 1.6 FSR. A maximum increase of 1.0 FSR may be considered when public benefits are provided.

# **Project Description**

During the building permit zoning review, it was noted that certain roof structures were not addressed in the zoning documentation, despite being depicted in the approved drawings.

Currently, the CD-733 zoning regulations permit height exceptions primarily for specific roof structures, such as rooftop elevator lobbies and stairways, up to a maximum height of 21.25 meters from the average grade along the east property line. However, garden

structures -such as trellises, pergolas, planters, parapet, and mechanical equipment - are not explicitly included in these exceptions. Given that these structures were part of the approved plans during the rezoning application, and considering the growing popularity of urban gardening and sustainable landscaping practices, it is increasingly important to ensure that these structures are effectively regulated to enhance both functionality and aesthetic appeal.

### **PLANNING ANALYSIS**

The primary objectives of this text amendment are:

- Alignment with Architectural and Landscape Drawings: Ensuring consistency with the architectural and landscape drawings approved by Council on September 27, 2021.
- Consistency with Recent Development Zones: Maintaining alignment with other recent comprehensive development zones concerning height exclusions for various elements.
- Clear Guidelines for Height Allowances: Establishing clear guidelines for property owners and developers regarding height allowances for rooftop structures and mechanical equipment to minimize confusion and ensure compliance.
- Promoting Green Spaces: Allowing garden structures to exceed standard height limitations encourages the development of green spaces, contributing to environmental sustainability and the well-being of the community.
- Enhancing Neighbourhood Aesthetics and Improving Wellbeing: Well-designed garden structures can improve the visual appeal of neighbourhoods, foster a sense of community, wellbeing and pride among residents.

## **CONCLUSION**

This proposal is in alignment with goals and objectives of the Official Community Plan, and Zoning Bylaw, which are to encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings.

The proposal represents good planning and design with the goal of creating attractive and quality rooftop amenities for residents.

RESPECTFULLY SUBMITTED:

Sara Rasooli Planner 1

City of North Vancouver 206 E. 12<sup>th</sup> St.

Legend

5 10 Meters 1:1,000

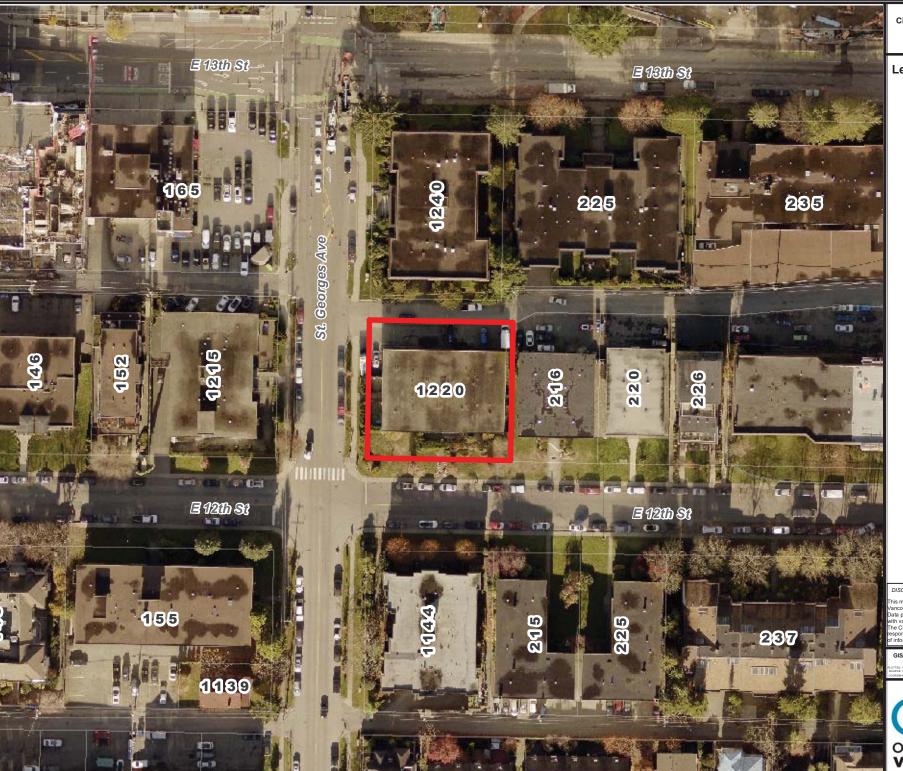
### DISCLAIMER

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

GIS Division, Information Technology, City of North Vancouver

COORDINATE SYSTEM: NAD 83, UTM Zon





MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 27, 2021

## PUBLIC HEARING – 1220 St. Georges Avenue

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting recess to the Public Hearing regarding "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) and "Housing Agreement Bylaw, 2021, No. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments)".

## CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 6:18 pm and reconvened at 8:09 pm.

## BYLAWS – THIRD READING

5. "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 McIlroy

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 given third reading.

## CARRIED UNANIMOUSLY

6. "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 McIlroy

THAT "Housing Agreement Bylaw, 2021, No. 8864" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) be given third reading.

## CARRIED UNANIMOUSLY





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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

David Johnson, Development Planner

Subject:

REZONING APPLICATION: 1220 ST GEORGES AVENUE (ST.

GEORGES PROJECTS LTD., INC.NO. BC1066028 / INTEGRA

ARCHITECTURE INC.)

Date:

July 7, 2021

File No: 08-3400-20-0013/1

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

## RECOMMENDATION

PURSUANT to the report of the Development Planner, dated July 7, 2021, entitled "Rezoning Application: 1220 St Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) and "Housing Agreement Bylaw, 2021, No. 8864 (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

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

Document Number: 2050290 V4

Architecture Inc.) Date: July 7, 2021

## **ATTACHMENTS**

- Context Map (Doc# <u>2064193</u>)
- 2. Project Summary Sheet (Doc# 2067208)
- 3. Architectural Plans, dated June 3, 2021 (Doc# 2061442)
- 4. Landscape Plans, dated June 2, 2021 (Doc# 2061444)
- 5. Public Consultation Summary (Doc# 2075962)
- 6. Residential Tenancy Relocation Plan (Doc# 1982961)
- "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (Doc# 2051970)
- 8. "Housing Agreement Bylaw No. 8864" (Doc# 2071216)

### SUMMARY

The purpose of this report is to present, for Council's consideration, a rezoning application for 1220 St Georges Avenue to amend the Zoning Bylaw to permit a six-storey market rental apartment building with 58 units over one level of underground parking.

The proposal would replace the existing 23-unit rental apartment building that was built in the late 1950s.

## BACKGROUND

Table 1 - Project Information

Applicant:	Adera Development
Architect:	Integra Architecture Inc.
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	Medium Density Apartment Residential 1 (RM-1)
Applicable Guidelines:	None

## Site Context and Surrounding Use

The subject property is centrally located in the Central Lonsdale area, at the northeast corner of St. Georges Avenue and East 12<sup>th</sup> Street (Attachment #1). The site is one block south of the Lions Gate Hospital and east of the Fire Hall. The neighbouring buildings consist mainly of two to three-storey residential apartment buildings. The subject site is within a transition area from the higher density buildings along the Lonsdale Avenue corridor to the lower density buildings toward the east.

The buildings and uses immediately surrounding the subject site are described in Table 2 below.

Architecture Inc.)
Date: July 7, 2021

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North	1240 E 13 <sup>th</sup> Street	3 storey apartment building	RM-1
South	1144 St. Georges Avenue	3 storey apartment building	RM-1
East	216 East 12 <sup>th</sup> Street	3 storey apartment building	RM-1
West	1215 St. Georges Avenue	3 storey apartment building	RM-1

The subject site is one block away from both Lonsdale Avenue and East 13<sup>th</sup> Street. This is an area that contains many services and employment opportunities, in addition to the frequent transit network along Lonsdale Avenue.

## PROJECT DESCRIPTION

The application proposes a 58-unit, six-storey rental apartment building, including a common outdoor rooftop amenity space, all over one level of underground parking for 32 vehicles and 87 secured bicycle stalls (Attachment #3). There is an indoor amenity/bike repair room on the first floor. Of the proposed 58 units, six are proposed as Mid-Market Rental (MMR) units that would be secured through a Housing Agreement for the life of the building. The proposed breakdown of units by type is shown in Table 3 below.

Table 3. Proposed Unit Breakdown

Unit Type	Number of Units	Average Size	
Studio	17	43.44 sq. m (467.6 sq. ft.)	
1-Bedroom	23	50.77 sq. m (546.5 sq. ft.)	
2-Bedroom	12	68.15 sq. m (733.6 sq. ft.)	
3-Bedroom	6	86.13 sq. m (927.1 sq. ft.)	

All units meet the City's minimum size requirement.

The proposed main access to the building is on East 12<sup>th</sup> Street. Through the main doors and lobby is an indoor amenity lounge for the residents that features 14 secured bike racks, a bike workstation and lounge seating. This room connects a landscaped outdoor area that provides seating as well as a bike and dog washing station. Secondary access is provided from St. Georges Avenue and an access door along the eastern property line.

The ground floor units facing both streets have direct street access from their decks to activate the street frontage.

Architecture Inc.)
Date: July 7, 2021

A rooftop deck is proposed with a variety of uses including a children's play area, lounge space, outdoor dinning and BBQ area and community garden with storage room for tools. Access to the roof deck is via both stairways and an elevator.

Vehicle access to the underground parking is from the rear lane at the western half of the property. The proposed parking area is large enough to accommodate 26 resident stalls, six visitor stalls as well as secured bike parking rooms and rooms for mechanical, electrical and a dedicated room for LEC connection and distribution.

The applicant is proposing 17 units to meet Level 2 of the City's Adaptable Design Guidelines, exceeding the minimum requirement. The remaining will be achieving Level 1.

The building is contemporary and features a variety of façade materials to help break up the massing. The use of brick at the lower levels helps create a heavy base with the middle floors presenting a lighter Hardie-panel material. Through a strong roof line design, the top floor gives the appearance of stepping back from the floors below, thereby reducing the visual massing.

The proposed landscaping helps soften the building base at the lower levels using various plantings to provide a natural looking buffer between the public and private realm (Attachment #4).

## PLANNING ANALYSIS

## 2014 Official Community Plan

The subject site is designated Residential Level 5 (R5) in the Official Community Plan (OCP). This designation is to provide quality multi-family housing with a mix of unit sizes and a focus on creating attractive and active streets. It supports a maximum density of 2.60 FSR (including 1.0 bonus FSR for purpose built rental housing) in accordance with OCP Schedule A - Land Use map.

The applicant is proposing a density of 2.59 FSR or 3,599.7 sq. m. (38,747 sq. ft.), which is within OCP maximum density.

The project is in keeping with the goals and objectives of the following City policies:

Official Community Plan	
Policy 1.1.1  Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's Regional Growth Strategy.	Intensification of the site supports the use of existing amenities, including transit and services along Lonsdale Avenue and East 13 <sup>th</sup> Street.
Policy 1.1.7 Allow for accessory uses, such as home- based businesses and childcare, in residential areas.	The proposal would be zoned to allow desk and computer style home-based businesses in this residential area.

REPORT: Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.)
Date: July 7, 2021

Policy 1.2.1 Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts.	The proposed development is utilizing an existing site and infrastructure to densify while proposing to achieve an energy level of Step 3 in the BC Building Code.
Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting primacy of the Lonsdale Regional City Centre and the transition through mid and low-rise buildings to lower-density residential neighbourhoods.	The proposal includes high-quality materials and design in a location that is one block east of Lonsdale Avenue. The scale of the proposed building provides a good transition from the higher density buildings found along the Lonsdale corridor towards lower density neighbourhoods further east.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.	Design and materials are consistent with those found in the local context.  Landscaping utilizes native plant species.
Policy 1.3.10 Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principles that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces.	A common bike repair area and lounge is proposed on the ground floor with a secured bike storage room in the basement. The subject site has easy access to local bike routes in the Central Lonsdale area that will help make cycling a more appealing mode of transportation for residents. The pedestrian environment will see improvements to encourage walking.
Policy 1.4.1 Consider the needs of households with children in the design of multi-family developments.	The proposal would provide six 3-bedroom units and a rooftop outdoor amenity space on the roof allowing for multiple uses and activities, including a children's play area.
Policy 1.4.3 Consider recreational, cultural and other community spaces as aspects of informal community living rooms, and essential 'social infrastructure', particularly in high-density neighbourhoods like Central/Lower Lonsdale.	The proposed outdoor rooftop amenity space provides opportunities for social interaction.
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The project will provide 58 new rental units with a range of unit types and average sizes, from 467 to 927 sq. ft. Six of these units will be 3-bedroom.
Policy 1.5.4 Prioritize the development and revitalization of affordable rental housing and use density bonusing and density transfers to incentivize the retention, renewal and/or replacement of rental units as a public benefit.	The proposed 58 rental units, including six mid-market units, will be secured by a Housing Agreement for the life of the building which provides a public benefit.
Policy 1.5.6 Ensure a sufficient number of new apartment buildings provide accessible units and that these accessible units are represented across various unit sizes.	The proposal meets the minimum number of Adaptable Level 2 units, in accordance with the Zoning Bylaw, and the distribution of which will reflect the overall unit mix and the remaining units will be Adaptable Level 1.

REPORT: Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.)
Date: July 7, 2021

Policy 2.1.1 Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with and aim to increase these ways of travelling over single-occupant vehicle use.	The proposal includes a bike repair room on the main level and the subject site is close to many of the local bike networks such as along East 13 <sup>th</sup> Street and St. Andrews Avenue.
Policy 2.2.2 Strategically manage off-street transportation facilities to prioritize more sustainable forms of transportation through a variety of measures (e.g. providing bicycle end-of-trip facilities and pedestrian-level lighting, reducing parking requirements in developments in close proximity to transit, on-street pay parking, electric vehicle charging stations, and parking spaces for car-share, carpool and low-emission vehicles.	The subject site is located close to many of the City's main public transit routes, including Lonsdale Avenue routes and a few blocks from 15 <sup>th</sup> Avenue.
Policy 2.2.3 Encourage higher and medium density residential area uses near jobs and services.	The subject site is located one block east of Lonsdale Avenue, near many services and employment opportunities.
Strategic Plan	
City for People	The proposal supports the Strategic Plan vision and priority to be a City for People by using an existing site to increase the number of rental units in the Central Lonsdale area, providing employment opportunities and services within close walking distance.
Housing Action Plan	Committee on the property of t
Action #3: Mid-Market Rental Units	The project will provide six mid-market units, to be secured by a Housing Agreement for the life of the building.
Action #4: Family-Friendly Housing	The project includes six three-bedroom units to support families to be secured through a Development Covenant.
Sustainable Development Guidelir	ies
Natural Systems The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.	The proposal includes green space not only on the street front, but also along St. Georges Avenue. The planting plan includes a number of native species.
Physical Structures/Infrastructure The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being	The project will use high-performance and environmentally friendly building materials and will achieve Step 3 of the Step Code.

REPORT: Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.)
Date: July 7, 2021

of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conversion including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.	Energy Star and water-efficient appliances will be installed in the dwelling units The proposal will be connecting to the LEC network.  An on-site stormwater management system will be provided.
Local Economy The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.	The proposal will provide a variety of jobs during the construction period and is close to employment opportunities along East 13 <sup>th</sup> Street and Lonsdale Avenue.
Human Potential The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.	The development provides Market Rental and Mid-Market Rental housing at a range of unit types and sizes.  The subject site is close to several public transit routes and the services along East 13th Street and Lonsdale Avenue.
Social Connections The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.	The project includes an outdoor rooftop amenity area that are well-programed with multiple opportunities for activities.
Cultural Diversity The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.	The proposed design includes various informal gathering spaces for residents both within the building and in the public realm.
Active Design Guidelines	
Indoor Amenity	A bike repair room and lounge on the main floor provides secured bike storage, a workstation and has the opportunity for social interaction.

Architecture Inc.)
Date: July 7, 2021

Outdoor Recreation and Gardens	The outdoor amenity area is designed to allow various activities, with outdoor seating and landscaping.
Enhanced Bicycle Facilities	The bike repair room is located close to the main lobby and has a direct access to the rear lane. It has secured racks for residents in addition to the secured areas located in the parkade.

## Residential Tenant Displacement Policy

The applicant has obtained a private company to manage the relocation of existing tenants. A tenant meeting was held on November 24, 2020 to review the relocation plan and assistance has been made available for those who wish for help in finding a new residence.

The applicant has offered all tenants financial assistance as well as relocation services (Attachment #6) in accordance with the requirements of the Policy. In terms of financial assistance, in addition to all tenants being offered \$750 relocation expenses, compensation was also offered based on length of tenancy:

- three months' rent to tenants whose tenancy is up to 10 years;
- four months' rent to tenants whose tenancy is between 10 and 20 years; and
- five months' rent to tenants whose tenancy is 20 years and more.

These provisions exceed the expectations of the City's Residential Tenancy Displacement Policy.

As of the time of this report, the applicant informed staff that, of the existing 23 units, nine remain occupied. Of those who have already moved out, all but one have found accommodations in North Vancouver. The one other has left the country. Of the nine remaining, one has been a resident for more than 24 years, two have resided for more than eight years, two have resided for more than eight years, two have resided for more than three years, one for more than one year and one for less than one year. The applicant's relocation coordinator is working with the remaining tenants on relocations. One remaining tenant has expressed interest in renting a Mid-Market (MMR) unit in the new building. An update on the status of tenant relocation can be provided should Council refer this to a Public Hearing.

Under the provincial *Residential Tenancy Act*, the earliest the applicant may issue notice to end tenancy is when all permits have been issued for the development. The notice shall be minimum of four months' notice.

## Zoning Bylaw 1995, No. 6700

The subject site is zoned "Medium Density Apartment Residential 1 (RM-1)" that would allow a three-storey building on the property at a maximum density of 1.60 FSR. An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8835 (Attachment #7).

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Date: July 7, 2021

Using the RM-1 Zone as a base, the proposal requires the following special provisions be incorporated into the new Comprehensive Development Zone:

- Increase the allowable density from 1.60 to 2.60 FSR by entering into a Housing Agreement with the City to secure rental housing in perpetuity as well as the provision of six MMR units, also in perpetuity;
- Allow a maximum Building Height of six storeys and 17.94 metres (58.9 feet) to the top of the main roof line;
- Vary the required minimum number of resident and visitor parking stalls from 35 to 32;
- Vary the minimum room size for the common recycling and garbage room; and
- Allow the proposed building setback from the property lines.

A summary comparing the Zoning requirements to the proposal is shown in Attachment #2.

While the proposed density is in keeping with the OCP, the rationale for considering other key relaxations from zoning are discussed below.

## Height

A variance is required to the current Zone which limits the building Height to three storeys and 13 meters (42.6 feet). The proposed height of six storeys and 17.94 meters (58.9 feet) is to the top of the main roof line and is consistent with recent development approvals. A further variance to permit an elevator lobby and stairways to the rooftop deck would extend the height to no more than 21.25 meters (69.75 feet). This additional height is located away from the building edge.

## Transportation and Active Mode of Travel Analysis

The site is in close proximity to public transit and bike lanes - there are two stops nearby at the corner of Lonsdale Avenue and 13<sup>th</sup> Street that serve five routes; two of these serve the Lonsdale Quay bus loop with easy access to the SeaBus and downtown Vancouver. The area is also well served for people to bike and walk to many nearby services and employment areas of the City, including Lions Gate Hospital.

Bicycle use is a focal point with this application with a featured bike repair workroom/lounge on the main floor, secured bike storage in the basement, as well as additional workshop area and wash station off the lane. For this rental building, the applicant is also offering each unit one two-zone TransLink pass for three months to encourage transit use.

The underground parking is proposed to accommodate 32 vehicle parking spaces, including six visitor stalls and two stalls for those with disabilities. This is the maximum number of vehicle parking stalls the parkade can accommodate, given the site size, need for landscape and rainwater management, space need for critical infrastructure to service the building such as mechanical, electrical, dedicated LEC room, elevator as well as secured bicycle storage rooms.

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Date: July 7, 2021

Given the transit oriented location of the site, high-quality active transportation amenity provided on site, as well as consideration for onsite storm water management, staff support the minor vehicle parking variance from 35 stalls (minimum required under Bylaw) to 32.

## Recycling and Garbage Room Size

A variance to the minimum room size for the recycling and garbage room is supported as the applicant is proposing a private, twice-a-week pickup to allow fewer bins in the room. This arrangement will be secured through the Development Covenant.

## **Building Setbacks**

The proposed setbacks from the property lines are in keeping with recent setbacks from recent development approvals. The proposed 3.05 metre (10 feet) setback from the front yard, as opposed to 6.1 metres (20 feet), enhances the street presence along East 12<sup>th</sup> Street.

## **Density Bonus and Community Benefits**

The City's *Density Bonus and Community Benefits Policy,* in conjunction with the Official Community Plan, allows for density bonuses beyond 1.60 FSR in the Residential Level 5 land use designation, up to a maximum of 2.60 FSR.

The policy provides a number of community benefit options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The value could be in the form of a cash contribution or some form of amenity, such as an all-rental apartment building to be secured in perpetuity plus a form of housing affordability in accordance with the City's Housing Action Plan. In this case, to achieve the desired 1.0 FSR bonus density, the applicant has agreed to secure through the registration of a Housing Agreement, that all proposed 58 units will be secured as rental units in perpetuity, as well as to provide six of these units at Mid-Market rates (rates below market levels) in perpetuity.

As the Density Bonus and Community Benefits Policy recognizes rental and affordable rental dwelling units as an acceptable public amenity, any cash contribution for the density bonus that is generally required for a non-rental project is waived.

For example, if the applicant was proposing these units for sale as a strata development project, the Density Bonus and Community Benefits Policy would value this density bonus at approximately \$2.84 million dollars, as outlined in Table 4 below.

Table 4. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to 1.60 FSR / OCP Density (@ \$25 / sq. ft.)	N/A
Density Bonus of 1.0 FSR Max Bonus to 2.6 FSR (@ \$190 / sq. ft.)	\$2,837,080
Total Value of Community Benefits	\$2,837,080

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Date: July 7, 2021

Instead of this amount and consistent with the Density Bonusing and Community Benefits Policy, the City's total rental housing stock would be receiving 58 rental apartment units, with six of these being MMR units. These will be secured in the Housing Agreement. This building will be privately owned and the tenant selection for the six mid-market units will be at the discretion of the building owner.

In addition to the Market and MMR units proposed, the following items are to be secured though the Servicing Agreement:

- · Curb bulges and lane crossing at the intersection of the lane and St. Georges;
- Residential speed bumps in the lane adjacent to the site;
- Reconstruct and pave the lane north of East 12th adjacent to the site;
- Rain gardens within bulges at the intersection of St. Georges and East 12th;
- New street trees in continuous 900mm soil trench and 650 mm deep structural soil under the sidewalk:
- Remove and replace sanitary sewer from east property line to existing sewer fronting 155 East 12<sup>th</sup> Street; and
- All other servicing requirements as required by City Bylaws.

In accordance with City Bylaw, stormwater is required to be generally managed on the private property. A review of the applicant's proposed preliminary strategy shows that it relies heavily on City property (i.e. the roadway). If this project moves forward, in order to meet the stormwater management requirements for the site, the applicant will be required to perform further design and significantly increase the amount of on-site stormwater management (this condition will be included in the Site Servicing Agreement). Should the City's roadway space is required to accommodate private stormwater management capacity, significant additional public benefit must be demonstrated, such as soil bio cells to benefit boulevard tree canopy, and additional legal agreements may be required.

### ADVISORY BODY INPUT

## **Advisory Design Panel**

The application was received by the Advisory Design Panel on December 9, 2020, where the Panel reviewed and unanimously supported the project without any recommendations.

### **COMMUNITY CONSULTATION**

The applicant held their Developer Information Session on January 13, 2021 and this was attended by three people (Attachment #5). One comment form was received in support of the application as they liked the design of the building.

Members of the public will have an additional opportunity to provide input at the Public Hearing, should Council allow it to proceed to that stage.

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Date: July 7, 2021

## CONCLUSION

This proposal is consistent with the Official Community Plan. The subject site's proximity to existing amenities, commercial areas and public transit and active transportation facilities makes it an appropriate site for the proposed new 58-unit rental apartment building. The application meets the Strategic Plan as a City for People in using an existing site to increase the number of rental and mid-market units to the City.

RESPECTFULLY SUBMITTED:

David Johnson

Development Planner

1/16" = 1'-0"



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	1779 West 75th Avenue Vancouver, BC V6P 6P2					Vancouver, BC V5N 4E8			

FIURAL DRAWING 155UES:
Issue 01 - Pre-Application
Issue 02 - Rezoning / DP Application
Issue 03 - DP Resubmission
Issue 04 - 25% BP
Issue 05 - 50% BP
Issue 06 - 90% BP
Issue 07 - BP Submission
Issue 08 - BP Resubmission
Issue 09 - BP Resubmission
Issue 09 - BP Resubmission Re-Issue
Issue 10 - Issue for Tender
Issue 11 - BP Resubmission
Issue 12 - BP Resubmission
Issue 13 - BP Resubmission

# 206 EAST 12TH STREET RENTAL HOUSING NORTH VANCOUVER, BC DEVELOPMENT

13 - BP RESUBMISSION

A-2.011		1ST FLOOR SUSPENDED SLAB PLAN			1'-0
A-2.020		2ND FLOOR	1/8" 1/8"	=	1'-0
A-2.030		3RD FLOOR	1/8"	=	1'-0
A-2.040		4TH FLOOR	1/8"	=	1'-0
A-2.050		5TH FLOOR	1/8"	=	1'-0
A-2.060		6TH FLOOR	1/8"	=	1'-0
A-2.070		ROOF PLAN	1/8"	=	1'-0
A-2.080		UPPER ROOF PLAN	1/8"	=	1'-0
Enlarged F	Plans				
A-3.000		COVER PAGE - UNIT PLANS			
A-3.001		KEY PLAN & DOOR SCHEDULE - UNIT PLANS			
A-3.002		UNIT PLANS			
A-3.003		UNIT PLANS			
A-3.004		UNIT PLANS			
Elevations					
		WEST ELEVATION	1/8"	. <u>.</u>	1'-0
A-4.000			1/8"		1'-C
A-4.001 A-4.002		SOUTH ELEVATION EAST ELEVATION	1/8"	= .	1'-0
A-4.002 A-4.003		NORTH ELEVATION	1/8"		1'-0
A-4.003		NORTH ELEVATION			
Building S	ections				
A-5.000		BUILDING SECTION 1	1/8"	=	1'-0
A-5.001		BUILDING SECTION 2	1/8"	=	1'-0
A-5.002		BUILDING SECTION 3	1/8"	=	1'-0
A-5.003		BUILDING SECTION 4	1/8"	=	1'-0
A-5.004		BUILDING SECTION 5	1/8"	=	1'-0
A-5.005		PARKADE SECTIONS	1/8"	=	1'-0
Wall Section	ons				
A-5.100	<del></del>	WALL SECTIONS	1/4"	 =	1'-0
A-5.101		WALL SECTIONS	1/4"	=	1'-0
A-5.102		WALL SECTIONS	1/4"	=	1'-0
Stair Detai	ls	CTAID NO. 4			
			1/4"	=	1'-0
A-6.000		STAIR NO. 1			41 -
A-6.001		STAIR NO. 2	1/4"	=	
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A-6.001 A-6.002 A-6.003		STAIR NO. 2 STAIR NO. 03 & STAIR NO. 04	1/4" 1/4"	=	1'-0
A-6.001 A-6.002 A-6.003		STAIR NO. 2 STAIR NO. 03 & STAIR NO. 04	1/4" 1/4"	=	1'-0
A-6.001 A-6.002 A-6.003		STAIR NO. 2 STAIR NO. 03 & STAIR NO. 04 STAIR NO. 05 & 06	1/4" 1/4"	=	1'-0
A-6.001 A-6.002 A-6.003 <b>Assemblie</b> A-6.100		STAIR NO. 2 STAIR NO. 03 & STAIR NO. 04 STAIR NO. 05 & 06  COVER & GENERAL NOTES	1/4" 1/4"	=	1'-0
A-6.001 A-6.002 A-6.003 <b>Assemblie</b> A-6.100 A-6.101		STAIR NO. 2 STAIR NO. 03 & STAIR NO. 04 STAIR NO. 05 & 06  COVER & GENERAL NOTES GENERAL NOTES	1/4" 1/4"	=	1'-0
A-6.001 A-6.002 A-6.003 <b>Assemblie</b> A-6.100 A-6.101 A-6.102		STAIR NO. 2 STAIR NO. 03 & STAIR NO. 04 STAIR NO. 05 & 06  COVER & GENERAL NOTES GENERAL NOTES ASSEMBLIES	1/4" 1/4"	=	1'-0
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**DRAWING LIST:** 

A-1.001

A-2.001

A-2.010

**COVER PAGE** 

SITE PLAN

PARKING P1 1ST FLOOR

PROJECT STATISTICS

SURVEY (REFERENCE)



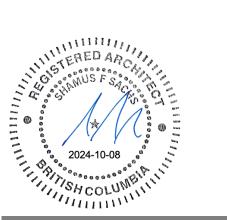
# Integra

ARCHITECTURE INC.

2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220

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[PROJECT TEAM]



RENTAL DEVELOPMENT

**COVER PAGE** 

A-0.000

PROJECT SUMMARY:		F	REQUIRED /	PERMITTE	D		PROPOS	ED		VARIANC
ZONING EXISTING			RM				CD			7711171170
	- Medium Density Apartment R5		Residentia							NO
SITE AREA	, , , , , , , , , , , , , , , , , , ,	14,932	sq.ft.	1,387	m2	14,932	sq.ft.	1,387 m2		NO
UNIT NUMBER		not sp	•	not sp	ecified	·	-	58		NO
OCP DENSITY ( w/ exclusions )	) Purpose Built Rental Housing	1.6 + 1.0	FSR	3,607 m2		2.60	FSR	3,601 m2		NO
SITE COVERAGE	·	50%		694	694 m2			651 m2		NO
BUILDING HEIGHT - Storeys ( C	OCP Schedule 1)	(	Storeys (5	9.0 - 62.3 ft	)	6 Sto	reys			NO
BUILDING HEIGHT - Measured	from Average Grade	59.0 - 62.3	ft	18-19	m	62.2	ft	18.95 m		NO
Average Finished Grade -		323.0	ft	98.45	m geodetic					
Geodetic Max. Allowed Height - 19 m		385.3	ft	117.45	m geodetic	385.2	ft	117.40 m		
Proposed Elevation - TOR Access to Outdoor Amenity						395.6	ft	120.6 m		YES
Building Height from Average G	Grade - TOR Access to Outdoor Amenity					72.6	ft	22.1 m		
FRONT YARD	(East 12th Street)	20.00	ft	6.10	m	10.00	ft	3.05 m		NO
REAR YARD - EAST	(Lane)	20.00	ft	6.10	m	12.00	ft	3.66 m		NO
INTERIOR SIDE YARD	(East PL)	15.00		4.57		12.00		3.66 m		NO
EXTERIOR SIDE YARD	(St. Georges Avenue)	15.00		4.57		12.00		3.66 m		NO
PARKING SPACES	Rental Housing		space/ unit		spaces			32 spaces		NO NO
EV CHARGING STATIONS	100% installed stataions	100			spaces			<b>32</b> space:		NO VEO
BICYCLE SPACES		1.50	space/ unit		Class A Class B			<b>87</b> Class A		YES NO
					Old 33 D			<b>U</b> Class		110
OPEN BALCONY AREA	Excl. Open Appendages 8% GFA	3,409.7	sq.ft.	316.77	m2	6,440.9	sq.ft.	598.4 m2	15.1%	NO
Increased Percent Area Exclusion	on - Balconies as Sunshading up to 12%	5,114.6	sq.ft.							
OUTDOOR AMENITY AREA						2658.62	sq.ft.	247.0 m2		
PARKING DIMENSIONS		Width		Length		Height				
(no column encroachments)		m	ft.	m	ft.	m	ft.			
Standard Cars		2.500	8.20	5.486	18.00	2.134	7.00			
Small Cars		2.500	8.20	4.650	15.26	2.134	7.00			
Disabled Parking		4.000	13.12	5.486	18.00	2.134	7.00			
Additional width at walls		0.305	1.00							
MINIMUM AISLE		90 degrees	<u> </u>			45 degrees	ı			
,		m	ft.	m	ft.	m	ft.			
One-Way Traffic		6.700	21.98	5.280	17.32	3.860	12.66			
			21.98	6.096	20.00	6.096	20.00			

## GARBAGE (WEEKLY):

Mult-Family Residential	no. of units	Est. volume	/unit	Total Volum	е	Container c	apacity		
Garbage	58 units	95	L	5510	L	2294	L (3 cu.yd.)	2	serviced twice/wk
NSRP Newprints	58 units	8.5	L	493	L	360	L (95 gal)	1	
NSRP Mixed Papers	58 units	15	L	870	L	360	L (95 gal)	2	
NSRP Mixed Containers	58 units	9	L	522	L	360	L (95 gal)	1	
Cardboard	58 units	30	L	1740	L	1529	L (2 cu.yd.)	1	
Food Scraps	58 units	14	L	812	L	240	L (64 gal)	3	
Mult-Family Residential	no. of units	Space/unit		Total Space					
Minimum space required	58 units	0.486	m2	28.2	m2	303.41	sq.ft.	Min 11 m2	
Space required (Bi-weekly)				14.1	m2	151.71	sq.ft.	Min 11 m2	
Space proposed (Bi-weekly)	58 units	0.409	m2	24	m2	255.54	sq.ft.		

Project Name: RED St. Georges Project: Client: RF Properties APR 29/2023

PROJECT DATA - DP 6-STOREY PURPOSE BUILT RENTAL BUILDING

**EXISTING ADDRESS** 1220 St. Georges Street, North Vancouver, BC PROPOSED ADDRESS 206 East 12th Street, North Vancouver, BC LOT 14 BLOCK 75 DISTRICT LOT 549 PLAN 9315 LEGAL DESCRIPTION

PROJECT ARCHITECT Shamus Sachs PROJECT OWNER RF Properties

OCP LAND USE DESIGNATION Residential Level 5: Medium Density Apartment R5 RM-1 CD

**EXISTING ZONING** PROPOSED ZONING

SITE AREA:						
Gross Site Area			14,932	sq.ft.	<b>1,387.20</b> m2	
Road Dedications		TBC	-	sq.ft.	- m2	
Net Site Area			14,932	sq.ft.	1,387.19 m2	
Max FSR (Gross Site Area)	1.60 OCP Density		23,891	sq.ft.	2,219.50 m2	
Max Bonus FSR	1.00 With Public Benefits					
Max FSR (Gross Site Area)	2.60 Purpose Built Rental Housing		38,882	sq.ft.	3,612.2 m2	
Total Proposed Gross Floor Area	2.85		42,621	sq.ft.	3,959.6 m2	
Total Proposed Exclusions			3,861	sq.ft.	358.7 m2	
Proposed FSR	2.60		38,760	sq.ft.	3,600.9 m2	
Max. Site Coverage	50%		7,465.85	sq.ft.	693.59 m2	
Lot Coverage	47%		7,012	sq.ft.	651.47 m2	

UNIT SUMMARY:														
	AD								Average	Total Unit		Total Unit		
Unit Type	Level	1st	2nd	3rd	4th	5th	6th	Total	sqft / unit	Area (sqft)	AD	Area (m2)	%	Unit M
A01 - Studio	AD L-1	2	3	3	3	3	3	17	467.6	7,948.9		738.5	29.3%	29.3
														Stud
B01 - 1Bed	AD L-1	1	1	1	1	1	1	6	486.1	2,916.3		270.9	10.3%	39.7
B02 - 1Bed (CMHC Adaptable)	AD L-2	0	0	0	1	1	1	3	590.6	1,771.7		164.6	5.2%	39.1
B02 - 1Bed (CMHC Universal)	AD L-2	0	1	1	0	0	0	2	590.6	1,181.1		109.7	3.4%	
B03 - 1Bed + Den	AD L-2	1	1	1	1	1	1	6	622.9	3,737.6		347.2	10.3%	
B04 - 1Bed	AD L-1	1	1	1	1	1	1	6	505.8	3,034.6		281.9	10.3%	1 B
C01 - 2Bed	AD L-1	1	1	1	1	1	1	6	752.4	4,514.46		419.4	10.3%	20.7
C02 - 2Bed	AD L-2	1	1	1	1	1	1	6	791.9	4,751.64		441.4	10.3%	2 Be
D01 - 3Bed	AD L-1	1	1	1	1	1	1	6	904.8	5,428.6		504.3	10.3%	
														3 B
Total		8	10	10	10	10	10	58		35,285		3,278.0	100.0%	100

UNIT SUMMARY: CMHC REQUIREMENT	JMMARY: CMHC REQUIREMENTS							
	Required	Provided	Unit Type					
CMHC Min.Accessibility Features:10%	6	6	B03 - 1 Bed					
CMHC Universal	2	2	B02 - 1 Bed					
CMHC Adaptable	2	3	B02 - 1 Bed					
Total	10	11						

\*Note: The CMHC Minimum Accessibility Features Unit is compliant as a CNV Adatpable L-2 Unit

**BP RESUB APP** 

149.32

FSR CALCULATION:													
Exclusion Summary	Min.	No Units	Stair 01	Stair 02	Area HRV	per Unit	T	otal Exclusio	ns			Commen	its
Access to Outdoor Amenity								192.2	sq.ft.	17.86	m2	Active De	sign Guidelines
Adapt. Units Level 2 (20 sf/unit)	15	17				20.	0	340.0	sq.ft.	31.59	m2	25.0%	Units AD Level 2
Indoor Amenity - 15 SF/unit or	870	58				14.	3	829.4	sq.ft.	77.08	m2	Min 15 SI	F / Unit
lesser min 2% GFA (SF)	852						_					<u> </u>	
Stairs (Active Design) - 8% max SF	3,410		1369.61	1129.86				2,499.5	sq.ft.	232.21	m2	5.9%	(Floor 1-6/Roof)
Total Exclusions From FSR								3,861.1	sq.ft.	358.70	m2		

Gross Floor Area	Amenity	Unit Area	Common Area	Total GF	Α	Effici	ency L1 - L6
Gross Area - P1		0.0 sq.ft.	0.0 sq.ft.	0.00 sq.ft.	- m2		
Gross Area - 1st Floor	829.36	4,999.0 sq.ft.	1,184.0 sq.ft.	7,012.41 sq.ft.	651 m2	(+amenity)	83.1%
Gross Area - 2nd Floor		6,057.2 sq.ft.	955.3 sq.ft.	7,012.41 sq.ft.	651 m2		86.4%
Gross Area - 3rd Floor		6,057.2 sq.ft.	955.3 sq.ft.	7,012.41 sq.ft.	651 m2		86.4%
Gross Area - 4th Floor		6,057.2 sq.ft.	955.3 sq.ft.	7,012.41 sq.ft.	651 m2		86.4%
Gross Area - 5th Floor		6,057.2 sq.ft.	955.3 sq.ft.	7,012.41 sq.ft.	651 m2		86.4%
Gross Area - 6th Floor		6,057.2 sq.ft.	955.3 sq.ft.	7,012.41 sq.ft.	651 m2		86.4%
Gross Area - Roof		0.0 sq.ft.	546.9 sq.ft.	546.86 sq.ft.	51 m2		0.0%
Total Gross Area	829.36	35,285 sq.ft.	6,507 sq.ft.	42,621.3 sq.ft	3,960 m2	Overall:	85.8%

PARKING SPACES:				
Minimum Parking Required Visitor Parking Required	58 units @ 58 units @	0.50 space/unit 0.10 space/unit	29 spaces 6 spaces	inclusive of required parking
Parking Reduction - TDM measures	10% =	3.5 spaces	3 spaces	modelite of required painting
Total Parking Required		·	32 spaces	
Total Parking Provided			32 spaces	
Disabled Parking Required: Level 1 - Adapatable Units Level 2 / 3 - Adapatable Units	41 21 17 9	1 - 25 Level 1 AD Units 1 - 25 Level 2 AD Units	3 spaces 1 spaces 2 spaces	inclusive of required parking
Disabled Parking Provided:			3 spaces	inclusive of required parking
Max. Small Cars	35% of provided s	spaces	11 spaces m	nax
Provided Small Cars	28% of provided	spaces	9 spaces	

BICYCLE SPACES:				
Required Secure Bicycle Parking	58 units	1.5 spaces/unit	87 spaces	s lo <mark>ng term</mark>
Provided Secure Bicycle Parking	58 units	1.5 spaces/unit	Revision #3, May 29th, 2024 87 space	s long term
Max vertical parking Spaces	30 max	35% max allowed	30 space	ong term
Required Short Term Bicycle Parking			6 spaces	s short term
Provided Short Term Bicycle Parking			6 space	s short term
Parkade not to exceed 1m (3.3 ft.) abov	e average finished gr	ade along perimeter of structui	re	
			93 space	s total bicycle spaces provided

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed

Note 2: All areas are approximate and are for zoning purposes only

Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls

Note 4: Dedications and setbacks subject to City of North Vancouver approval

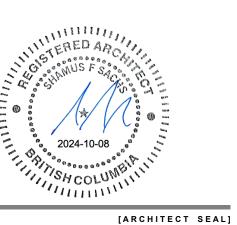


# ARCHITECTURE INC.

2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220

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[PROJECT TEAM]



RF PROPERTIES

[CLIENT]

[TITLE]

RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

**PROJECT STATISTICS** 

[PROJECT] [SCALE] 2024-10-04 13 - BP RESUBMISSION [ISSUE]

A-0.001

**OLSEN & ASSOCIATES** BRITISH COLUMBIA LAND SURVEYORS

204-15585 24th AVENUE, SURREY, B.C. V4A 2J4 PHONE: 604-531-4067 Fax: 604-531-5811 email: info@olsensurveying.ca File No 18084T2



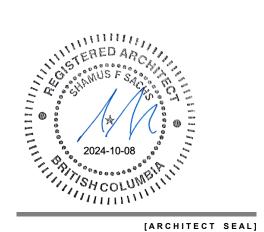
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[PROJECT TEAM]



RF PROPERTIES

[CLIENT]

RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

[TITLE] **SURVEY** 

(REFERENCE) [PROJECT]

[SCALE] 2024-10-04 13 - BP RESUBMISSION [ISSUE]

LOT H PLAN 13601 EDGE OF ASPHALT EDGE OF ASPHALT LANE 37.996 91°02'25" CONCRETE RETAINING WALL

LOT DIMENSIONS SHOWN ARE BASED ON GROUND SURVEY

NOTE - GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

The intended plot size of this plan is 560mm in width

432mm in height (C Size)

when plotted at a scale of 1:200

## <u>LEGEN</u>D

WV INDICATES WATER VALVE

◯ CB CATCH BASIN WATER METER ○ STM MH " STORM MANHOLE ○ SAN MH " SANITARY MANHOLE - UP UTILITY POLE O HYD **HYDRANT** POWER POLE Ó GV GAS VALVE LAWN BASIN - PP/LS POWER POLE / LAMP STANDARD O UMH UNKNOWN MANHOLE O SUMP SUMP  $\bigcirc$  GMH **GRATED MANHOLE** SEWER VALVE  $\circ$  sv MONITORING WELL O LS LAMP STANDARD  $\bigcirc$  LD LAWN DRAIN abla SN **GUYWIRE** UTILITY BOX **ELECTRICAL BOX CLEAN OUT** SV SEWER VALVE © CS INV. CONCRETE SUMP

INVERT

MAPLE CEDAR

DECIDUOUS

DOGWOOD

PARKADE ELEVATIONS 0.06Ø OAK LOT 14 PLAN 9315 1220 ST. GEORGES AVE. NORTH VANCOUVER B.C. GEOR( P.I.D.009-701-109 SIDEWALK CONC. PAD AREA=1387.2m<sup>2</sup> ST 0.08Ø OAK RETAINING WALL SY BCT MH 91°01'07" 37.993 **®** NGV CONCRETE SIDEWALK EAST 12th STREET ELEVATIONS ON THIS PLAN ARE DERIVED FROM CITY OF NORTH VANCOUVER BENCHMARK 73H1028 LOCATED AT EAST 8th AND ST. GEORGES AVE ELEVATION = 87.122m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE NOT TO SCALE AND DO NOT REPRESENT CANOPY DIAMETER. THEY INDICATE LOCATION ONLY.

File No 18084t2

DEC

MPL CDR

DGWD

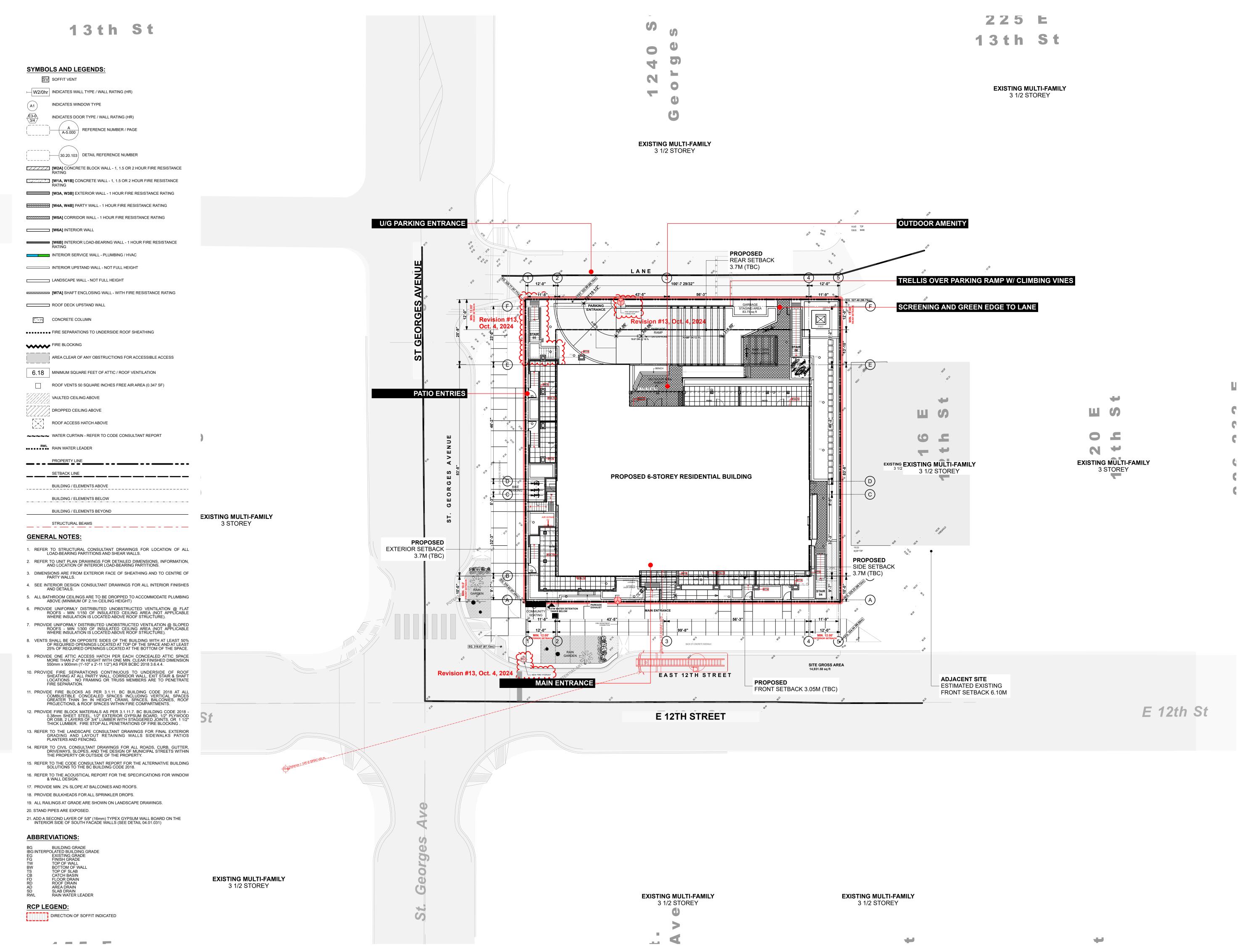
CERTIFIED CORRECT B.C.L.S. Dated this \_\_\_\_\_\_ day of August THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

**REM 13** 

PLAN 8835

WC LID

A-1.000



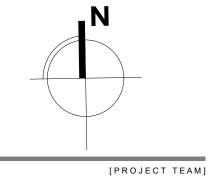


# Integra

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2024-10-08
[ARCHITECT SEAL]

RF PROPERTIES

[CLIENT]

[PROJECT]

[TITLE]

RF PROPERTIES

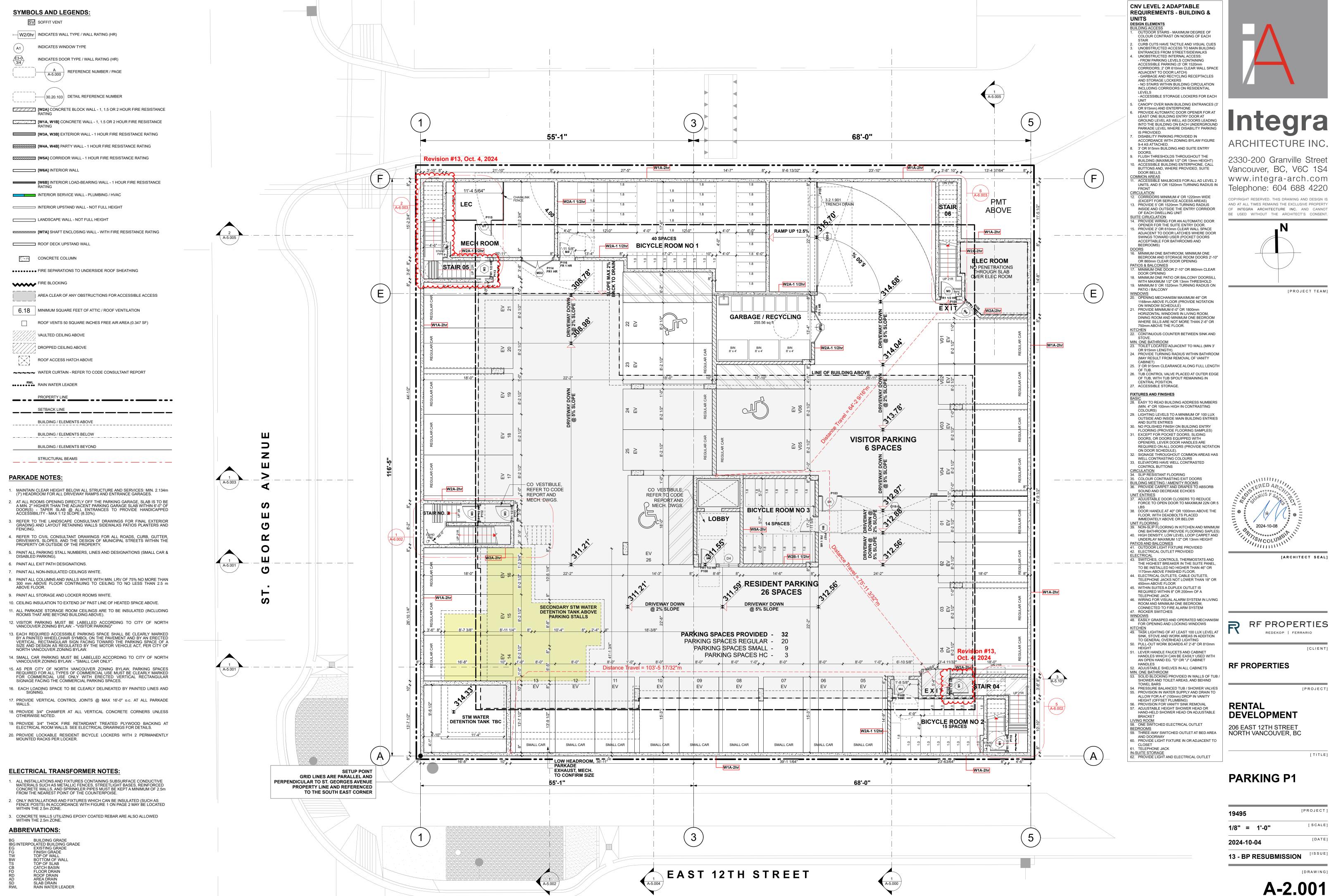
I PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

## SITE PLAN

<b>19495</b>	PROJECT]
1/16" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

A-1.001



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## **PARKING P1**

2024-10-08

[ARCHITECT SEAL]

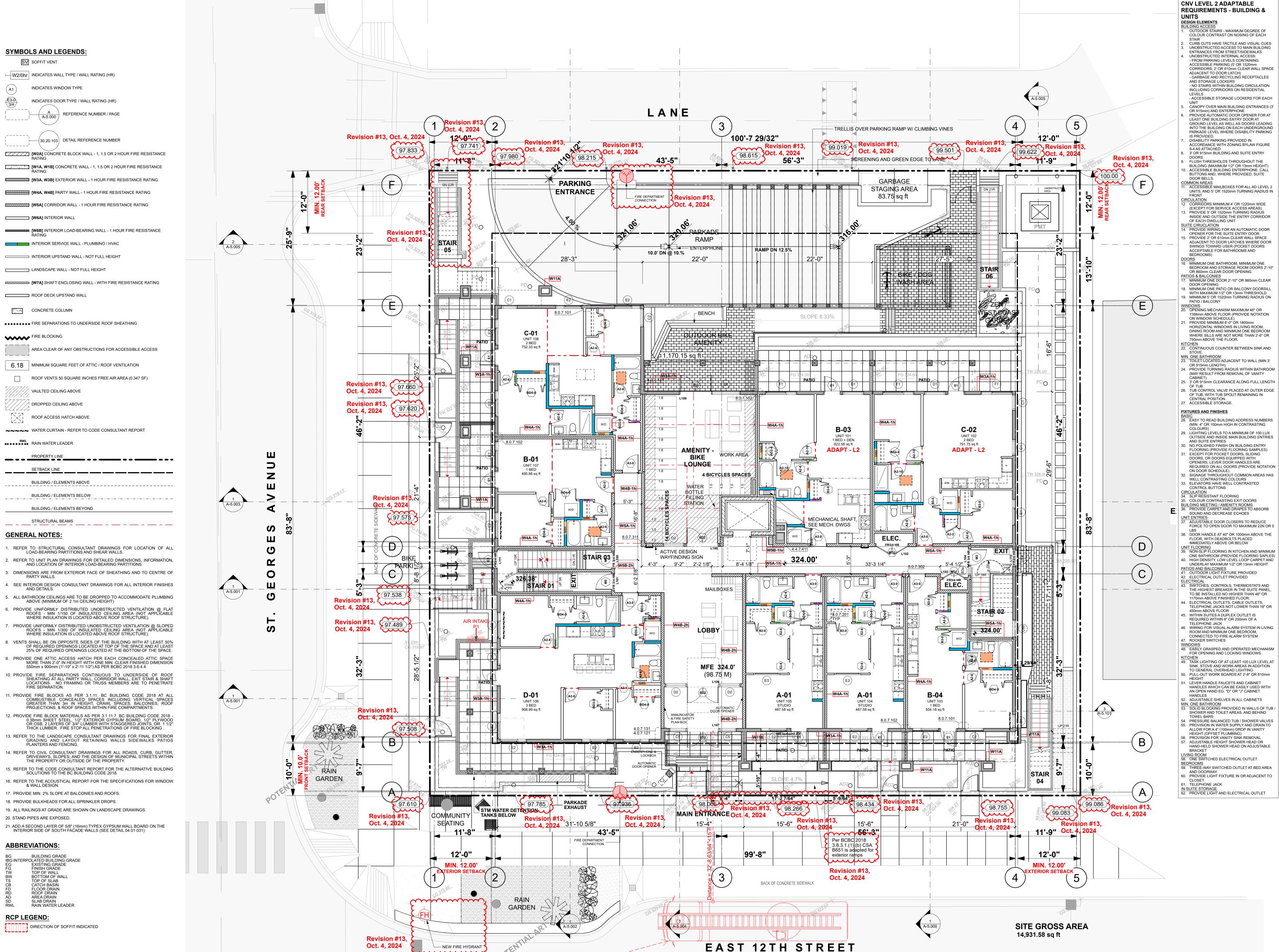
[CLIENT]

[PROJECT]

[TITLE]

RF PROPERTIES

[PROJECT] [SCALE] 1/8" = 1'-0" [DATE] 2024-10-04 13 - BP RESUBMISSION



- NEW FIRE HYDRAN



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[ARCHITECT SEAL]

[CLIENT]

[PROJECT]

[TITLE]

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- 49. TASK LIGHTING OF AT LEAST 100 LUX LEVEL AT SINK, STOVE AND WORK AREAS IN ADDITION

## **1ST FLOOR**

**RF PROPERTIES** 

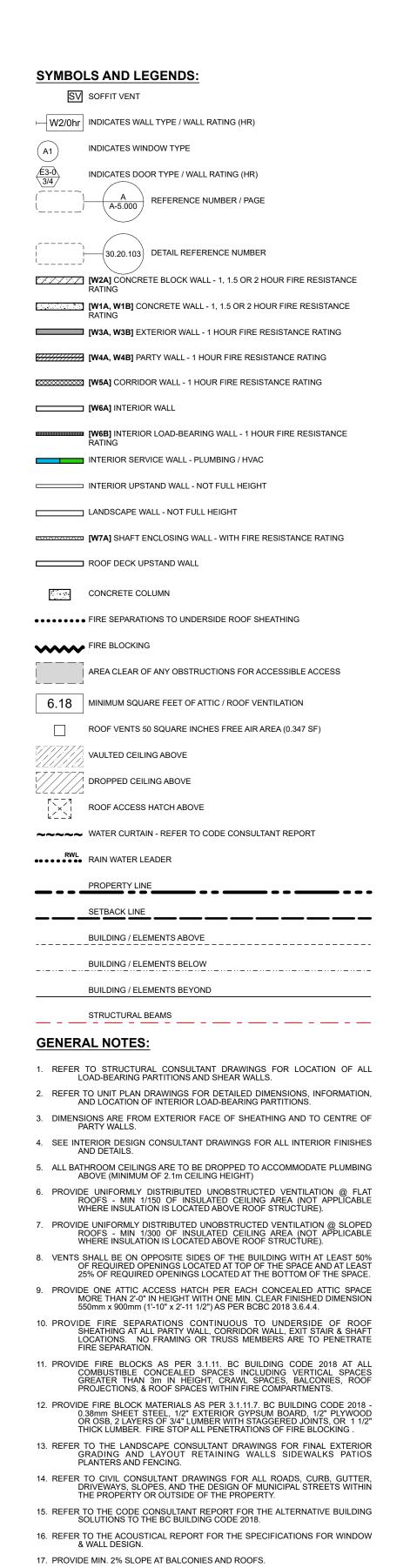
**DEVELOPMENT** 

206 EAST 12TH STREET

NORTH VANCOUVER, BC

**RENTAL** 

19495	[PROJECT
1/8" = 1'-0"	[ SCAL
2024-10-04	[DAT
13 - BP RESUBMISSION	[ISSU



18. PROVIDE BULKHEADS FOR ALL SPRINKLER DROPS.

20. STAND PIPES ARE EXPOSED.

EXISTING GRADE FINISH GRADE

TOP OF WALL BOTTOM OF WALL TOP OF SLAB

DIRECTION OF SOFFIT INDICATED

CATCH BASIN FLOOR DRAIN ROOF DRAIN AREA DRAIN

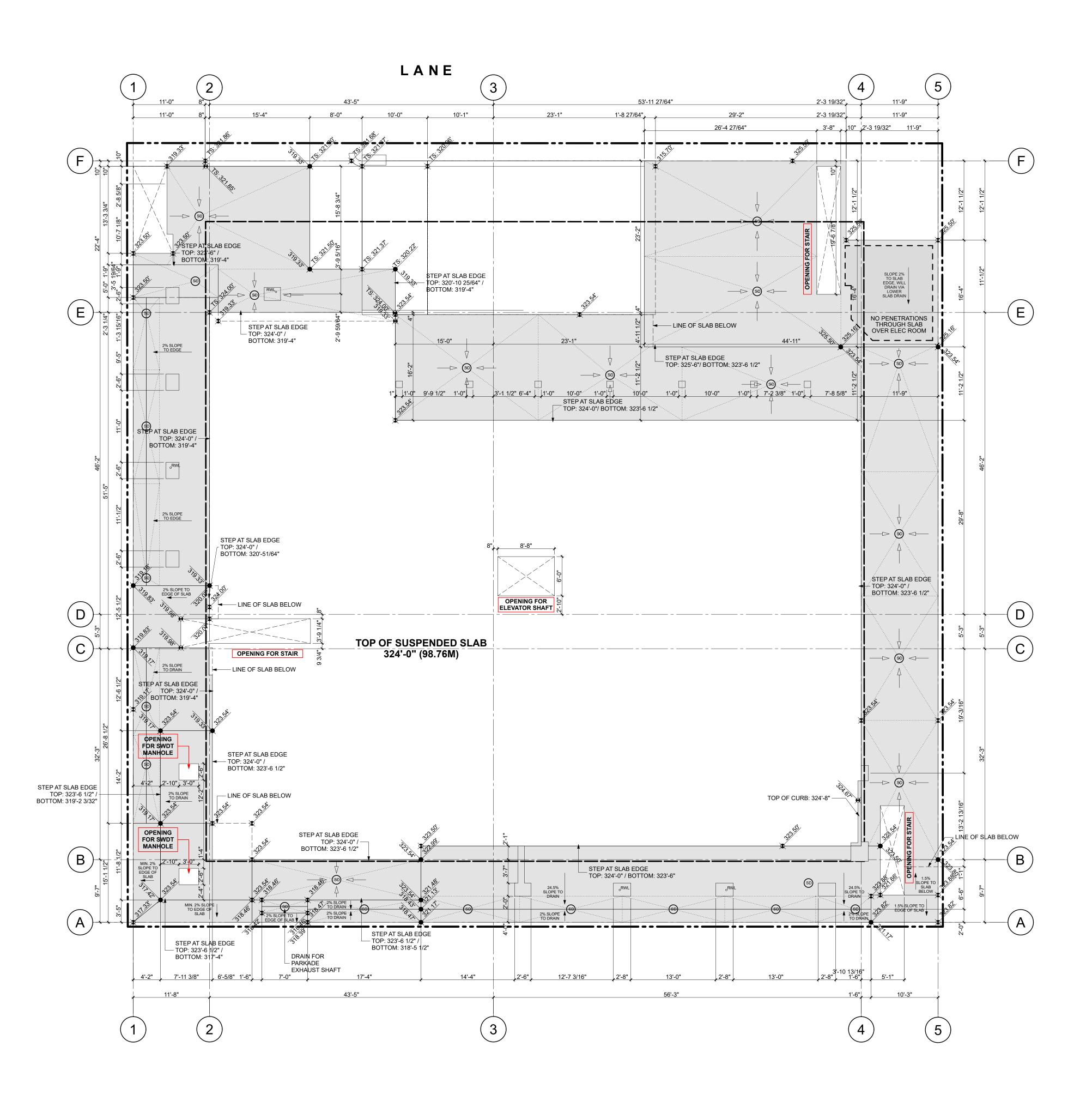
**ABBREVIATIONS:** 

**RCP LEGEND:** 

19. ALL RAILINGS AT GRADE ARE SHOWN ON LANDSCAPE DRAWINGS.

21. ADD A SECOND LAYER OF 5/8" (16mm) TYPEX GYPSUM WALL BOARD ON THE INTERIOR SIDE OF SOUTH FACADE WALLS (SEE DETAIL 04.01.031)

S

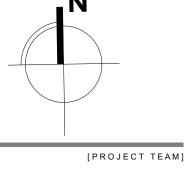


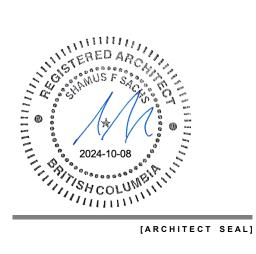


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RF PROPERTIES

[CLIENT]

[PROJECT]

RF PROPERTIES

I FROFERILS

RENTAL

**DEVELOPMENT**206 EAST 12TH STREET NORTH VANCOUVER, BC

1ST FLOOR
SUSPENDED
SLAB PLAN

19495

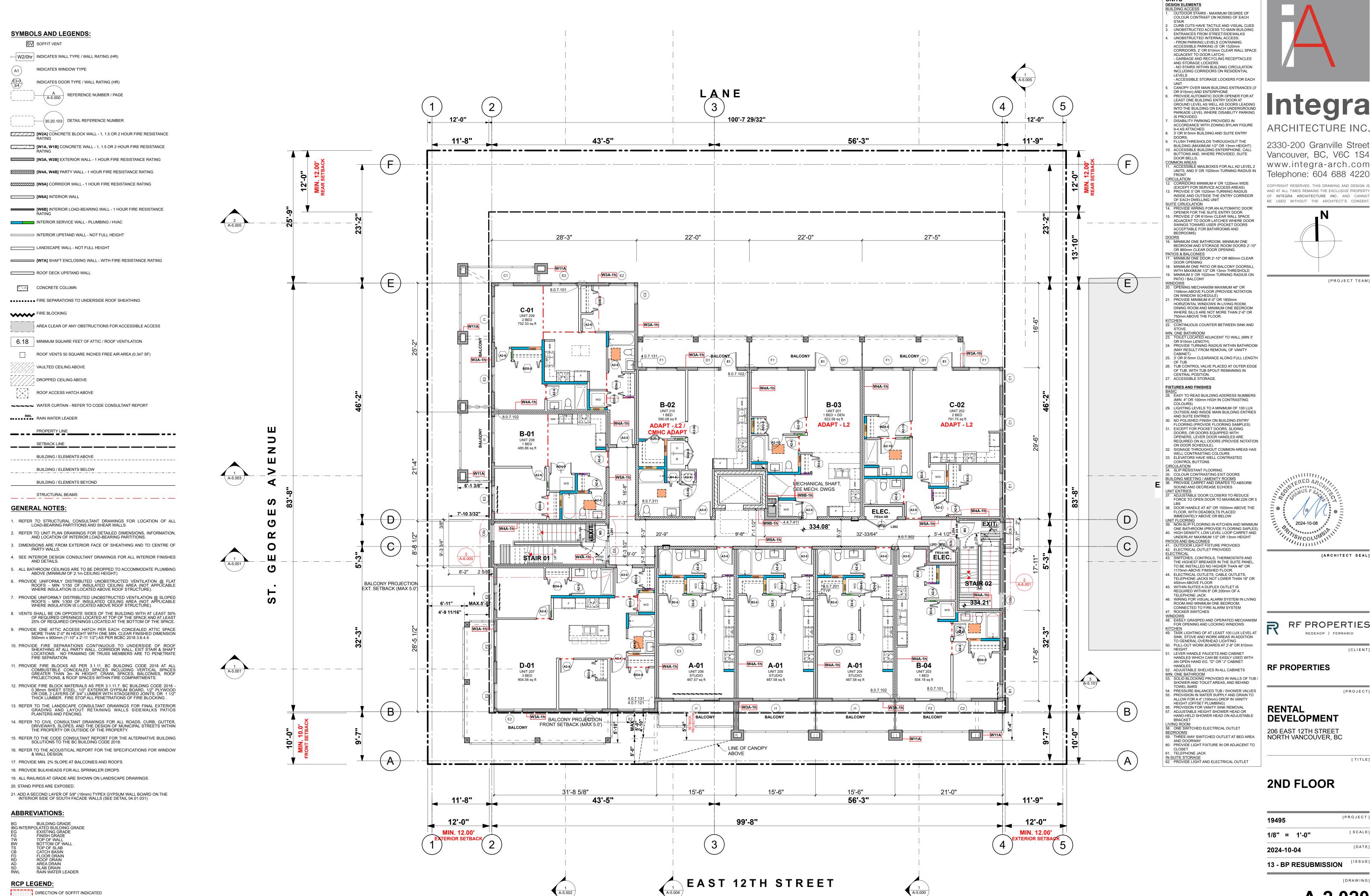
1/8" = 1'-0"

2024-10-04

13 - BP RESUBMISSION

[PROJECT]

[SCALE]





CNV LEVEL 2 ADAPTABLE REQUIREMENTS - BUILDING &

UNITS

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[CLIENT]

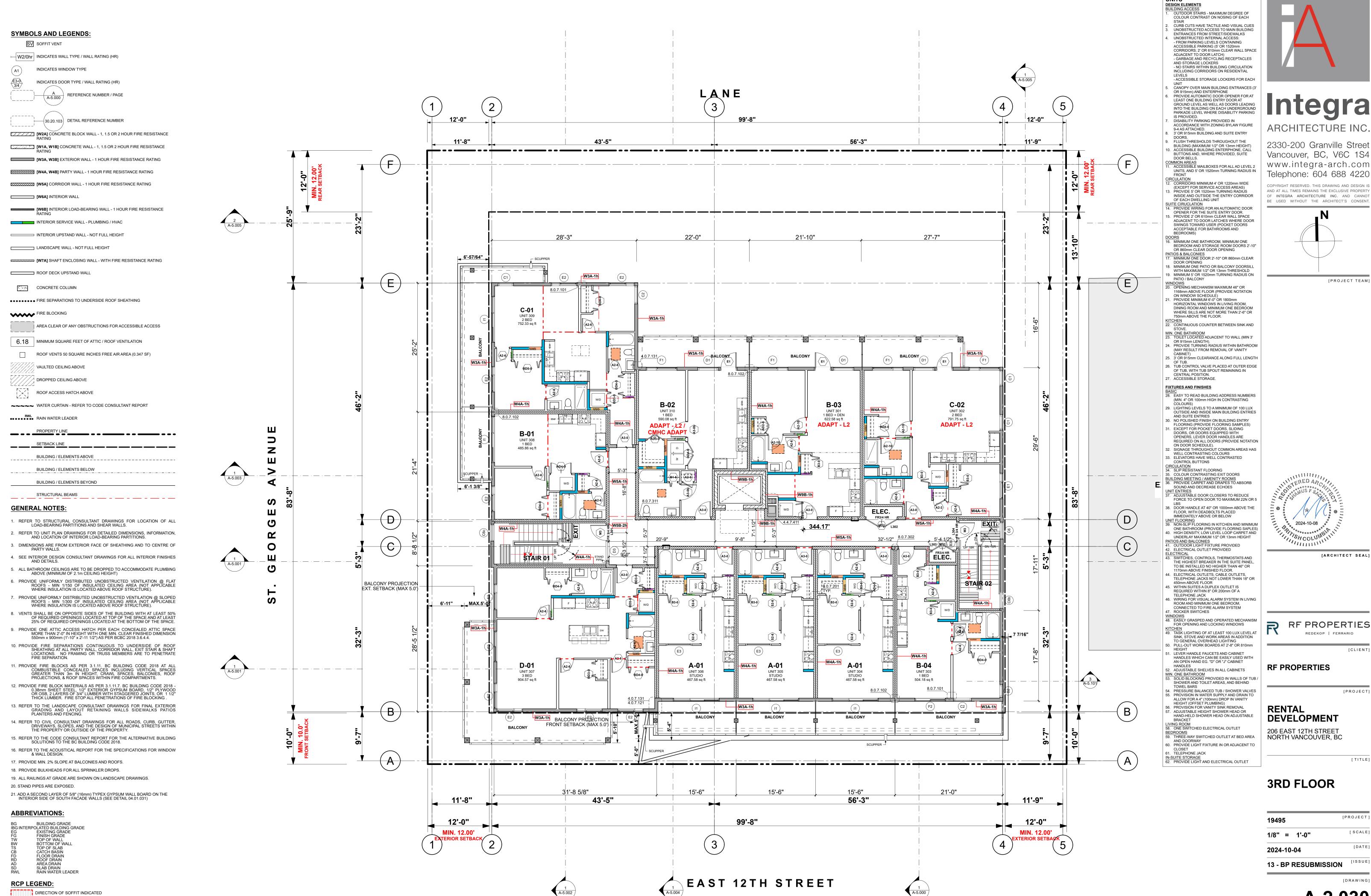
[PROJECT]

[TITLE]

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19495	[PROJECT]
1/8" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSIO	<b>N</b> [ISSUE]





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[CLIENT]

[PROJECT]

[TITLE]

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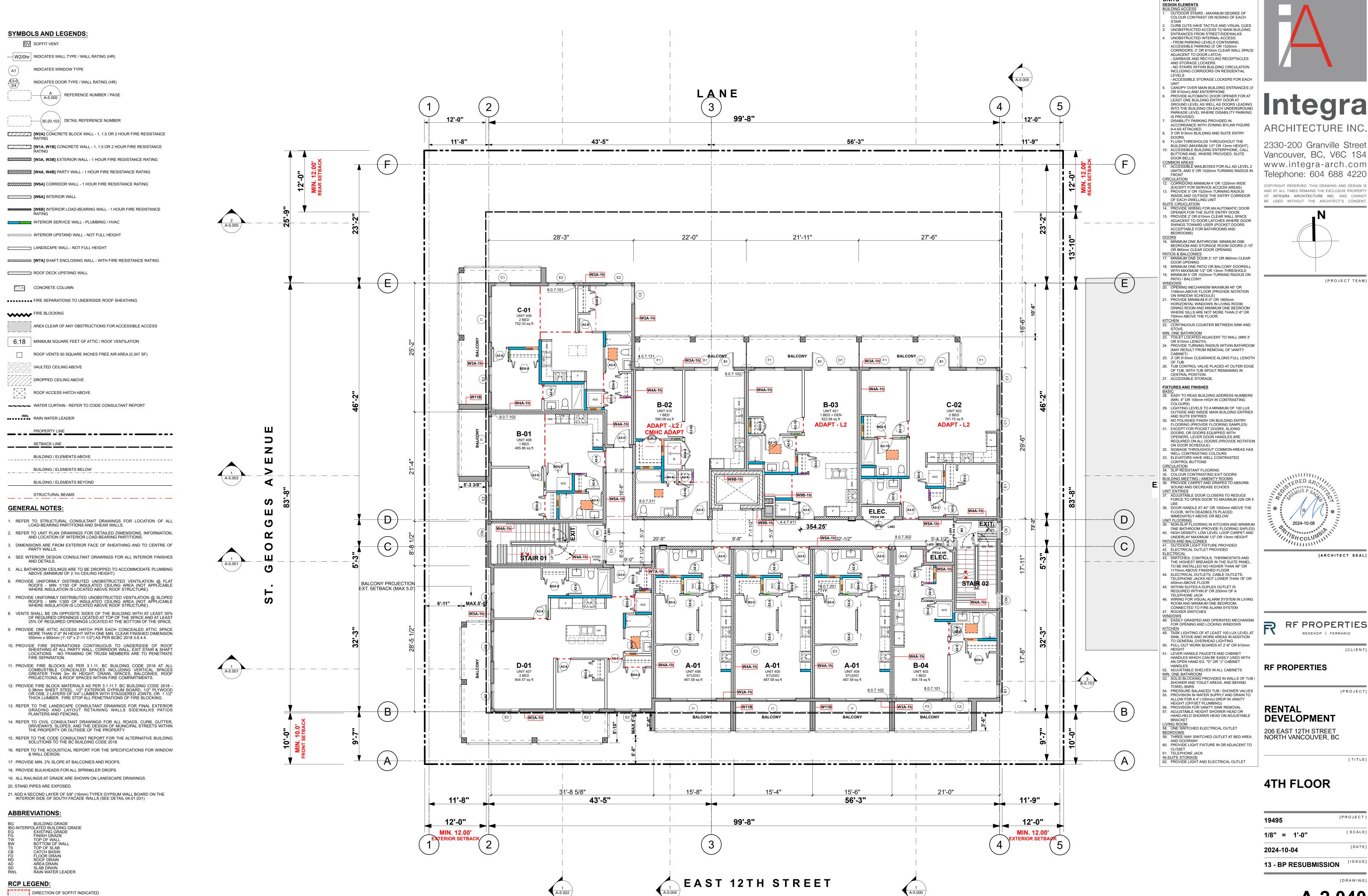
CNV LEVEL 2 ADAPTABLE REQUIREMENTS - BUILDING &

UNITS

**DEVELOPMENT** 206 EAST 12TH STREET NORTH VANCOUVER, BC

## **3RD FLOOR**

19495	PROJECT]
1/8" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]



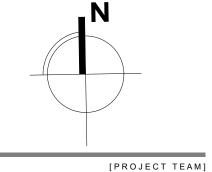


CNV LEVEL 2 ADAPTABLE **REQUIREMENTS - BUILDING &** 

UNITS

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**4TH FLOOR** 

19495	[PROJECT]
1/8" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

A-2.040

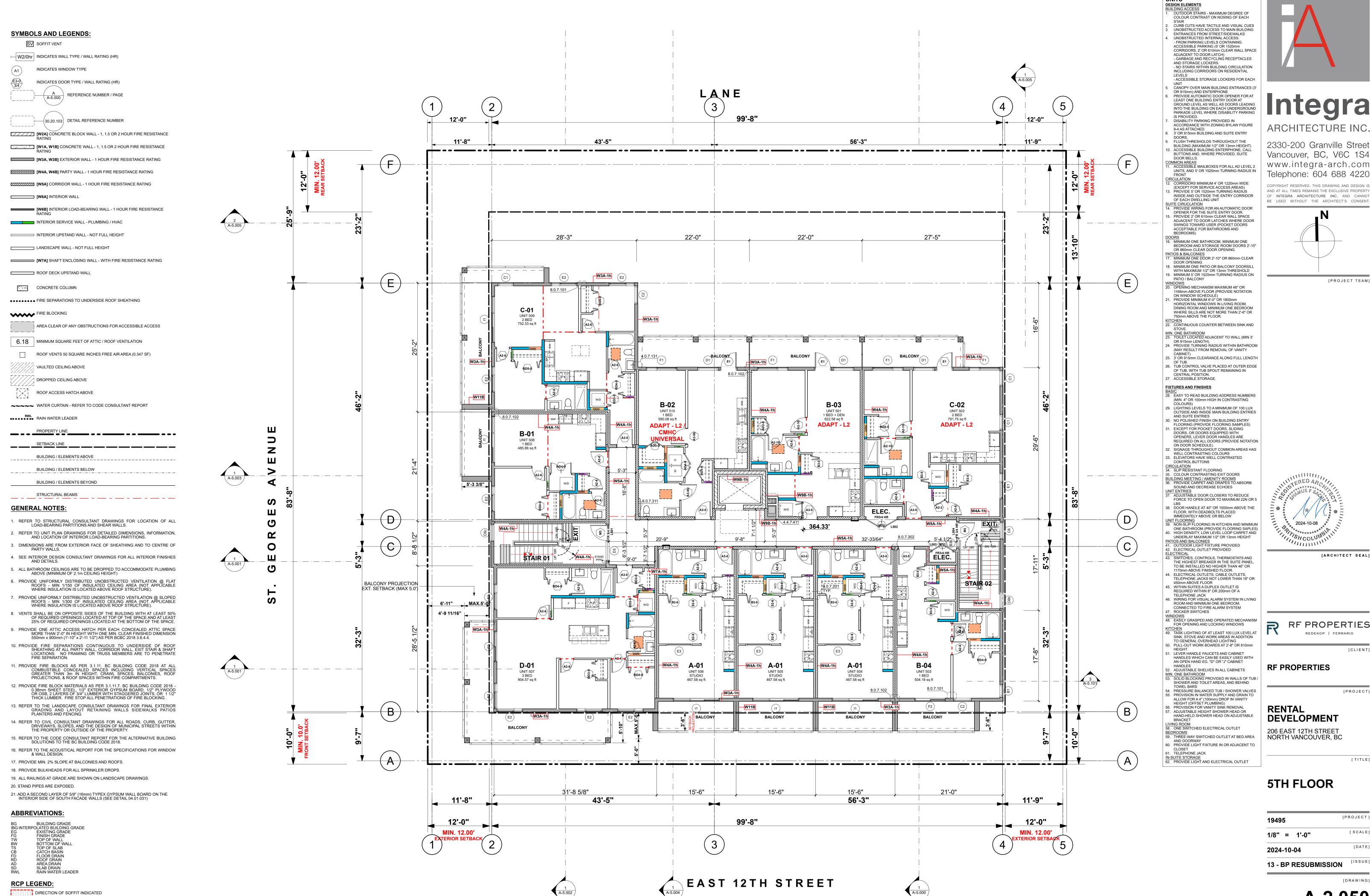
[ARCHITECT SEAL]

[CLIENT]

[PROJECT]

[TITLE]

RF PROPERTIES



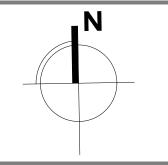


CNV LEVEL 2 ADAPTABLE **REQUIREMENTS - BUILDING &** 

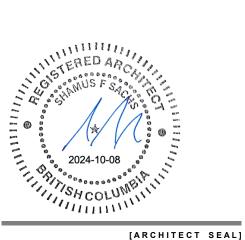
UNITS

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[PROJECT TEAM]



RF PROPERTIES

[CLIENT]

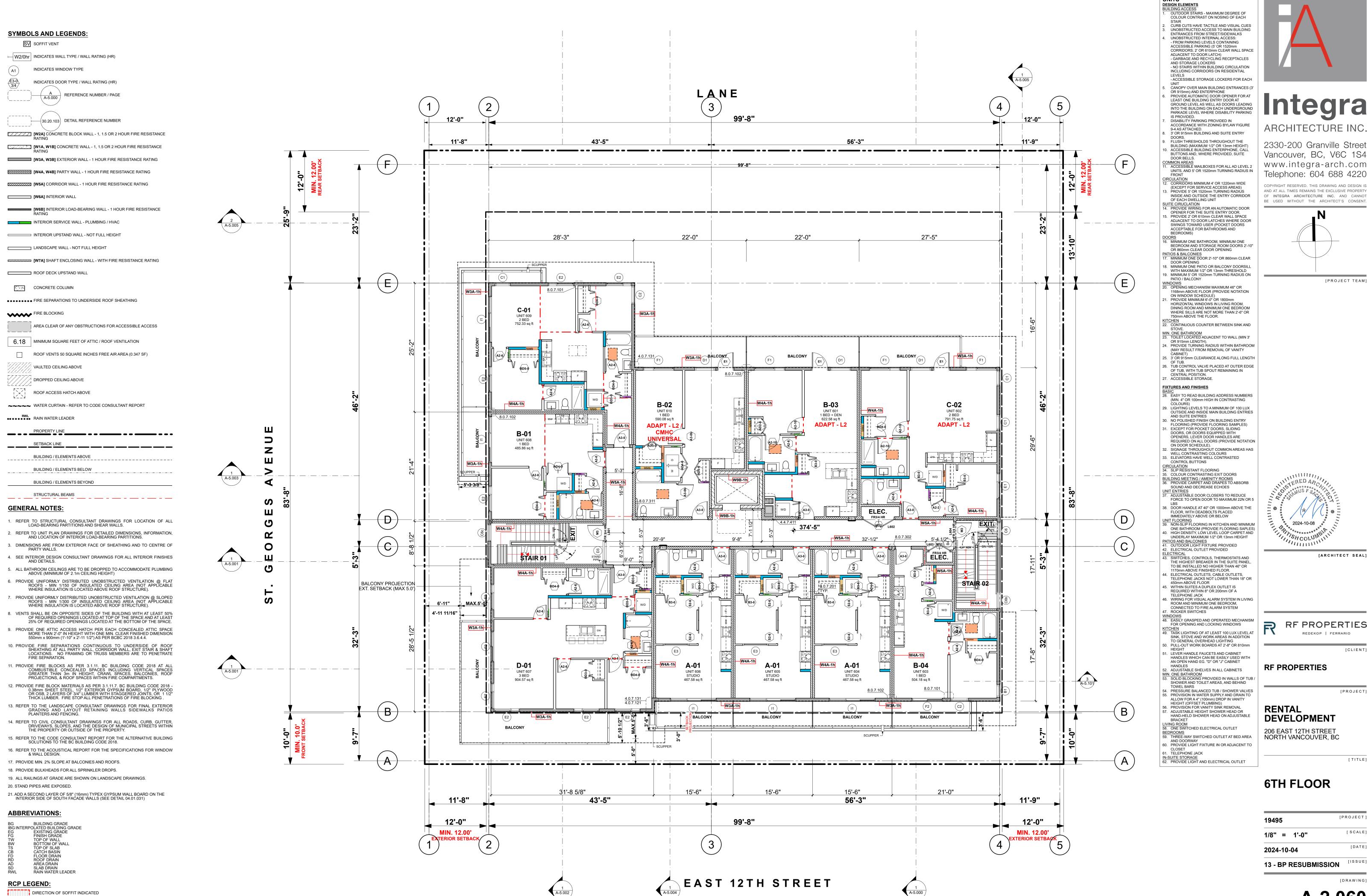
[PROJECT]

[TITLE]

**RF PROPERTIES** 

## **5TH FLOOR**

19495	
1/8" = 1'-0"	[ SCALE
2024-10-04	[DATE
13 - BP RESUBMISS	ION [ISSUE

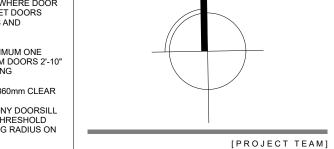


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CNV LEVEL 2 ADAPTABLE **REQUIREMENTS - BUILDING &** 

UNITS



## **6TH FLOOR**

19495	[PROJECT]
1/8" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

**A-2.060** 

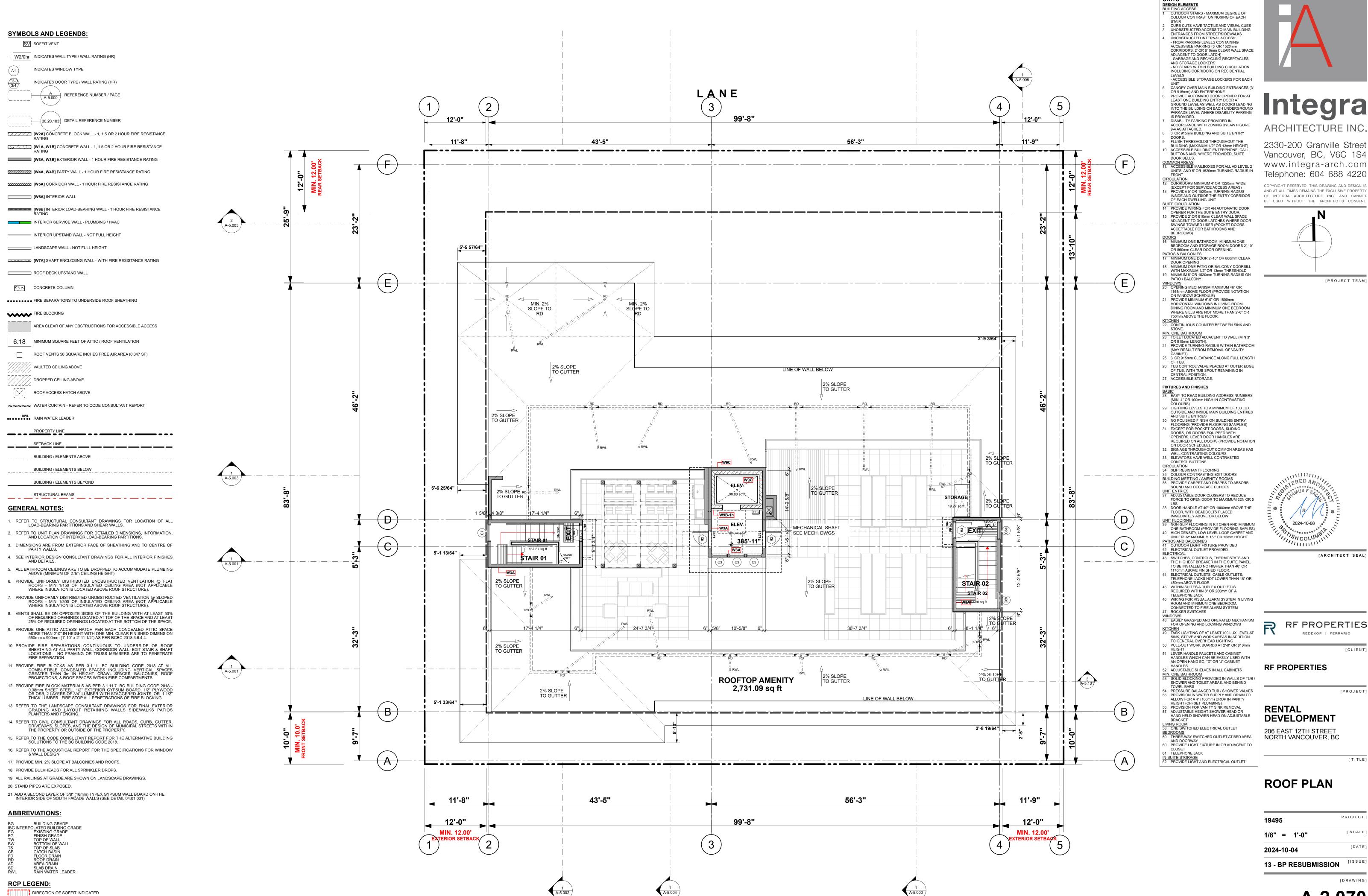
[ARCHITECT SEAL]

[CLIENT]

[PROJECT]

[TITLE]

RF PROPERTIES



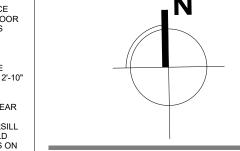
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206 EAST 12TH STREET NORTH VANCOUVER, BC

## **ROOF PLAN**

2024-10-08

[ARCHITECT SEAL]

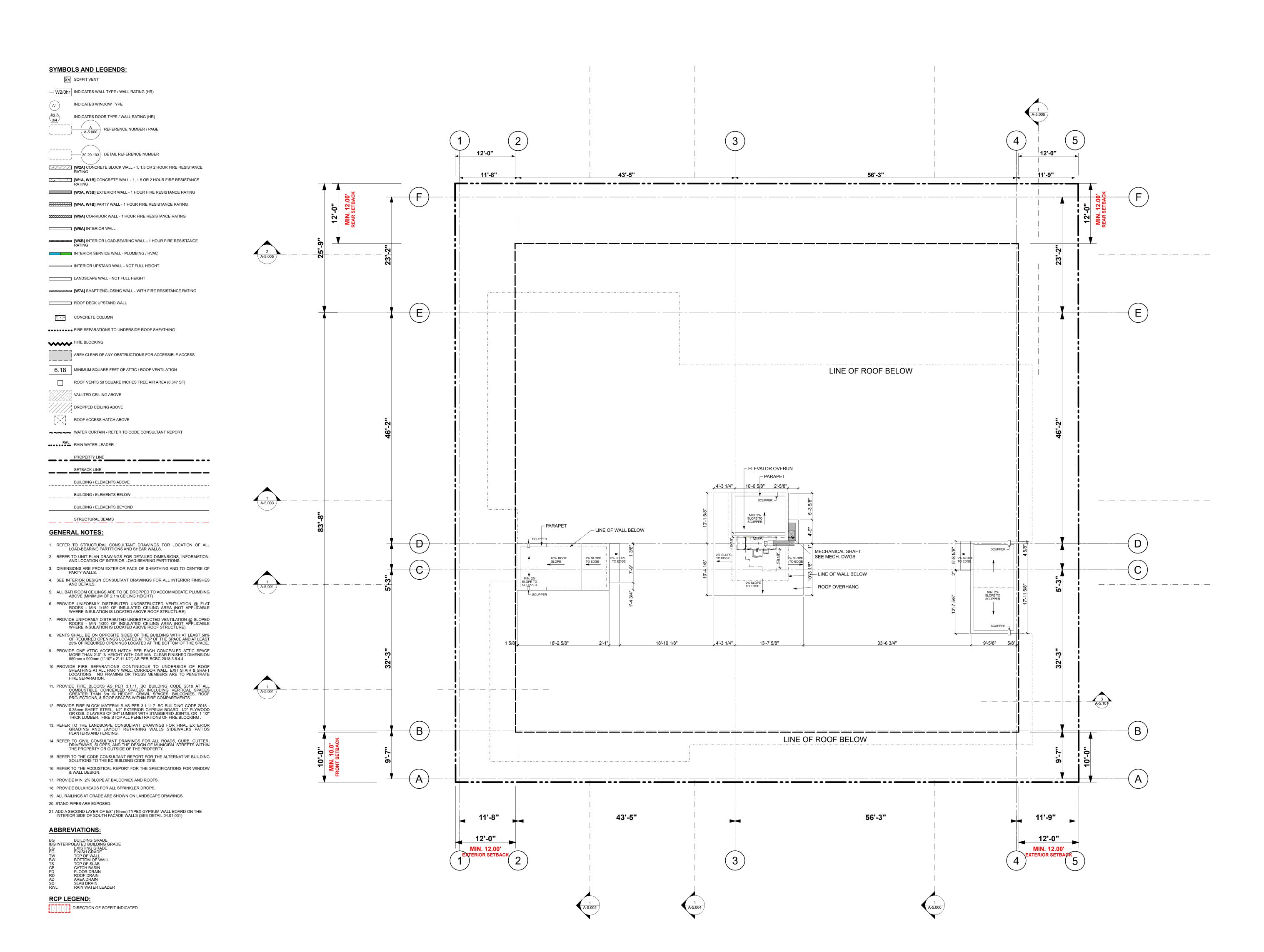
[CLIENT]

[PROJECT]

[TITLE]

RF PROPERTIES

19495	[PROJECT]
1/8" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSIO	N [ISSUE]



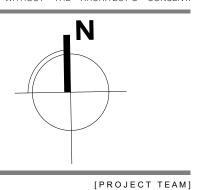


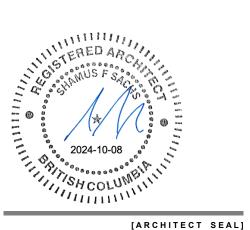
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RF PROPERTIES

[CLIENT]

[TITLE]

RF PROPERTIES

[PROJECT]

DEVELOPMENT
206 EAST 12TH STREET
NORTH VANCOUVER, BC

UPPER ROOF PLAN

19495

1/8" = 1'-0"

2024-10-04

13 - BP RESUBMISSION

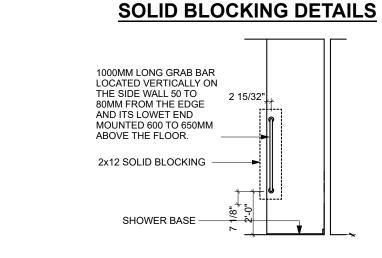
[PROJECT]

[SCALE]

[DATE]

# DRAWING INDEX: CNV -ADAPTABLE DESIGN GUIDELINES BATHROOM DETAILS NOTES KEY PLAN SUITES DOOR SCHEDUL UNIT B02 - 1BED UNIVERSAL CMHC UNIT B02 - 1BED ADAPTABLE CMHC

# Integra ARCHITECTURE INC. Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220



2x12 SOLID BLOCKING

ACROSS FULL WIDTH

1200MM LONG GRAB BAR -

TUB WITH THE LOWER END

180 TO280 MM ABOVE THE BATH HUB RIM.

IN CENTRAL POSITION \_

CONTROL VALVE PLACED

AT OUTER EDGE OF TUB

2x12 SOLID BLOCKING -

600 MM LONG GRAB BAR LOCATED ON REAR WALL

AT THE SAME HIGHT OF LSIDE GRAB BAR OR 100 MM ABOVE THE WATER

TUB SPOUT REMAIN

OR SHOWER BATHTUB —

LOCATED 80MM TO 120MM FROM THE EDGE OF THE

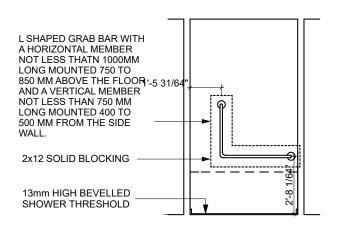
OF THE TAB

SHOWER HEAD

SHOWER SIDE ELEVATION (BOTH SIDES)

**BATHTUB SIDE ELEVATION 1 AND 2** 

WATER CLOSET FRONT ELEVATION



**SHOWER FRONT ELEVATION** 

**BATHTUB FRONT ELEVATION** 

WATER CLOSET SIDE ELEVATION

L SHAPED GRAB BAR WITH A

HORIZONTAL AND VERTICAL MEMBERS NOT LESS THATN

760MM LONG MOUNTED WITH HORIZONTAL COMPONENT 750 TO 850 MM ABOVE THE FLOOR

AND A VERTICAL COMPONENT

150 MM IN FRONT OF THE WATER CLOSET.

2x12 SOLID BLOCKING

2x12 SOLID BLOCKING

1200MM LONG GRAB BAR

LOCATED 180MM TO 28MM

ABOVE THE EDGE OF THE TUB OR AN L SHAPE TO

MATCH THE SHOWER

GRAB BAR REQUIREMENTS.

BATHTUB

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RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC [TITLE]

**BATHROOM DETAILS** 

A-7.002



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[PROJECT TEAM]

BP RESUBMISSION

		DESIGN ELEMENTS	
	City of North Vancouver Zoning Bylaw	, 1995, No. 6700 Amendment Bylaw No. 2005	, No. 7721 - Figure 5 - 1
	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks
BUILDING ACCESS		Unobstructed internal access:  - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) * garbage and recycling receptacles and storage lockers  - no stairs within building circulation including corridors on residential levels  - accessible storage lockers for each unit	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch)* - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each Leve 3 unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm and enterphone
BUILDING ACCESS		Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached.	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS		3' or 915mm building and suite entry doors	3' or 915mm building and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *

206 EAST 12TH STREET

NORTH VANCOUVER, BC

			3 0
COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and	Accessible mailboxes for all AD Level 3 units,
	0 11 11 41 4000 11 /	5' or 1520mm turning radius in front *	and 5' or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for	Corridors minimum 4' or 1220mm wide (exceptor service access areas) *
	for service access areas) -	service access areas) * Provide 5' or 1520mm turning radius inside and	Provide 5' or 1520mm turning radius inside
CIRCULATION		outside the entry corridor of each dwelling unit *	and outside the entry corridor of each dwelling
CIRCULATION		outside the entry corridor of each dwelling unit	unit *
SUITE CIRCULATION		Provide wiring for an automatic door opener for	Provide wiring for an automatic door opener
SOITE CIRCULATION		the suite entry door	for the suite entry door
		Provide 2' or 610mm clear wall space adjacent to	Provide wiring for an automatic door opener
		door latches where door swings toward user	for the suite entry door. Provide 2' or 610mm
SUITE CIRCULATION		(pocket doors acceptable for bathrooms and	clear wall space adjacent to door latches
		bedrooms)*	where door swings toward user (pocket doors
		Minimum and bathering minimum and 1	acceptable for bathrooms and bedrooms)*  Minimum one bathroom, minimum one
DOORS		Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear	
JUURS		opening"	bedroom and storage room doors 2'-10" or 860mm clear opening
		Minimum one door 2' - 10" or 860mm clear door	Minimum one door 2 - 10" or 860mm clear
PATIOS & BALCONIES		opening	door opening
		Minimum one patio or balcony doorsill with	Minimum one patio or balcony doorsill with
PATIOS & BALCONIES		maximum 1/2" or 13mm threshold**	maximum 1/2" or 13mm threshold **
		Minimum 5' or 1520mm turning radius on patio /	Minimum 5' or 1520mm turning radius on pation
PATIOS & BALCONIES		balcony	/ balcony
		Opening mechanism maximum 46" or 1168mm	Opening mechanism maximum 46" or
WINDOWS		above floor (provide notation on window schedule)	1168mm above floor (provide notation on
			window schedule)
		Provide minimum 6-0' or 1800mm horizontal	Provide minimum 6-0' or 1800mm horizontal
WINDOWS		windows in living room, dining room and minimum	windows in living room, dining room and
		one bedroom where sills are not more than 2'- 6"	minimum one bedroom where sills are not
(ITALIEL)		or 750mm above the floor	more than 2'- 6" or 750mm above the floor
KITCHEN KITCHEN		Continuous counter between sink and stove*	Continuous counter between sink and stove*
KIICHEN			Sink cabinet minimum 2'8" or 810mm wide Provide sufficient space for future installation
KITCHEN			
			of cooktop and wall oven Provide for potential 2'8" or 810mm wide
KITCHEN			undercounter workspace
			Lower edge of upper cupboards 4'6" or
KITCHEN			1350mm above floor
	I	I	1000mm above nooi
* Illustrations available ** Options considered		- 2 of 3-	Design Elements
Options considered		- 2 01 3-	July 2005

* Illustrations available ** Options considered  - 2 of 3-  **  **  **  **  **  **  **  **  **
Minimum 4' or 1220mm floor space betwee base cabinets / walls (possible with remove hase cabinets / walls (possible with remove sink cabinet).  Min. ONE BATHROOM  Accessible storage *  Accessible storage *  Accessible storage *  Provide pocket door or door swing out *  Space under sink minimum 28' or 810mm wide *  Space under sink minimum 28' or 810mm wide *
Minimum 4' or 1220mm floor space betwee base cabinets / walls (possible with remove base cabinets / walls (possible with remove sink cabinet).  Min. ONE BATHROOM  Accessible storage *  Provide pocket door or door swing out *  Space under sink minimum 28' or 810mm wide *
AIN. ONE BATHROOM  IT oliet located adjacent to wall (min 3' or 915mm length)*  Tollet located adjacent to wall (min 3' or 915mm length)*  Tollet located adjacent to wall (min 46' or 1370mm length)*  Tollet located a
AIN. ONE BATHROOM    Toilet located adjacent to wall (min 3° or 915mm length)
MIN. ONE BATHROOM  Provide turning radius within bathroom (may result from removal of vanity cabinet)*  MIN. ONE BATHROOM  MIN. ONE BATHROOM  Tub control valve placed at outer edge of tub, with tub spout remaining in central position *  MIN. ONE BATHROOM  Accessible storage *  Accessible storage*  MIN. ONE BATHROOM  MIN. ONE BATHROOM  MIN. ONE BATHROOM  Accessible storage *  Accessible storage *  Provide turning radius within bathroom (may result from removal of vanity cabinet)*  With tub spout remaining in central position *  Accessible storage*  Accessible storage*  MIN. ONE BATHROOM
MIN. ONE BATHROOM  Tub control valve placed at outer edge of tub, with tub spout remaining in central position*  MIN. ONE BATHROOM  MIN. ONE BATHROOM  Accessible storage*  Accessible storage*  Provide pocket door or door swing out *  Space under sink minimum 28' or 810mm wide *
MIN. ONE BATHROOM  MIN. ONE BATHROOM  MIN. ONE BATHROOM  Accessible storage * Accessible storage * Provide pocket door or door swing out * MIN. ONE BATHROOM  MIN. ON
MIN. ONE BATHROOM Provide pocket door or door swing out * Space under sink minimum 28' or 810mm wide *
MIN. ONE BATHROOM  Space under sink minimum 2'8" or 810mm wide *
MIN. ONE BATHROOM wide *
Provide for the possibile future installation accessible shower stall extra the state of the shown stall extra at least 3-0 5-0° or 9 future in \$1,500 mm - refer to the 19 BC Building Access Handbook for details B
MIN. ONE BEDROOM  Sufficient manoeuvring room between clos and double bed *
MIN. ONE BEDROOM  Provide 3' or 915mm access to window opening *
Provide front loading side-by-side washer
dryer in-suite or in common area
LAUNDRY FACILITIES  4' or 1220mm manoeuvring space in front washer / dryer

BASIC	FIXTUR  LEVEL ONE  Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	RES AND FINISHES  LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers		LEVEL THREE
BASIC			
BASIC		Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION		Slip resistant flooring	Slip resistant flooring
CIRCULATION		Colour contrasting exit doors	Colour contrasting exit doors
BUILDING MEETING / AMENITY ROOMS		Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES		Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES		Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES			Two door viewers: 3'5" or 1050mm and 5' or 1520mm
UNIT FLOORING		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING		High density, low level loop carpet and underlay maximum ½" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided
* Illustrations available		- 1 of 3	Fixtures & Finishes July 2005

	LEVEL ONE	LEVEL TWO	LEVEL THREE 7 of 11
ELECTRICAL		Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46° or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor
ELECTRICAL		Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor
ELECTRICAL	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack	Within suites a duplex outlet is required within 8" or 200mm of a telephone jack
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
ELECTRICAL	1	Rocker switches	Rocker switches
ELECTRICAL			Double bulb ceiling fixtures
ELECTRICAL			Provide wiring for automatic door opener and strike at unit entry
WINDOWS		Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
KITCHEN		Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
KITCHEN		Pull-out work boards at 2'8" or 810mm height *	Pull-out work boards at 2'8" or 810mm height *
KITCHEN		Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN			Drawer storage in key areas*
KITCHEN			Provision for removal of sink cabinet and lowering of counter height
KITCHEN			Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)
KITCHEN			Provision for the future installation of at least one counter receptacle in front of cabinets
KITCHEN			Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN			Contrasting knobs on stove / cook top

	LEVEL ONE	LEVEL TWO	LEVEL THREE
MIN. ONE BATHROOM	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / show and toilet areas, and behind towel bars *
MIN. ONE BATHROOM	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves
MIN. ONE BATHROOM		Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow a 4" (100mm) drop in vanity height (offset plumbing)
MIN. ONE BATHROOM		Provision for vanity sink removal	Provision for vanity sink removal
MIN. ONE BATHROOM		Adjustable height shower head or hand-held shower head on adjustable bracket*	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM			Water temperature regulator on tub / shower faucet
LIVING ROOM		One switched electrical outlet	One switched electrical outlet
BEDROOMS		Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
BEDROOMS	<b>-</b>	Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN-SUITE STORAGE		Provide light and electrical outlet	Provide light and electrical outlet

LEVEL 2 ADAPTABLE UNIT: B02, B03, (1BEDROOM), C02 (2 BEDROOM)



RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

COVER

2023-11-08

BP RESUBMISSION

A-7.000

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RF PROPERTIES	
	[PROJECT]
RENTAL DEVELOPMENT	
206 EAST 12TH STREET NORTH VANCOUVER, B	
CNV -ADAPTABLE DESIGN GUIDELINES	(TITLE)
19495	[PROJECT]
	[SCALE]
2023-11-08	[DATE]
	(ISSUE)

A-7.001



DOOR TYPE DOOR RATING (HRS) ₩2/0hr INDICATES WALL TYPE / WALL RATING (HR) CONCRETE WALL - 1, 1.5 OR 2 HOUR FIRE RESISTANCE RATING EXTERIOR WALL - 1 HOUR FIRE RESISTANCE RATING SEE 1/8" SCALE PLANS FOR LOCATION OF PARTY WALL - 1 HOUR FIRE RESISTANCE RATING CORRIDOR WALL - 1 HOUR FIRE RESISTANCE RATING INTERIOR LOAD BEARING 2 x 6 WALL INTERIOR LOAD-BEARING WALL - 1 HOUR FIRE RESISTANCE RATING INTERIOR SERVICE WALL - PLUMBING / HVAC 2x6 WALL SHAFT ENCLOSING WALL - WITH FIRE RESISTANCE RATING

INDICATES MEDIA PANEL INDICATES MANIFOLD PLUMBING PANEL STRATA LOT NO. UNIT TYPE APPROX. NET AREA [////] INDICATES DROPPED CEILING — – STRUCTURAL BEAMS

CONCRETE COLUMN

INDICATES ELECTRICAL PANEL

**SYMBOLS AND LEGENDS:** 

NOTES:

2x12 SOLID BLOCKING

ACROSS FULL WIDTH

LOCATED 80MM TO 120MM FROM THE EDGE OF THE

TUB WITH THE LOWER END

180 TO280 MM ABOVE THE

BATH HUB RIM.

OF THE TAB

1. SEE 1/8" SCALE DWGS. FOR EXTENT OF EXTERIOR WALLS @ PARTY WALL LOCATIONS

2. SEE 1/8" SCALE DWGS. FOR BALCONY RAILING CONFIGURATION

3. PROVIDE 4 EVENLY DISTRIBUTED SHELVES IN EACH LINEN CLOSET 4. MIRROR DIMENSIONS TO BE CONFIRMED ON SITE

5. AT ALL KITCHEN, BATHROOM CABINET, & BATHTUB WALLS - STUD SPACING TO BE MINIMUM

6. PROVIDE A MIN. 1/2" CLEARANCE ON EACH SIDE OF RANGE TO KITCHEN CABINETS 7. PROVIDE 37" (WIDTH) AND 70" (HEIGHT) CLEAR BETWEEN BASEBOARD & COUNTER TOP FOR

FRIDGES - CONFIRM W/OWNER 8. BATHROOM & LAUNDRY CEILINGS (EXEPT BELOW ROOF) TO BE DROPPED TO ACCOMMODATE

PLUMBING & VENTING ABOVE (MIN 2.1 m CEILING HEIGHT) 9. KITCHEN, LIVING ROOM, BEDROOMS ( WHERE INDICATED) TO BE DROPPED TO 8'-0" HEIGHT

10. SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR DETAILS, TILE PATTERNS, CABINETS, PASS THROUGH, STAIRS, FIREPLACES - ADVISE OWNER OF ANY DISCREPANCIES BETWEEN

SCOPES OF WORK, DRAWINGS AND/OR INTERIOR DESIGN SPECIFICATIONS 11. ALL VENTILATION DUCTS THAT PASS THOUGH UNHEATED ATTIC SPACES ARE TO BE

INSULATED - SEE MECH DWGS

12. PROVIDE MIN 32" CLEAR FINISH DIMENSION INSIDE ALL LAUNDRY CLOSETS 13. PROVIDE SEPARATE PRICE FOR OPTIONAL DOOR OVERHEIGHT DOOR AT LAUNDRY CLOSET

14. FINISHED BULKHEAD WIDTH ABOVE KITCHEN CABINETS IS NOT TO EXCEED 11" & IS NOT TO EXTEND PAST FACE OF KITCHEN CABINETS

15. EACH KITCHEN TO HAVE A MIN OF ONE BANK OF DRAWERS

TO ACCOMMODATE PLUMBING & VENTING ABOVE. MIN HEIGHT 2.44m

16. LOCATE WASHER DRYER BOX ALONG SIDE WALL ADJACENT TO FRONT OF WASHER

17. PROVIDE WIRING FOR AN AUTOMATIC DOOR OPENER FOR DOORS WHERE INDICATED.



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RENTAL **DEVELOPMENT** 206 EAST 12TH STREET

NORTH VANCOUVER, BC

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

RF PROPERTIES

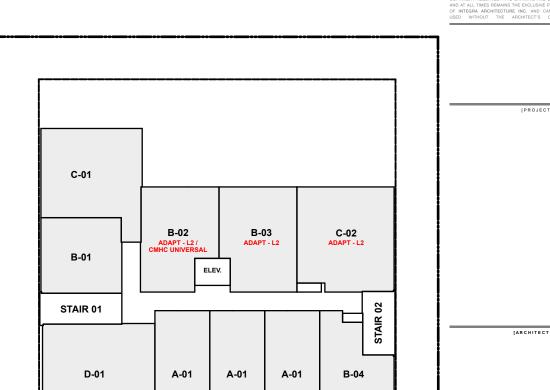
NOTES

A-7.003

**COVER PAGE -UNIT PLANS** 

[PROJECT] [SCALE] As Noted [DATE] 2024-10-04 13 - BP RESUBMISSION [ISSUE]





5TH - 6TH FLOORS

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

RF PROPERTIES

**KEY PLAN** 

Not To Scale Wednesday, November 8, 2023 TE BP RESUBMISSION

A-7.004

DOOR TYPE	A2-0	A2-2	A2-6	A2-10	A3-0	A3-0b	AD2-6	AD3-0	AD3-6	AD4-0	AD4-6	B1-6	B3-0
DOOR SIZE	2'-0"×6'-8"	2'-2"×6'-8"	2'-6"×6'-8"	2'-10"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	2'-6"×6'-8"	3'-0"×6'-8"	3'-6"×6'-8"	4'-0"×6'-8"	4'-6"×6'-8"	1'-6"×6'-8"	3'-0"×6'-8"
ELEVATION	1 20°	3.0 D	3.5	2-10"	3.0	3-0"	50	3-0"	50	4-0"	8-6"	50	50
FIRE RATING	N/A	N/A	N/A	N/A		N/A							
OR AND FRAME MATERIAL	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
OOR AND FRAME FINISH	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED
GLAZING	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
INSULATED	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LOCKABLE													
THRESHOLD	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
AMPER PROOF HINGES													
WEATHERSTRIPPED													
DOOR VIEWER													
NOTES	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR	ENTRY DOOR	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR

C-01

STAIR 01

D-01

2ND - 4TH FLOORS

A-01

A-01

B-04

NOTE: SEE BUILDING ELEVATIONS FOR FINISH AND COLOUR OF ALL EXTERIOR DOORS

C-01

STAIR 01

**1ST FLOOR** 

D-01

DOOR TYPE	BD3-0	BD4-0	BD5-0	S2-6
DOOR SIZE	3'-0"×6'-8"	4'-0"×6'-8"	5'-0"×6'-8"	2'-6"×6'-8"
ELEVATION	3:-0"	\$ 40°	5-0"	2-6"
FIRE RATING	N/A	N/A	N/A	N/A
R AND FRAME MATERIAL	WOOD	WOOD	WOOD	WOOD
OR AND FRAME FINISH	PAINTED	PAINTED	PAINTED	PAINTED
GLAZING	NO	NO	NO	NO
INSULATED	N/A	N/A	N/A	N/A
LOCKABLE				
THRESHOLD	NO	NO	NO	NO
MPER PROOF HINGES				
WEATHERSTRIPPED				
DOOR VIEWER				
NOTES	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR	INTERIOR DOOR

## SUITES DOORS NOTES:

- ALL DOORS WITHIN DWELLING UNIT REQUIRE DOOR OPENING HARDWARE THAT DOES NOT REQUIRE A THIGHT GRISP OR TWISTING ACTION OF THE WRIST AND CAN BE OPENED WITH A FORCE OF NOT MORE THAN 22 N FOR SLIDING DOOR AND 38N FOR ENTRY DOOR
- 2. ALL DOORS WITHIN DWELLING UNIT REQUIRE A BEVELED THRESHOLD NO MORE THAN 13 mm ABOVE THE FLOOR
- 3. WHERE VISION GLASS IS PROVIDED IN DOORS OR TRANSPARENT SIDELIGHTS, THE LOWEST EDGE OF THE GLASS SHALL BE NO HIGHER THAN 900 mm ABOVE FLOOR LEVEL
- 4. GLASS IN ALL SIDELIGHTS TO DOORS SHALL BE TEMPERED, LAMINATED OR WIRED GLASS 5. ALL SUITE ENTRY DOORS REQUIRE 2 PEEPHOLES, ONE LOCATED AT 1067 mm ABOVE THE
- FLOOR AND THE OTHER LOCATED 1524 mm ABOVE THE FLOOR OR A GLASS SIDELIGHT
- 6. ALL SUITE ENTRY DOORWAYS WHERE THE THRESHOLD IS NOT FLUSH WITH THE FLOOR THE THRESHOLD SHALL BE NOT MORE THAN 13 mm HIGHER THAN THE FINISHED FLOOR SURFACE AND WHERE IT IS HIGHER THAN 6 mm SHALL BE BEVELED TO A SLOPE NO STEEPER THAN 1 IN 2.
- 7. ALL ENTRY DOORS REQUIRE TO BE PROVIDED WITH:

   A DEADBOLT LOCK WITH THE CYLINDER HAVING NO FEWER THAN 5 PINS AND

   A BOLT THROW NOT LESS THAN 25 mm LONG, PROTECTED WITH THE SOLID OR HARDENED FREE-TURNING RING OR BEVELED CYLINDER HOUSING
- 8. STRIKE PLATES FOR DEADBOLTS SHALL BE FASTENED TO WOOD FRAMES WITH WOOD SCREWS THAT PENETRATE NOT LESS THAN 30 mm INTO SOLID WOOD
- 9. A DOOR FRAME REINFORCEMENT PLATE IS REQUIRED TO BE INSTALLED BETWEEN THE JACK STUD AND DOOR
- REINFORCEMENT PLATE SHOULD BE 18 GAUGE STEEL
   PROVIDED WITH A METAL TONGUE THAT INSETS INTO THE DOOR FRAME BY 15.9 mm
   AND IS AT RIGHT ANGLES TO THE PLATE TO RESIST MOVEMENT INWARDS WHEN
- AND IS A RIGHT ANGLES TO THE PEATE TO REGIST MOVEMENT HAW MISS MILE.

  DEADBOLT IS ENGAGED

  SCREWED INTO DOOR FRAME OR ADJACENT JACK STUD WITH:

  A MINIMUM NO 10 SCREWS THAT PENETRATE AT LEAST 50 mm INTO THE WOOD STUDS

  HAVE TO POINTS OF CONTACT ON ACH SIDE OF DEADBOLT AND
- LOCATED 38mm AWAY FROM THE DEADBOLT THROW 10. SOLID BLOCKING (DOUBLE OR TRIPLE STUDS FOR FULL LENGHT OF FRAME) SHALL BE PROVIDED ON BOTH SIDES AT THE LOCK HEGHT BETWEEN THE JAMBS FOR DOORS AND STRUCTURAL FRAMING SO THAT THE JAMBS
- 11. HINGES FOR WOODEN DOORS REQUIRE TO BE FASTENED WITH THE WOOD SCREWS NOT LESS THAN 25 mm LONG AND TO WOOD FRAMES WITH WOOD SCREWS SO THAT AT LEAST 2 SCREWS PER HINGE PENETRATE NOT LESS THAN 30 mm INTO SOLID WOOD.
- 12. DOORS THAT SWING OUTWARD SHALL BE PROVIDED WITH HINGES OR PINS SO THAT THE DOORS CANNOT BE REMOVED WHEN THEY ARE IN CLOSED POSITION
- 13. CLEARANCES FOR SUITE ENTRY DOORS (20 min RATED) TO BE NOT MORE THAN 6mm AT BOTTOM OF DOOR AND NOT MORE THAN 3mm AT SIDES. CONTRACTOR TO PROVIDE A RATED DOOR SWEEP TO MEET THESE REQUIRED
- 14. SENTENCE 3.3.1.19 (5) REQUIRES THAT GLASS IN DOORS (INCLUDING GLASS IN SLIDING DOORS) AND IN SIDELIGHTS THAT COULD BE MISTAKEN FOR DOORS WIHTIN DWELLING UNIT AND PUBLIC AREAS BE A TEMPERED OR LAMINATED SAFETY GLASS CONFORMING TO CAN/CGSB-12.1.-M 'TEMPERED OR LAMINATED GLASS" OR WIRED GLASS CONFORMING TO CAN/CGSB-12.11-M "WIRED SAFETY GLASS"



Integra

RF PROPERTIES

RENTAL DEVELOPMENT

**SUITES DOOR** 

Wednesday, November 8, 2023 <sup>™</sup> BP RESUBMISSION

A-7.005

SCHEDULE

Not To Scale

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**RENTAL DEVELOPMENT** 

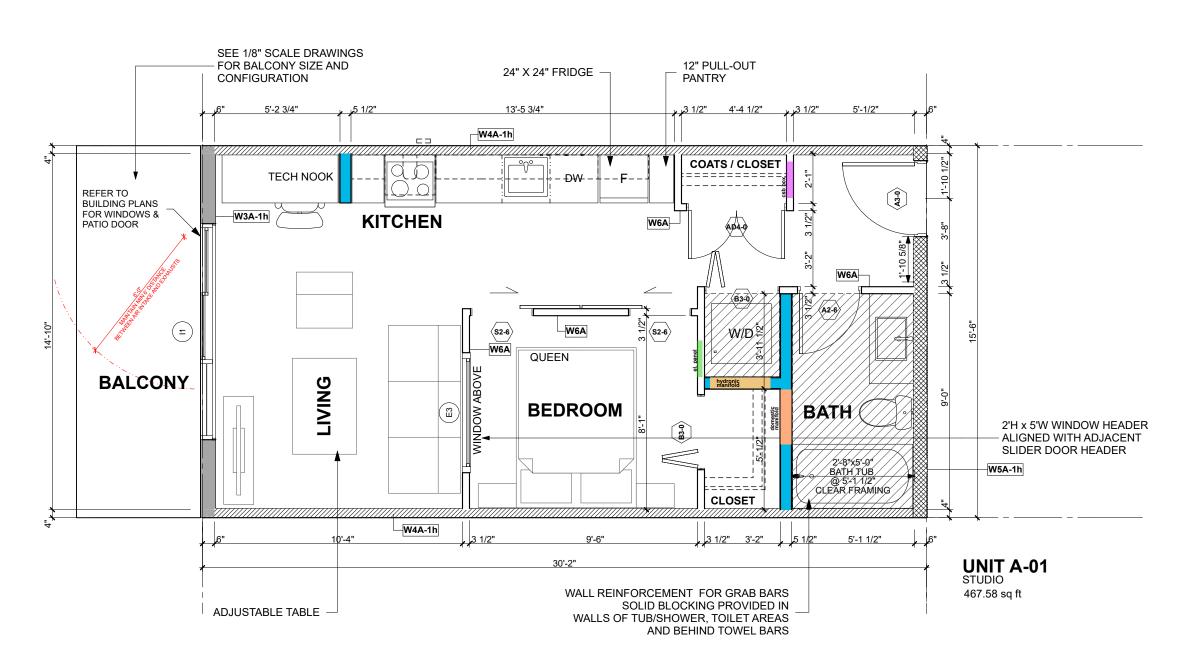
206 EAST 12TH STREET NORTH VANCOUVER, BC

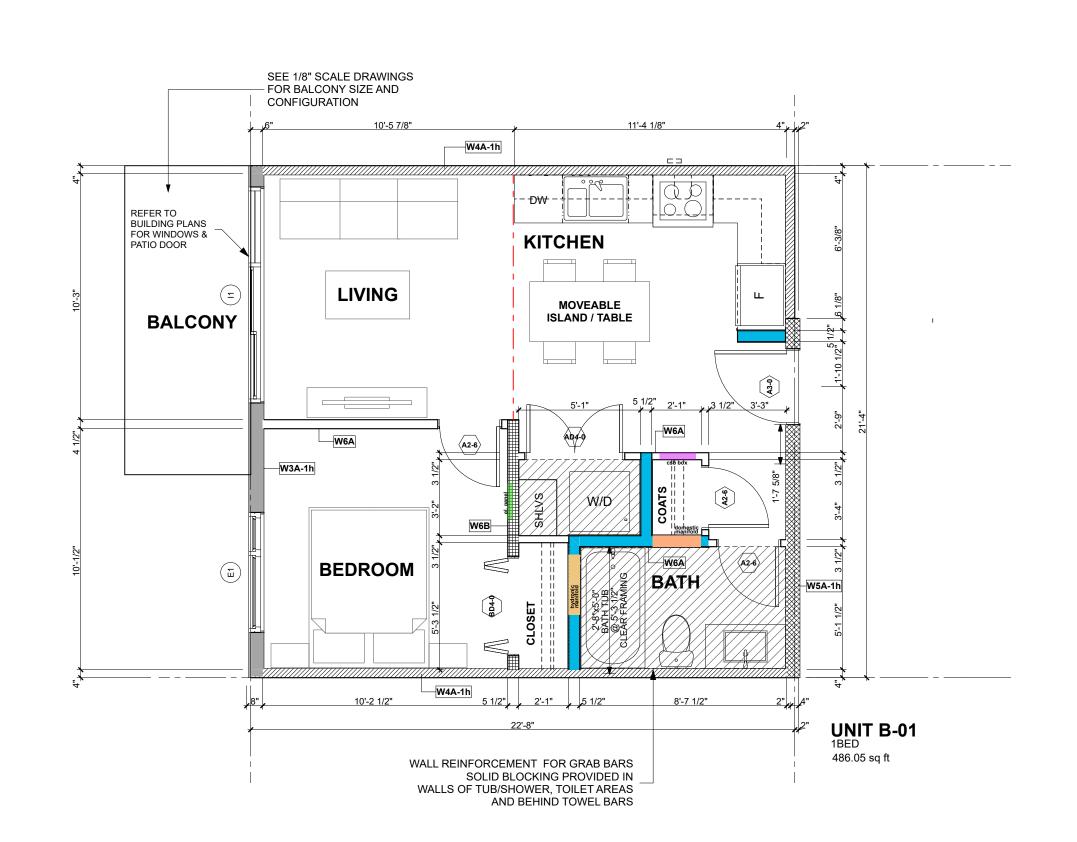
**KEY PLAN & DOOR SCHEDULE - UNIT** 

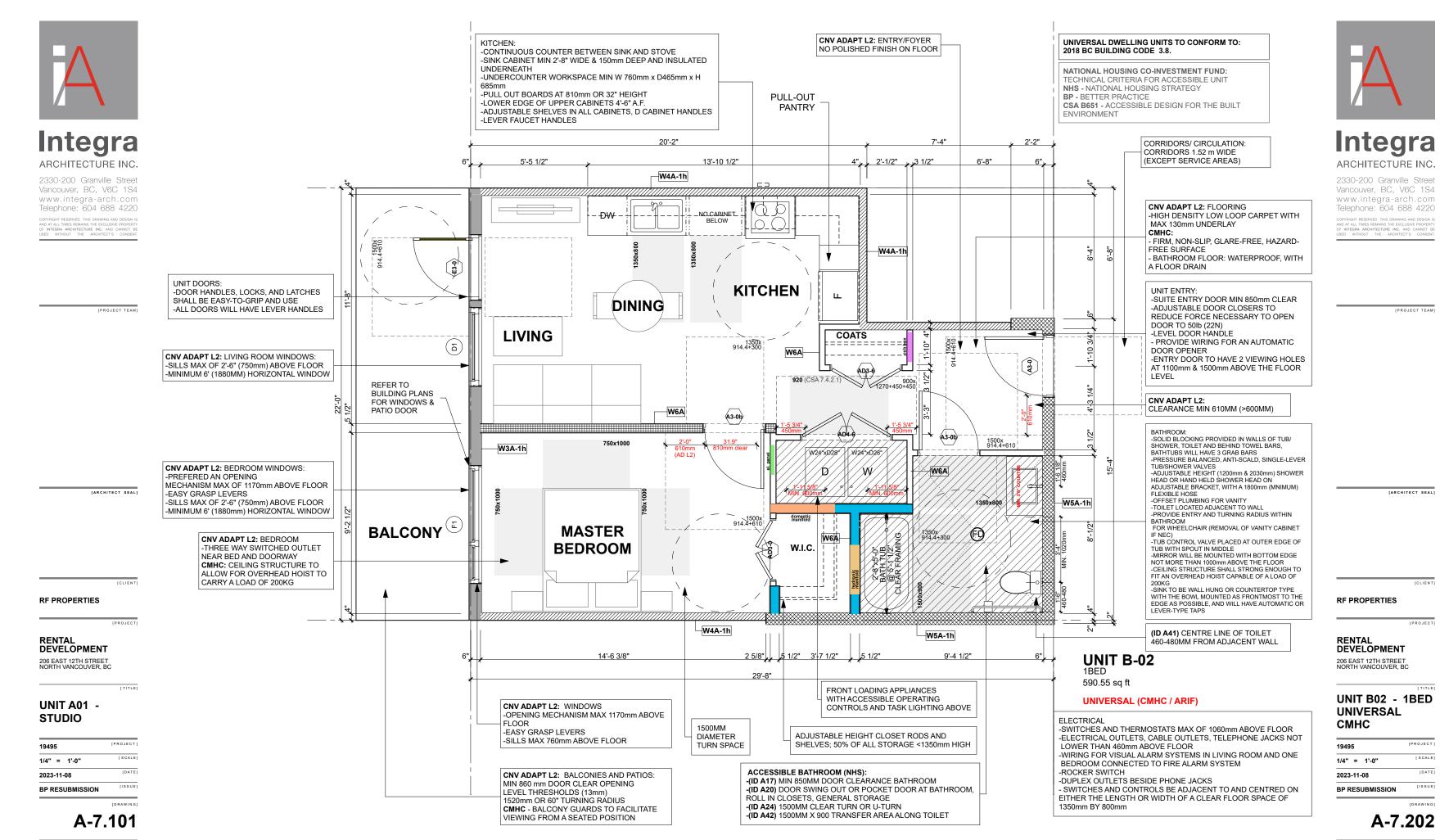
**PLANS** [PROJECT] 19495 [SCALE] As Noted

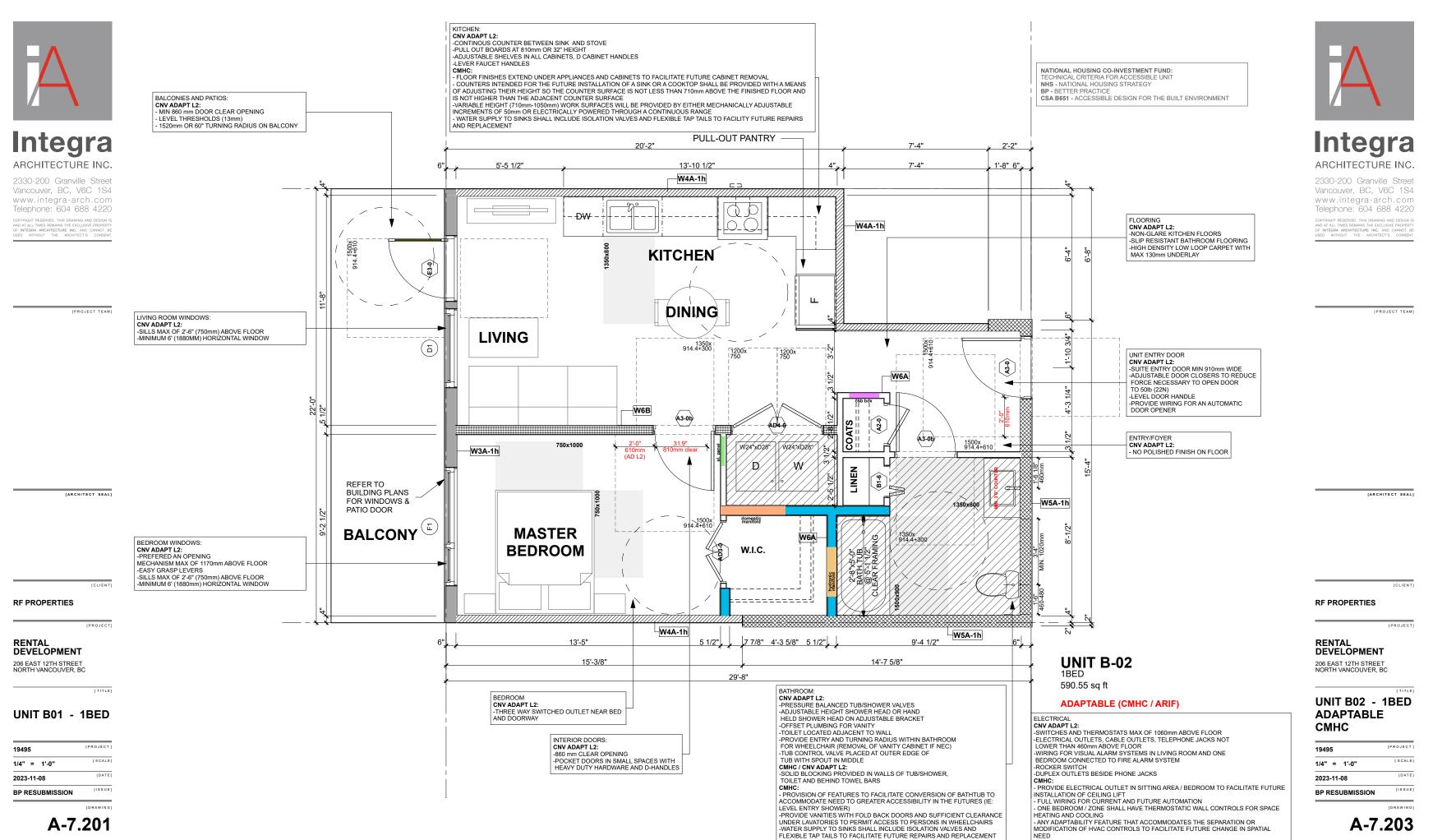
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[DATE]









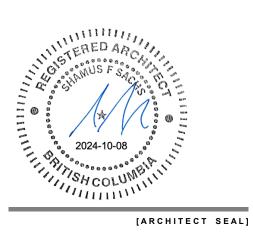


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[PROJECT]

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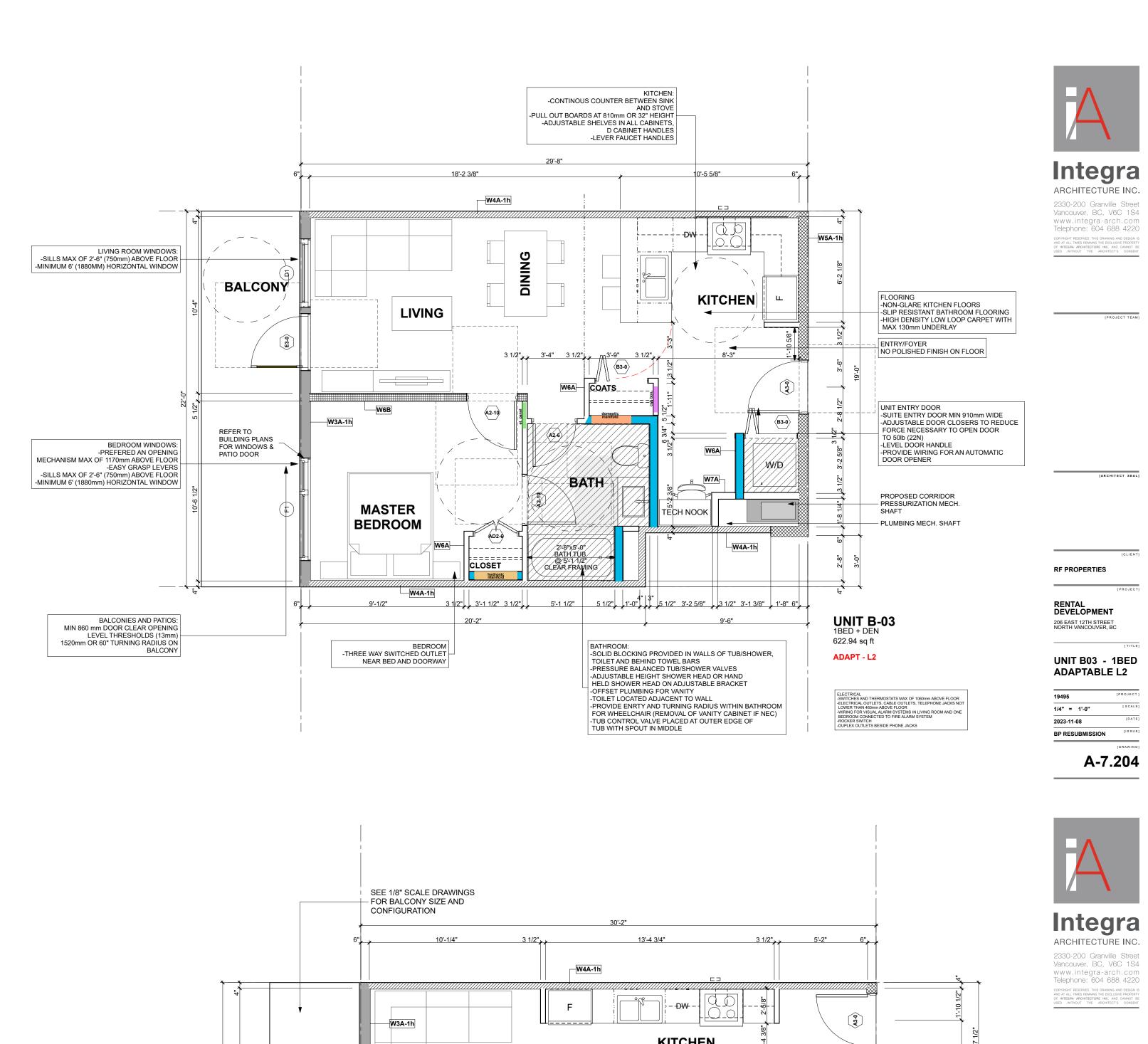
**RENTAL** 

**DEVELOPMENT** 206 EAST 12TH STREET NORTH VANCOUVER, BC

**UNIT PLANS** 

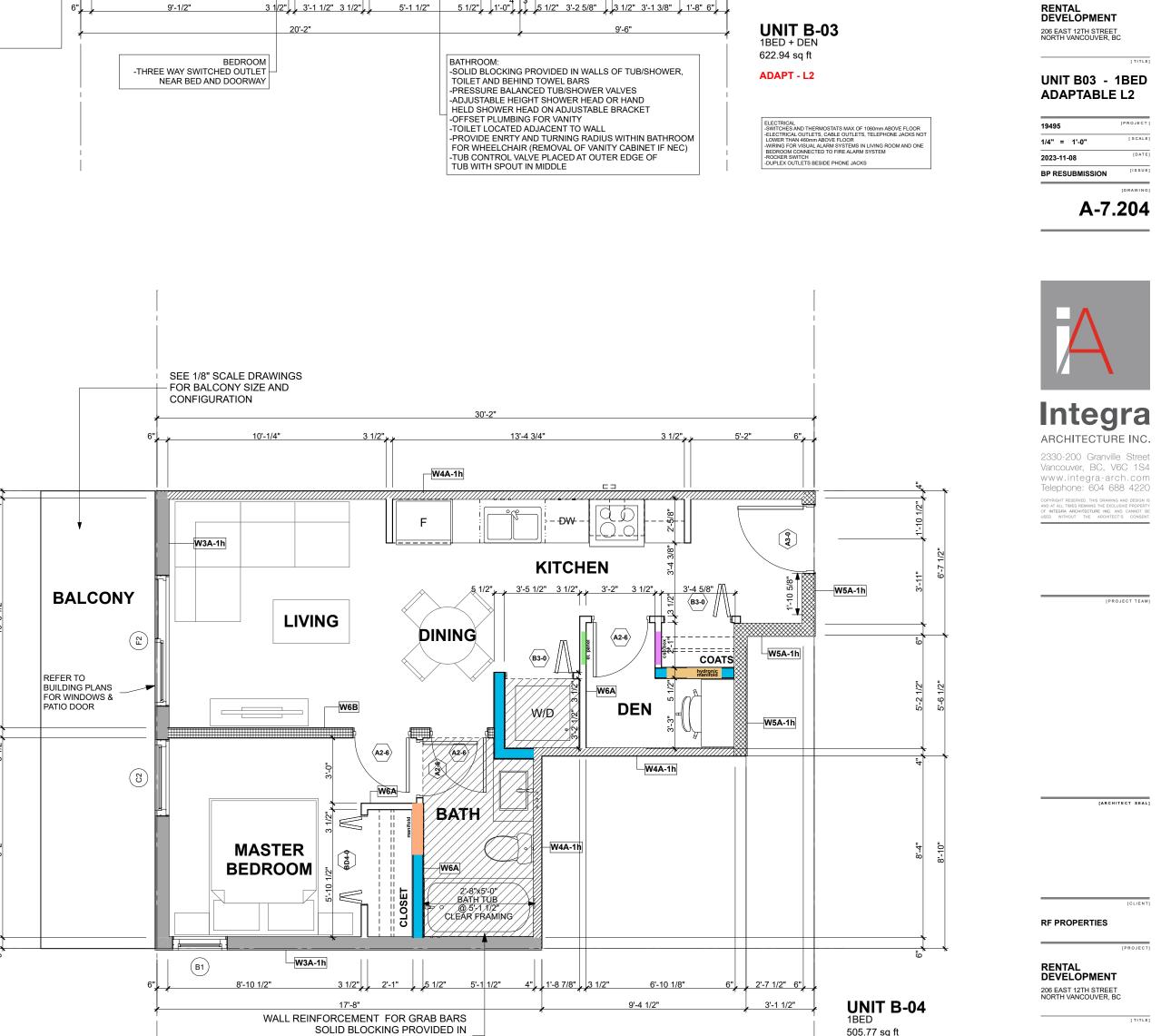
19495	[PROJECT]
As Noted	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

A-3.002



WALLS OF TUB/SHOWER, TOILET AREAS

AND BEHIND TOWEL BARS



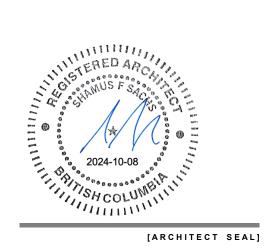


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RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

## **UNIT PLANS**

UNIT B04 - 1BED

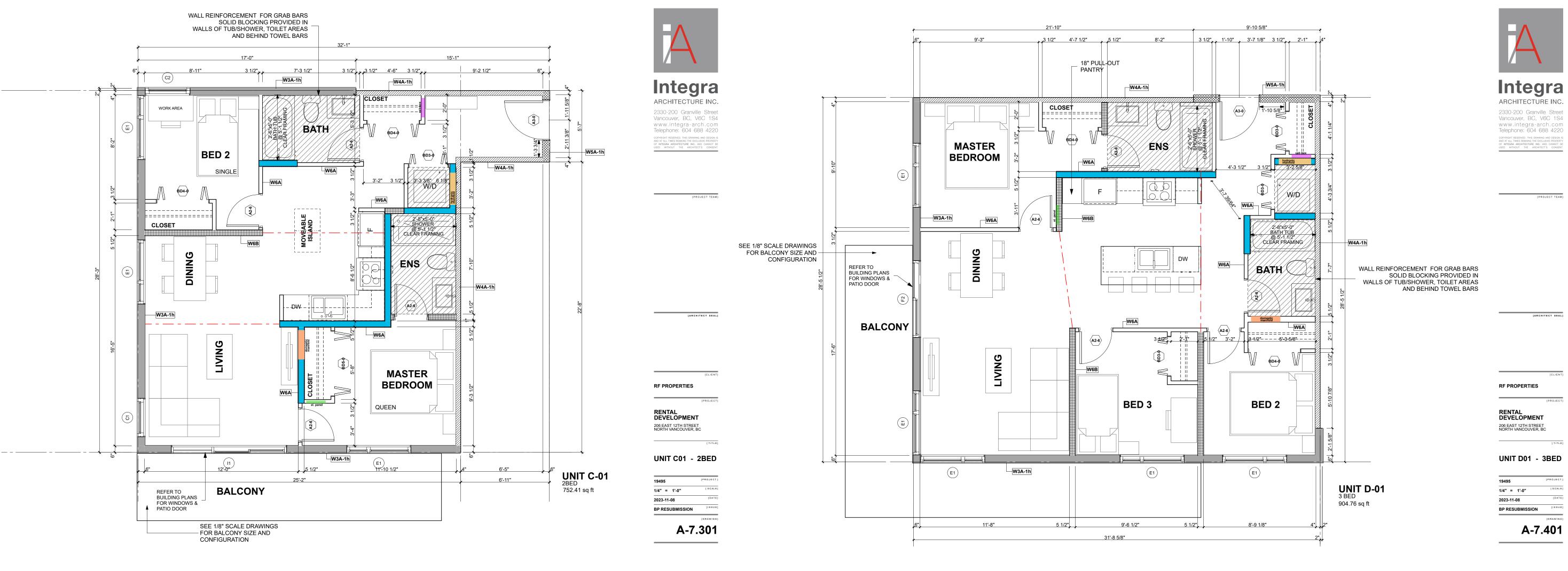
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505.77 sq ft

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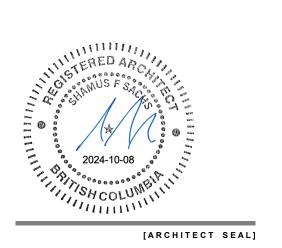
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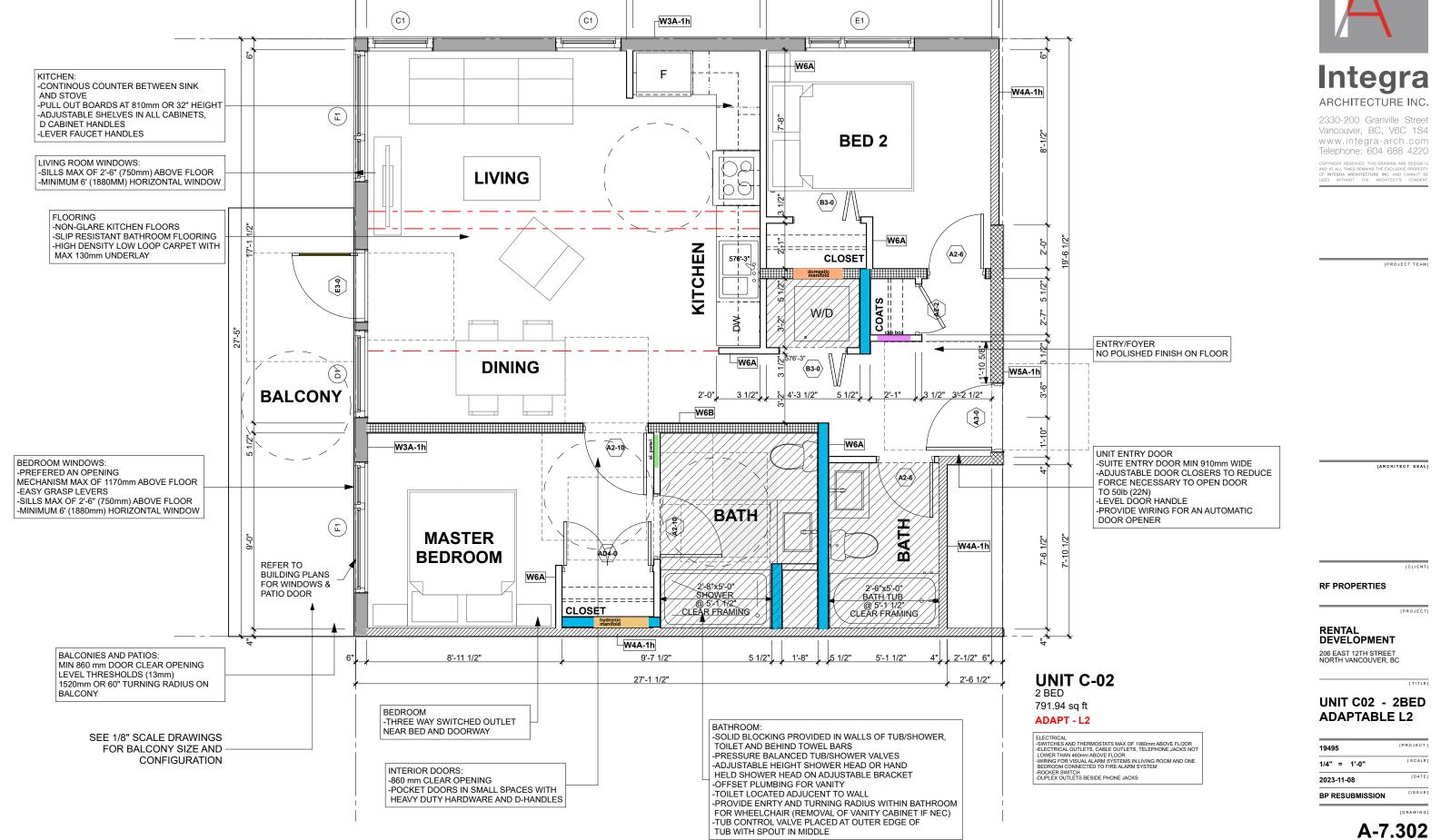
RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

## **UNIT PLANS**

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As Noted	[ SCA
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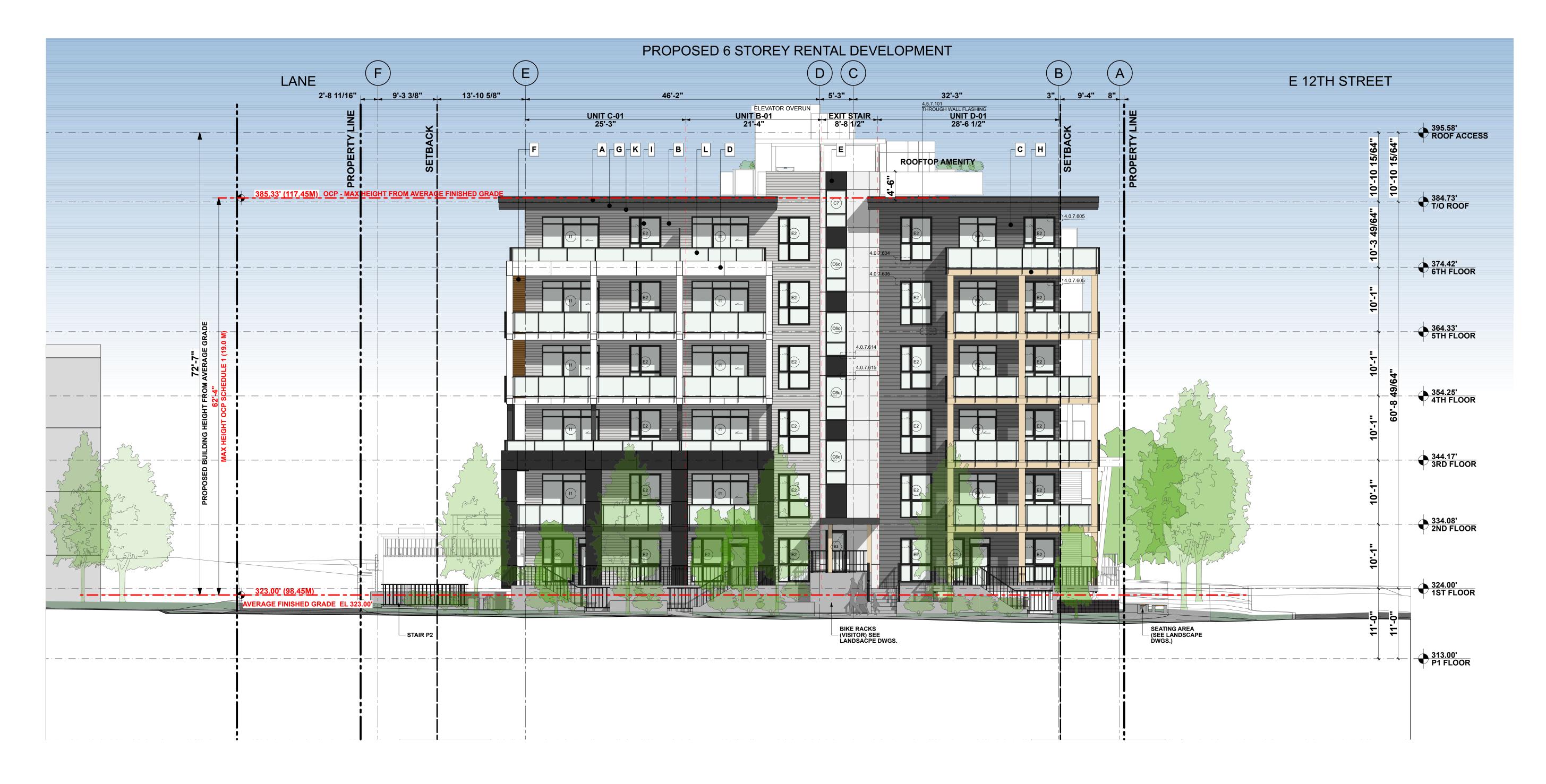
A-3.004



3 1/2" 5'-10" 3 1/2"



A-7.302



## **MATERIALS LEGEND**

•— A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
•— B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
•— C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
•— D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
•— E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
•— F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
•— <b>G</b>	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
•— H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
•— I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

— J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
— <b>к</b>	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
— <b>L</b>	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
<b>M</b>	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
— <b>N</b>	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
<b>O</b>	Light Beige	Architectural concrete	Clear, water repellant coating	Architectural concrete finish at exposed concrete walls, landscape walls
— Р	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



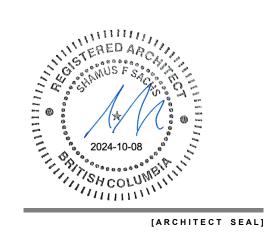
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[PROJECT TEAM]



RF PROPERTIES

RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

·

**WEST ELEVATION** 

<b>19495</b>	PROJECT]
1/8" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

A-4.000



## **MATERIALS LEGEND**

•—	Δ	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
•— i	В	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
• (	С	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
•— I	D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
•—	E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
•— i	F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
•— (	G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
•— I	Н	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
•— I		Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
 N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
0	Light Beige	Architectural concrete	Clear, water repellant coating	Architectural concrete finish at exposed concrete walls, landscape walls
Р	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



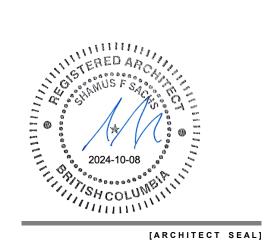
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[PROJECT TEAM]



RF PROPERTIES

RF PROPERTIES

NI FROFERILS

RENTAL DEVELOPMENT

DEVELOPMENT

206 EAST 12TH STREET
NORTH VANCOUVER, BC

SOUTH

# ELEVATION 19495

19495

1/8" = 1'-0"

2024-10-04

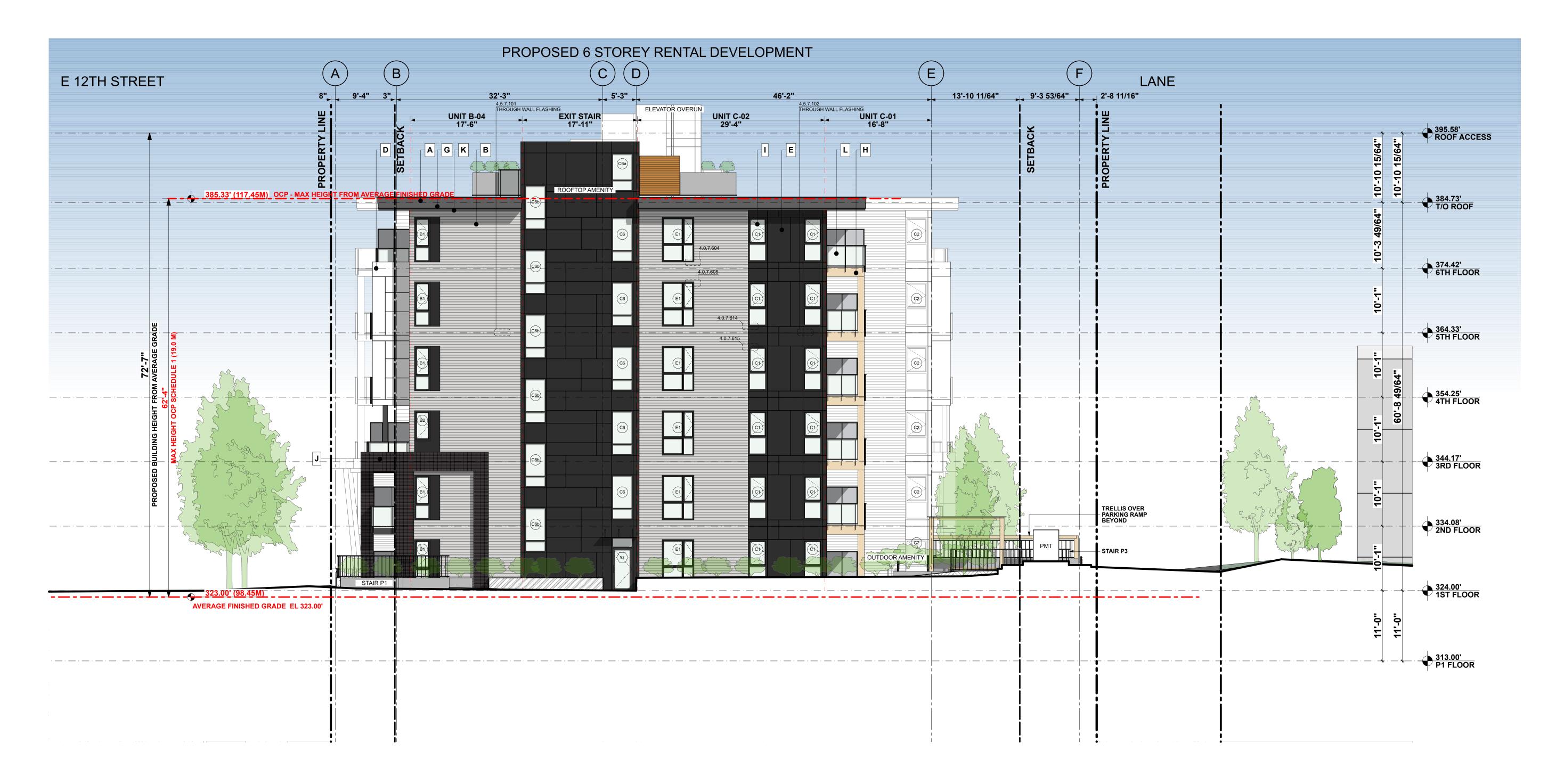
13 - BP RESUBMISSION

[PROJECT]

[SCALE]

[DATE]

A-4.001



## **MATERIALS LEGEND**

•	Α	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
•	В	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
•	C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
•	D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
•—	E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
•	F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
•	G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
•	Н	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
•	ı	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
<b>&lt;</b>	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
•	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
١	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
)	Light Beige	Architectural concrete	Clear, water repellant coating	Architectural concrete finish at exposed concrete walls, landscape walls
P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



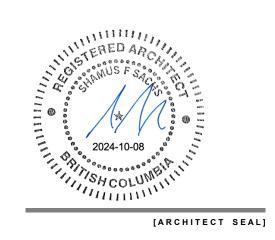
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[PROJECT TEAM]



RF PROPERTIES

RF PROPERTIES

KI FROFERILS

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

( . . .

## **EAST ELEVATION**

<b>19495</b>	PROJECT
1/8" = 1'-0"	[ SCALE
2024-10-04	[DATE
13 - BP RESUBMISSION	[ISSUE

A-4.002



## **MATERIALS LEGEND**

•	Α	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
•	В	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
•	C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
•	D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
•	E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
•	F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
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•	I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
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/1	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
1	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
)	Light Beige	Architectural concrete	Clear, water repellant coating	Architectural concrete finish at exposed concrete walls, landscape walls
•	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies

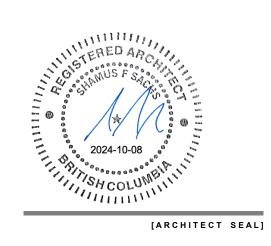


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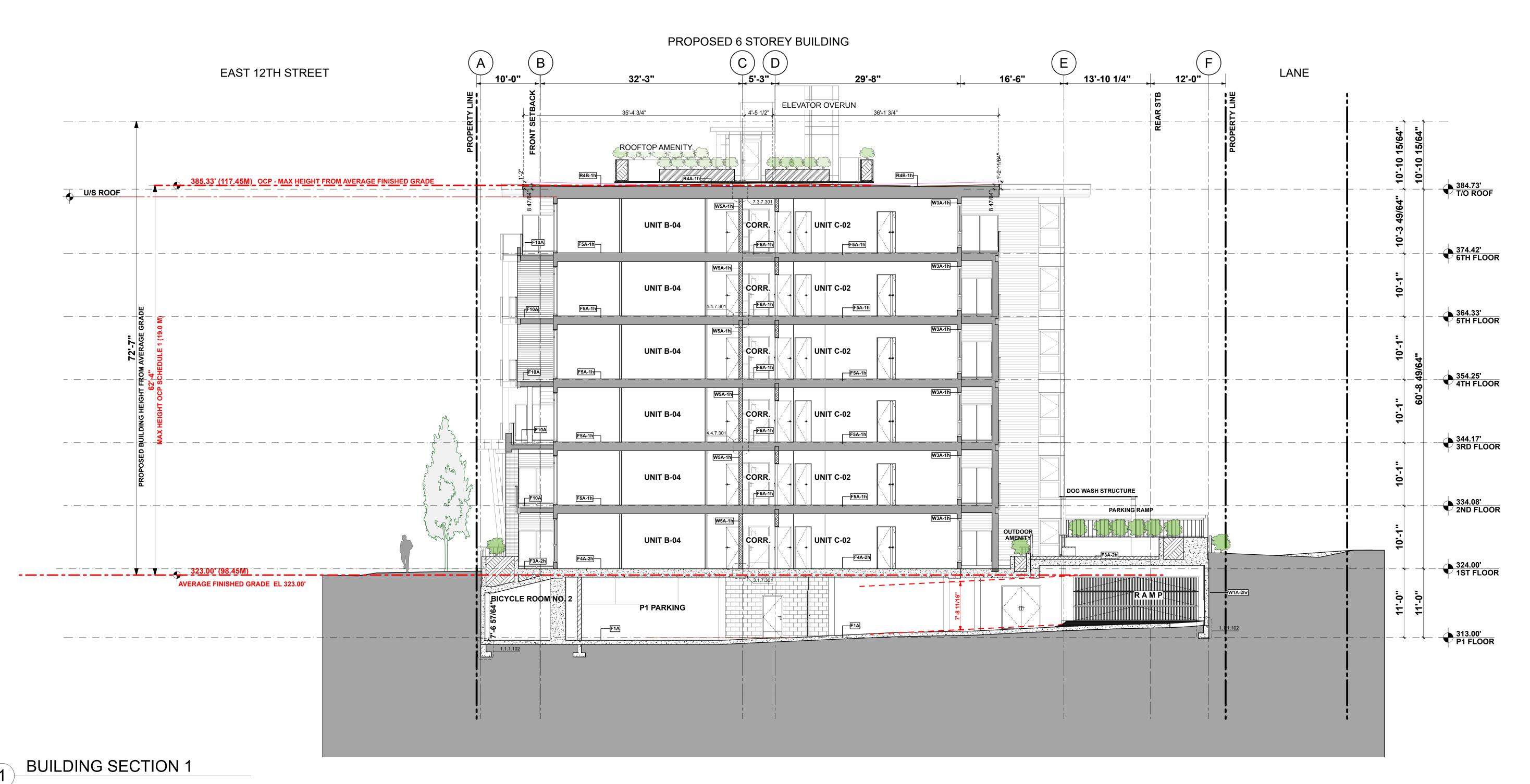
RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

## NORTH **ELEVATION**

19495	[PROJECT]
1/8" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

A-4.003

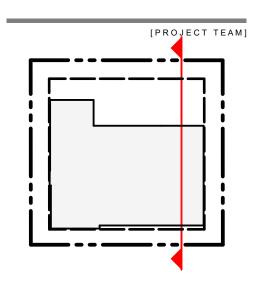


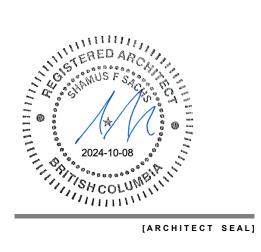


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RF PROPERTIES

[CLIENT]

[PROJECT]

[TITLE]

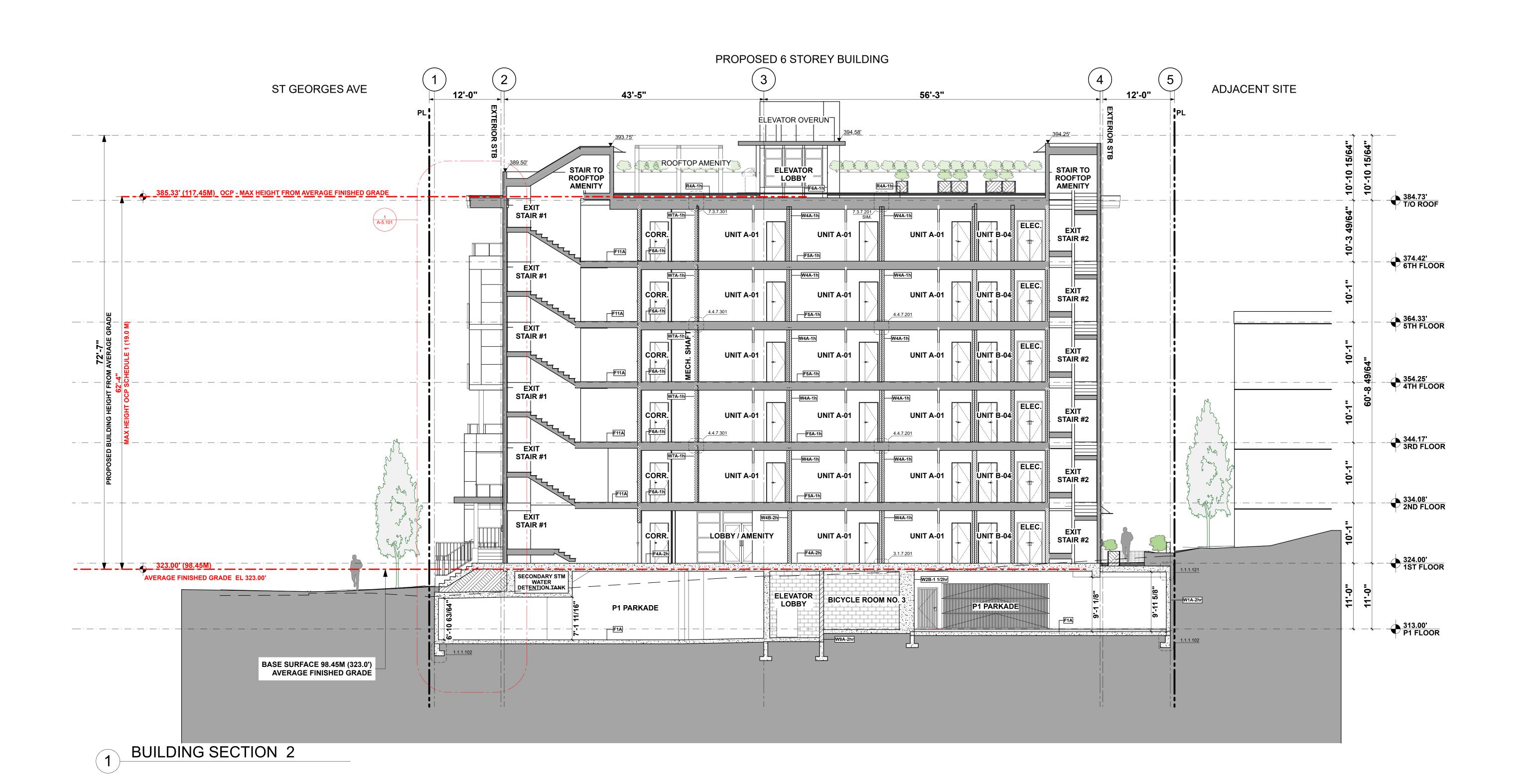
RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

## BUILDING SECTION 1

<b>19495</b>	PROJECT]
1/8" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

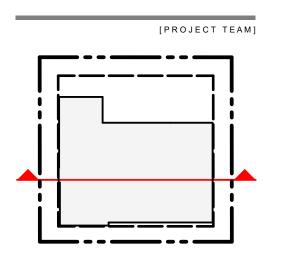


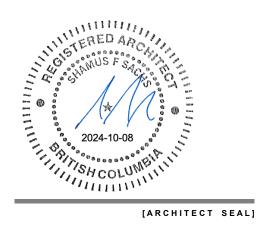


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RF PROPERTIES

[CLIENT]

[TITLE]

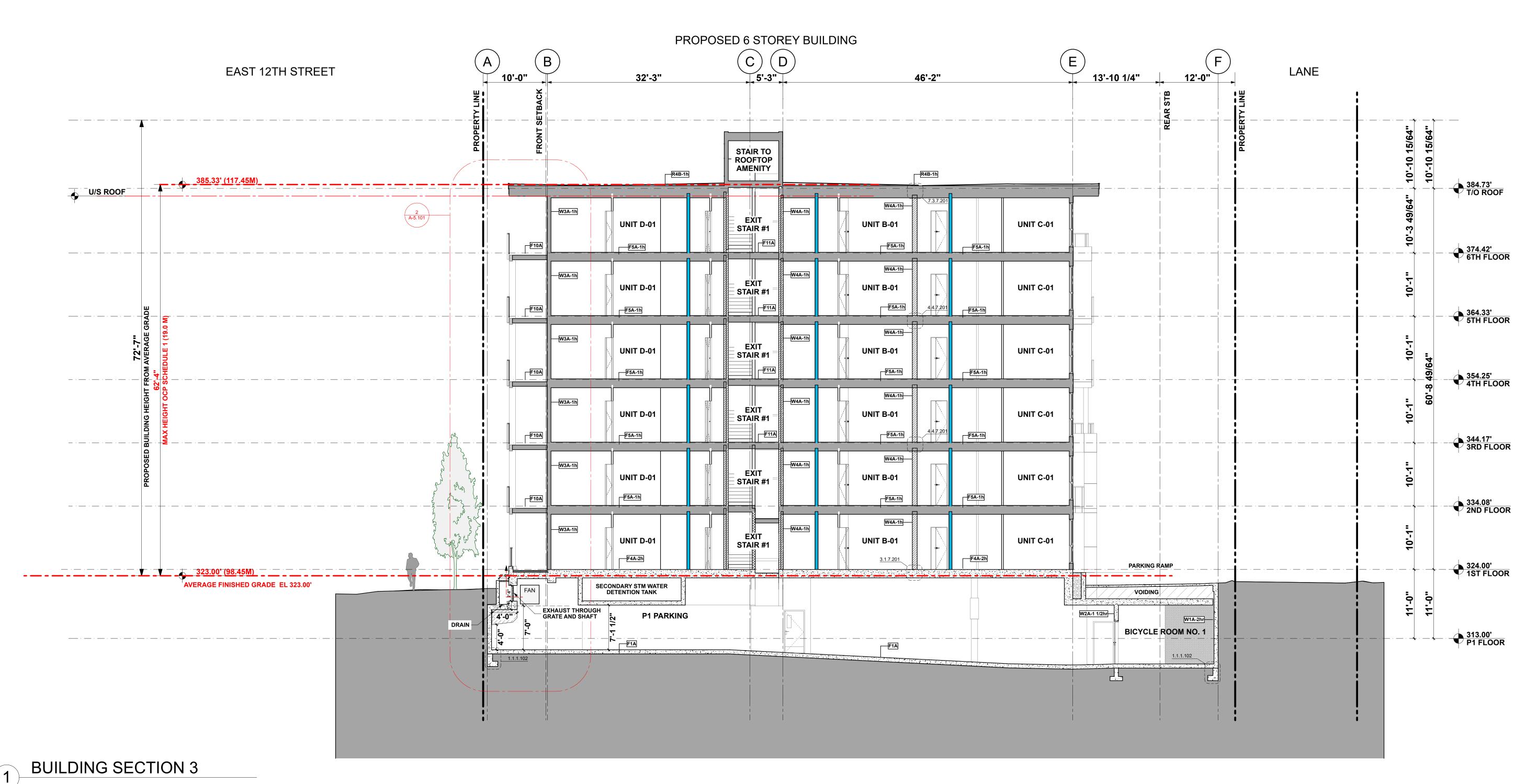
RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

## BUILDING SECTION 2

19495	PROJECT
1/8" = 1'-0"	[ SCALE
2024-10-04	[DATE
13 - BP RESUBMISSION	[ISSUE
	DRAWING

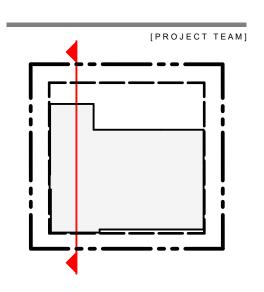


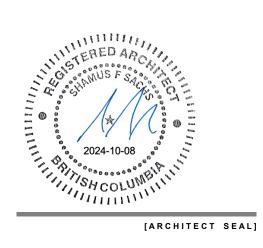


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RF PROPERTIES

[CLIENT]

[PROJECT]

[TITLE]

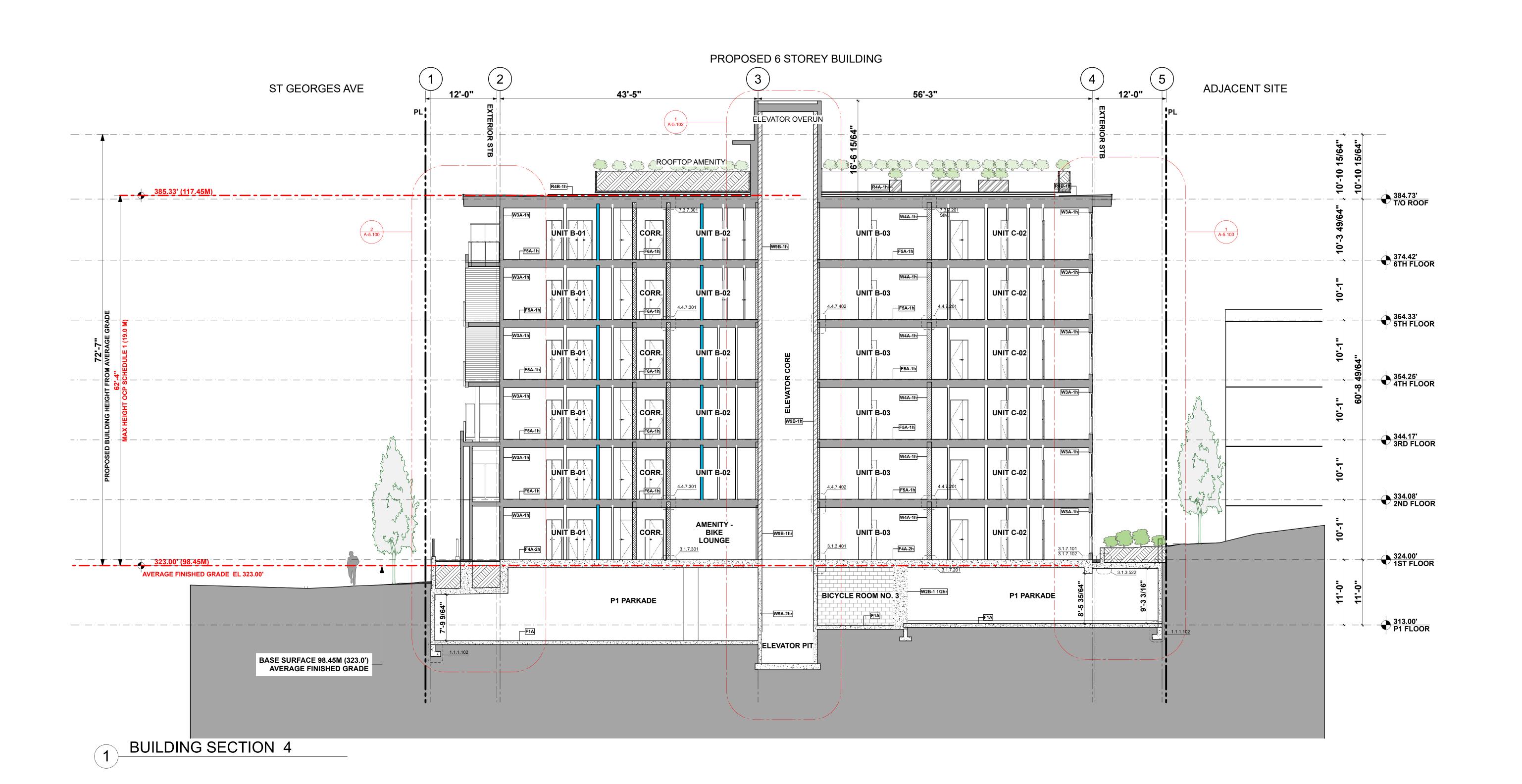
RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

## BUILDING SECTION 3

<b>19495</b>	PROJECT
1/8" = 1'-0"	[ SCALE
2024-10-04	[DATE
13 - BP RESUBMISSION	[ISSUE

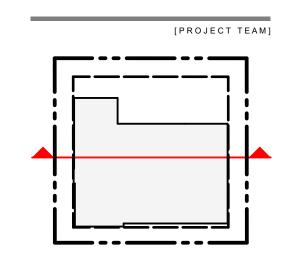


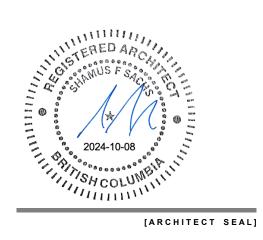


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RF PROPERTIES

[CLIENT]

[PROJECT]

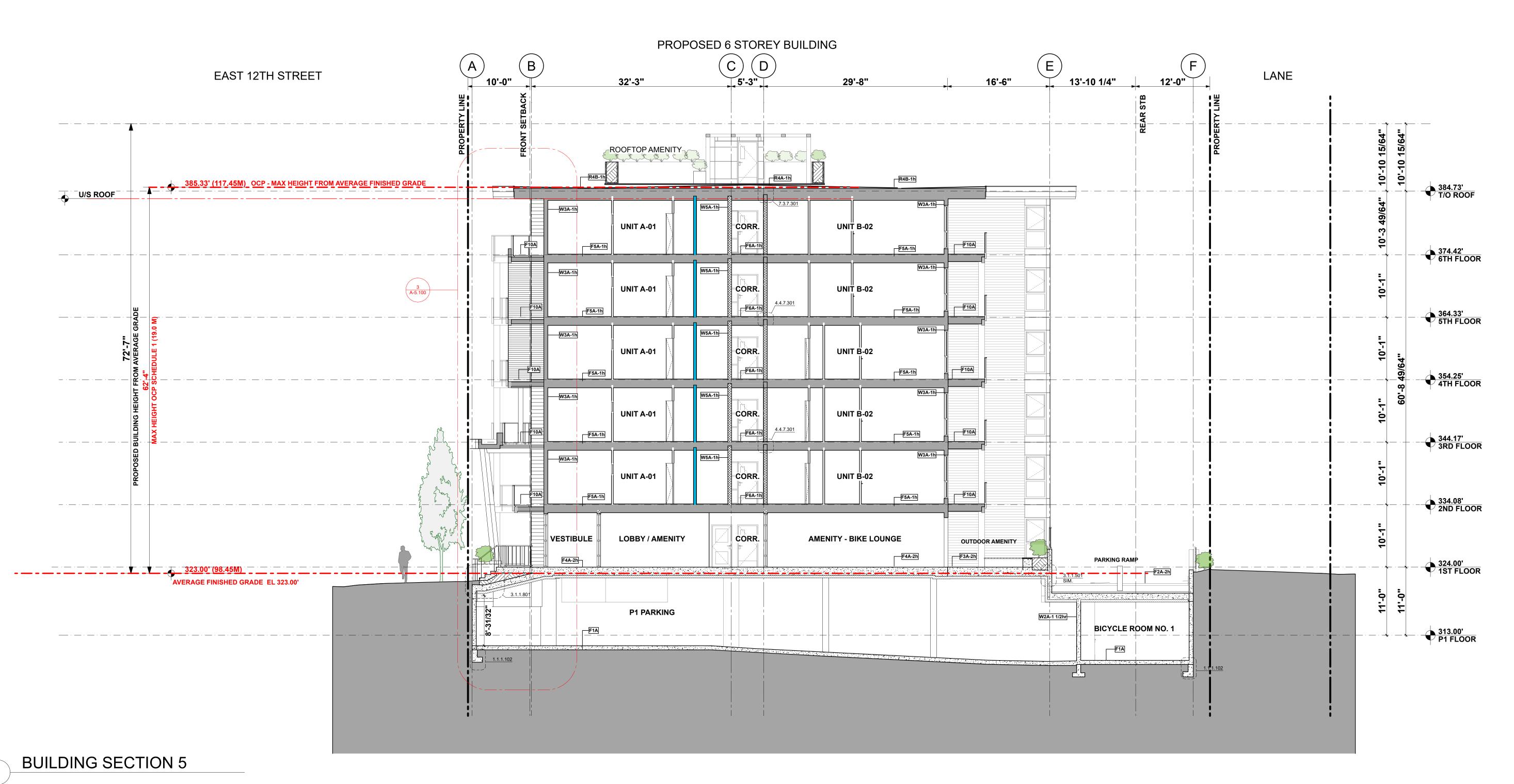
[TITLE]

RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

## BUILDING SECTION 4

19495	PROJECT
1/8" = 1'-0"	[ SCALE
2024-10-04	[DATE
13 - BP RESUBMISSION	[ISSUE

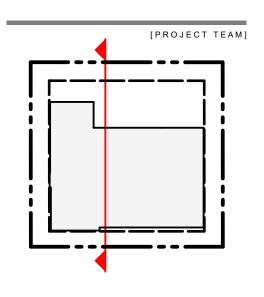


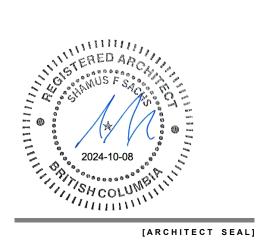


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RF PROPERTIES

[CLIENT]

[PROJECT]

[TITLE]

RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

BUILDING SECTION 5

19495

1/8" = 1'-0"

[SCALE]

2024-10-04

13 - BP RESUBMISSION

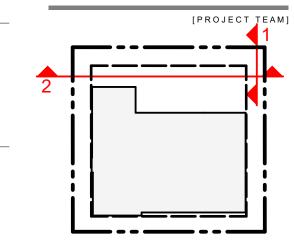
[ISSUE]



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RF PROPERTIES

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[PROJECT]

[TITLE]

RF PROPERTIES

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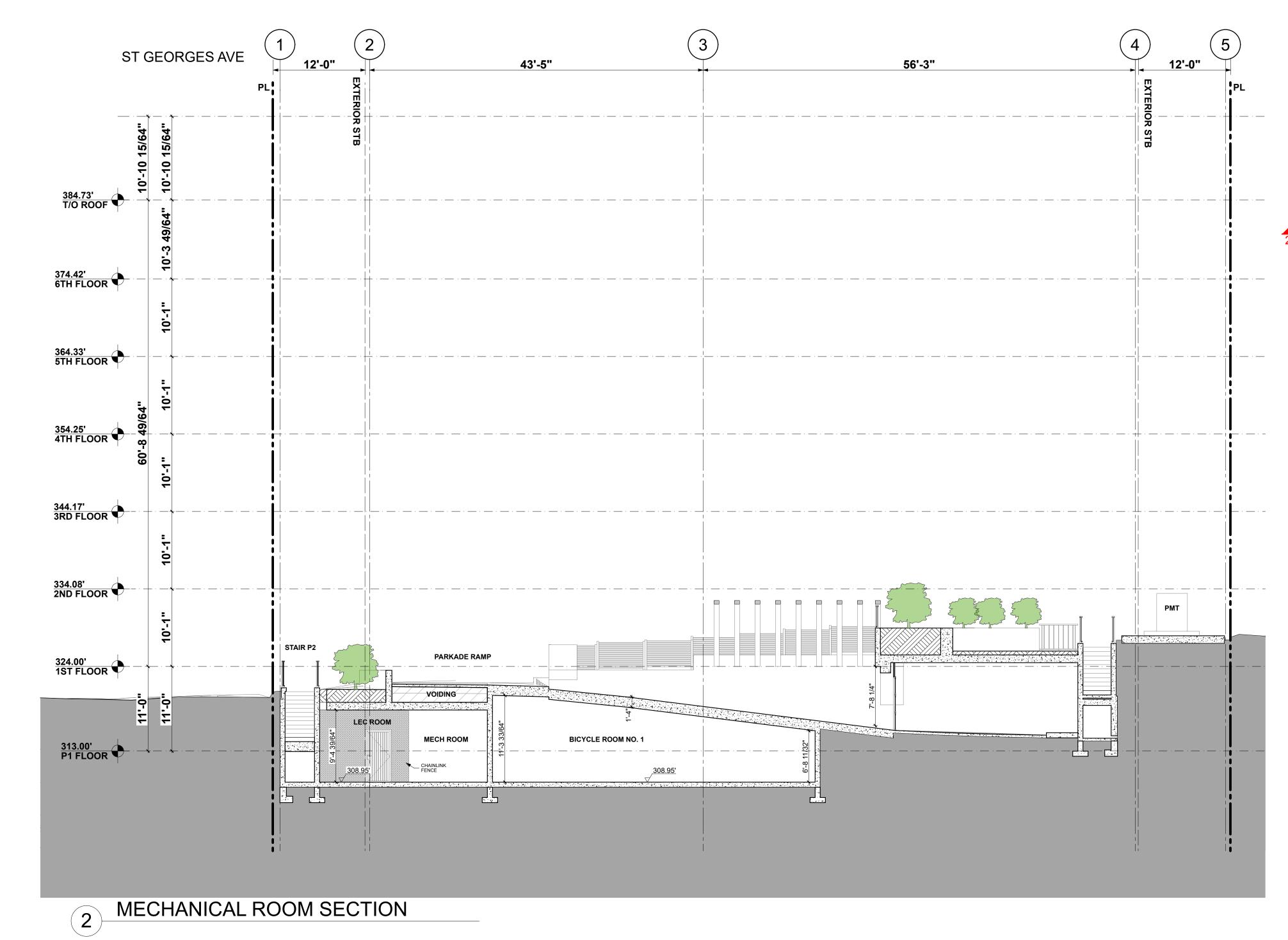
RENTAL DEVELOPMENT

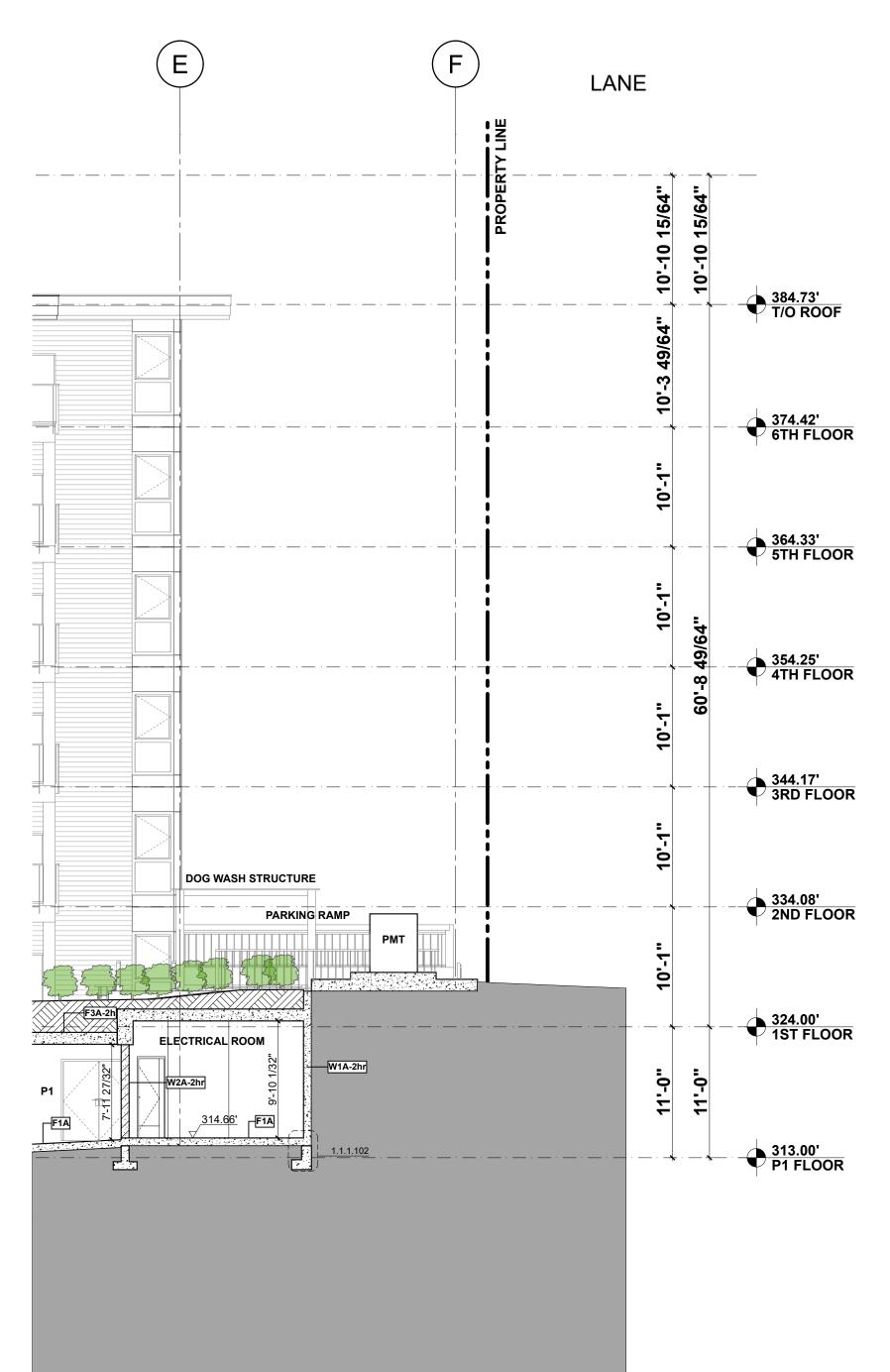
206 EAST 12TH STREET NORTH VANCOUVER, BC

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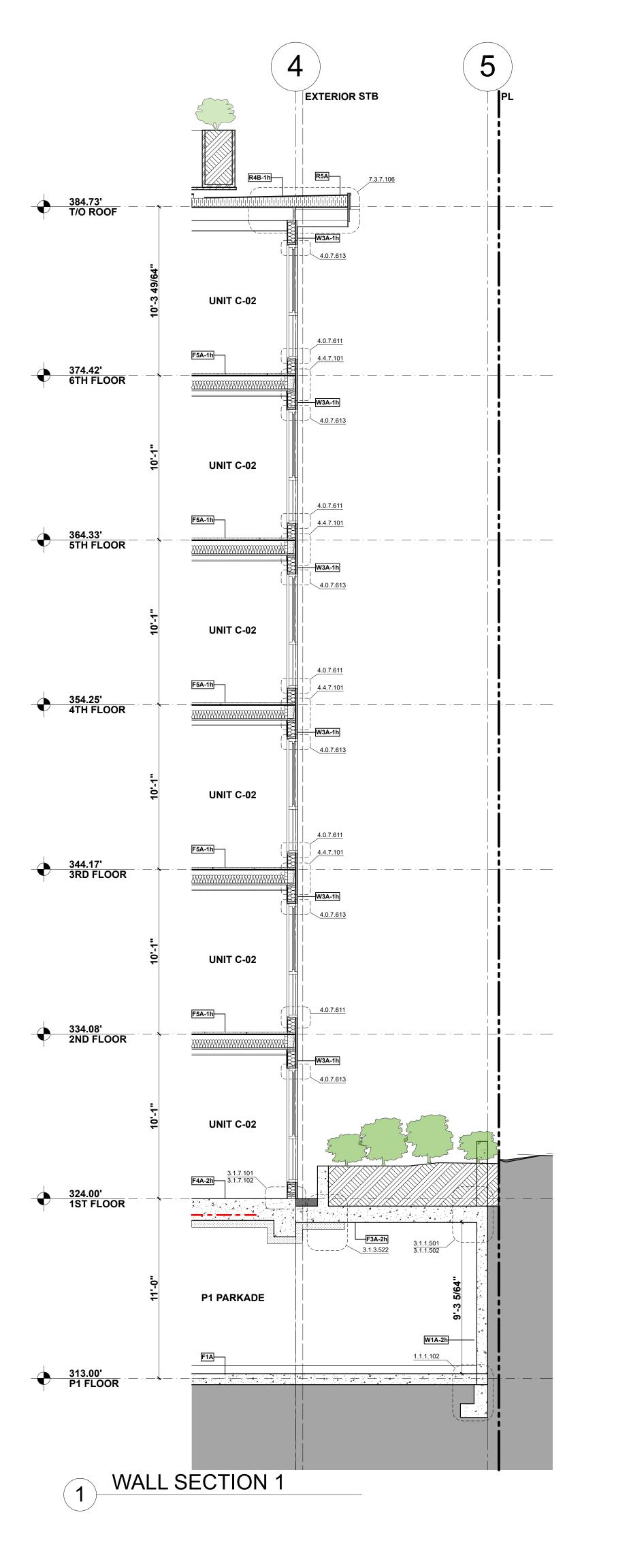
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[SCALE]
[DATE]
ON [ISSUE]

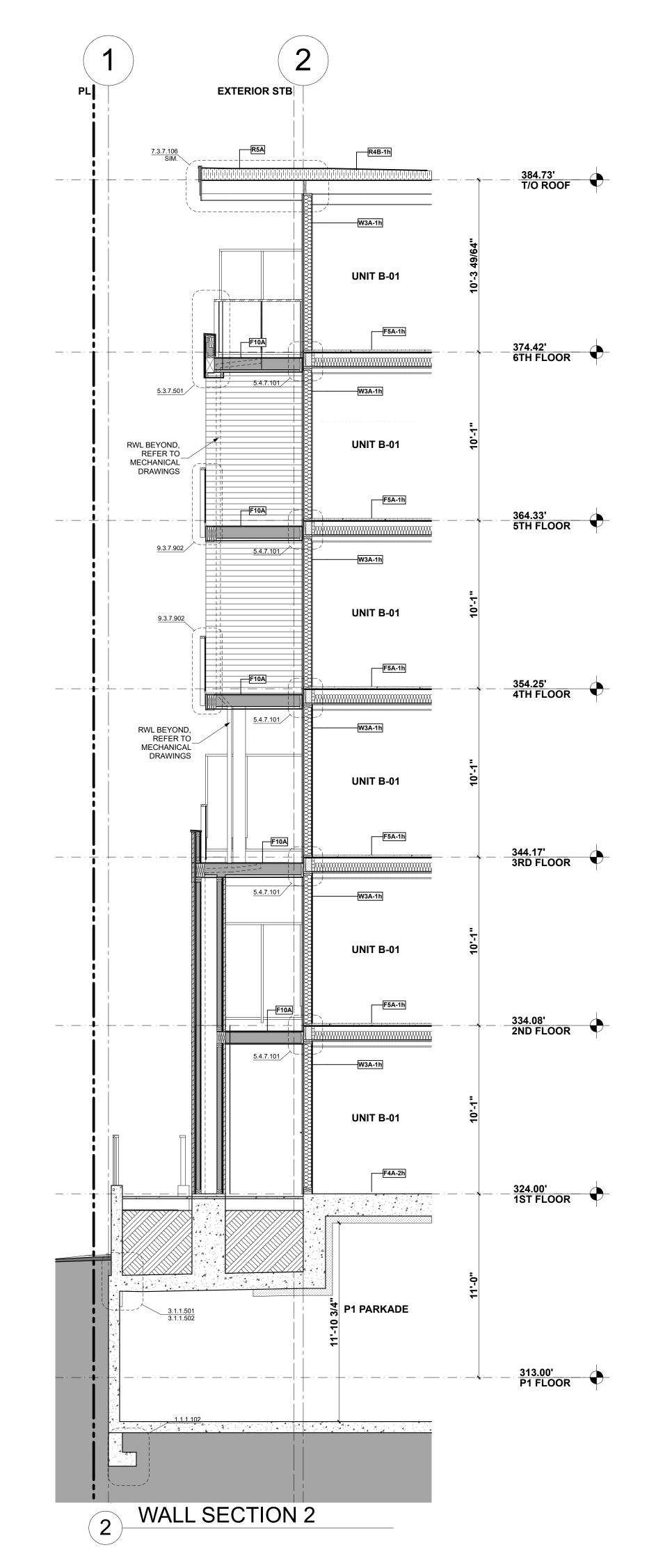


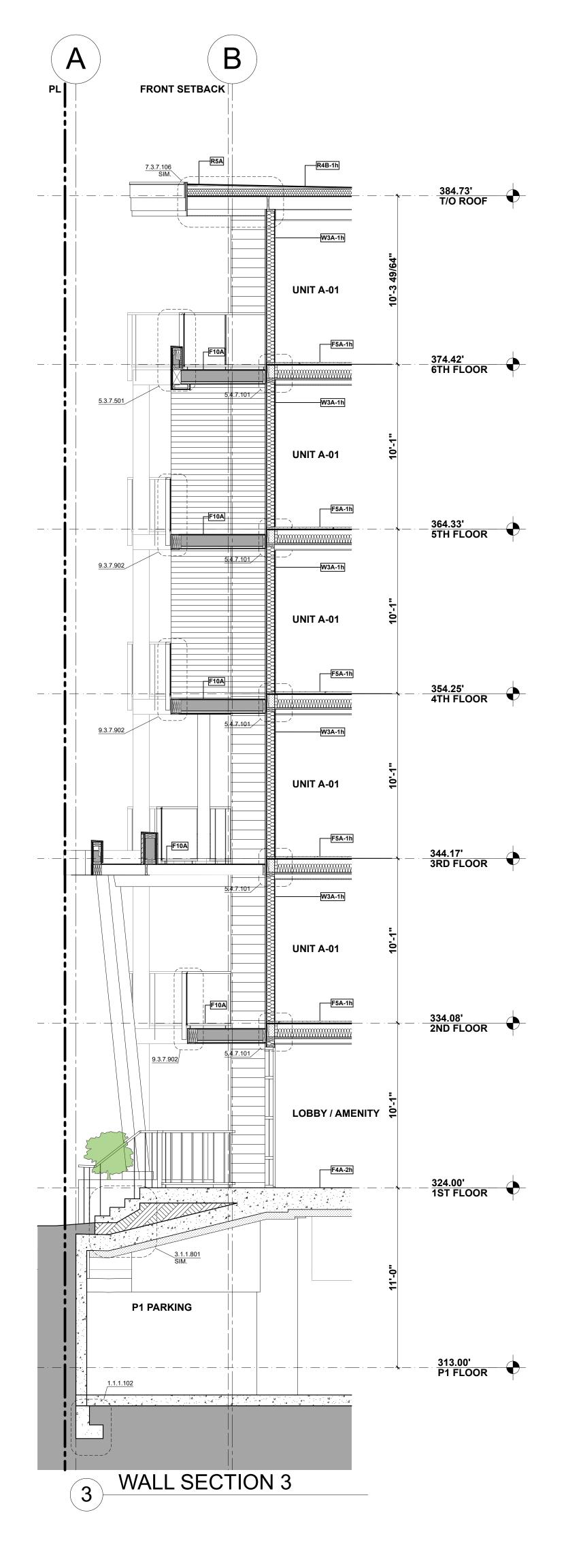




**ELECTRICAL ROOM SECTION** 





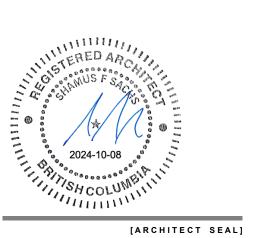




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RF PROPERTIES

[CLIENT]

RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

WALL SECTIONS

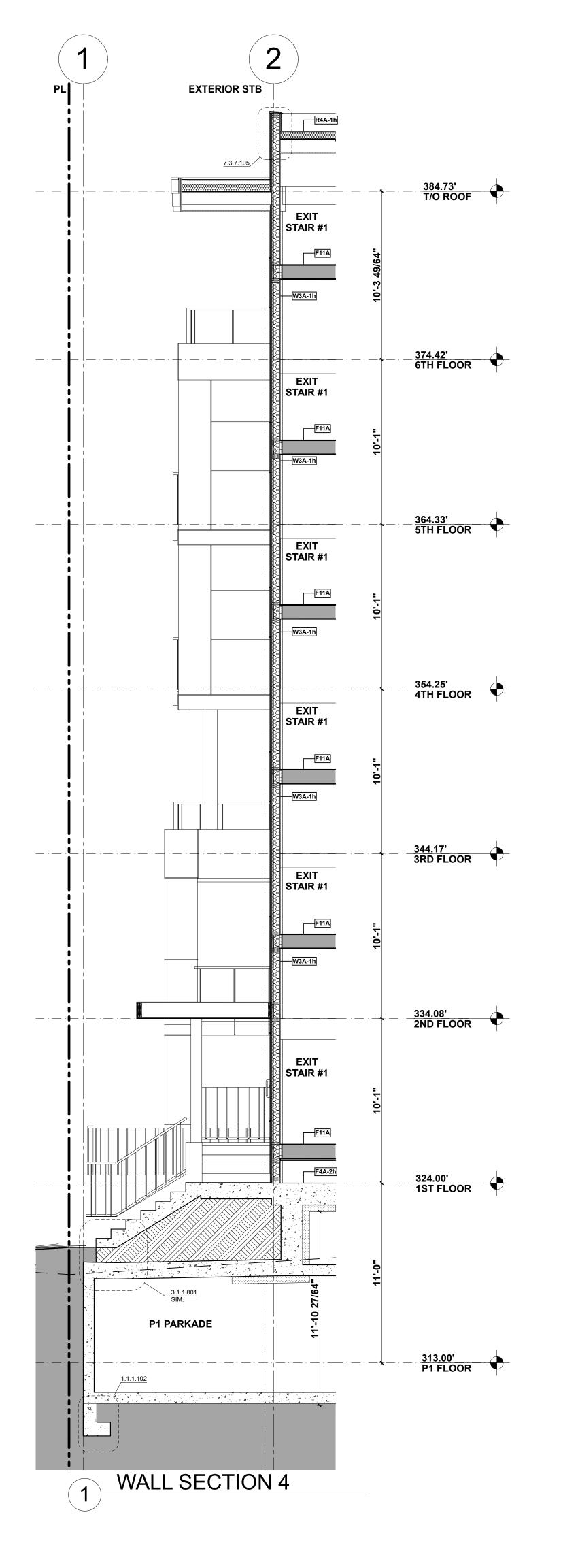
19495

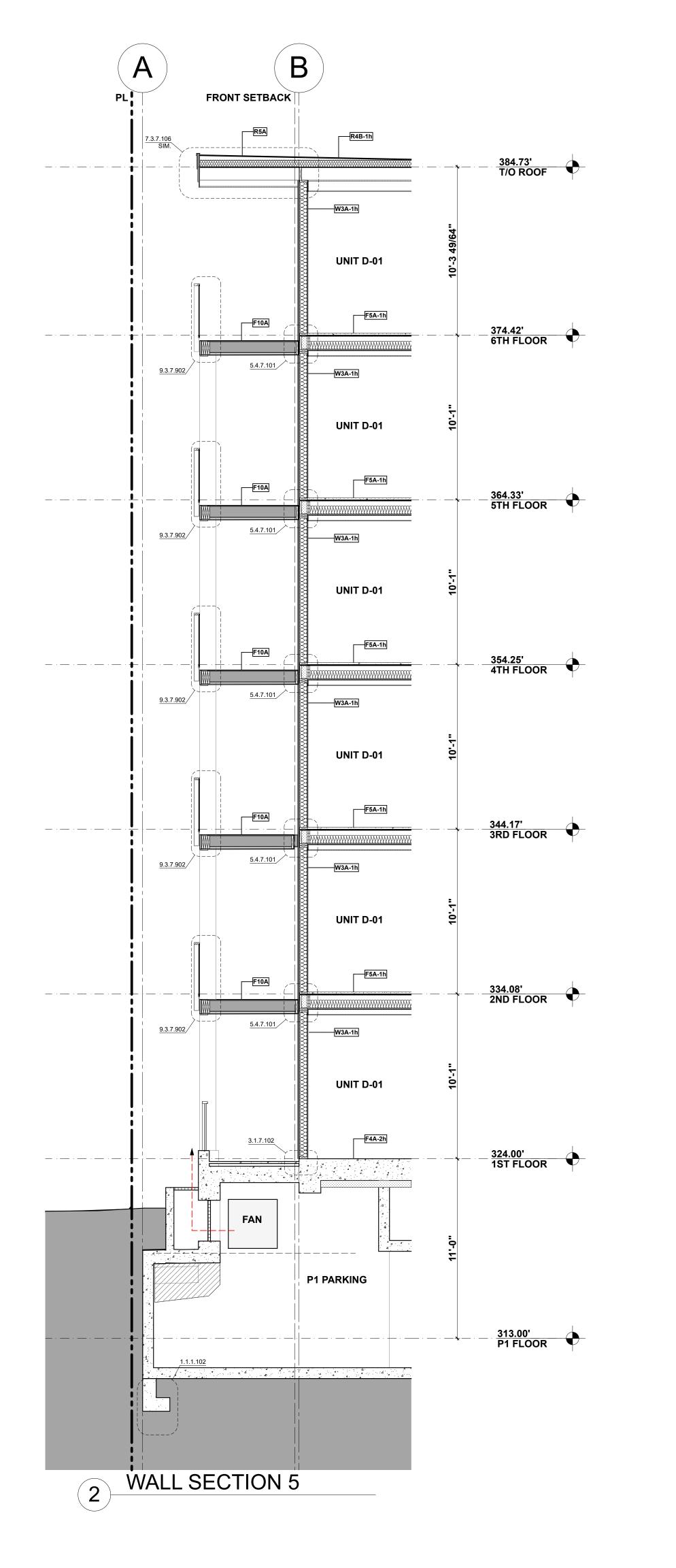
1/4" = 1'-0"

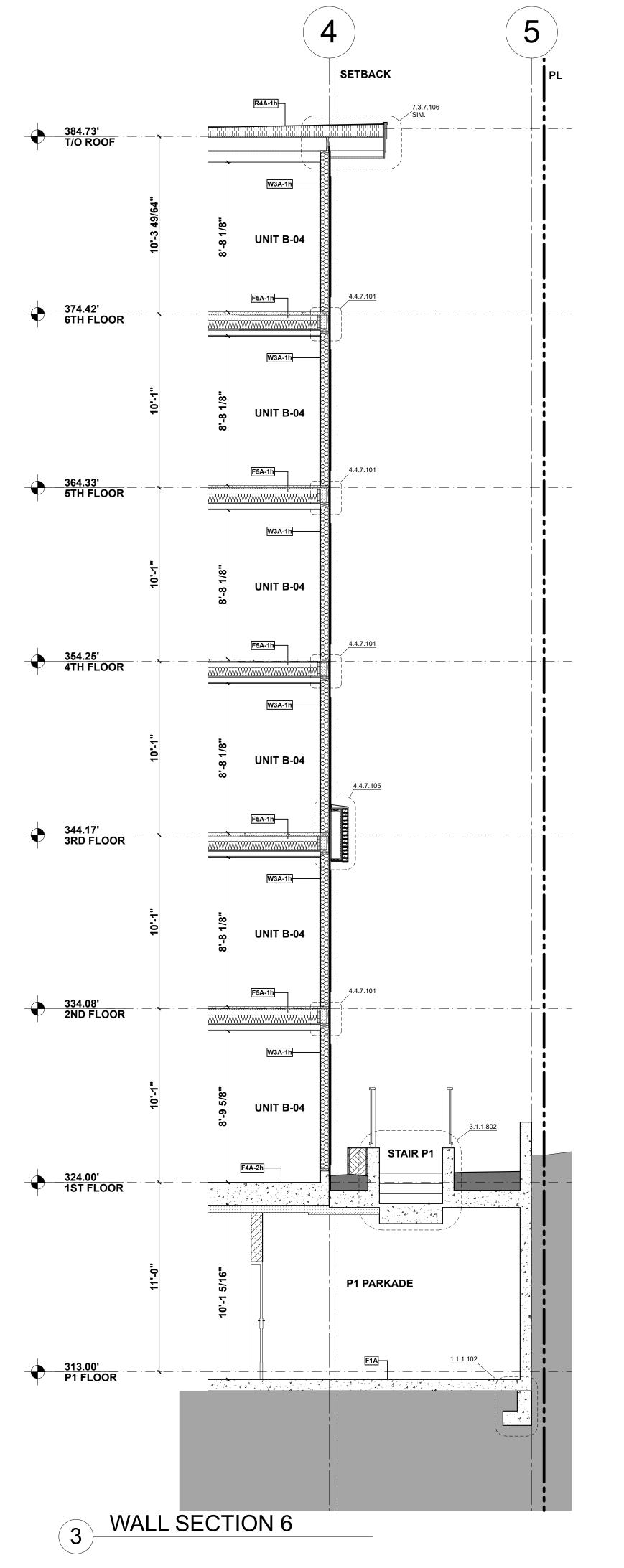
2024-10-04

[DATE]

13 - BP RESUBMISSION







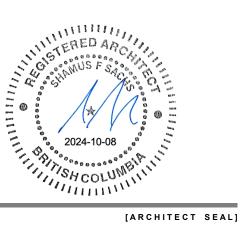


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RF PROPERTIES

[CLIENT]

[PROJECT]

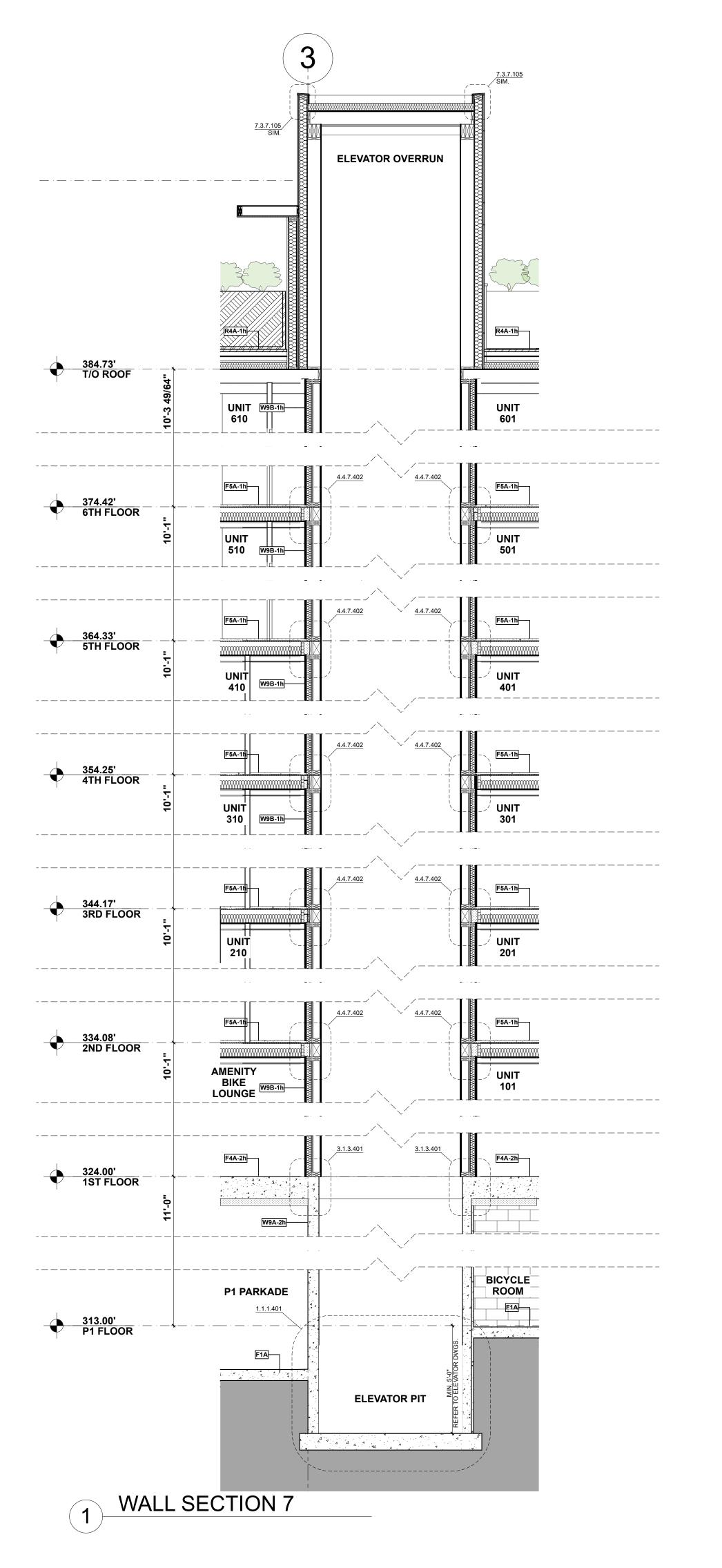
RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

## WALL SECTIONS

19495	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]



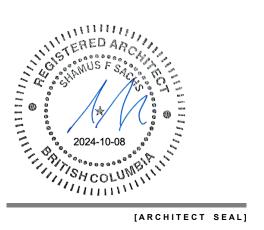


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[PROJECT TEAM]



RF PROPERTIES

[CLIENT]

[TITLE]

RF PROPERTIES

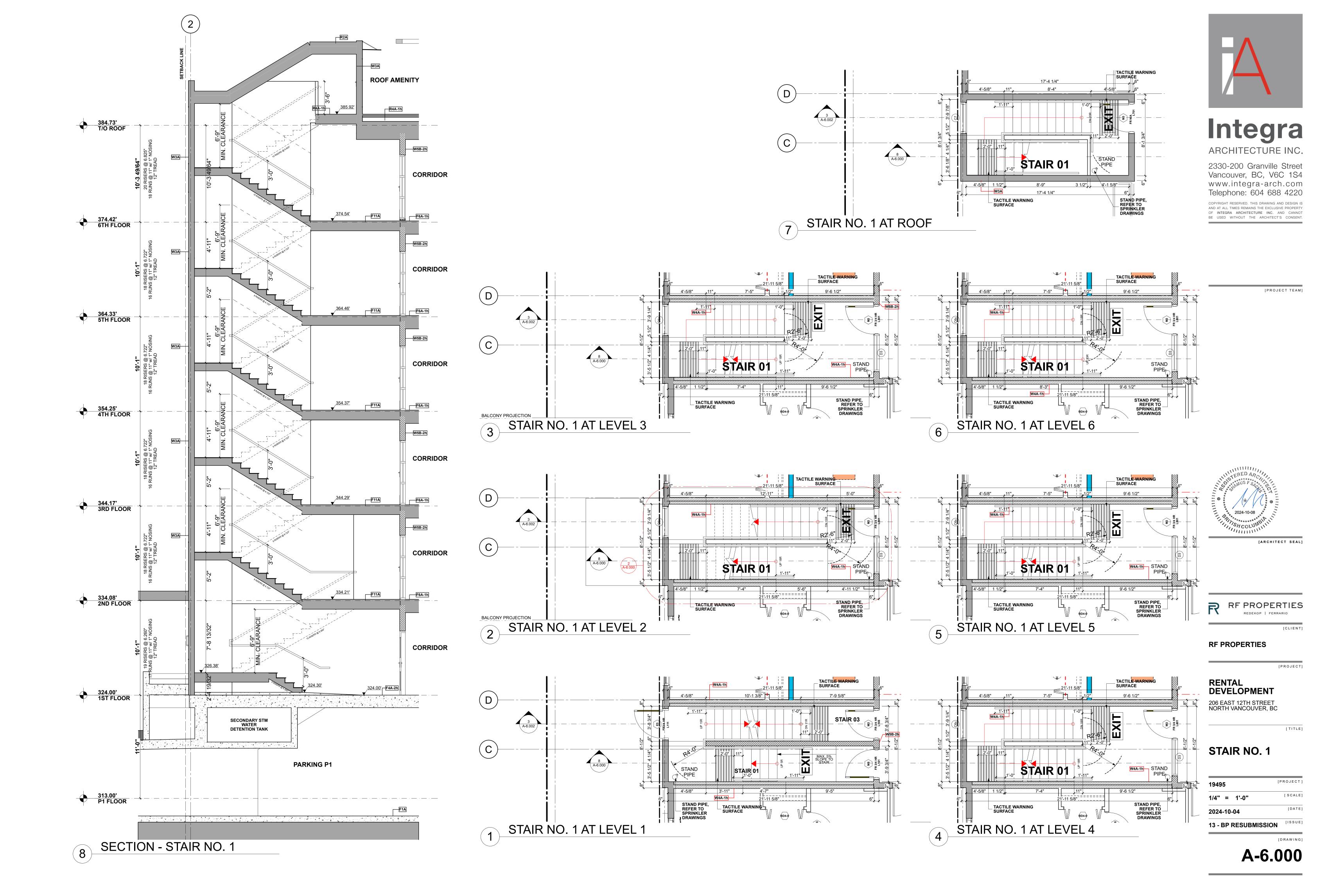
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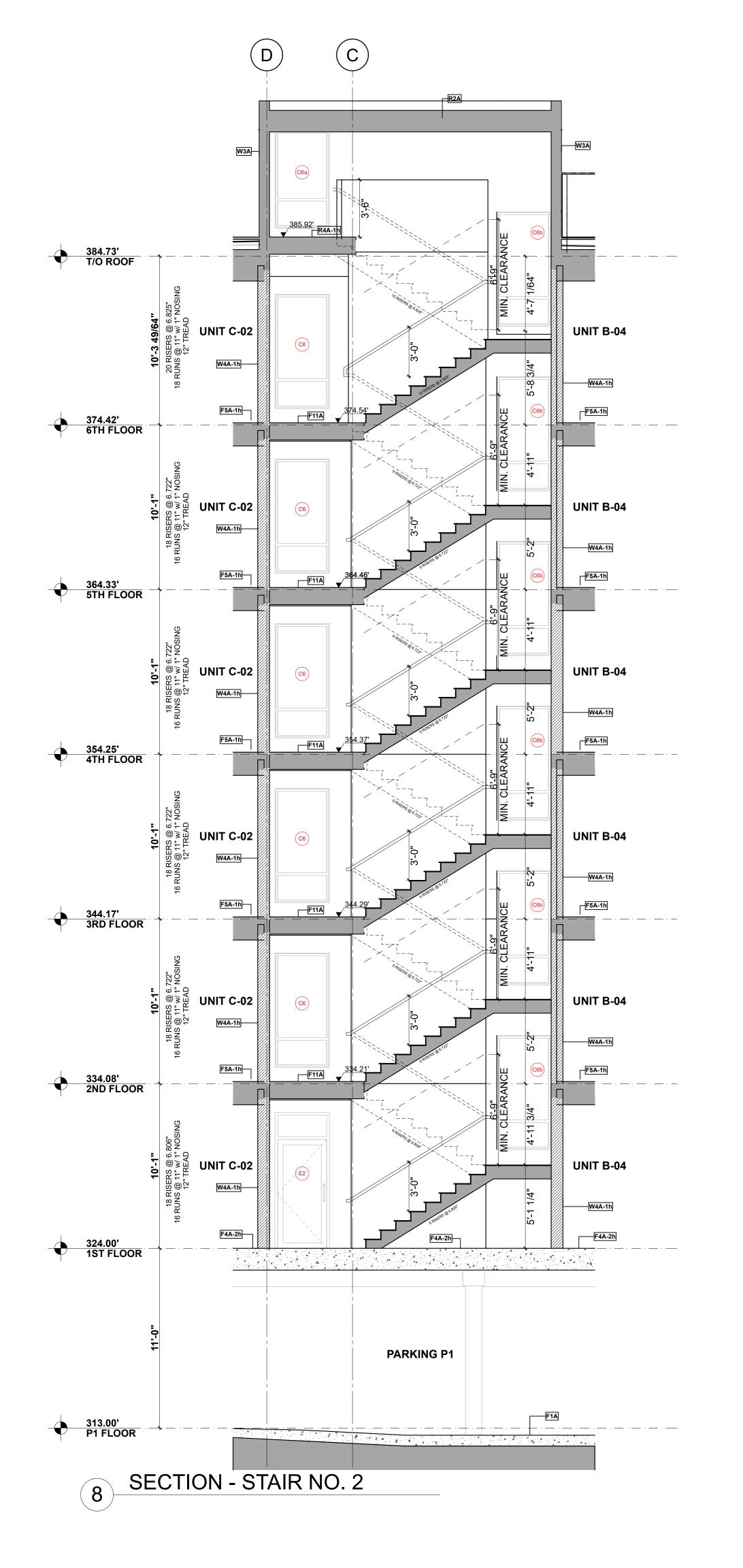
RENTAL DEVELOPMENT

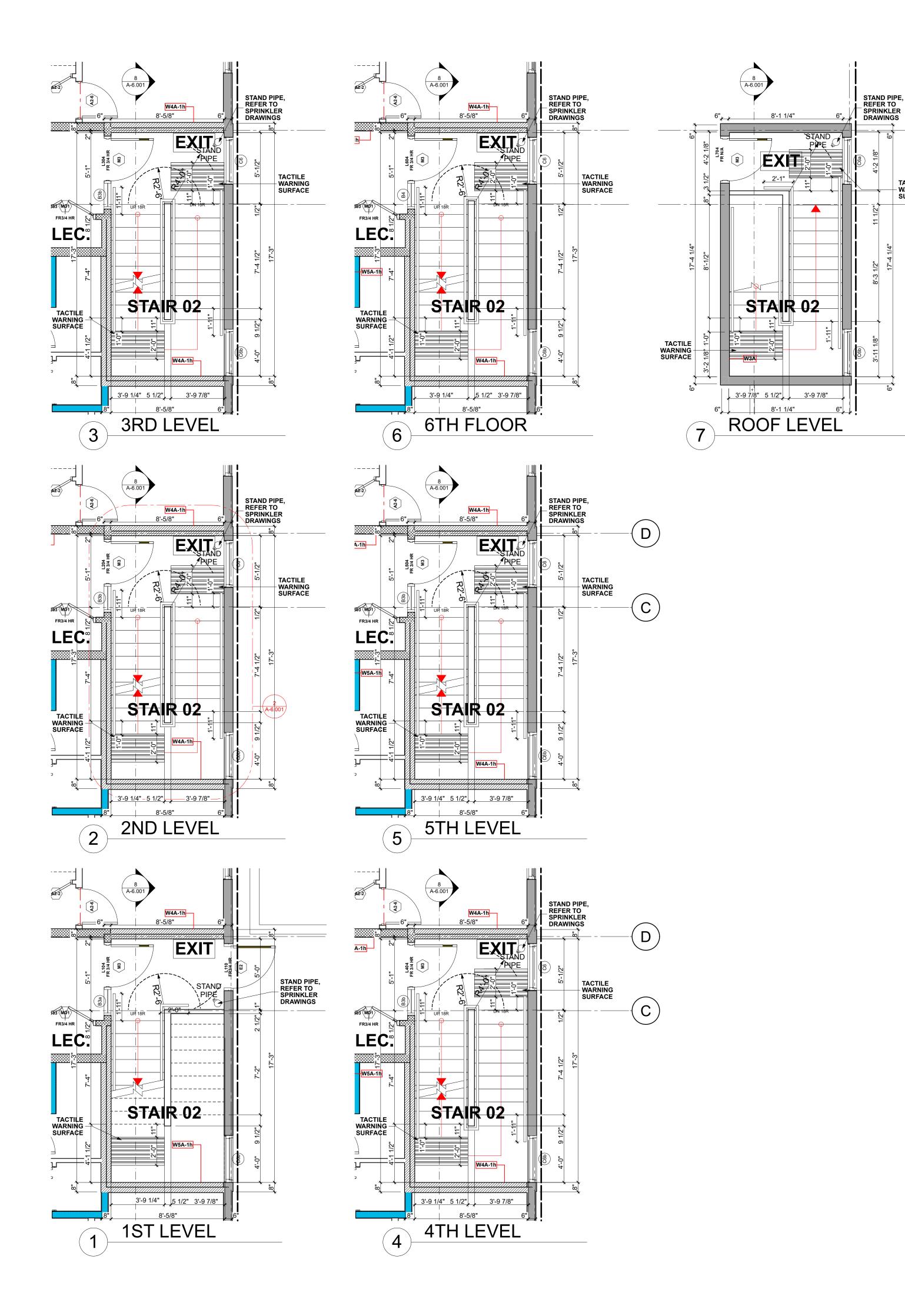
206 EAST 12TH STREET NORTH VANCOUVER, BC

## WALL SECTIONS

<b>19495</b>	PROJECT]
1/4" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]









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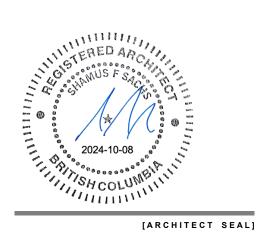
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TACTILE
- WARNING
SURFACE

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[PROJECT TEAM]



RF PROPERTIES

[CLIENT]

[PROJECT]

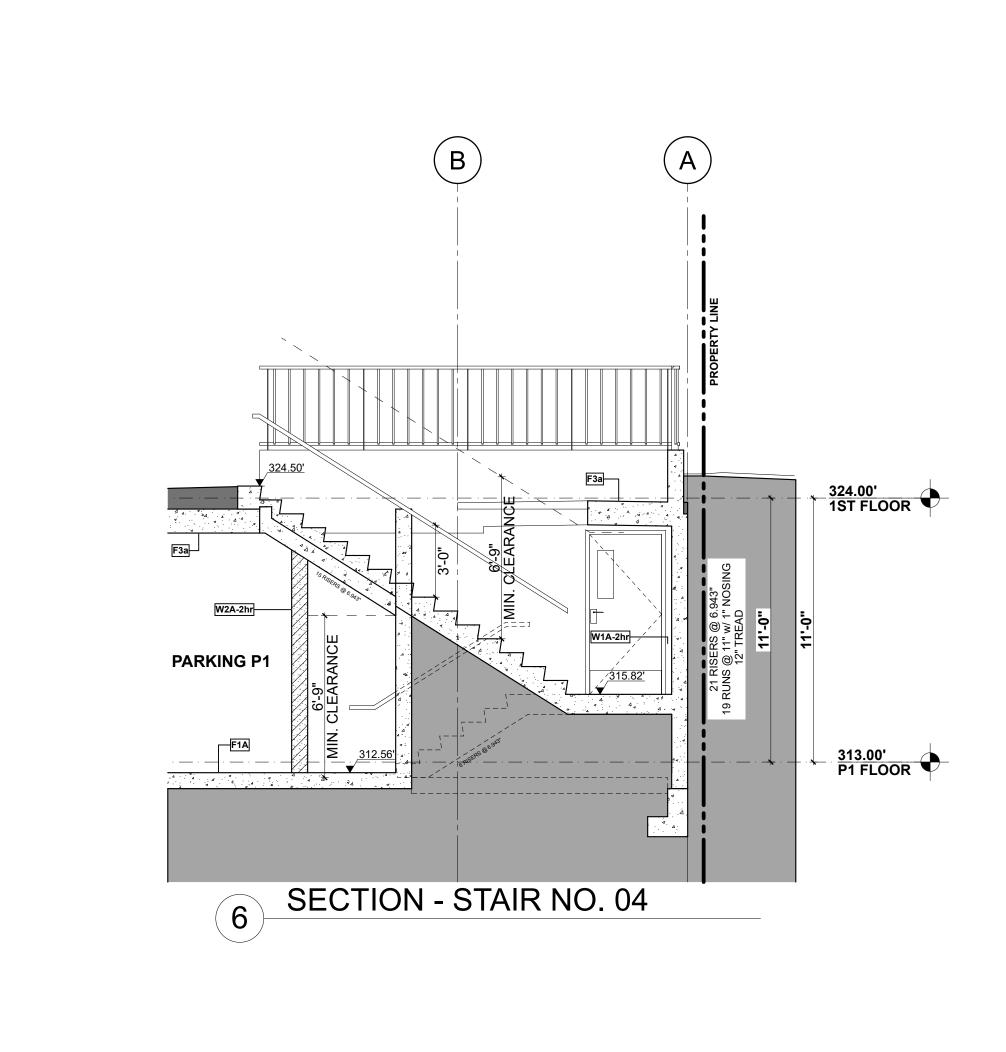
RF PROPERTIES

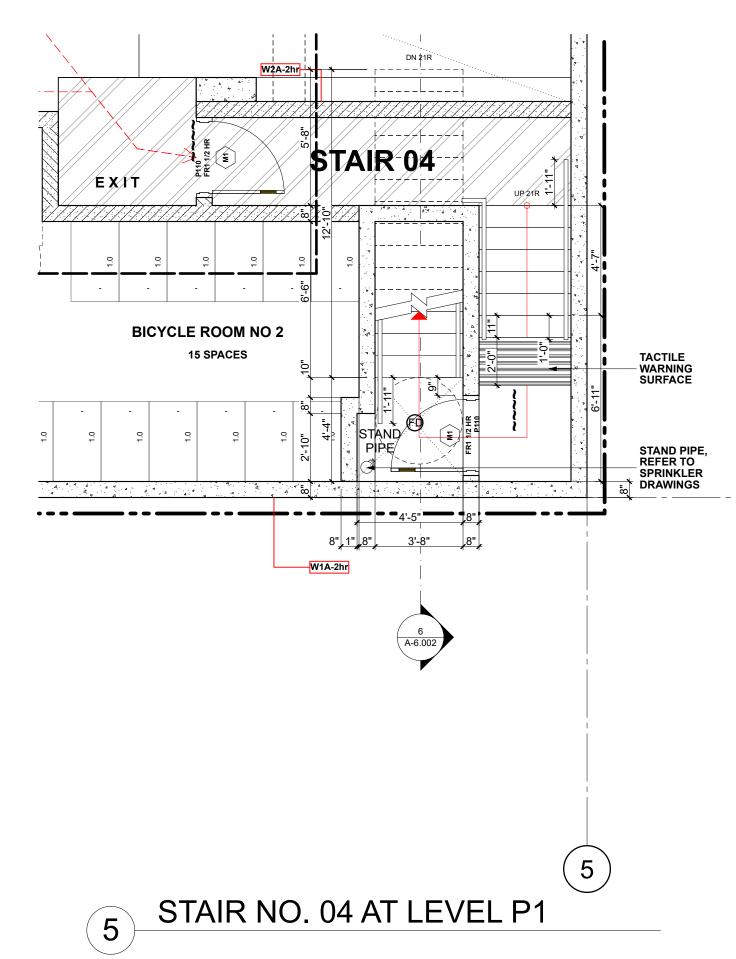
RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

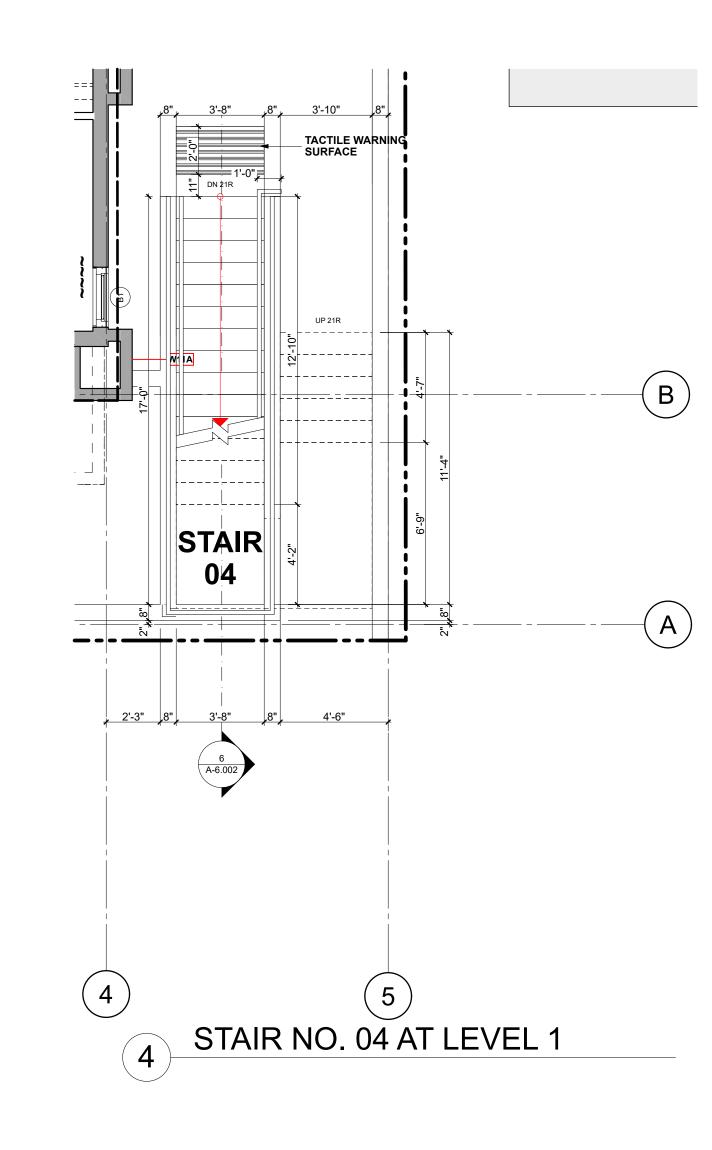
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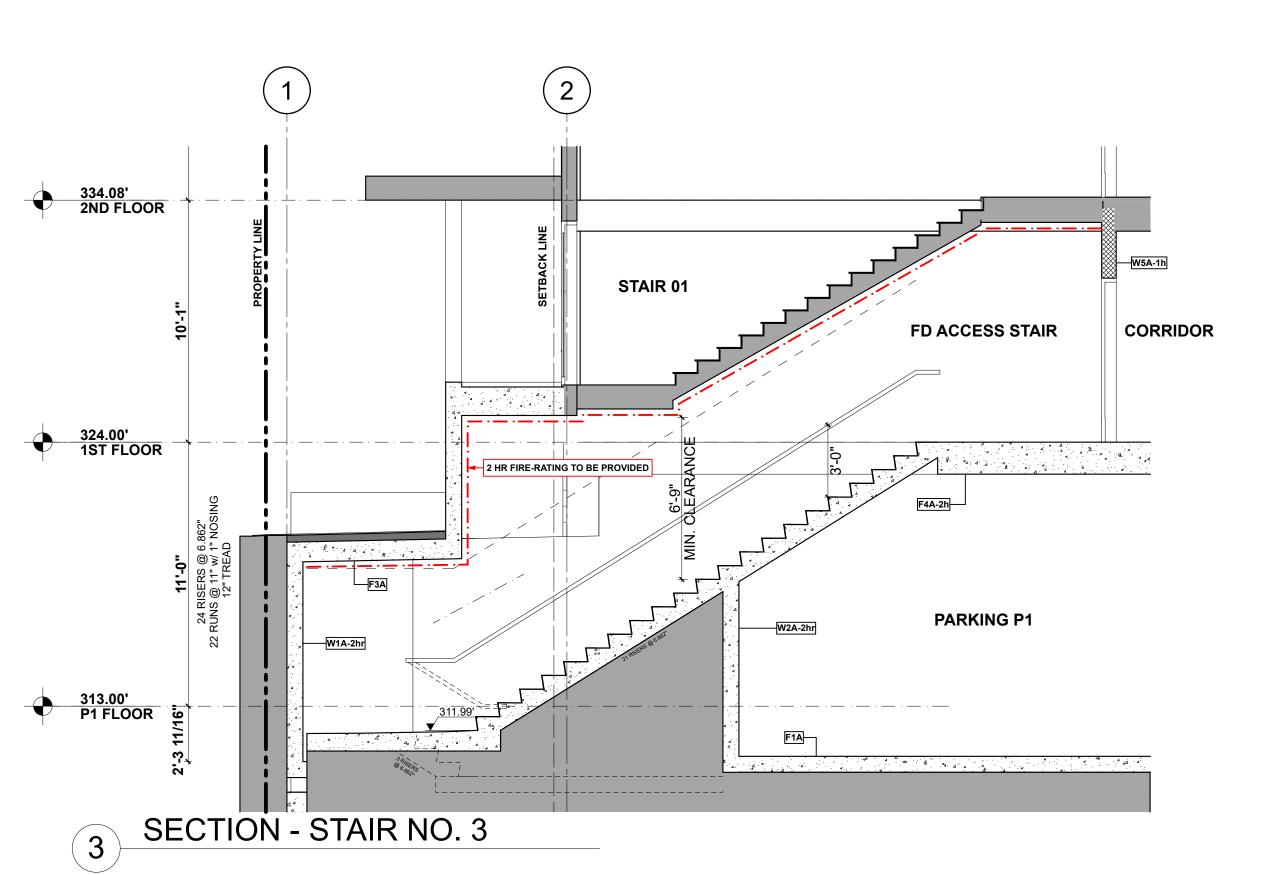
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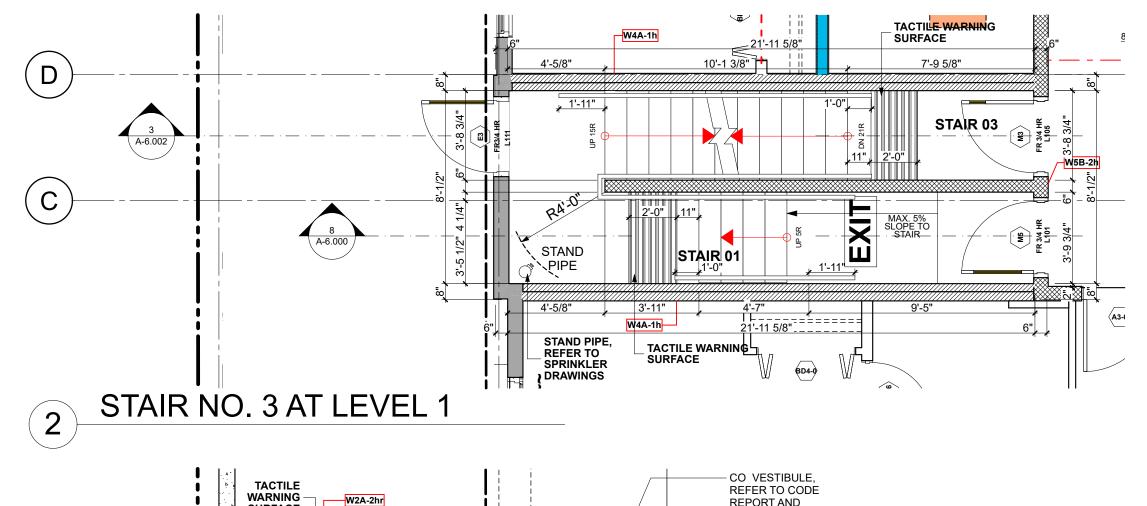
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2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

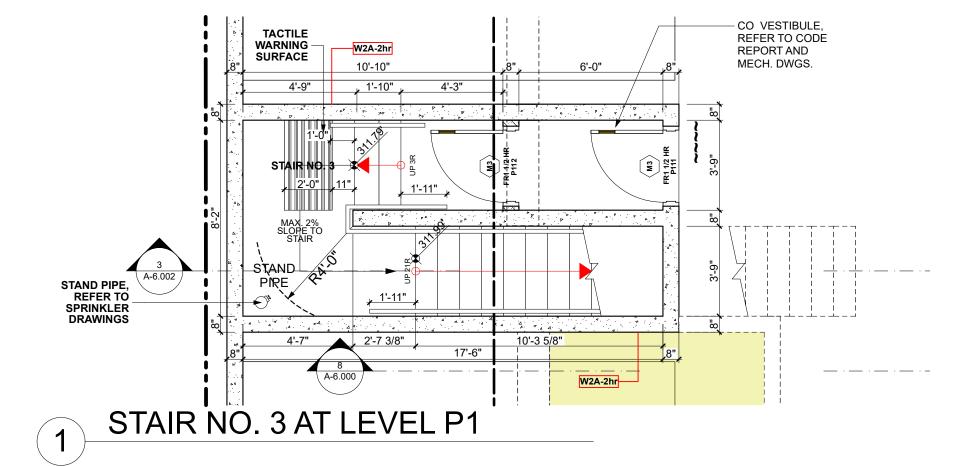














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[PROJECT TEAM]



RF PROPERTIES

[CLIENT]

[TITLE]

RF PROPERTIES

[PROJECT]

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

STAIR NO. 03 & STAIR NO. 04

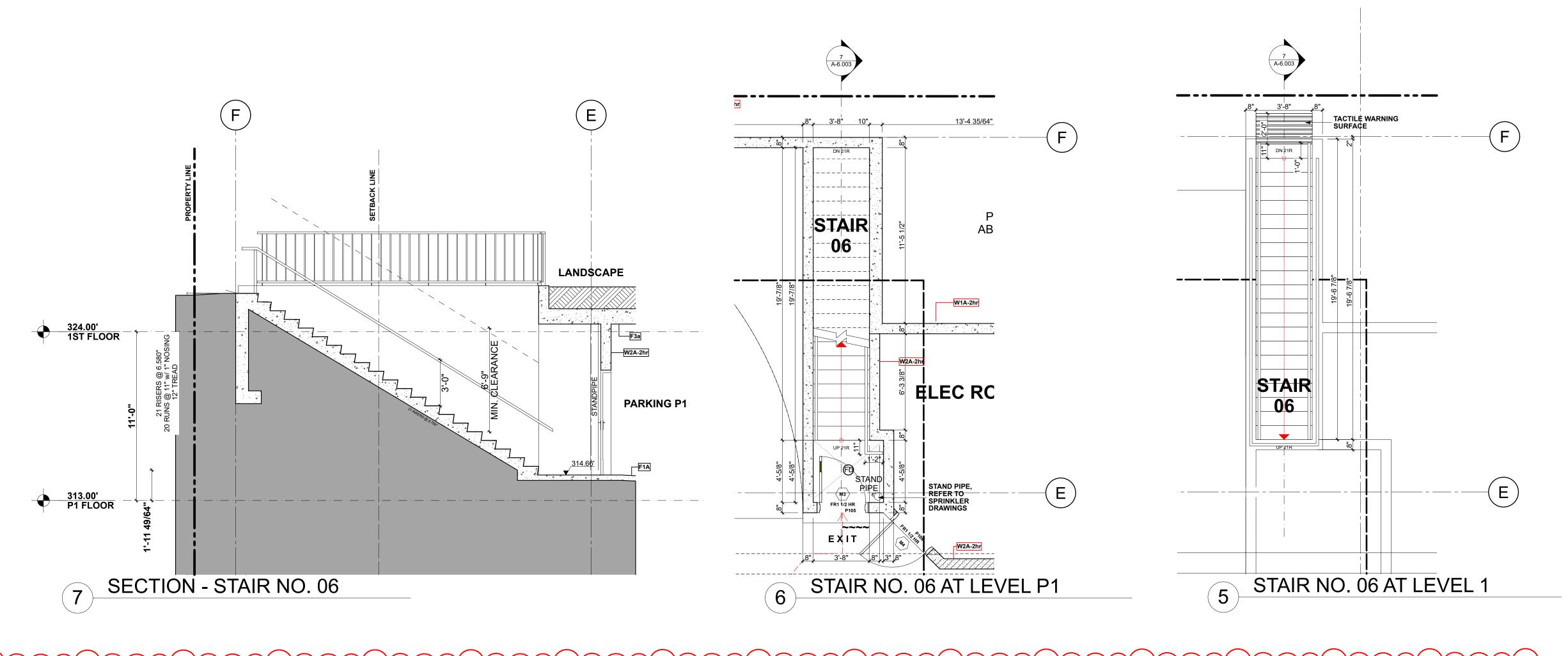
19495

1/4" = 1'-0"

2024-10-04

[DATE]

13 - BP RESUBMISSION

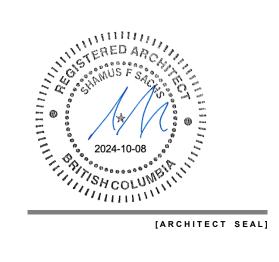




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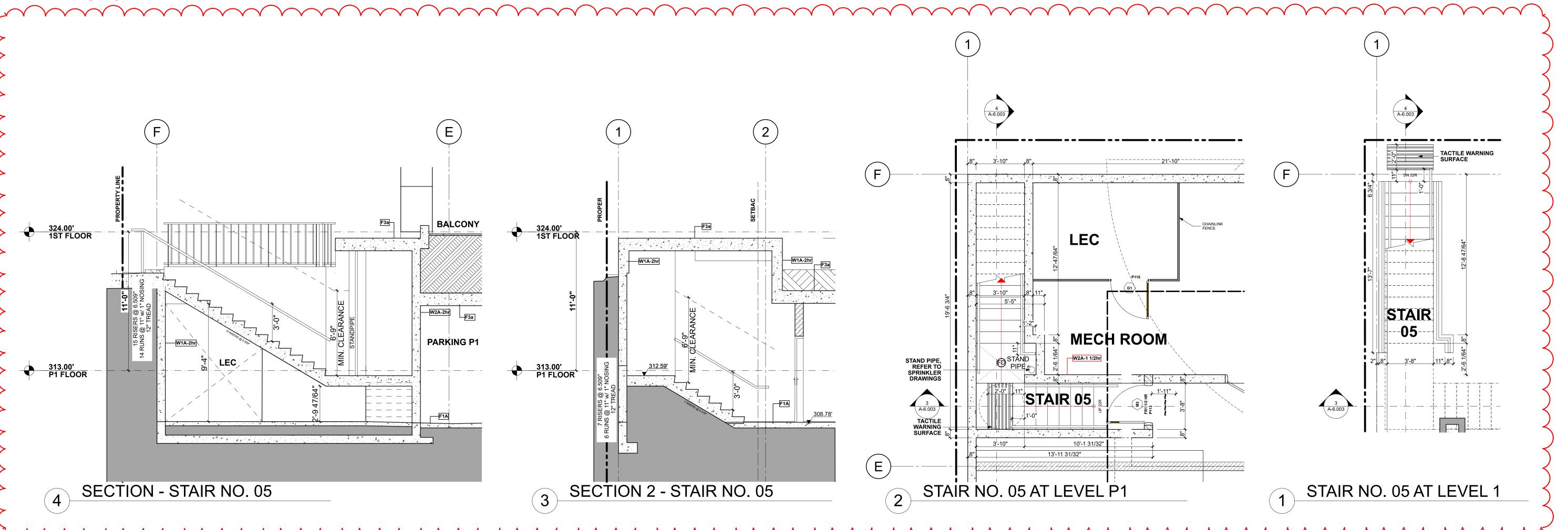
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RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

STAIR NO. 05 &

19495	[PROJECT]
1/4" = 1'-0"	[SCALE]
2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

A-6.003



Revision #13, Oct. 4, 2024



**206 EAST 12TH STREET** NORTH VANCOUVER, BC

[ARCHITECT SEAL]

## **BP RESUBMISSION**

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4.0.7.612 WINDOW JAMB - PLAN (HARDIEPANEL)

4.0.7.614 WINDOW SILL & JAMB - ELEVATION (HARDIEPANEL)

4.0.7.615 WINDOW HEAD & JAMB - ELEVATION (HARDIEPANEL)

4.4.7.101 THROUGH WALL FLASHING @ INTERMEDIATE FLOOR - HARDIEPLANK

4.4.7.102 THROUGH WALL FLASHING @ INTERMEDIATE FLOOR - HARDIEPANEL

4.4.7.401 ELEVATOR SHAFT @ SUSPENDED SLAB & INTERMEDIATE FLOOR

4.4.7.201 PARTY WALL AT INTERMEDIATE FLOOR w/ TOPPING AND DROPPED CEILING

4.4.7.911 HORIZONTAL VENT THROUGH EXTERIOR WALL @ INTERMEDIATE FLOOR

4.4.7.301 CORRIDOR WALL AT INTERMEDIATE FLOOR w/ TOPPING AND DROPPED CEILING

4.4.7.402 ELEVATOR SHAFT @ SUSPENDED SLAB & INTERMEDIATE FLOOR - IN FRONT OF ELEVATOR

4.4.7.411 3/4 & 1HR WALL RATED VERTICAL SHAFT - HALL PRESSURIZATION (1ST TO 6TH FLOOR LEVELS)

4.0.7.613 WINDOW HEAD SECTION (HARDIEPANEL)

4.4.0.401 HORIZONTAL VENT TERMINATIONS

4.4.7.105 BUILT-UP WALL

5.3.7.501 BALCONY UPSTAND DETAIL

5.4.7.611 SLIDING DOOR SILL @ BALCONY

7.3.7.105 ROOF PARAPET

7.3.7.106 CANOPY AT MAIN ROOF

7.3.7.201 ROOF AT PARTY WALL

7.3.7.301 ROOF AT CORRIDOR WALL

7.3.7.104 ROOF PARAPET W/ SCUPPER DRAIN

5.4.7.101 EXTERIOR WALL AT BALCONY - HARDIPLANK

5.4.7.601 ACCESSIBLE OUTSWING DOOR @ BALCONY

8.0.0.802 STAIR REQUIREMENT (ALL COMMON AREAS)

**Table of Contents** 

0.0.0.000 CONSTRUCTION DETAILS

0.1.0.001 DETAIL INDEX 1 ..

0.1.0.002 ... DETAIL INDEX 2 ..

0.1.0.003 ... DETAIL INDEX 3 ..

0.1.0.004 ... DETAIL INDEX 4 ...

0.1.0.005 ... DETAIL INDEX 5 ..

0.1.0.006 ... DETAIL INDEX 6 ..

0.1.0.007 ... DETAIL INDEX 7 ...

0.2.1.001 GENERAL NOTES 1

0.2.1.004 ... GENERAL NOTES 4.

0.2.1.005 ... GENERAL NOTES 5.

0.2.1.006 ... GENERAL NOTES 6.

0.2.1.007 ... GENERAL NOTES 7

0.2.1.008 ... GENERAL NOTES 8

0.4.1.001 WALL NOTES 1.

0.4.1.002 ... WALL NOTES 2 ...

0.4.1.003 ... WALL NOTES 3 ...

0.4.1.004 ... WALL NOTES 4 ...

0.4.1.005 ... WALL NOTES 5

0.4.1.011 W1A EXTERIOR FOUNDATION WALL

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0.4.0.000 ASSEMBLIES NUMBERING

0.2.1.003

... GENERAL NOTES 2

... GENERAL NOTES 3.

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2024-05-29 0.1.0.001

www.integra-arch.com Telephone: 604 688 4220 RF PROPERTIES

8.0.0.902 GUARDRAIL REQUIREMENTS ADJACENT TO WINDOW

0.4.1.021 W2A INTERIOR WALL

0.4.1.031 W3A EXTERIOR WALL

0.4.1.041 W4A PARTY WALL

0.4.1.042 W4B PARTY WALL

0.4.1.051 W5A CORRIDOR WALL

0.4.1.052 W5B CORRIDOR WALL

0.4.1.061 W6A UNRATED INTERIOR WALL

0.4.1.062 W6B RATED INTERIOR WALL

0.4.1.074 W7A SHAFTWALL - RATED

0.4.1.091 W9A ELEVATOR SHAFT WALL

0.4.1.092 W9B ELEVATOR SHAFT WALL

0.4.1.093 W9C ELEVATOR SHAFT WALL

0.4.1.101 W10A PRIVACY SCREEN

0.4.1.131 W11A FEATURE COLUMNS

0.4.2.011 F1A BASEMENT FLOOR SLAB (UNHEATED)

0.4.2.012 F1B GROUND FLOOR SLAB (HEATED)

0.4.2.021 F2A PARKADE ENTRY RAMP

0.4.2.031 F3A SUSPENDED FLOOR SLAB

0.4.2.041 F4A SUSPENDED FLOOR SLAB

0.4.2.042 F4B SUSPENDED FLOOR SLAB

Integra

8.0.7.101 UNRATED WALL AT EXTERIOR WALL

8.0.7.102 PARTY WALL AT EXTERIOR WALL

8.0.7.103 CORRIDOR WALL AT EXTERIOR WALL

8.0.7.111 PLUMBING STACK AT EXTERIOR WALL

0.4.2.051 F5A PARTY FLOOR

0.4.2.061 F6A CORRIDOR FLOOR

0.4.1.132 W11B FEATURE WALL

0.4.2.001 FLOOR NOTES 1.

0.4.2.002 ... FLOOR NOTES 2

[ISSUE] BP RESUBMISSION

9.3.0.901 TRELLIS POST AT MAIN ROOF (BASE)

TRELLIS POST AT MAIN ROOF

9.3.7.913 RAILING / PRIVACY SCREEN ATTACHMENT

9.3.7.920 TYPICAL BALCONY AND WALL INTERSECTION

PRIVACY SCREEN DETAIL - TYPICAL

OUTSIDE FASCIA MOUNT GLASS GUARDRAIL

0.4.2.101 F10A BALCONY

0.4.2.102 F10B BALCONY

0.4.3.001

0.4.2.111 F11A STAIR LANDING

ROOF NOTES 1 ..

0.4.3.002 ... ROOF NOTES 2

0.4.3.051 R5A CANOPY

0.5.1.000 DETAIL LEGEND

1.1.1.401 ELEVATOR PIT DETAIL

3.1.0.401 2HR RATED HORIZONTAL DUCT

0.4.3.041 R4A FLAT ROOF SYSTEM

0.4.3.042 R4B FLAT ROOF SYSTEM

0.5.0.000 DETAIL NUMBERING GUIDE

1.1.1.111 BLIND WALL / CONSHOT SYSTEM

1.1.1.121 SUSPENDED SLAB EDGE BELOW GRADE

3.1.1.801 STAIR OVER SUSPENDED SLAB (1of2) - TYPICAL

3.1.1.802 STAIR OVER SUSPENDED SLAB (2of2) - TYPICAL

3.1.3.401 ELEVATOR SHAFTWALL @ SUSPENDED SLAB

0.4.2.901 BCBC 2018 - REFERENCE DRYWALL ATTACHMENT AT CEILING

DRYWALL ATTACHMENT AT CEILING - ISOMETRIC

1.1.1.102 FOUNDATION WALL BELOW GRADE AT 1ST FLOOR - UNHEATED

3.1.1.501 CURB WALL w/RAILING (BETWEEN PATIO & PARKING BELOW) - TYPE 1

3.1.1.502 CURB WALL w/RAILING (BETWEEN PATIO & PARKING BELOW) - TYPE 2

TOP OF WALL DETAIL - ONE SIDED WALL WATERPROOFING WITH SHOTCRETE NOT BEING REMOVED

TOP OF WALL DETAIL - ONE SIDED WALL WATERPROOFING WITH SHOTCRETE NOT BEING REMOVED

0.4.2.902 DRYWALL ATTACHMENT AT CEILING 1ST - BASE LAYER

www.integra-arch.com [client] RF PROPERTIES
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INTERSECTION OF WALL, METAL RAILINGS, & DECK - DETAIL 1 OF 2 (SEE DETAIL 9.3.7.912)

INTERSECTION OF WALL, METAL RAILINGS, & DECK - DETAIL 1 OF 2 (SEE DETAIL 9.3.7.911)

0.1.0.003

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3.1.3.521 CONCRETE PAVER / PLANTER @ PATIO ON SUSPENDED SLAB - OPTION 1 3.1.3.522 CONCRETE PAVER / PLANTER @ PATIO ON SUSPENDED SLAB - OPTION 2 3.1.3.601 MAIN ENTRY DOOR AT SUSPENDED SLAB - LOBBY VESTIBULE

3.1.7.101 EXTERIOR WALL (HARDIEPLANK) @ PATIO (SUSPENDED SLAB) OVER UNHEATED SPACE EXTERIOR WALL (HARDIEPANEL) @ PATIO (SUSPENDED SLAB) OVER UNHEATED SPACE

EXTERIOR WALL ('HARDIEPLANK') & CONCRETE EXTERIOR WALL INTERFACE

PARTY WALL @ SUSPENDED SLAB - 1ST FLOOR 3.1.7.301 CORRIDOR WALL @ SUSPENDED SLAB - 1ST FLOOR

3.1.3.602 SWING DOOR AT SUSPENDED SLAB - UNIT

3.1.7.801 STAIR ADJACENT TO PARTY WALL @ SUSPENDED SLAB - 1ST FLOOR

3.2.1.901 TRENCH DRAIN DETAIL

4.0.7.101 FLAT WALL VERTICAL - HARDIEPLANK VERTICAL JOINT

FLAT WALL VERTICAL - HARDIEPLANK VERTICAL JOINT 4.0.7.121 EXTERIOR CORNER - HARDIEPLANK VERTICAL JOINT

4.0.7.122 EXTERIOR CORNER - HARDIEPANEL VERTICAL JOINT

INTERIOR CORNER - HARDIEPLANK / HARDIEPLANK 4.0.7.131 INTERIOR CORNER - HARDIEPLANK / HARDIEPANEL

4.0.7.132 4.0.7.133 INTERIOR CORNER - HARDIEPANEL / HARDIEPANEL

INTERIOR CORNER - HARDIEPANEL / HARDIEPLANK

4.0.7.601 WINDOW SILL - SECTION (HARDIEPLANK) 4.0.7.602 WINDOW JAMB - PLAN (HARDIEPLANK)

WINDOW HEAD - SECTION (HARDIEPLANK) 4.0.7.603 4.0.7.604 WINDOW SILL & JAMB - ELEVATION (HARDIEPLANK)

4.0.7.605 WINDOW HEAD & JAMB - ELEVATION (HARDIEPLANK)

4.0.7.611 WINDOW SILL - SECTION (HARDIEPANEL)

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[CLIENT] RF PROPERTIES

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8.0.0.901 GUARDRAIL REQUIREMENTS ADJACENT TO DOOR SILL

[CLIENT] RF PROPERTIES

Not To Scale 2024-05-29 [ISSUE] BP RESUBMISSION 0.1.0.005

8.0.7.201 UNRATED WALL AT PARTY WALL 8.0.7.301 UNRATED WALL AT CORRIDOR WALL 8.0.7.302 PARTY WALL AT CORRIDOR WALL 8.0.7.311 CORNER CORRIDOR WALL UNRATED WALL AT RATED INTERIOR WALL SERVICES AT PARTY AND CORRIDOR WALLS SUITE SERVICE BOXES @ INTERIOR WALLS & CORRIDOR FIRE EXTINGUISHER CABINET DETAIL BATHTUB OR SHOWER AND CONTROLS AT PARTWALL AND CORRIDOR WALL 9.0.0.111 ELECTRICAL BOX INSTALLATION ELECTRICAL OUTLET PENETRATION 9.0.0.902 HOSE BIBB PENETRATION 9.0.7.601 ROUGH WINDOW OPENING 9.0.7.602 BACK DAM, SILL FLASHING PAPER, & GUSSETS 9.0.7.603 PEEL & STICK AT SILL 9.0.7.604 FLASHING PAPER @ HEAD & JAMB 9.0.7.605 SEALANT & WINDOW INSTALLATION 9.0.7.606 BUILDING PAPER INSTALLATION 9.0.7.607 TAPING THE SEAMS 9.0.7.608 STRAPPING 9.1.1.901 PARKING ENTERPHONE DETAIL Integra

[CLIENT] RF PROPERTIES [PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

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RENTAL **DEVELOPMENT** 

206 EAST 12TH STREET NORTH VANCOUVER, BC

**COVER & GENERAL NOTES** 

[SCALE] 2024-10-04 13 - BP RESUBMISSION

### **NOTES**

- 1.1 The Contractor shall exercise proper precaution to verify dimensions and property line bearings before laving out work and be responsible for any error resulting from his failure to exercise such precaution.
- 1.2 Do not scale drawings. Larger scale drawings take precedence over smaller scale drawings.
- 1.3 Maintain at all times on site, for reference, approved Building Permit drawings, posting cards, copies of all reports from e Municipality, inspections, addenda, clarification drawings or interim reports. Do not damage or mark approved Building Permit drawings. Maintain additional set of drawings for notation, on site, indicating all changes from the approved permit set, for use by consultants in preparation of "record drawings" as required by the authorities having
- 1.4 Deviations from these drawings are not permitted without the prior approval of the Architect. Contractor is to keep a written record of all changes. Notify the Architect immediately of any proposed changes in the work, and not proceed with changes until approved. On completion of work, return approved Permit drawings together with marked-up site set to the Architect. Clearly noting any information to fully describe the as-built condition of the building.
- 1.5 All materials shall be new and of the quality and grade specified. No seconds, off grades or materials, which do not meet the tolerance specifications will be accepted in the finished work.
- 1.6 All work performed on this project is to be in strict accordance with the current Building Code. The conditions of the Building Permit can not be changed without written approval from the Authority Having Jurisdiction. All work is to conform to or exceed the minimum standards of the Canadian Standards Association, local Municipal Building By-Laws, the Workers' Compensation Board and the manufacturers' specifications for material supplied for this project, as applicable. It is incumbent on the contractor to be familiar with the applicable building code.
- 1.7 Interior dimensions are taken to face of stud. Exterior dimensions are taken to the face of exterior sheathing. Dimensions of concrete or masonry components are taken to the face of concrete or masonry. Dimensions of steel components are taken to the face of steel stud
- 1.8 Party walls are to be constructed for their full height as a continuous fire separation as per wall schedule. No service penetrations, including but not limited to outlet boxes, greater than greater than 4 inches square, are permitted in party walls. Back to back service penetrations must be offset by a minimum of 12". All penetrations in a party wall or corridor wall to be fire stopped. The air space must be open and unobstructed. It is incumbent on the general contractor to coordinate the work to ensure items such as the plumbing and gas lines to not into the air space.
- 1.9 Shop drawings and specifications, complete with Assurance of Design and Commitment for Field Review, Letters of Assurance (Schedules S-B and S-C), are to be provided for all handrails, guardrails, canopies, windows, trusses and other prefabricated elements noted in the drawings. These submittals are to be prepared by an engineer registered in the province of BC and submitted to the appropriate Engineer and the Architect prior to fabrication and installation. Field review reports by the signing Engineer are to be submitted to the contractor and architect. Final design drawings to be provided at the end of the job for inclusion in the record set submission.
- 1.10 Specifications issued for architectural, structural, mechanical, and electrical drawings are to be taken in conjunction, with, and form an intergral part of, the Contract documents.
- 1.11 The owner and contractor shall be responsible for preparing and submitting a fire safety plan in accordance with the current BC Fire Code, for approval by the Building and Fire Departments.

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- 2.1 For site and landscape information and details, the contractor shall refer to the drawings and specifications prepared by ne Geotechnical Engineer, Electrical Engineer, Mechanical Engineer, Landscape Architect, Civil Engineer and the
- 2.2 Sidewalks, street lighting, trees and roadways to be repaired by the Contractor to the standards and satisfaction of the
- 2.3 Slope all patios and walkways away from buildings at a minimum of 2% and a maximum of 5% for drainage. See



GENERAL NOTES 1. Integra

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0.2.1.001

- 8.10 All suite entry doors to have viewers as per the current Building Code.
- 8.11 Hinges to exterior outswing doors to have non-removable pins
- 8.12 All unit entries and swinging patio doors are to have dead bolts with a min.1" throw conforming to the current Building
- 8.13 Door strike plates are to be fastened to frames conforming to the current Building Code.
- 8.14 Blocking is required at lock height of exterior doors and frames to conforming to the current Building Code. 8.15 All interior unrated doors to be undercut by 1/2" above the floor covering
- 8.16 All exterior doors shall conform to shall conform CAN/CSA 0132.2 and shall be clearly labeled as per the current Building
- 8.17 Mirrored closet doors require safety backing and shall conform to CAN/CGSB-82.6-M and to the current Building Code.
- 8.18 All glass required to be tempered or laminated safety glass shall be labeled permanently as such. Wood doors are to be permanently labeled to provide the manufacturer's name, year of manufacturing, exterior grade CSA 0132.2. as per
- 8.19 All fire doors, window assemblies or glass block used as a closure in a required fire separation shall be installed in conformance with NFPA 80, and be tested and Warnock Hersey or ULC labeled. All door hardware used as part of a rated assembly shall be rated, tested and installed in conformance with NFPA 80.
- 8.20 Window manufacturer to provide letter to Architect and Mechanical Engineer, confirming glass shading coefficient, Uvalues and frame material and dimensions for use by the mechanical engineer in doing energy utilization calculations Window manufacturer to provide letter confirming that the supplied glass conforms to shading coefficient and U-values specified by the Mechanical Engineer.
- 8.21 All bath and shower enclosures shall have safety glass

Bulletin 10.2(1) and to NFPA 80 where applicable.

- 8.22 For additional information, refer to Door, Window, and Security Specifications and Schedules
- 8.23 All rated doors shall have a self-closing device in conformance with the current Building Code and NFPA 80.
- 8.24 Locking, latching and other fastening devices on principal entrance and exit doors shall be readily opened with no more than one releasing operation and without requiring keys, special devices or specialized knowledge as per the current Building Code.
- 8.25 Door operation hardware shall be mounted not more than 1200mm(47.2") above the finished floor as per the current Building Code.
- 8.26 Provide a rated door sweep at 20 min, rated suite entry doors where the gap is more than 6mm (1/4"). Provide a rated door sweep at other rated doors where the gap is more that 19mm (3/4").
- 9.1 Refer to Interior Design drawings and specifications for the room finish schedule and all interior details, tile patterns, cabinets, pass throughs, stairs, & fireplaces. Advise architect of any discrepancies between scopes of work, drawings, and/or interior design specifications. Provide cabinet shop drawings for review by the Owner, Architect, and Interior Designer. Provide final colour samples of all interior and exterior finishes for review by the Owner, Architect, and Interior Designer prior to installation of material.
- 9.2 General interior wall finish to be painted gypsum board unless otherwise noted.
- 9.3 Provide adequate backing for all wall and ceiling mounted fixtures, handrails, grab bars, and railings.
- 9.4 Provide tile backer board mounting surfaces for all ceramic tiled surfaces at all tubs and showers product submittal
- 9.5 Install continuous drywall behind all plumbing fixtures in bathrooms including behind all tubs and showers. Tape and fill all joints and fastener locations prior to installing tubs and showers.



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landscape drawings for the thickness of finishes and drainage layer.

- 3.1 Refer to the Building Envelope Engineer's details or additional requirements.
- 3.2 All vertical concrete corners to be chamfered 3/4" unless otherwise noted
- 3.3 Provide vertical control joints at max. 16'-0" o.c. at all parkade walls. Refer to structural drawings.
- 3.4 All exposed concrete to be architectural finish. See Structural drawings for notes on stripping. 3.5 Any changes in concrete grades without prior approval of the Structural Engineer, Landscape
- Architect and Architect will be the contractor's responsibility to correct.
- 3.5 Contractor shall review drawings for extent of exposed architectural finish concrete and shall ensure that the appropriate subcontractors are aware of the required level of finish.

- 5.1 For all concrete reinforcing refer to structural drawings and specifications.
- 5.2 Provide handrails to minimum 34" and maximum 42" above nosing for all stairs forming part of an exit route and having 3 or more risers. Provide continuous handrail one side of stairs less than 3'-7" wide, and handrails on both sides of stairs wider than 3'-7". Refer to details for specific dimensional requirements. Submit to the Architect and Engineer shop drawings, complete with Letters of Assurance, together with calculations sealed by the specialty engineer indicating details of connections made to the building structure
- 5.3 Handrails to be continuous along full length of stair and beyond top and bottom riser as per the current Building Code. Provide sloped transition for continuous handrail at stair landings - no vertical drops
- 5.4 Guards to be 3'-6" (U.N.O.) high and have no clear opening greater than 4". Handrails and guards to meet the loading requirements of the current Building Code. Shop drawings must be submitted for Architect's and Engineer's review prior to manufacture. Engineer to provide Field Review of installed guards, including field review report. Guardrails are subject to code requirements for non-climbability
- 5.5 Handrails shall have a circular cross section with an outside diameter not less than 1 1/4" and not more than 1 5/8". Refer to Architectural details
- 5.6 Contractor shall provide shop drawings for all decorative metal fences, gates and related accessories for review by the Landscape Architect and the Architect

### 6.0 WOODS AND PLASTICS:

- 6.1 Wood framing shall be protected from rain and snow during construction. Wood framing shall be below the maximum allowable moisture content of 19% at the time of insulating and installing the vapour barrier. Moisture content must be verified for review by the Building Inspector and the Architect. No areas are to be closed prior to review and approval of moisture content by the Building Inspector, Building Envelope Engineer and Architect.
- 6.2 No wood framing, wood sleepers and or other wood is permitted to be in direct contact with concrete. Protect wood members adjacent to concrete with closed cell foam gasket or 45lb damp proofing course.
- 6.3 Provide solid blocking over all suite demising walls, corridor walls, and exit partitions. Provide solid blocking behind all
- attachments and in walls of tubs and showers for future grab bars. 6.4 Align all window and door heads as per window schedule and elevations.
- 6.5 Contractor to confirm that all clearances to appliances (including kitchen appliances and gas fireplaces) conform to nufacturer's specifications. All stacked washer and dryer locations to sufficient vertical blocking behind drywall to fix appliances as per manufacturer's specifications.
- 6.6 Provide min. clearance between combustible material and kitchen cooktops and ovens as per the current Building Code.



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RF PROPERTIES

systems and signage conforming to the current Building Code.

9.11 All woodwork to meet AWMAC standards

2. Interior Paints and Coatings

June 3, 2011 for VOC content.

or FloorScore certifications, as applicable.

1. All suite entry doors to bear unit number.

Install as per manufacturer's specification

4. Mechanical, electrical, storage and service rooms

3. Interior Adhesives and Sealants

2005 for VOC content.

10.0 SPECIALTIES:

10.1 Signage Requirements:

2330-200 Granville Street Vancouver, BC, V6C 1S4

9.12 All painting to meet MPI standards.

9.6 All concrete floors and toppings to be level, trowelled and prepared to receive finish flooring.

shelves equally spaced at 16" o.c. starting above floor level at all linen and pantry locations.

9.13 Provide continuous bead of caulking between all floor and wall finishes prior to installing baseboards.

9.8 Flame spread ratings for walls and ceilings shall conform to the current Building Code.

9.14 Provide continuous bead of caulking at top edge and underside of baseboards.

or product, and shall contain no added urea formaldehyde resins."

2. Street address at each tenant space and at main entry of residential.

5. Ensure all signage is consistent with the labeling of the annunciator panel(s).

10.4 Contractor to confirm minimum clearances to opening windows for all direct vent fireplace flues.

[CLIENT] RF PROPERTIES

RENTAL DEVELOPMEN 206 EAST 12TH STREE

be with full noise reduction package, with motor on rubber mounts and rubber door wheel guides.

(VOCs) or added urea formaldehyde, as described below:

9.7 Provide slip resistant treads on all stairs accessible to the public per the current Building Code. Provide tactile warning

9.9 Millwork is to include standard shelf and rod in all closets, double rod on one side of master bedroom closets, and 4 fixed

9.10 Provide sloped tile sill c/w waterproof membrane – 'RedGard' or approved alternate - at all windows adjacent to tubs and

9.15 Provide low-emitting materials to minimize emissions from interior materials containing volatile organic compounds

1. "Emissions from interior materials containing volatile organic compounds (VOCs) or added urea formaldehyde are to

be minimized by meeting the content requirements of Green Seal, Green Label, Green Label Plus, FloorScore, South

Coast Air Quality Management District (SCAQMD) Rules, or alternate low VOC criteria as applicable to each material

100% of newly installed products meet California Air Resources Board (CARB) 2007, Suggested Control Measure

(SCM) for Architectural Coatings, or South Coast Air Quality Management District (SCAQMD) Rule 1113, effective

100% of newly installed products meet South Coast Air Quality Management District (SCAQMD) Rule 1168, July 1

At least 95% of newly installed flooring products, by area, meet the requirements of Green Label, Green Label Plus,

6. All signage is to meet the current Building Code and additional client & interior design specification requirements.

10.2 Provide labeling of all mechanical, sprinkler, and life safety systems consistent with the labeling of the annunciator

10.3 All gas and electric fireplaces are to be tested and labeled by approved testing agency, such as Warnock Hersey or ULC.

10.5 Overhead garage doors to have "Safety Edge" for automatic retraction if unable to fully close unhindered. Installation is to

100% of newly installed composite wood products contain no added urea-formaldehyde resins.

... GENERAL NOTES 2 ..

[PROJECT] 19495 Not To Scale 2024-05-29 [ISSUE] BP RESUBMISSION 0.2.1.002

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14.0 CONVEYING SYSTEMS

15.0 MECHANICAL:

6.7 All woodwork to meet AWMAC standards.

7.0 THERMAL AND MOISTURE PROTECTION:

and Roofing Inspector is required.

acceptable by building envelope engineer.

surface as per the current Building Code.

named prior to start of roofing.

and at floor level (thru-wall) unless detailed otherwise.

washer/dryer shut-off boxes, etc. - frame rough-openings accordingly.

7.1 Refer to the Building Envelope Engineer's details for additional requirements.

provide a minimum written product and installation guarantee.

6.8 At all interior 1hr rated load partitions - provide min. 5/8" type 'X' gypsum board around the inside of all service openings

7.2 All exposed flashings are to be pre-finished steel in standard colour. Flashing over parapet at roof perimeter or gravel

7.3 All roofing and waterproof membranes are to be installed to meet 5-year RCABC standards. Supplier and installer are to

7.4 All concrete walls below grade to be min. 60 mil spray on waterproofing on exterior face as per manufacturer's

7.5 Vapour and air barriers shall be continuous and installed so that all joints and edges are sealed with caulking at framing

7.6 Provide flashing, including but not limited to, over all exterior doors and windows, exposed curbs, parapets, tops of walls

7.7 Provide a waterproof membrane, with primer compatible with substrate material, at all building openings and the top of

7.8 Provide waterproof membrane in a saddle flashing at all wall/wall and parapet/wall conditions. Contractor shall review

7.9 Waterproof membranes for decks over habitable areas to be approved for use in residential applications, to minimum

7.10 Contractor to provide Architect with a copy of roofing and flashing test report from a Building Envelope Engineer, to be

7.11 Contractor shall provide a field mock-up and product samples for connection of gutters to rain water leaders and drains

7.12 Insulate all stud cavities where mechanical and plumbing lines run through. All drainage offsets within dropped ceiling

7.13 Insulate ventilation ducts that pass-through balcony, soffit, or attic spaces. Locate soffit vents to the outside edge of the

7.15 Roof ventilation shall be made continuous (unless noted otherwise) so that maximum eave to eave ventilation is

achieved. Dead spaces blocked by roof projections or other structures (such as fire stop compartmentalization) shall be

vented by pre-manufactured roof vents as located on roof plan and counter-flashed as per RCABC recommendations and

integrated as per building envelope detail. Size of roof vents to be determined based on specific type used. Clear vent

area to be strictly in accordance with ventilation area requirements per current Building Code and CAN3-A93.M "Natural

Airflow Ventilators for Buildings". Submit product samples and written specifications for all ventilation products to the

14.1 Elevators shall conform to the BC Elevator Devices Regulations, CAN/CSA B44 and the current Building Code. Elevator

14.2 Elevator supplier(s) shall provide letters of assurance for design and review of elevator. Shop drawings shall be required

14.4 Geotechnical Engineer and Envelope Engineer are to review site water conditions prior to construction of the elevator pit

14.5 Provide separate price for one of the elevator cabs with min. 12" of additional interior clear height from standard elevator

15.1 The mechanical systems are to be designed and installed as indicated in mechanical drawings and specifications.

15.2 The mechanical system is to be designed to provide the number of air changes per hour as indicated in mechanical

15.3 Provide tamperproof access panels to all services and fire dampers. All access panels in shaft walls to be rated metal

15.5 Mechanical equipment (ventilators, generators, compactors, air conditioning and exhaust systems) are to be designed

15.7 Where mechanical vents occur below a soffit or eave, the vents must be sealed a minimum of 4' in each direction, to

15.8 Ensure all exposed mechanical services including sprinklers meet the required fire resistance and flame spread ratings.

17.1 The Contractor shall ensure that the intent of constructing the building enclosure with a continuous air barrier system to control air leakage into, or out of the conditioned space is achieved. Additional quality control inspection and testing

services are required by the Contractor to verify compliance with requirements specified or indicated.

15.4 All bathroom sinks are to be positioned such that the centre-line of the sink is not less than 18" from any side wall.

and located to minimize noise impact on the neighbourhood and comply with the local noise bylaw.

15.6 Energy utilization requirements are to meet standards specified by the Mechanical Engineer

Product samples and written specifications are required for all vent terminals. To be reviewed by the Architect and

drawings and specifications. Relief air to be provided in rooms requiring combustion air and be capable of continuous

operation. Interior unrated doors are to be undercut 1/2" for air circulation. See mechanical drawings for fan size, location

and sound rating. Mechanical engineer to review fan shop drawings. Principal exhaust fan sound rating required to be 1.0

closures. All branch ducts from ducts in shaft walls to have fire dampers at shaft wall. Rated closures to have rating equal

Accessible bathroom sinks are to be positioned such that the centre-line of the sink is not less than 18" away from any

car enclosure materials to meet the requirements of ASMEA 17.1, Safety Code for Elevators and Escalar

prior to manufacture. Shop drawings to bear seal of structural engineer registered in the province of B0

14.3 Contractor to confirm elevator shaft and machine room dimensions with manufacturer before construction.

to determine drainage and additional waterproofing required for the elevator pit.

Building Envelope Engineer prior to manufacturing.

or greater than the separation containing them, except doors.

prevent moisture from migrating up into cavities/ spaces above.

Engineer to provide letters of assurance (Schedules S-B and S-C) and field review for components covered.

7.14 All exterior drains that extend through heated space are to be insulated and wrapped with continuous vapour retarder

and lapped with the air barrier membrane. Refer to Architectural and Building Envelope Engineer's details

sequence of material installation with the Architect and the Building Envelope Engineer

membranes and caulking details. Shop drawings to be submitted prior-to the start of work.

soffit. Provide sealed 6mil poly barrier at all soffit vent terminations for 3' beyond all sides of vent

... GENERAL NOTES 3.

conforms to the requirements of CSA-S413-14 to the architect prior to use.

spaces to be packed with mineral wool insulation to surround pipes

specifications. Concrete surface to be prepared sufficiently so that waterproofing is continuous over all voids, air bubbles

members, furring or blocking and laps. All holes through vapour and air barriers, such as those cut out for installation of

electrical boxes or duct work, shall be sealed to maintain the continuity of the vapour and air barriers over the entire

pony walls and roof parapets. Application to be the sill of openings in the framing and 8" up the side walls, fully integrated

standard of sheet waterproof membrane or prior approved equivalent. Supplier and installer are to provide a minimum

written product and installation guarantee to coordinate with the Scope of Work. Provide certification that material

where drainage is taken back into the building. Required drawings are to indicate, but are not limited to metal flashing,

and pin-holes. Concrete walls with habitable space below grade to be protected with waterproof membrane to standards

greater than 160cm2 (5"x5") to maintain the required fire resistance rating - electrical panels, media boxes, manifold,

stop flashing are to have standing seam joints or mechanically fastened through sides only and caulked at all laps.

Fasteners and flashing are to be compatible with respect to corrosion. Review and approval by the Building Envelope

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constructed to comply with the following:

including but not limited to:

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7.16 Air barrier membranes shall be continuous and installed so that all joints and edges are sealed at framing members, furring or blocking. All holes through air barriers shall be sealed to maintain the integrity of the air barrier over the entire surface to comply with CAN2-51.32 and inspected and approved by Building Envelope Engineer. Refer to Architect's

Architect/Building Envelope Engineer/Roofing Inspector for approval prior to manufacturing or ordering. Written

- 7.17 All wall plates to be set on sill gaskets and be anchored as per structural drawings.
- 7.18 All exterior sealants shall be 1-part urethane based or approved alternate. Silicone based sealants are not acceptable for exterior use. Contractor to provide product specifications for all proposed caulking and sealants for review by the architect and building envelope consultant prior-to the start of installation.
- 7.19 All piping, including traps and toilet flanges, tubing, ducts, wiring, conduit, electrical outlet boxes and other similar service equipment that penetrate a fire separation or a membrane forming part of an assembly required to have fire-resistance rating, shall be tightly fitted and sealed at the penetration with fire stop materials conforming to CAN4-S115 and the current Building Code. All pipes that penetrate a fire separation shall be noncombustible or be part of a proprietary approved fire stopping assembly. The contractor is to submit written Fire-stopping system documentation to the Architect for pre-approved. A mockup of all typical installations is to be provided for the Architect and Approving Authority prior to
- completion of all site locations. 7.20 No service penetrations into a party wall may be larger, than 4" square. Service penetrations on either side of a fire separation (i.e. exit stair, corridor and/ or party-wall) are not permitted to back on to one another, and are to be avoided by placing each opposing service penetration in separate wall-stud cavities. All wiring, plumbing or other services in a party wall shall not be located in the 1" air space between studs of each side. All penetrations in the party wall must be
- sealed with approved fire stopping materials to the gypsum wall board per manufacturer's tested/ approved specifications. 7.21 Provide access to every attic or concealed roof space more than 600mm high as per the current Building Code and
- 7.22 Gypsum wall board to run continuously behind bulkheads, ceiling drops, and fireplaces to complete rated wall assembly
- between units, prior to being furred out to receive fireplace. Gypsum wall board to run continuously behind bathtubs and showers, with water resistant wall board placed over rated walls that surround tub.

### 8.0 DOORS AND WINDOWS:

- 8.1 All windows and doors shall conform to the most current edition of the current Building Code and NAFS-08 standards.
- 8.2 All dimensions are to be confirmed with site conditions.
- 8.3 Window supplier(s) shall provide letters of assurance for design and review of windows with respect to structural aspects. Shop drawings shall be required prior to manufacture. Shop drawings to bear seal of structural engineer registered in the province of BC. Engineer to provide letters of assurance (Schedules S-B and S-C) and field review for components covered. Shop drawings to confirm certification of window assembly for air and water infiltration ratings.
- 8.4 Windows and doors shall be designed and installed to resist wind pressure and seismic effects, and conform to the current Building Code, NASF-08, and CSA A440-S1.
- 8.5 Site testing to be reviewed by the Building Envelope Engineer and Architect. Testing is required on a minimum of 1% of the windows. Should any of the Windows fail, the window(s) must be repaired and re-tested, plus two additional windows. Please note that all testing must be done to the windows as supplied with no temporary modifications to the assembly, i.e. blocking the drainage holes
- 8.6 Entry doors and windows within 2 m of adjacent grade to be protected for resistance to forced entry to conform with the
- 8.7 All windows above the ground floor with opening panels not above balconies, to have fixed lights within 1070mm(42") above finished floor. All window components at or below the height of 1070mm(42") above finished floor, to meet the requirements for a guardrail and be protected in accordance with the current Building Code.
- 8.8 All windows and doors to conform to the safety glass requirements of the current Building Code.
- 8.9 All doors, windows, and skylights to conform to the performance and security requirements of the current Building Code.

... GENERAL NOTES 4 ...

17.2 The Contractor shall ensure that a continuous air pressure boundary be provided throughout the building enclosure and

The air barrier must be continuous across joints, between assemblies and around penetrations.

in a manner compatible with the construction materials and location.

e. Where the air barrier changes materials special care to ensure continuity is required

and negative air pressure applied to the building enclosure.

a. Fenestration (windows and doors) refer to other Division 8.

Engineer to verify the airtightness concepts are being implemented.

smoke testing, and/or thermal imaging, and re-test the building.

recommendations for future buildings to achieve the target.

or shall be gasketed, weather-stripped, or sealed.

c. Exhaust vents require backdraft dampers.

(2.0L/s/m2 at 75pa) in accordance with ASTM E779.

a. The air barrier is to be structurally supported to withstand positive and negative air pressures applied to the building

d. All seals are to be securely installed so as not to dislodge, loosen or otherwise impair the ability to resist positive

17.3 All manufactured penetrations through the air pressure boundary are required to meet certain air leakage requirements

17.4 Mid-Construction Testing: Qualitative suite level mid-construction airtightness testing may be undertaken by the Envelop

17.5 Final Testing: The completed building will be tested by the Envelop Engineer. The Contractor is responsible for pre-test

17.6 Test Criteria: The air leakage rate of the building envelope shall not exceed 0.4cfm/ft2 at a pressure differential of 1.57psf

17.7 Test Results: Buildings that fail to achieve the airtightness target will be required to be re-tested. In the event of a failure,

17.8 Test Results: If the building is not able to meet the minimum target after testing, the Contractor is responsible to provide a

the Contractor is responsible to find and seal the sources of air leakage using techniques such as visual inspection,

'Lessons Learned Report' to the Owner for public use that includes the findings of a visual air barrier inspection, any air

leaks found and sealed, likely remaining sources of air leakage and why they could not be readily sealed, and

All joints, penetrations and other openings in the air barrier that are potential sources of air leakage are to be sealed

Access opening to shafts, chutes, stairways, and elevator lobbies shall either meet the requirements of Divisions 8,



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[PROJECT]

RF PROPERTIES

RENTAL

NORTH VANCOUVER, BC

DEVELOPMENT 206 EAST 12TH STREET

[TITLE]

**GENERAL NOTES** 

[PROJECT] [SCALE]

16.0 ELECTRICAL: 16.1 The electrical systems are to be designed and installed as indicated in electrical drawings and specifications. 16.2 All units to have smoke alarms installed at each level according to the current Building Code and be wired to permanent power. Refer to Code consultant's report for additional informatio 16.3 Ensure all electrical services meet the fire requirements and flame spread ratings.

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17.0 AIR BARRIER DESIGN AND COMMISSIONING

(subject to confirmation by Envelope Engineer)

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... GENERAL NOTES 7.

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[PROJECT]

[DATE] 2024-10-04 13 - BP RESUBMISSION

### ASSEMBLY NO. W4A -NUMBER **ZONE** WALL ASSEMBLIES W1 - CONCRETE EXTERIOR WALL W2 - CONCRETE / CMU INTERIOR WALL W3 - EXTERIOR WALL W4 - PARTY WALL W5 - CORRIDOR WALL W6 - INTERIOR WALL W7 - SHAFT WALL W8 - FIRE WALL W9 - ELEVATOR WALL W10 - FLEX WALLS (VARIES) **FLOOR ASSEMBLIES** F1 - SLAB ON GRADE F2 - SUSPENDED SLAB (BELOW GRADE) F3 - SUSPENDED SLAB (UNDER LANDSCAPE) F4 - SUSPENDED SLAB (BETWEEN BUILDING AND PARKADE) F5 - PARTY FLOOR F6 - CORRIDOR FLOOR F7 - FLOOR WITHIN SAME OCCUPANCY F8 - RATED FLOORS SEPARATING OCCUPANCIES OTHER THAN C AND F3 F9 - SOFFIT F10 - BALCONY F11 - FLEX (VARIES) **ROOF ASSEMBLIES**





R1 - SLOPED ROOF R2 - FLAT ROOF

R4 - ROOF DECK R5 - CANOPY

R6 - FLEX (VARIES) R7 - FLEX (VARIES) R8 - FLEX (VARIES) R9 - FLEX (VARIES) R10 - FLEX (VARIES)

R3 - INTERMEDIATE ROOF

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**WALL NOTES:** 

**GENERAL** 

1. Construct the walls as per the listed assemblies or the requirements of the current

2. Provide FT rated fire stopping at all penetrations of FT rated walls.

approved equivalent) prior to placing as previously described.

11. Do not paint inside of mechanical, electrical, or service rooms.

WALL NOTES 1.

46. Extend drywall behind all plumbing fixtures in bathrooms at unrated walls at

only at exterior walls - product submittal required.

scopes of work, drawings, and/or interior design specifications.

exterior walls – between drywall and subfloor.

47. Provide an additional layer of tile backer board for all ceramic tiled surfaces at tubs and

showers - Aquaboard or approved alternate for interior walls and cementitous board

48. Provide resilient skinning type caulking at the base of party walls, corridor walls, and

49. See interior design drawings for all interior details, tile patterns, cabinets, pass throughs,

bulkheads, stairs & fireplaces. Advise owner/contractor of any discrepancies between

51. Provide channel shaped lateral bracing fabricated from 1.09 min. base metal thickness, galvanized steel 13mm deep and 19mm wide. Welded to studs at cutouts at horizontal

52. Drywall must be continuous behind intersecting studs at interior partitions adjacent to

53. Provide fire stop caulking at top and bottom of drywall at fire separation.

chainsaw holes are not permitted.

and before commencing backfilling.

electrical equipment in electrical service room.

PARKADE WALLS

water stop at joints.

4. Allow for min. 3/8" shrinkage at all wood frame floors.

Building Code and provide the corresponding listed fire stop system for all penetrations.

3. At wood frame construction drill all penetrations as per listed the fire stopping systems –

5. Geotechnical Engineer to provide written confirmation of the presence of hydrostatic

6. Provide waterproof elevator pit – continuous pour at elevator pit slab & walls or provide

7. As per Mechanical & Geotechnical specifications provide rigid, perforated drainage pipe

around perimeter of the building. The max. invert elevation of the drain should be at 4"

on and surrounded by a min. of 6" min. of 3/4" inch clear crushed gravel. The crushed

10. Call for field review by envelope consultant before installing Delta MS drainage medium

8. Provide vertical control joints at max.16' o.c. at all parkade walls. Refer to structural

9. Provide Kryton Kyrstol Waterstop at the cold joints between all concrete pours.

12. Provide fire retardant treated pywood attached to fire separation for mounting of

below the elevation of the underside of the slab-on-grade. The pipes should be bedded

gravel should be covered w/a layer of non-woven geotextile filter fabric (Propex 4545, or

pressure in order to determine damp proofing or waterproofing requirements.

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unsprinklered bathrooms.

STEEL STUDS

fire separations.

50. Provide deflection head track.

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**EXTERIOR WALLS** 

ease of application.

of surface area.

intersecting roof and deck elements.

caulking to create a continuous exterior air barrier.

13. Provide self-adhesive vapour permeable air barrier memebrane or 'Tyvek' commercial wrap air/weather barrier in widest rolls practical, c/w min. 8" laps at all seams, 10" lap

both sides of inside and outside corners. Seal all vertical and horizontal laps with air seal caulking. Seal 'Tyvek Commercial Wrap' air/moisture barrier to poly vapour barrier,

14. Refer to envelope consultant for the list of acceptable products. Use approved primer

15. Install self-adhesive vapour permeable air barrier membrane or one layer of 'Tyvek

Commercial Wrap' air/moisture barrier on exterior wall prior to installing framing for

16. Provide self-adhesive vapour permeable air membrane or 'Tyvek' commercial wrap

all mechanical and electrical penetrations, windows and doors, etc. with air seal

17. Provide non-combustible electrical boxes c/w poly boot and approved spray foam

air/weather barrier at deck rim joists prior to application of final deck trim boards. The

'Tyvek Commercial Wrap' air/moisture barrier shall carry on to the vertical exterior wall.

interface 12" min. Seal all vertical and horizontal laps with air seal caulking. Seal 'Tyvek

insulation or provide gasketed combustible electrical boxes with an approved Hilti Putty

Pack on all sides of boxes. Boxes are to have a max. allowable area of 0.016 m2 (24.8

box, and a max. allowable aggregate of 0.065 m2 (100 sq.in.) in any 9.3m2 (100 sq.ft.)

sq.in.), with a max, annular space of 3mm (1/8") from the gypsum board to the outlet

18. Provide through wall flashing at floor levels noted on elevations c/w standing seams or

19. Submit samples of all vents, caps, or ducts that penetrate the envelope or roof for

20. Fasten CCA pressure-treated plywood strapping for rainscreen w/double hot dipped

21. Provide fireblocking where air gap between combuctible sheathing and cladding

22. Provide hot dipped galvanized or epoxy coated fasteners for connections to CCA

23. Provide stainless steel fasteners for connections to ACQ pressure treated wood.

galvanized nails (paper or plastic collated not wire collated). Locate strapping to be at

approval by architect and envelope consultant prior to installation.

stud locations and field treat all cut edges of strapping.

[TITLE] ... WALL NOTES 2 ...

exceeds 1" at intervals of max. 3m vertically.

pressure treated wood.

Commercial Wrap' air/moisture barrier to poly vapour barrier, base of wall membrane,

etc. with air seal caulking to create a continuous exterior air barrier.

base of wall membrane, all mechanical and electrical penetrations, windows and doors,

with all peel & stick products. Primer should be brush or roller applied and coloured for

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**PARKADE** 

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24. For vertical joints between masonry and cladding or openings use a very low modulus

sealant – Sonneborn Sonolastic 150. At vertical masonry expansion joints match caulking to match masonry colour. At horizontal masonry expansion joints match colour

25. All other exterior caulking shall be one part urethane (NP1 or approved alternate)

26. Seal all edges of hardie-siding, except factory primed edges, before installation.

27. Prime and seal all sides of trim, including rabbets and drip edges, before installation.

28. Provide elastomeric membrane at exposed concrete walls as per recommendations of

30. See details 9.3.7.911,.912, and .913 for railing and privacy screen attachment details.

33. See details 9.0.7.601 to .608 for installation of breathable self-adhesive air/moisture

34. Provide shop drawing submittal and Schedule S-B & S-C for all handrails, guardrails,

ladders & roof anchors required for maintenance purposes at the roof level. Installation

& design to meet all WCB requirements. Coordinate installation w/ structural engineers

35. Provide 2:1 sloped flashing over exterior electrical outlet box covers or other climbable

elements within 1070mm (42") radius of top of guardrails – mock-up required for

envelope consultant.

envelope consultant.

and envelope consultants.

approval.

29. See detail 8.0.7.111 for plumbing @ exterior wall.

barrier and sequencing of window installation.

31. See detail 9.0.0.901 for electrical penetrations @ exterior wall.

32. See detail 9.0.0.902 for plumbing penetrations @ exterior wall.

compatible with adjacent materials. Provide submittal to the architect and building

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## INTERIOR WALLS

36. Every dwelling unit shall be separated from every other space in a building by a separating assembly and adjoining constructions, which together provide an ASTC rating of not less than 47 or a STC rating of not less than 50, including flanking sound requirements for adjoining construction that conform to the current building code.

37. Provide 2x6 or 2x8 studs where required for plumbing and service walls.

38. Provide solid 2x backing in walls for installation of handrails, fixtures, and at tubs and showers for future grab bars. Provide minimum stud spacing of 16"o.c. at all kitchen & bathroom cabinet walls and bath tub walls.

39. OSB/plywood, piping, or wiring is not to be located within 1" air space in party walls. Do not bridge air space with any materials and do not compress insulation within party

40. Provide non-combustible electrical boxes c/w poly boot and approved spray foam insulation or provide gasketed combustible electrical boxes with an approved Hilti Putty Pack on all sides of boxes. Boxes are to have a max. allowable area of 0.016 m2 (24.8 sq.in.), with a max. annular space of 3mm (1/8") from the gypsum board to the outlet box, and a max. allowable aggregate of 0.065 m2 (100 sq.in.) in any 9.3m2 (100 sq.ft.) of surface area.

41. At back-to-back outlets in the same adjacent stud space (less than 600mm apart) at double stud party walls , provide 5/8" type 'x' gypsum board extending 18" above and below the outlet and one full stud space beyond the box on each side, fastened to studs on only one side of 1" airspace. At back-to-back outlets at other fire separation locations and where electrical boxes are larger than the allowable area, provide an approved Hilti Putty Pack on all sides of boxes or a 5 sided drywall box constructed of 5/8" type 'x' gypsum board, fully supported, c/w fire stop caulk at wire penetrations.

42. Resilient channels – max thickness of 25 gauge, RC-1, 1/2" offset galvanized steel resilient channels with slits or holes to be installed perpendicular to studs at 24" o.c. max. Channels shall overlapped 1/2" at ends and fastened with a 1 1/4" long No. 7 Type S bugle head screw. Additional channels are required to support gypsum wallboard end joists so that each board end rests on its own channel. These additional channels shall extend to 3" past the board end studs. Channels shall be fastened at each joist intersections using one 1 1/4" long No.7 Type S bugle head screw. Ensure drywall screws do not penetrate resilient channels into joists.

43. Extend fire separation within attic space to the underside of roof sheathing. No framing members or trusses are to penetrate fire separation.

44. Provide continuous 5/8" type 'x' gypsum board to the top plate of walls above drop ceilings behind tubs & showers.

45. Extend drywall behind all plumbing fixtures in bathrooms at fire separations and at rated loadbearing walls.

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W1A - Exterior Wall (P1 - below grade basement parking structure) Fire Resistance Rating 2 hr Fire Resistance Rating - BCBC 2018 - Appendix D Table D-2.1.1. S.T.C. Rating

[1] free draining backfill material installed as per geotechnical report [2] 'Cosella Dorken Delta MS' drainage mat c/w filter fabric to outside - including vertical and horizontal termination strips, laps & seals as per manufacturer's standard recommendations (min. 12" vertical lap and sealed w/self-adhered

[3] self-adhesive waterproofing membrane 'Colphene BCW-V' (or approved equivalent) 'KIM mix' concrete additive only acceptable at elevator pit wall [4] 8" reinforced concrete wall (see struc. dwgs.)

- (Type N concrete min. equiv. thickness for 2 hr rating - 124mm(4.88")) (no finish on unheated side of concrete wall) [5] at exposed parkade walls - provide breathable elastomeric coating (provide submittals)

AT INTERIOR OF PARKADE VENT SHAFT WALLS EXPOSED TO THE ELEMENTS [6] 90 mil 'Tremco ExoAir 230' fluid applied membrane

[7] pour elevator pits (walls and slab) monolithically without cold or construction joints with cementitious

waterproofing admixture (provide submittals) [8] provide dampproofing and drainage layer over the outside face of the elevator pit walls

W1A EXTERIOR FOUNDATION WALL

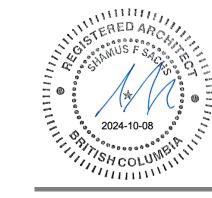
[CLIENT] RF PROPERTIES RENTAL DEVELOPMEN 206 EAST 12TH STREET NORTH VANCOUVER, B [PROJECT] [SCALE] Not To Scale 2024-05-29 [ISSUE] BP RESUBMISSION 0.4.1.011

Fire Resistance Rating 2 hr/ 1 1/2 hr/ 1 hr Fire Separation 2 hr/ 1 1/2 hr/ 1 hr Fire Resistance Rating - BCBC 2018 Appendix D-2.1.1. Table D-2.1.1. S.T.C. Rating [1] 8" concrete/concrete block - reinforced & concrete filled (see struc. dwgs.) (Type N concrete - minimum equivalent thickness for 2 hr rating — 124mm(4.88")) (Type N hollow concrete block — min. equiv. thickness for 2 hr rating — 113mm(4.45")) or (Type L120S hollow concrete block — min. equiv. thickness for 2 hr rating — 102mm(4.02") AT PARKADE WALLS & EXIT STAIRS LEADING TO BUILDING ABOVE [2] at exposed parkade walls - provide breathable elastomeric coating (provide submittals) [3] coat parkade vent shaft walls which are exposed to the elements and which form an exterior wall with 90 mils of 'Tremco Exoair 230' fluid applied membrane



RENTAL DEVELOPMEN 206 EAST 12TH STREE

[PROJECT] Not To Scale 2024-05-29 [ISSUE] BP RESUBMISSION 0.4.1.021



**TARCHITECT SEAL1** 

[CLIENT]

[TITLE]

**PROPERTIES** 

RF PROPERTIES

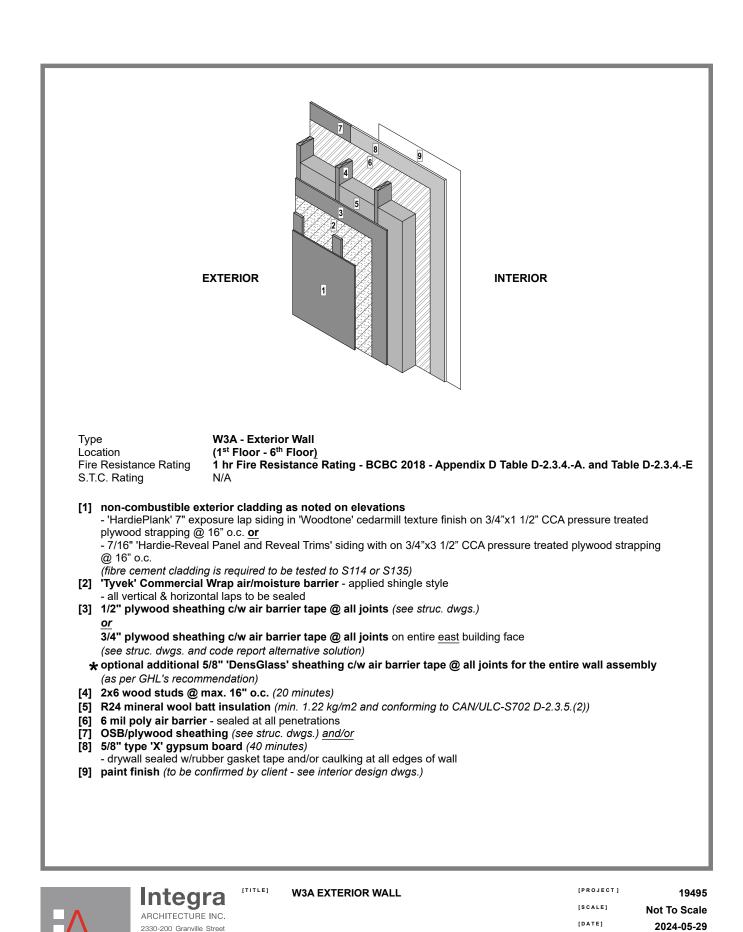
RENTAL

**DEVELOPMENT** 206 EAST 12TH STREET NORTH VANCOUVER, BC

## **ASSEMBLIES**

[PROJECT] [SCALE] [DATE] 2024-10-04

13 - BP RESUBMISSION



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RF PROPERTIES

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[DRAWING] 0.4.1.031

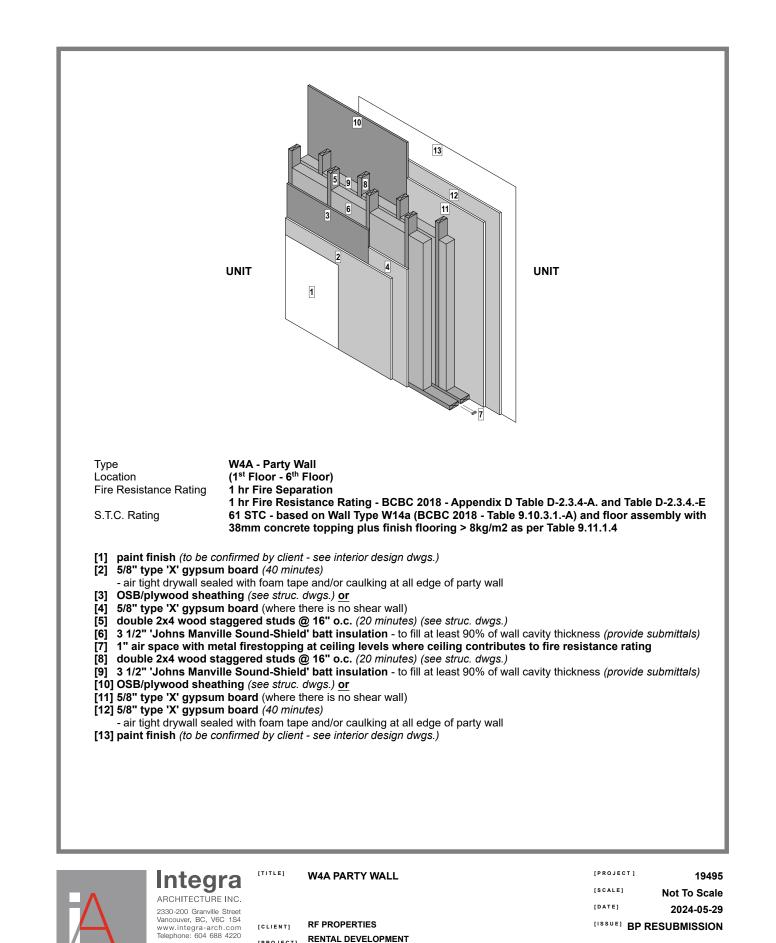
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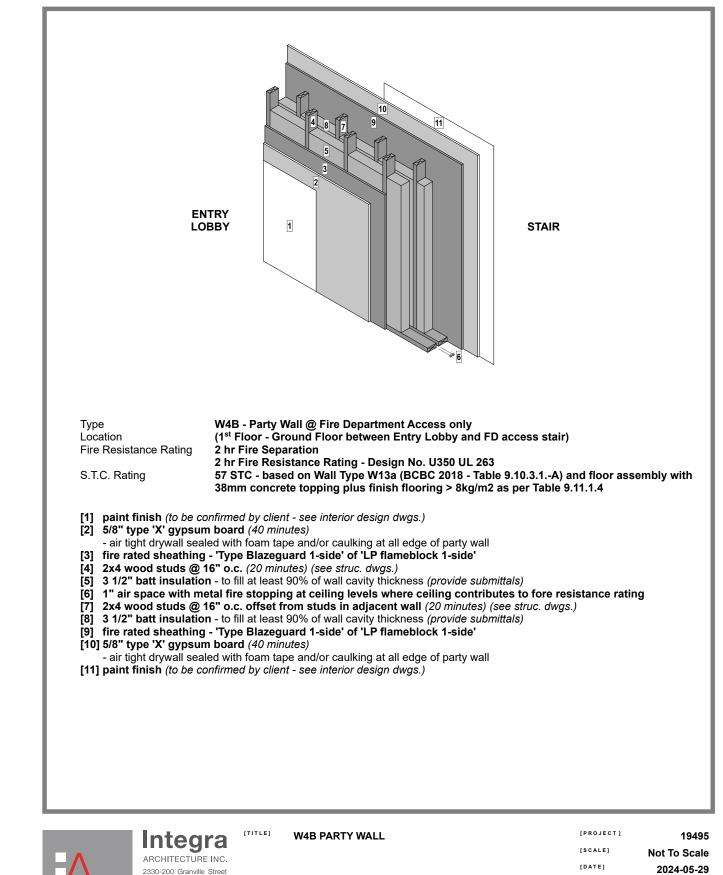
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2024-05-29

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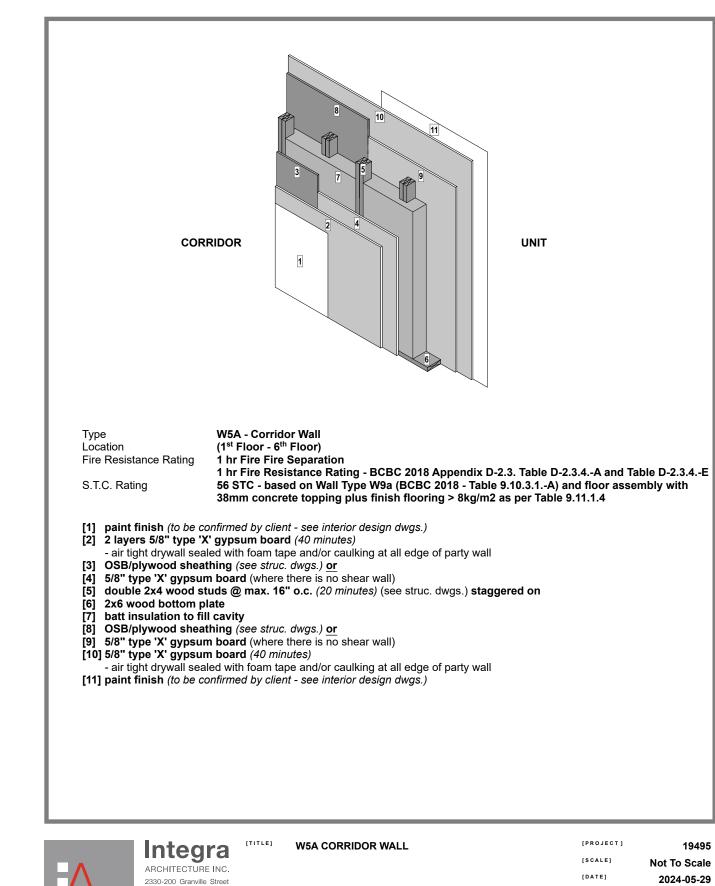
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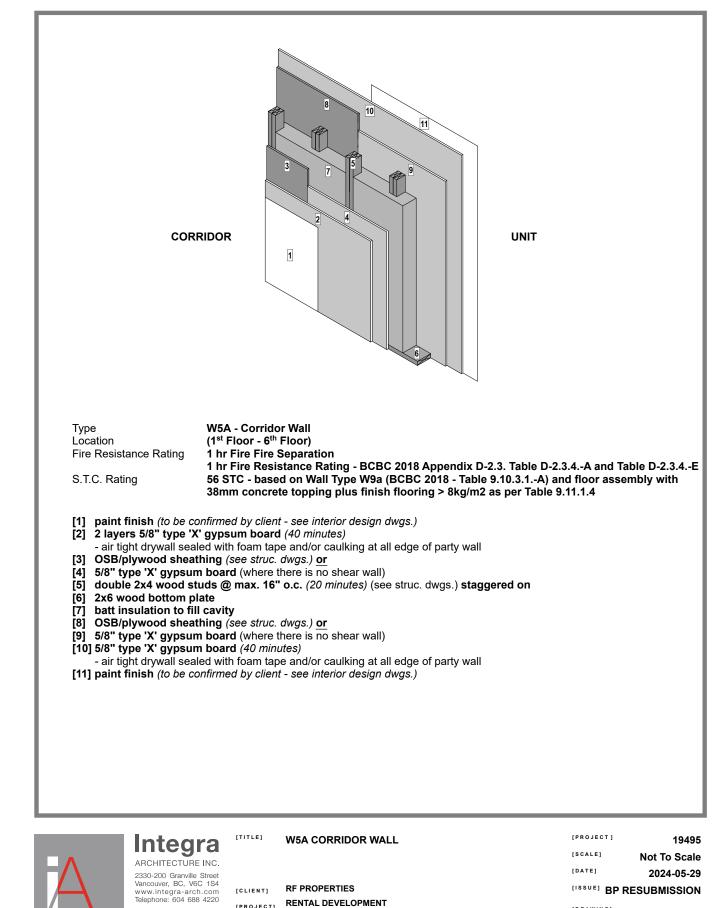




www.integra-arch.com Telephone: 604 688 4220 RF PROPERTIES

[PROJECT] RENTAL DEVELOPMEN







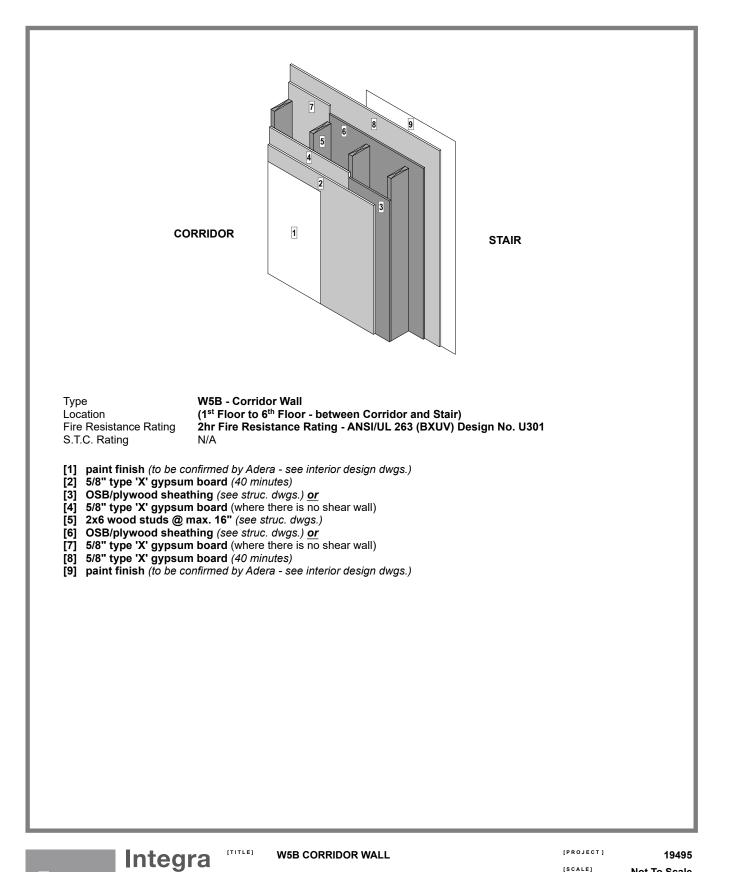
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2024-05-29

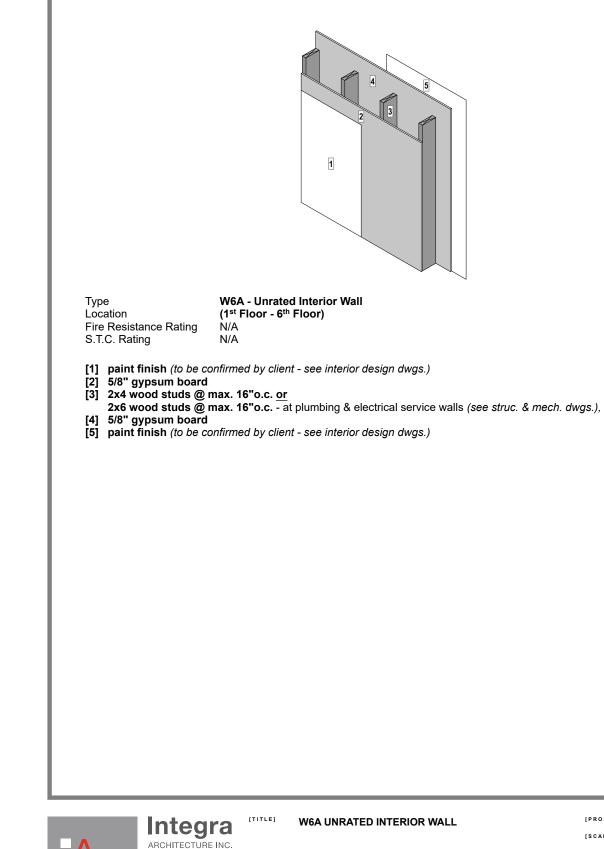
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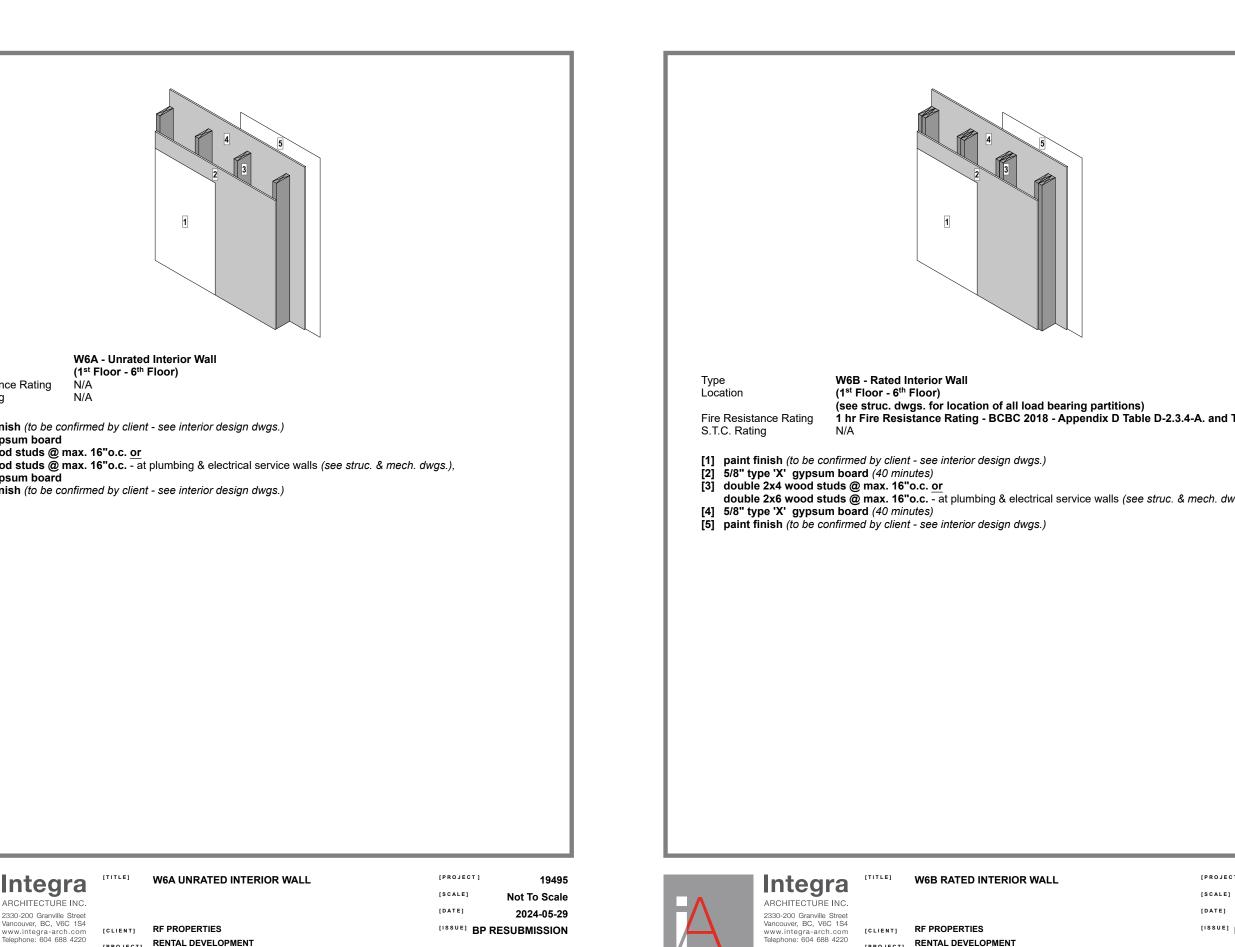
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[PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO



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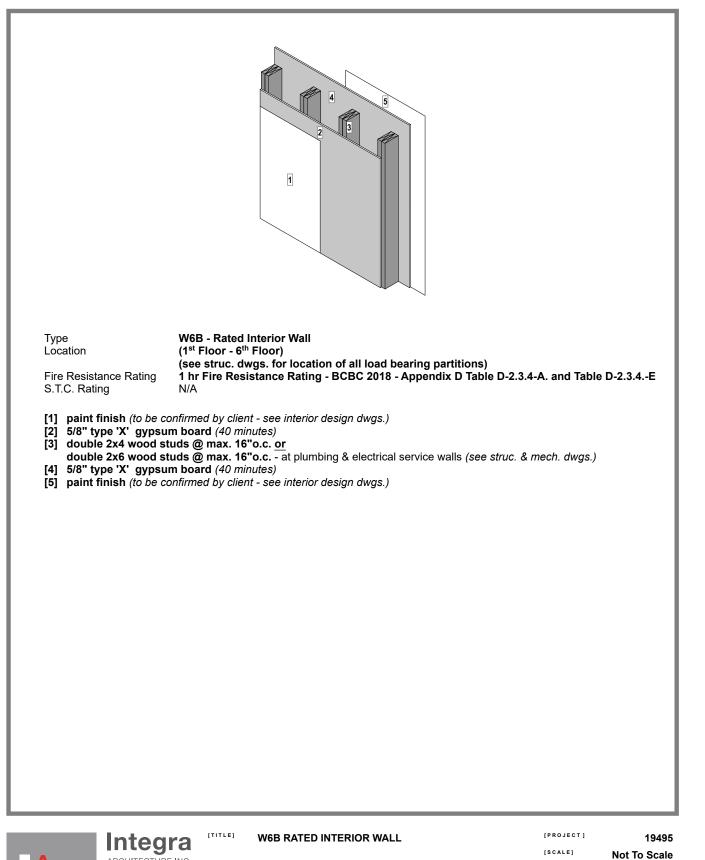


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0.4.1.061

[DRAWING]



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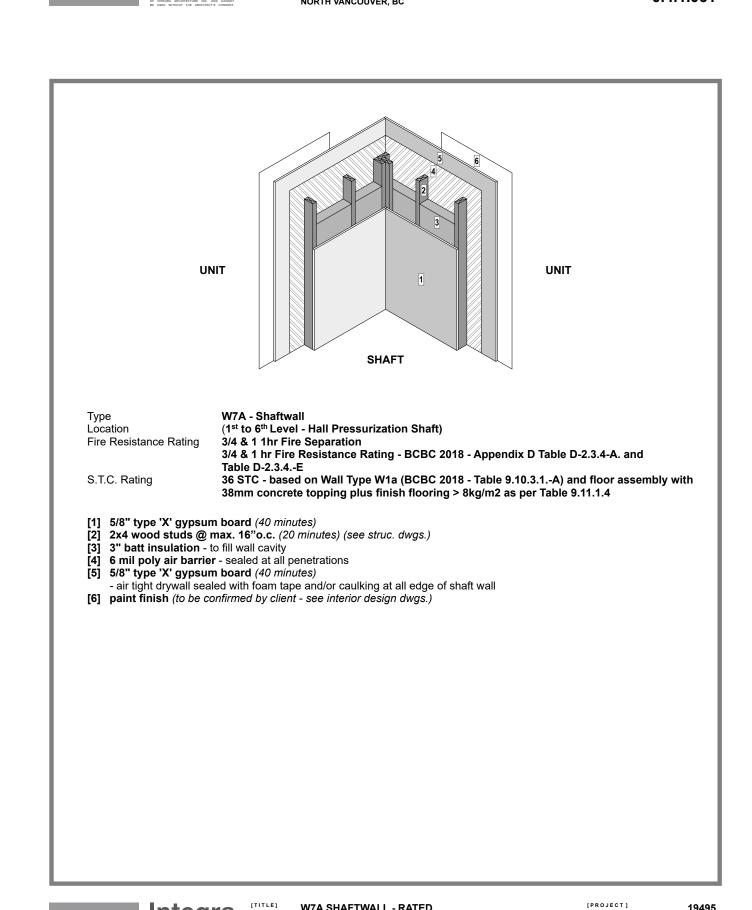
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2024-05-29

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[DRAWING]



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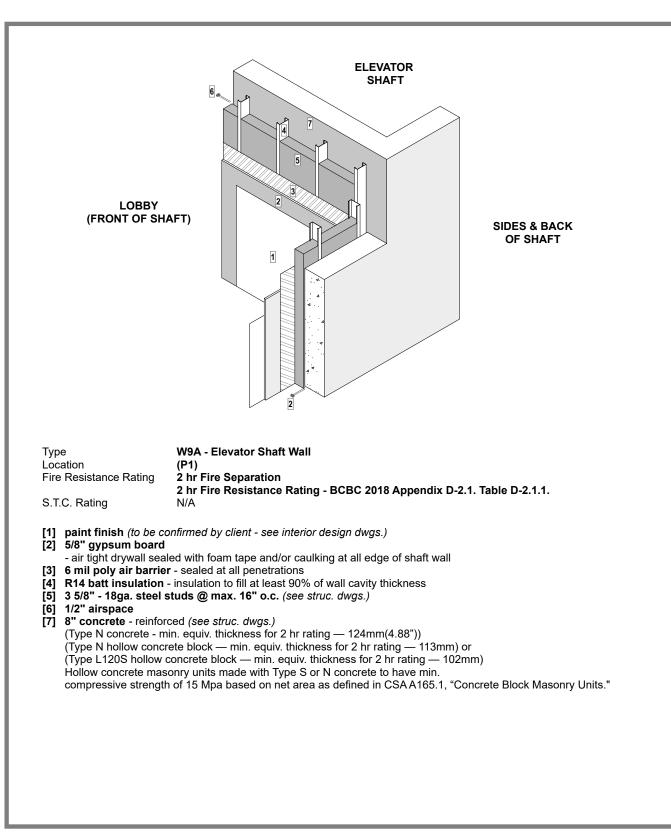
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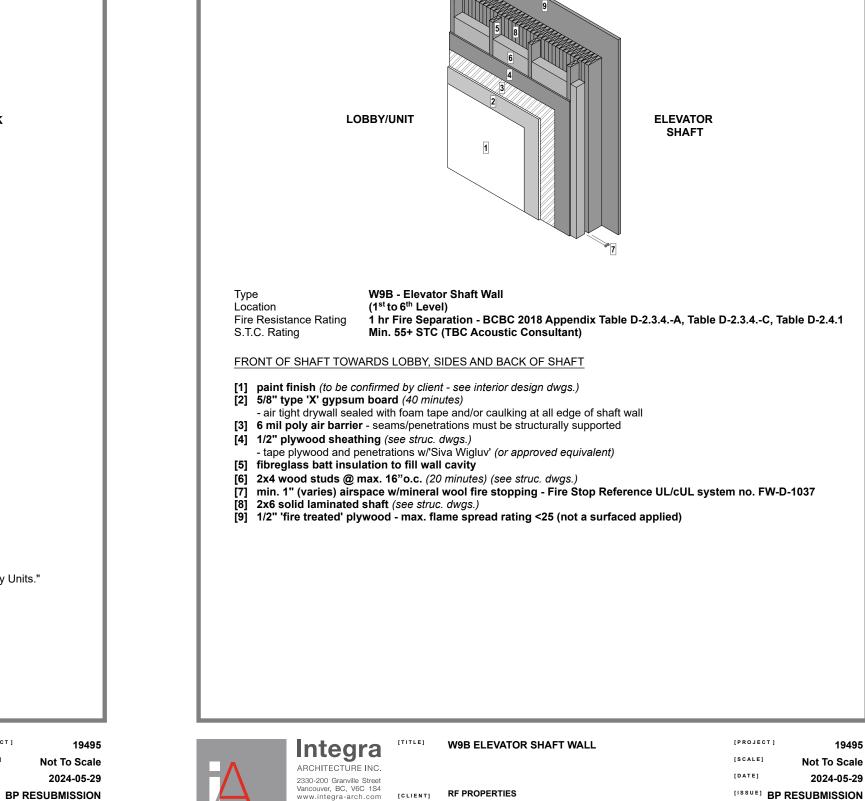
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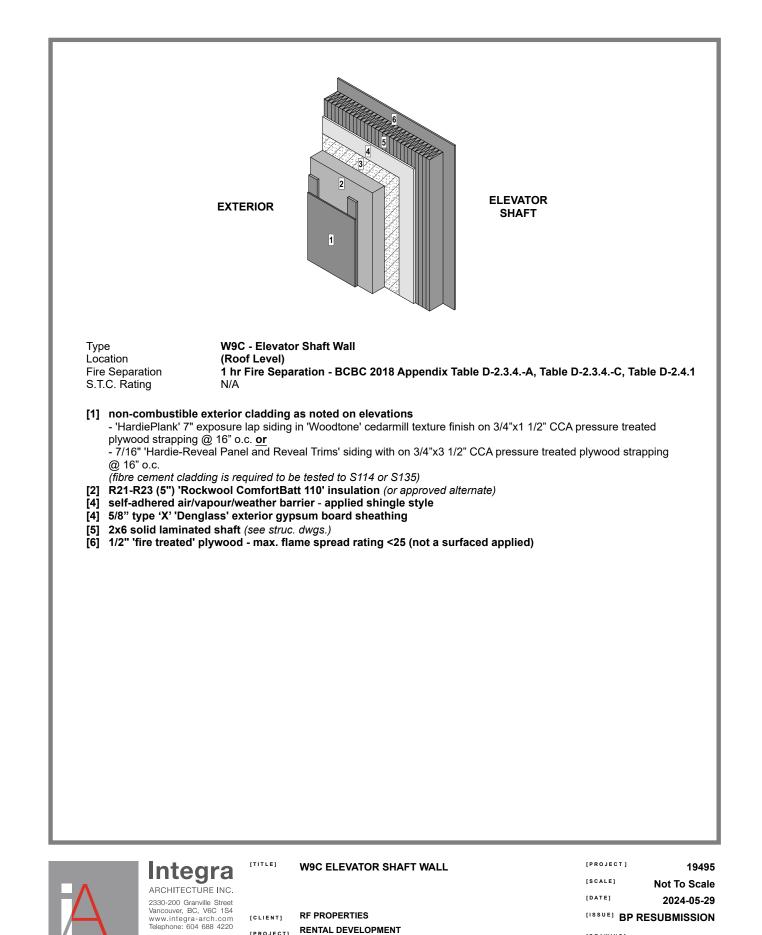


NORTH VANCOUVER, BC

13430	
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2024-10-04	[DATE
13 - BP RESUBMISSION	[ISSUE



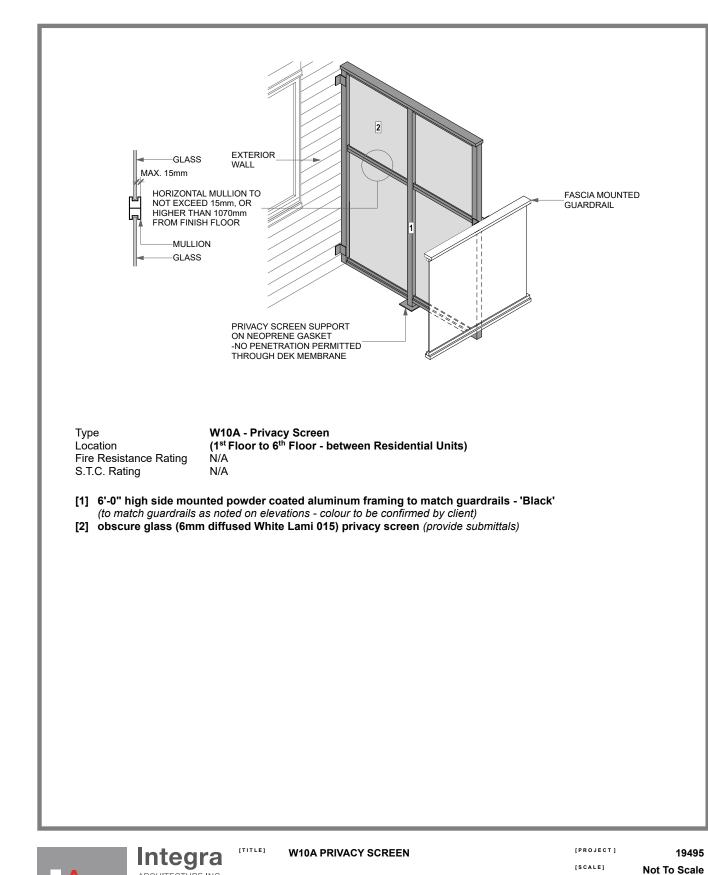




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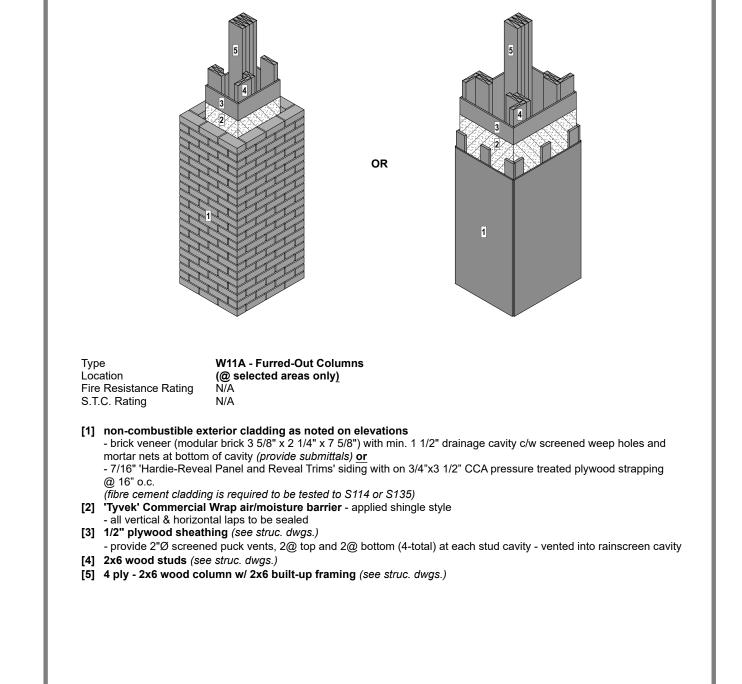
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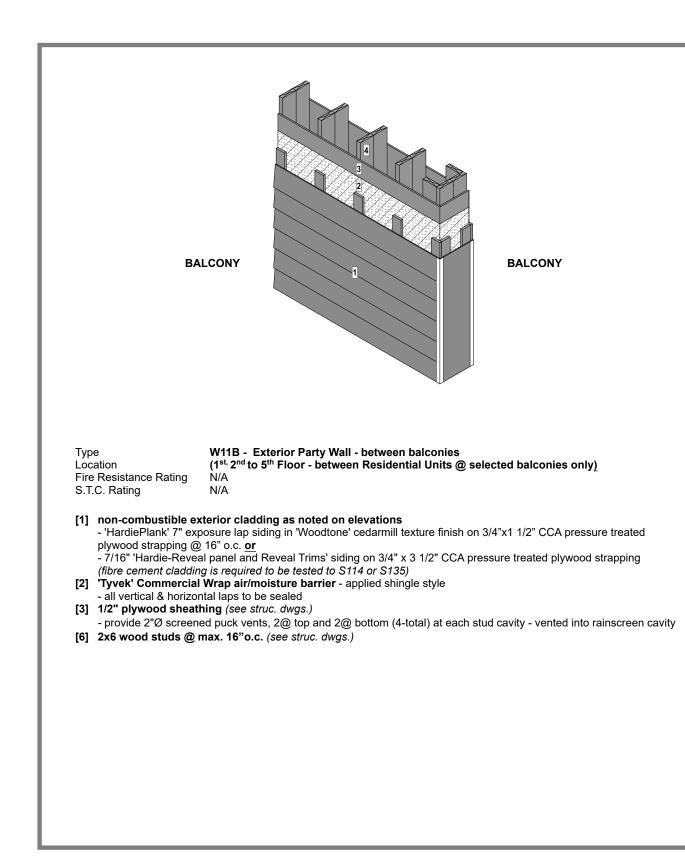
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www.integra-arch.com [CLIENT] RF PROPERTIES
Telephone: 604 688 4220

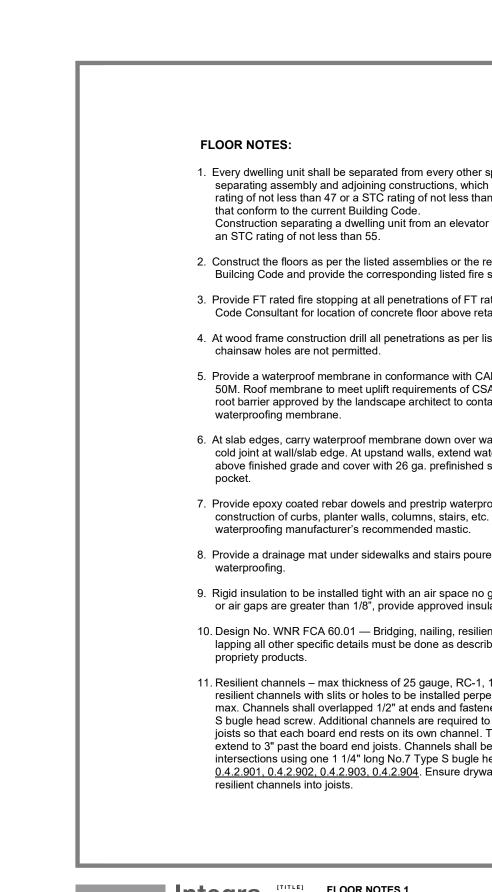






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RENTAL DEVELOPMEN 206 EAST 12TH STREET NORTH VANCOUVER, B



19495

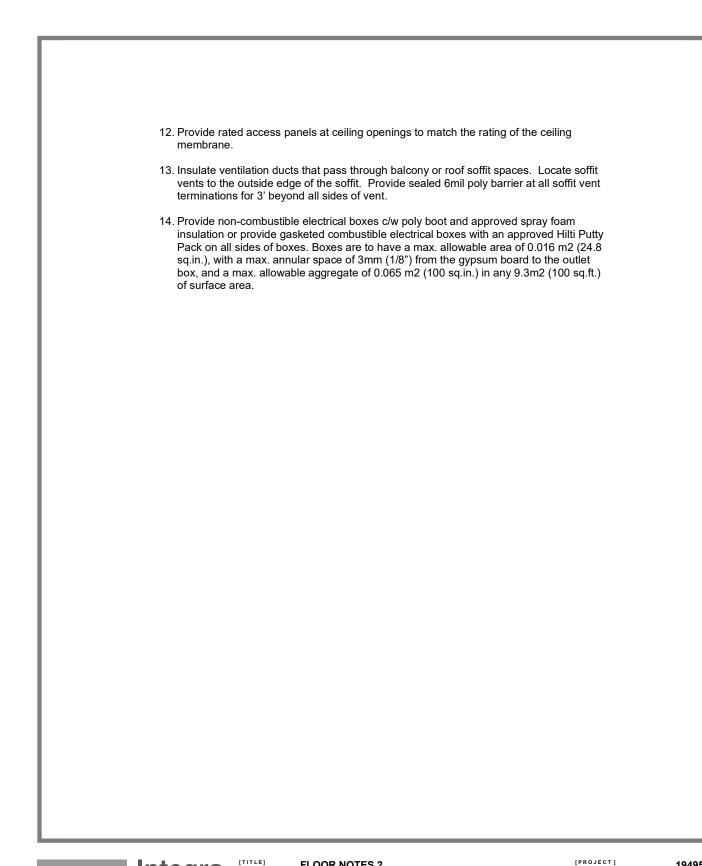
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Not To Scale

2024-05-29

0.4.1.132

[ISSUE] BP RESUBMISSION



[CLIENT] RF PROPERTIES

RENTAL DEVELOPMEN 206 EAST 12TH STREET



2024-05-29

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[ISSUE] BP RESUBMISSION

2024-05-29



[CLIENT]

[TITLE]

RF PROPERTIES

RENTAL

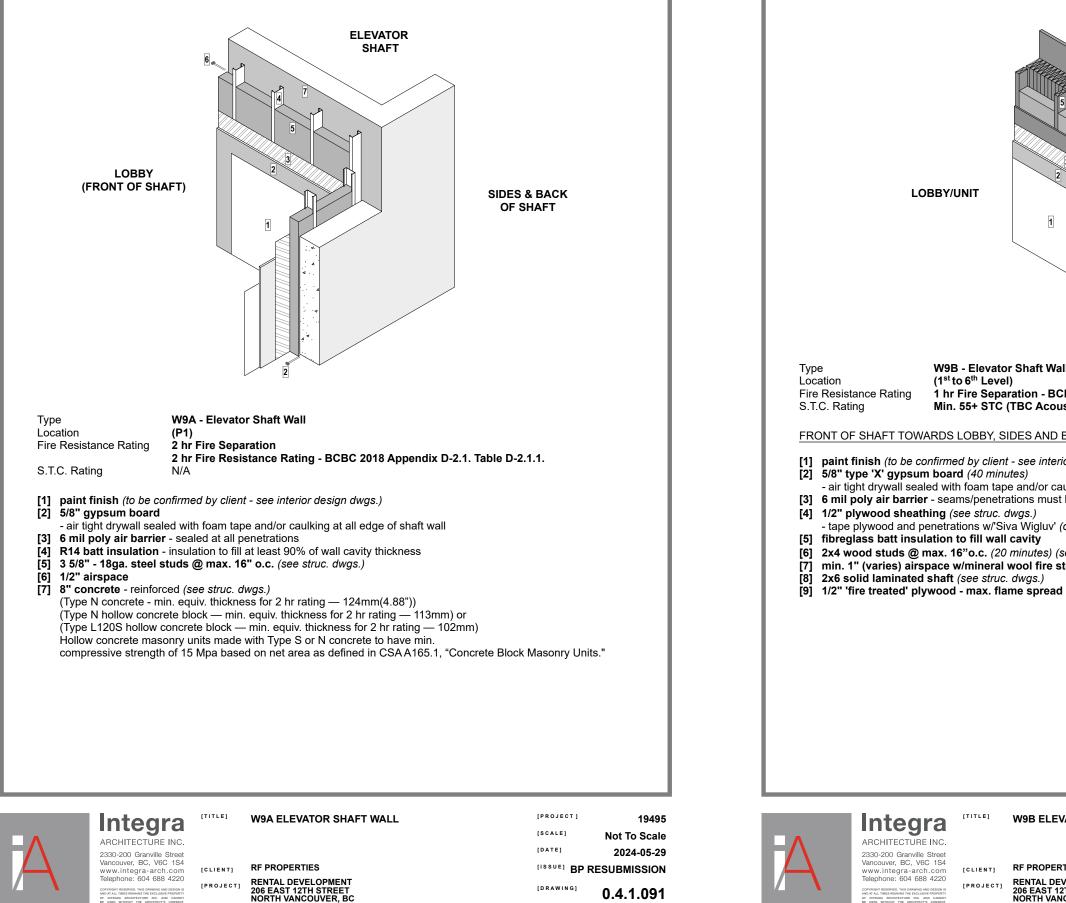
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206 EAST 12TH STREET NORTH VANCOUVER, BC

**ASSEMBLIES** 

[PROJECT] [SCALE] [DATE] 2024-10-04 13 - BP RESUBMISSION





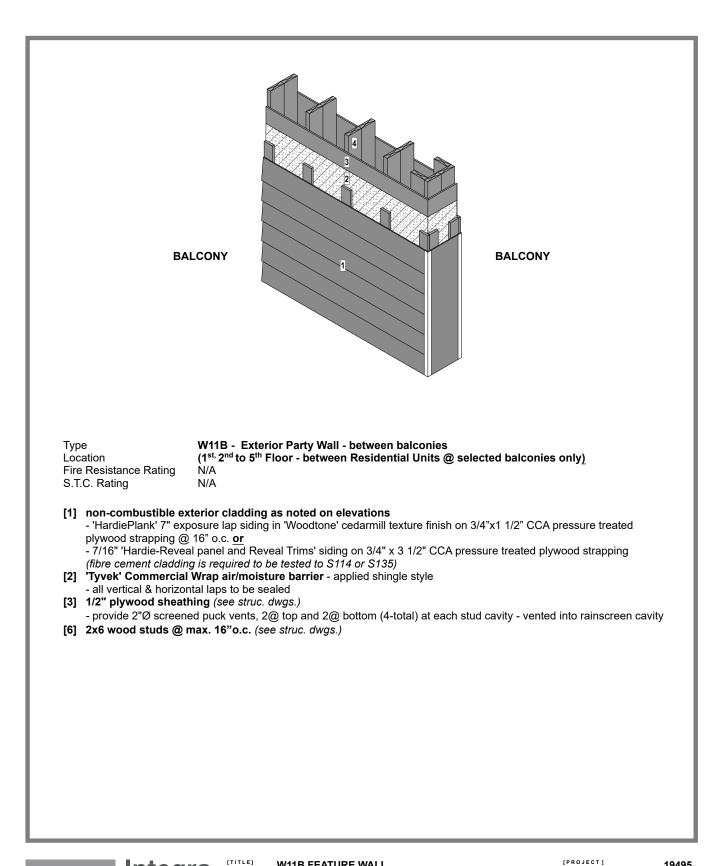
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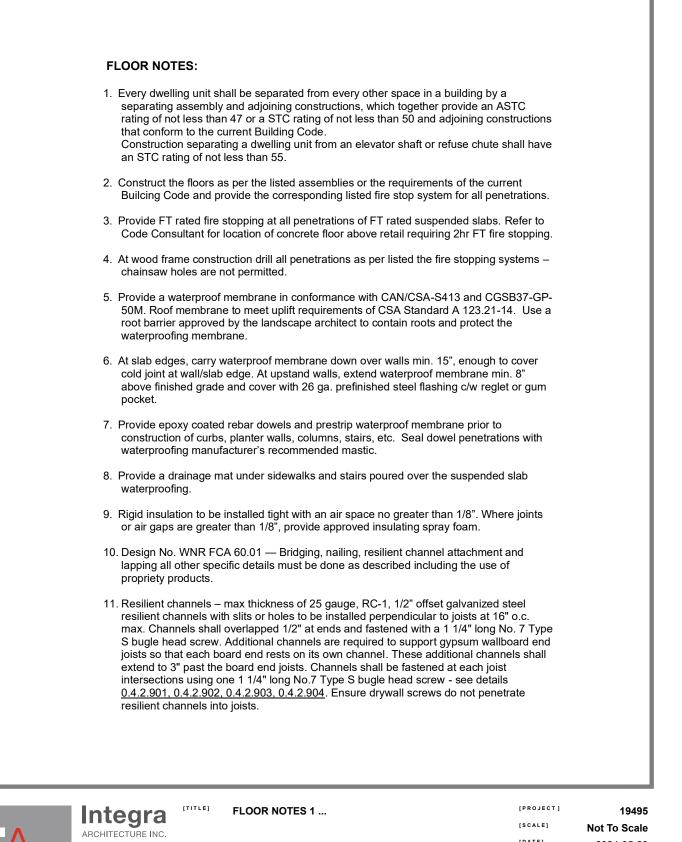
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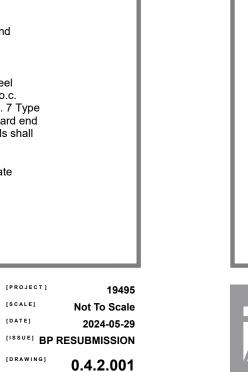
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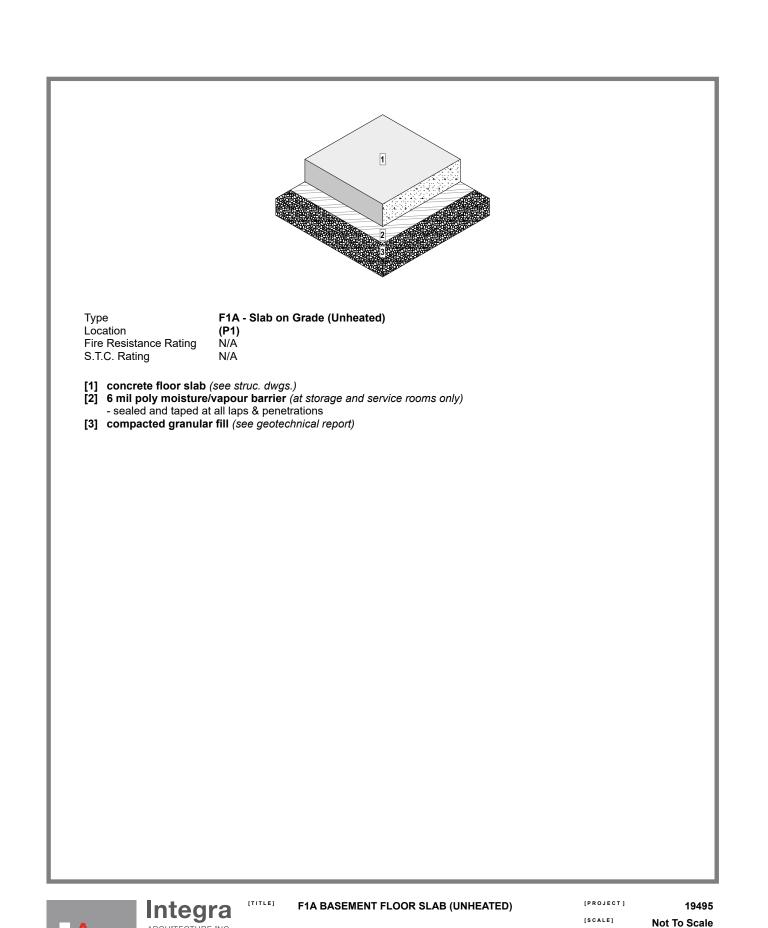




[CLIENT] RF PROPERTIES

[PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO





www.integra-arch.com [CLIENT] RF PROPERTIES
Felephone: 604 688 4220

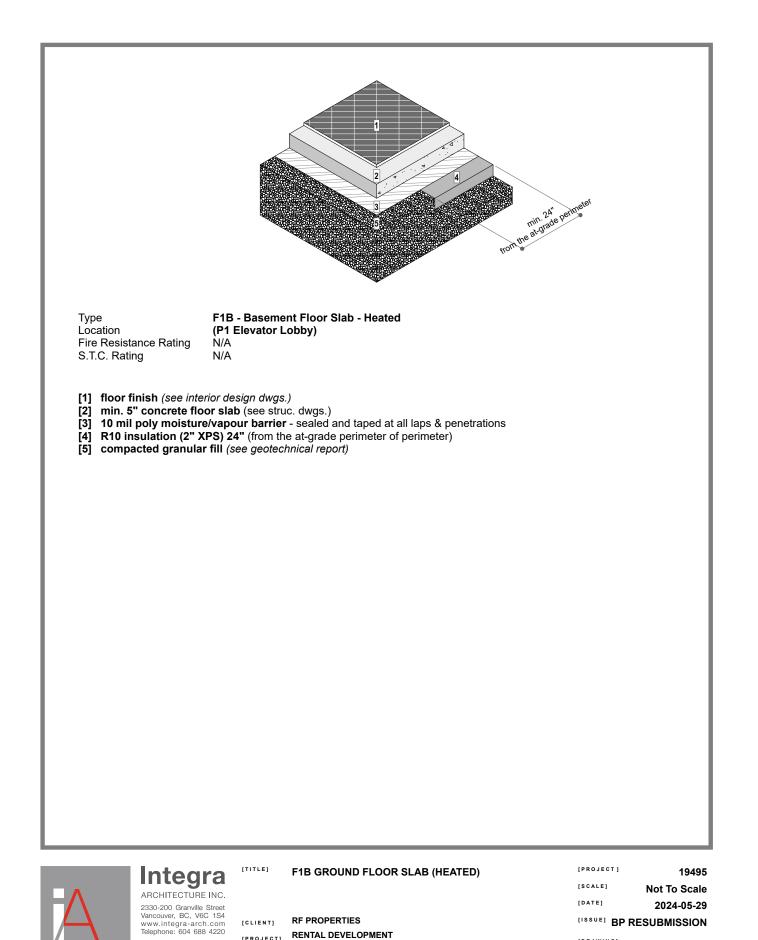
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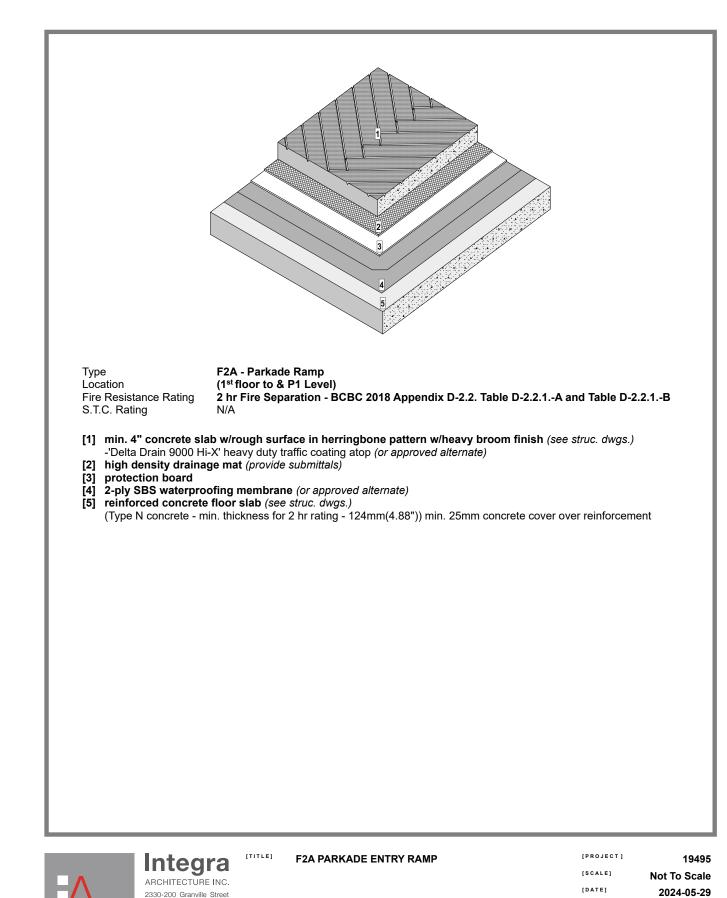
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[ISSUE] BP RESUBMISSION

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Telephone: 604 688 4220

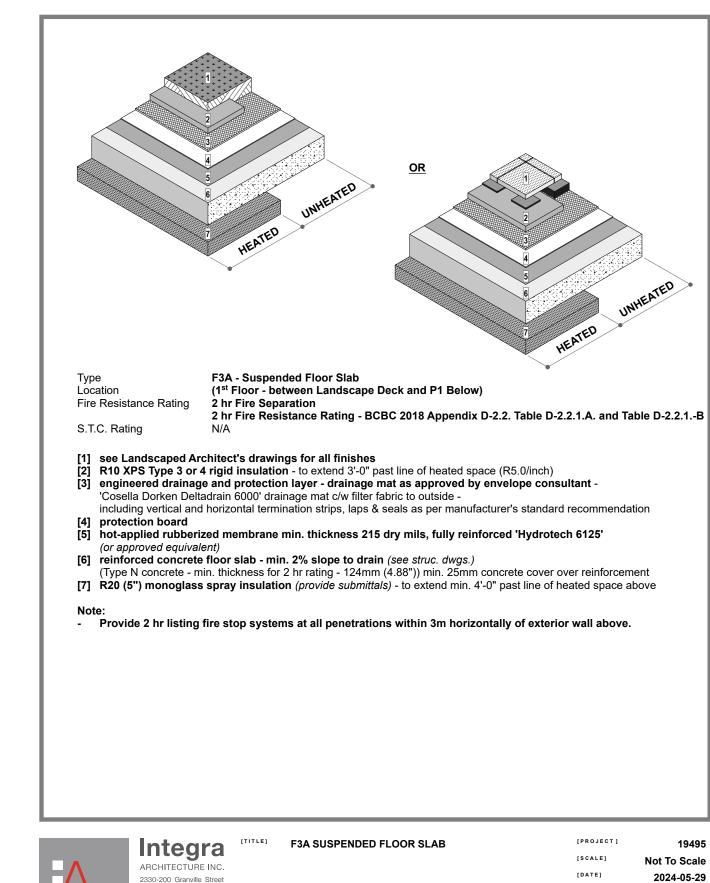
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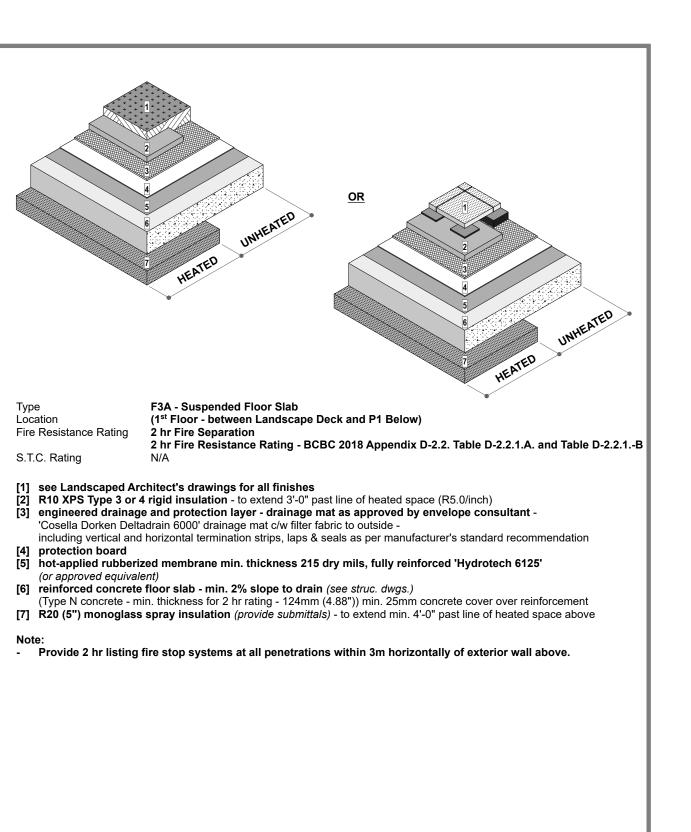
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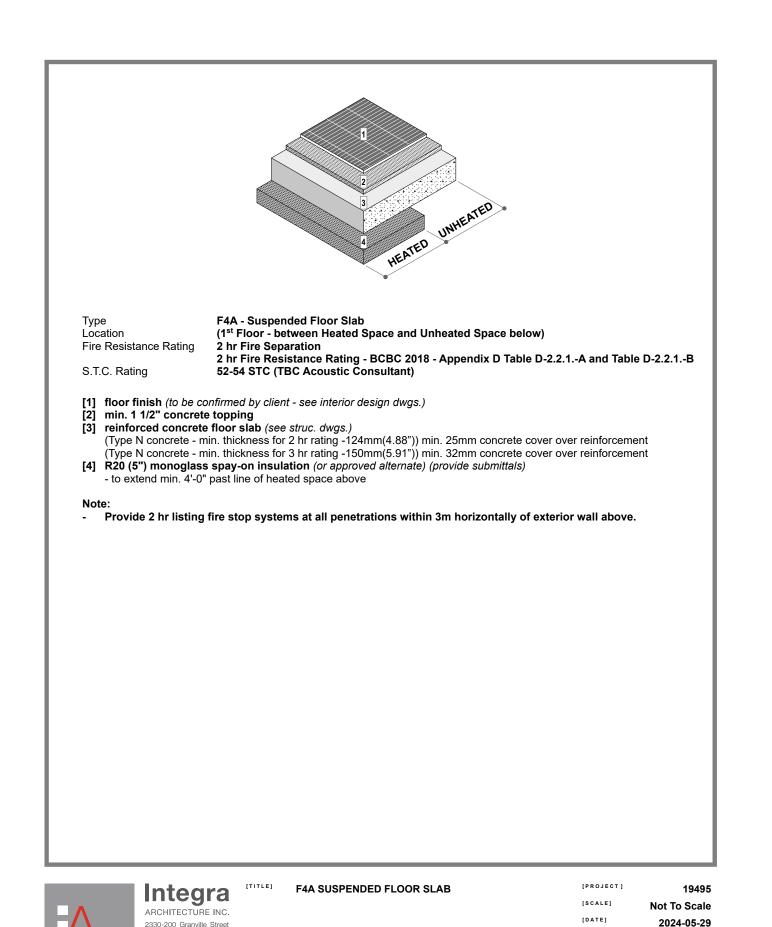


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Telephone: 604 688 4220



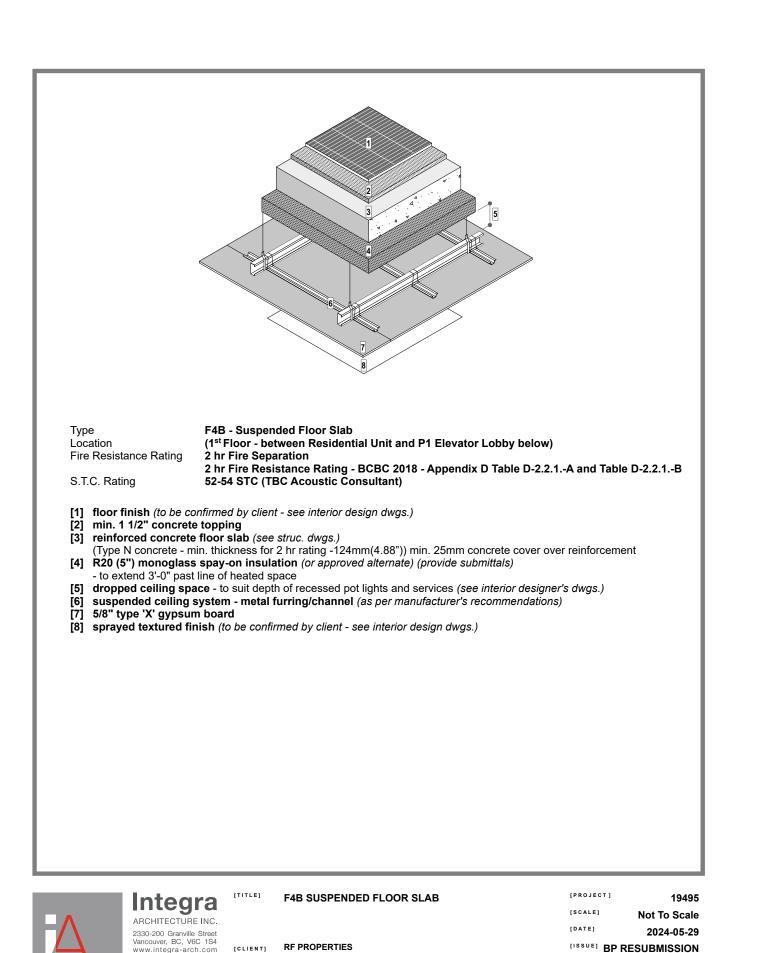


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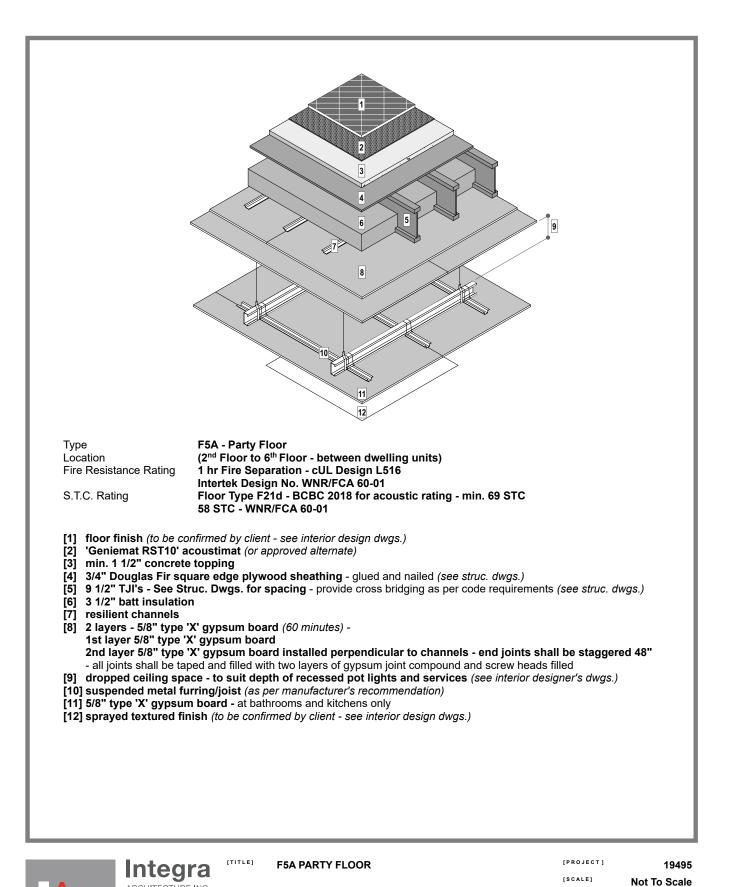


[CLIENT] RF PROPERTIES

[PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO



RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO



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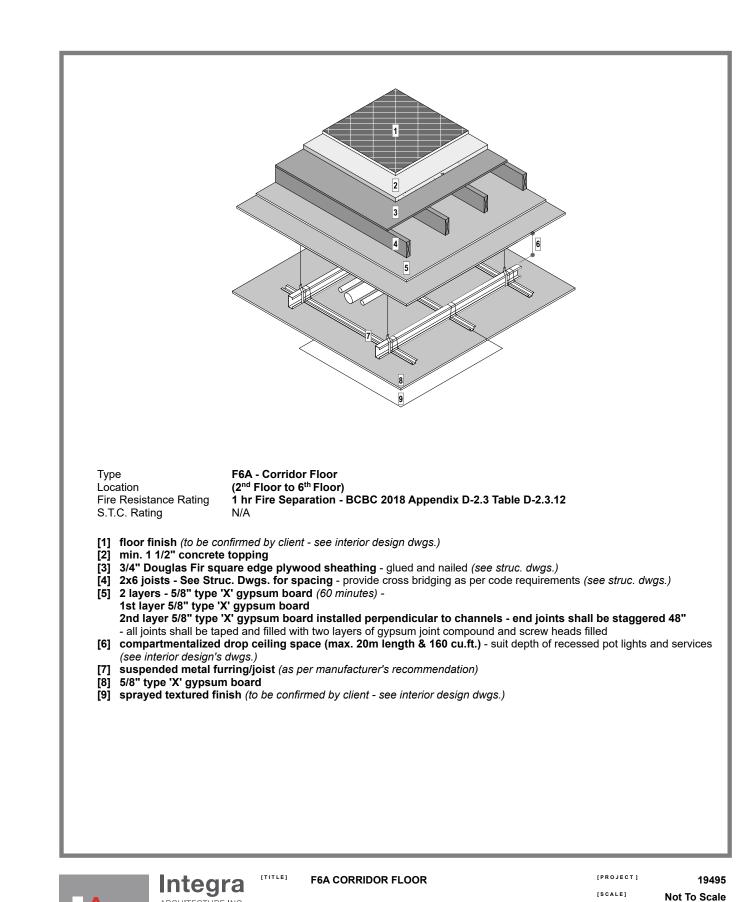
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2024-05-29

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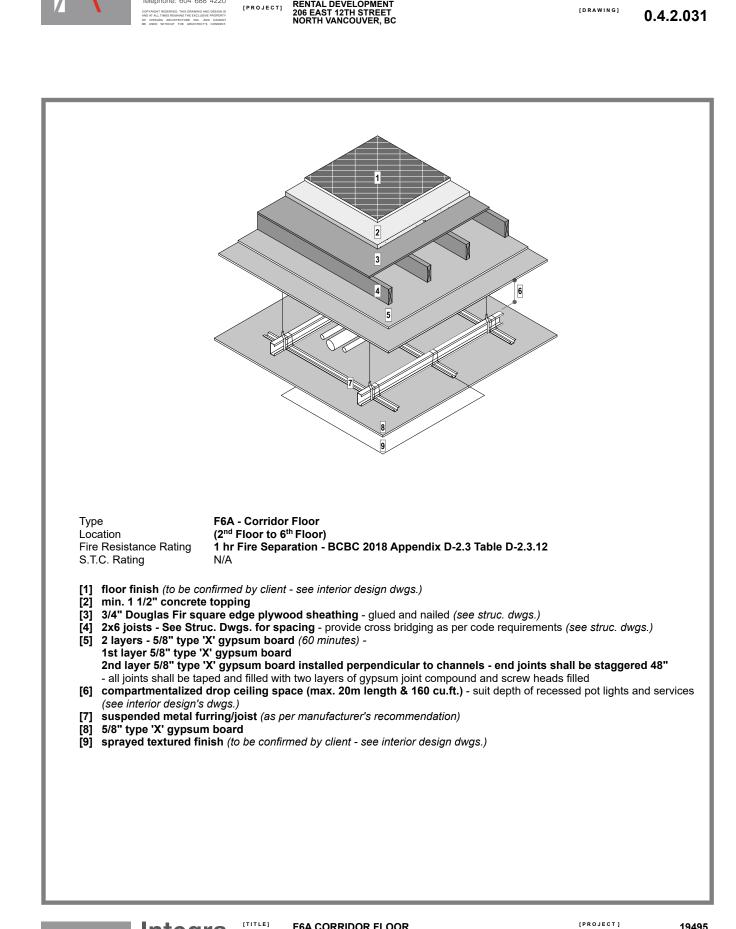
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[CLIENT] RF PROPERTIES

[PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER PO





**ASSEMBLIES** 

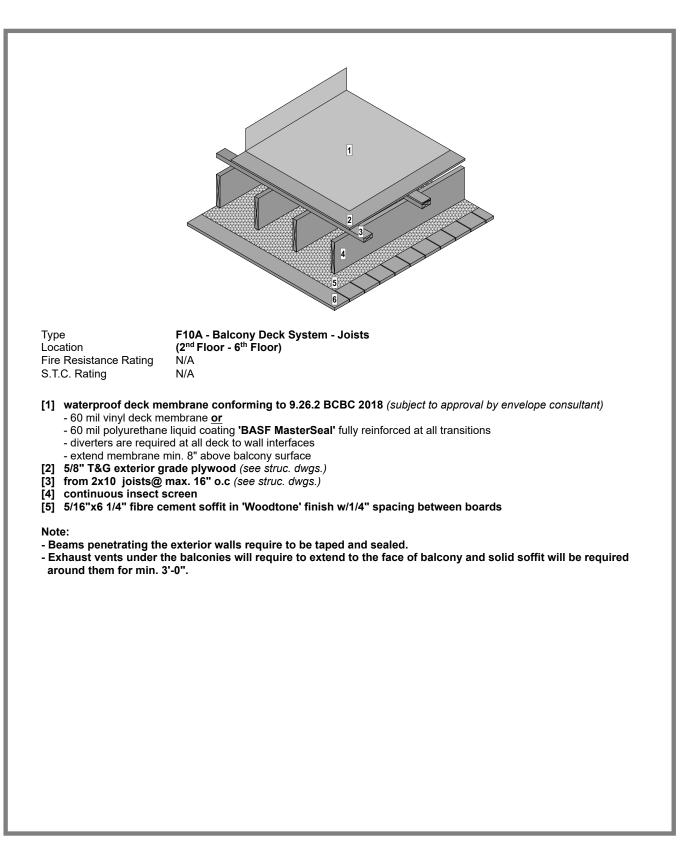
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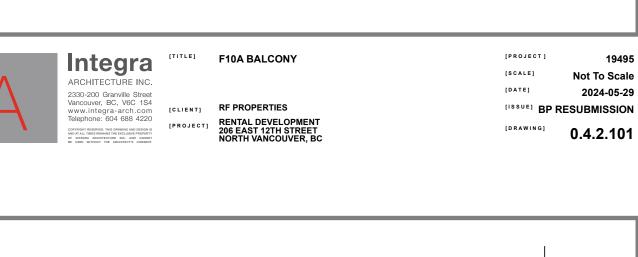
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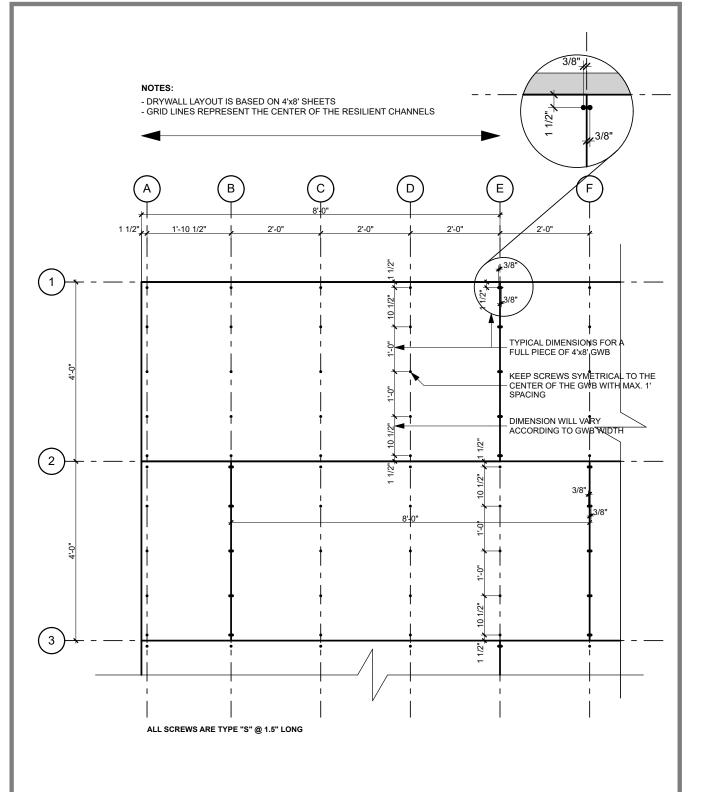
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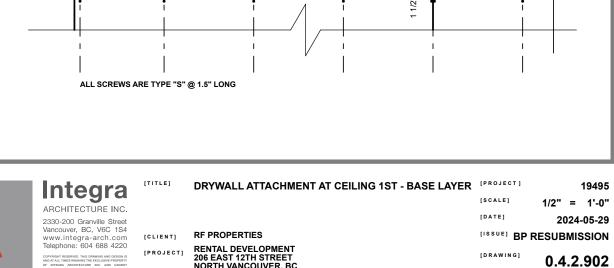
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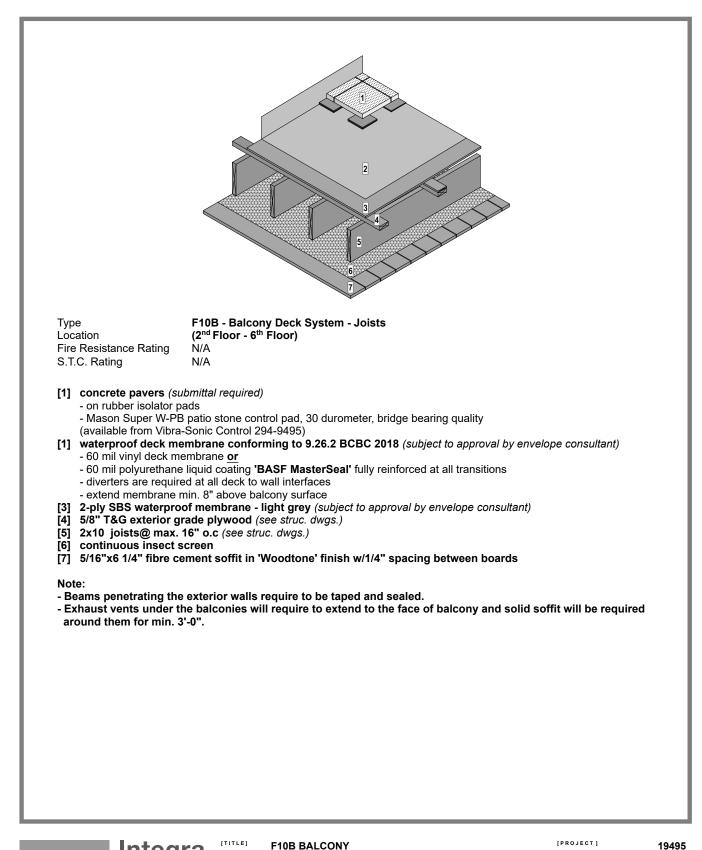
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2024-10-04	[DATE]
13 - BP RESUBMISSION	[ISSUE]

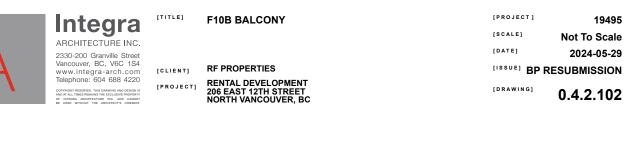


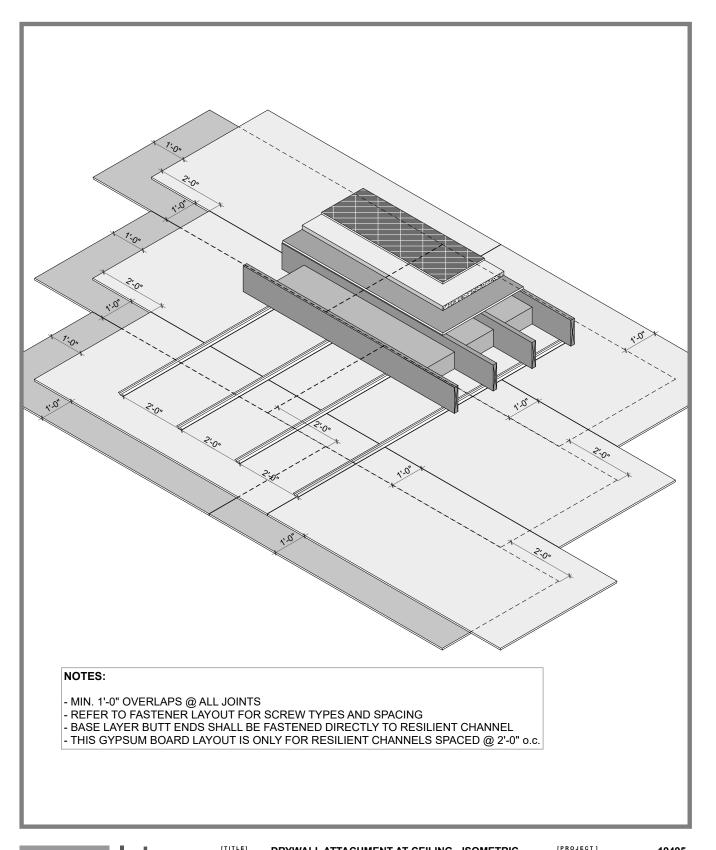


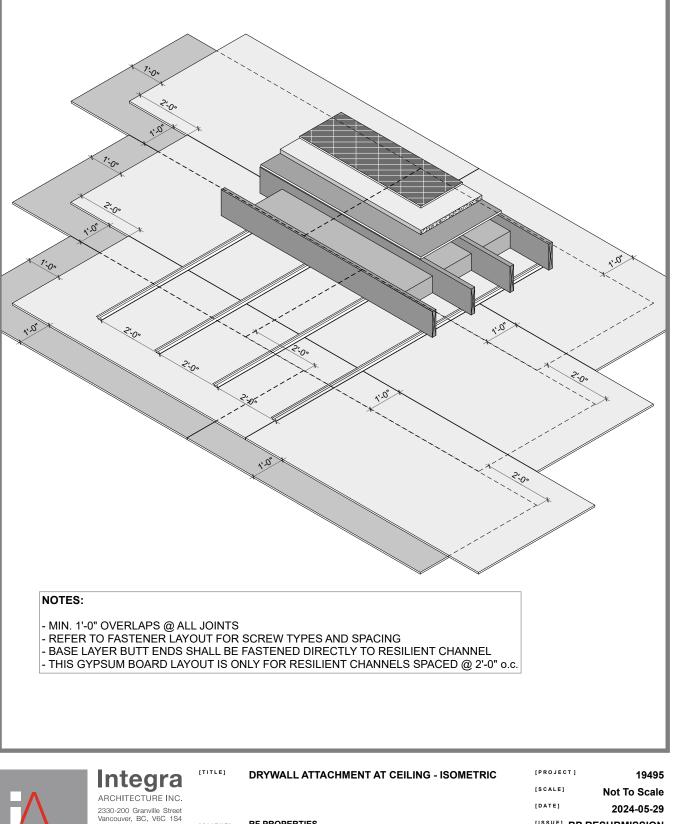


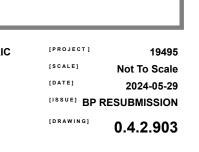


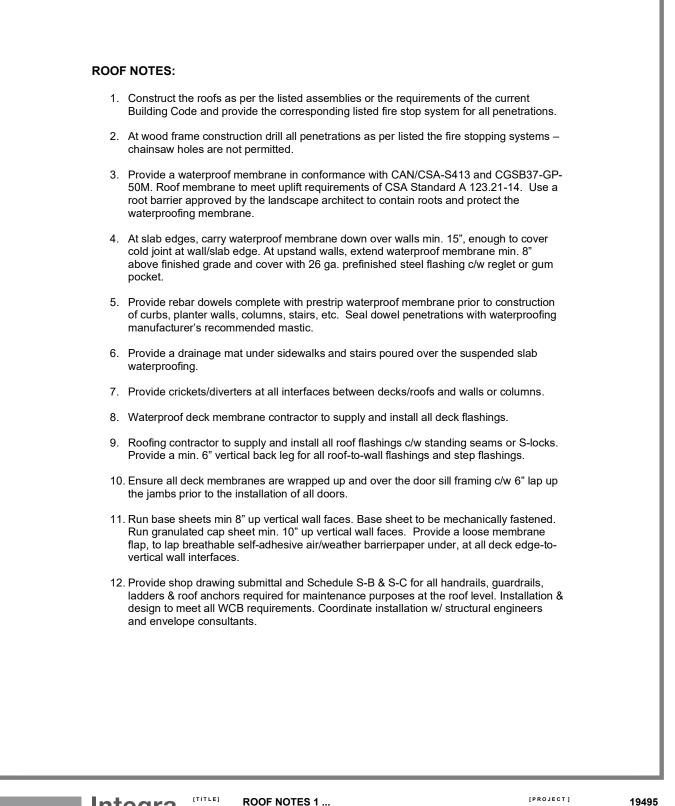












F11A - Stair Landing

[2] 19/32 T&G" OSB sheathing - glued and nailed (see struc. dwgs.)

[5] sprayed textured finish (to be confirmed by client - see interior design dwgs.)

[TITLE] F11A STAIR LANDING

[PROJECT] RENTAL DEVELOPMENT

www.integra-arch.com Telephone: 604 688 4220 RF PROPERTIES

[PROJECT]

[SCALE]

[DATE]

Not To Scale

0.4.2.111

[ISSUE] BP RESUBMISSION

2024-05-29

Location

S.T.C. Rating

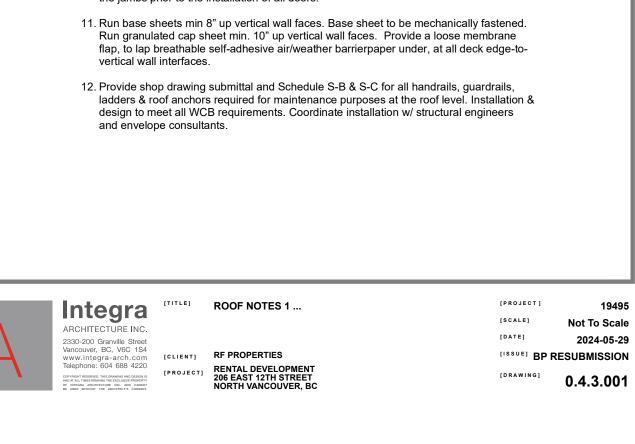
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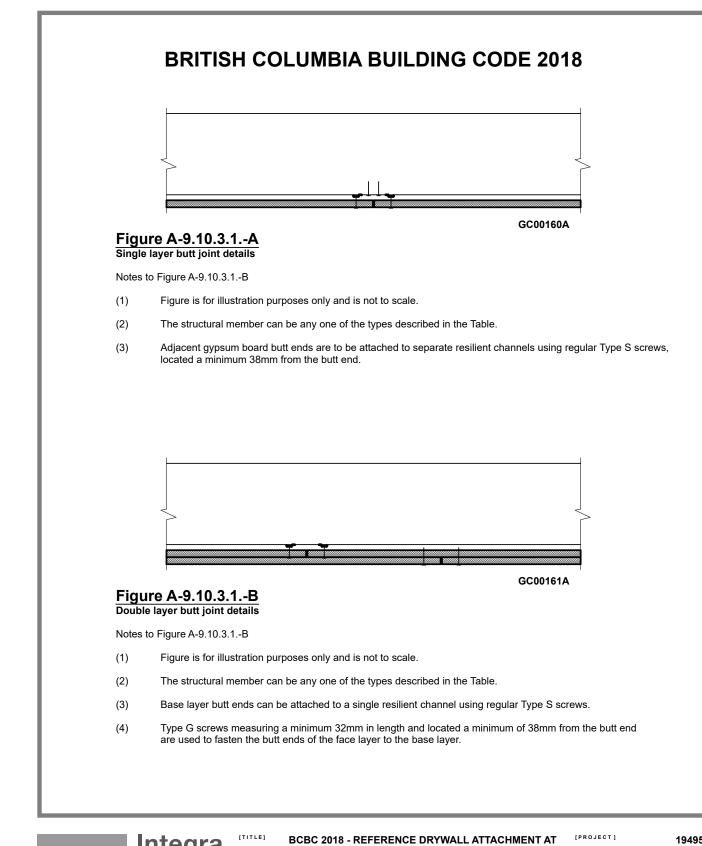
[4] 1/2" gypsum board

[1] floor finish (see interior designer's dwgs.)

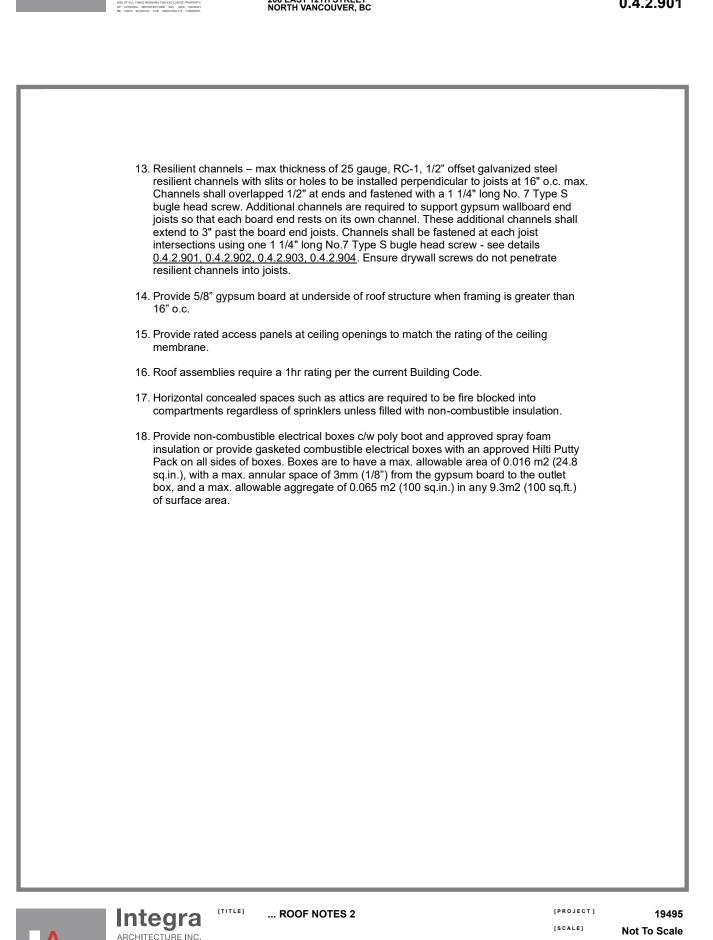
[3] 2x10 joists @ 16" o.c. (see struc. dwgs.)

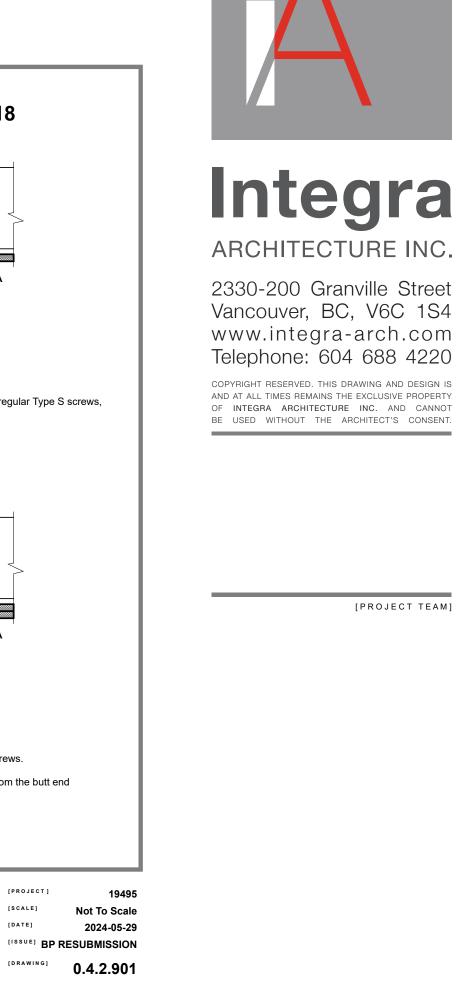
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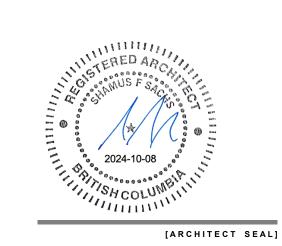




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[PROJECT TEAM]



[CLIENT]

RF PROPERTIES

**RENTAL DEVELOPMENT** 

206 EAST 12TH STREET NORTH VANCOUVER, BC

**ASSEMBLIES** 

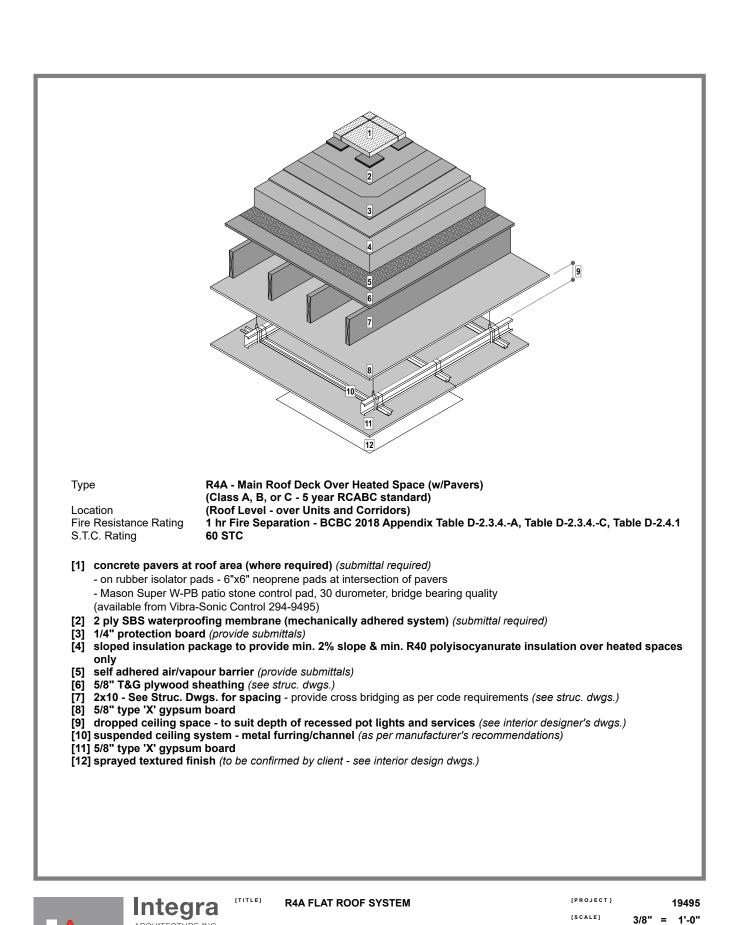
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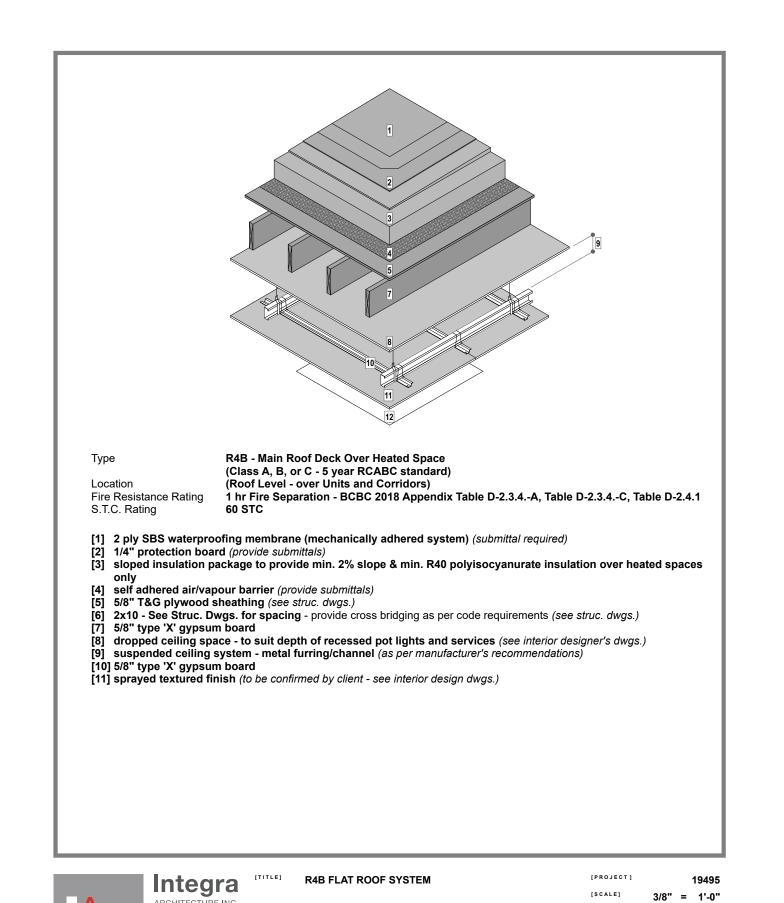


www.integra-arch.com Telephone: 604 688 4220 RF PROPERTIES

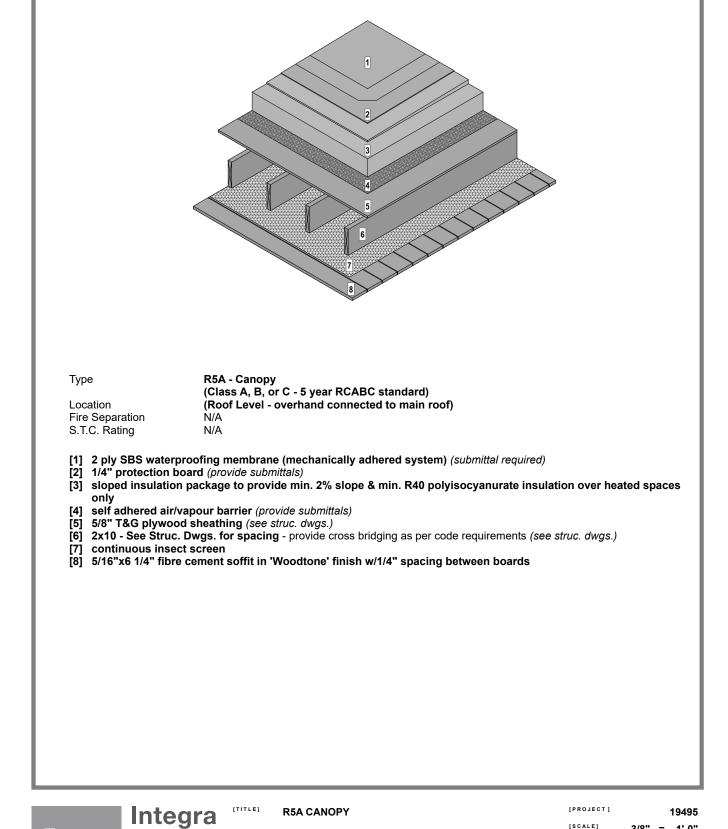
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[ISSUE] BP RESUBMISSION

[DRAWING] 0.4.3.041



2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220 RENTAL DEVELOPM





2024-05-29

0.4.3.042

[ISSUE] BP RESUBMISSION



[SCALE] 19495
[SCALE] 3/8" = 1'-0"
[DATE] 2024-05-29
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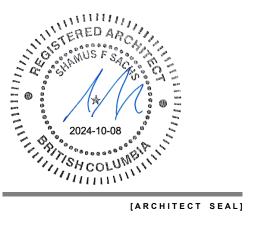
# Integra

ARCHITECTURE INC.

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[PROJECT TEAM]



REDEKOP | FERRARIO

[CLIENT]

[TITLE]

RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

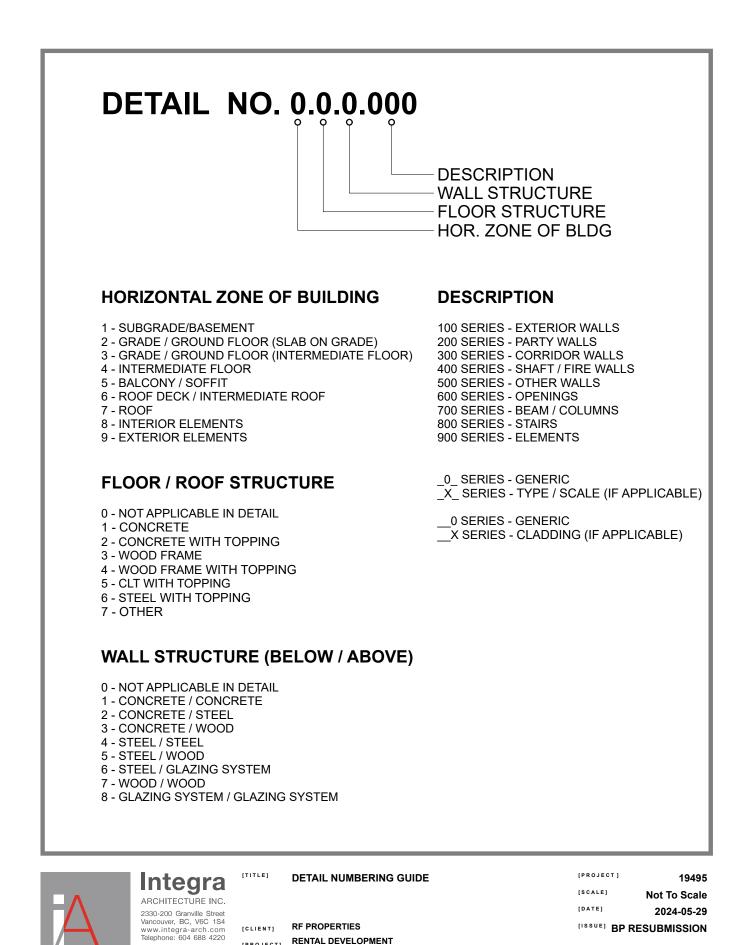
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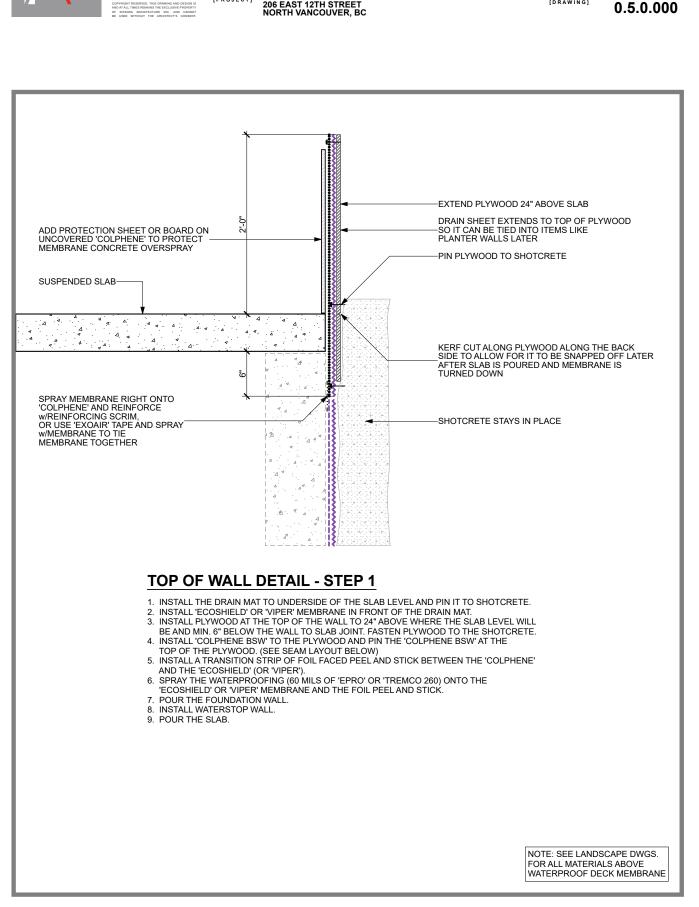
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2024-10-04

13 - BP RESUBMISSION







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[ISSUE] BP RESUBMISSION

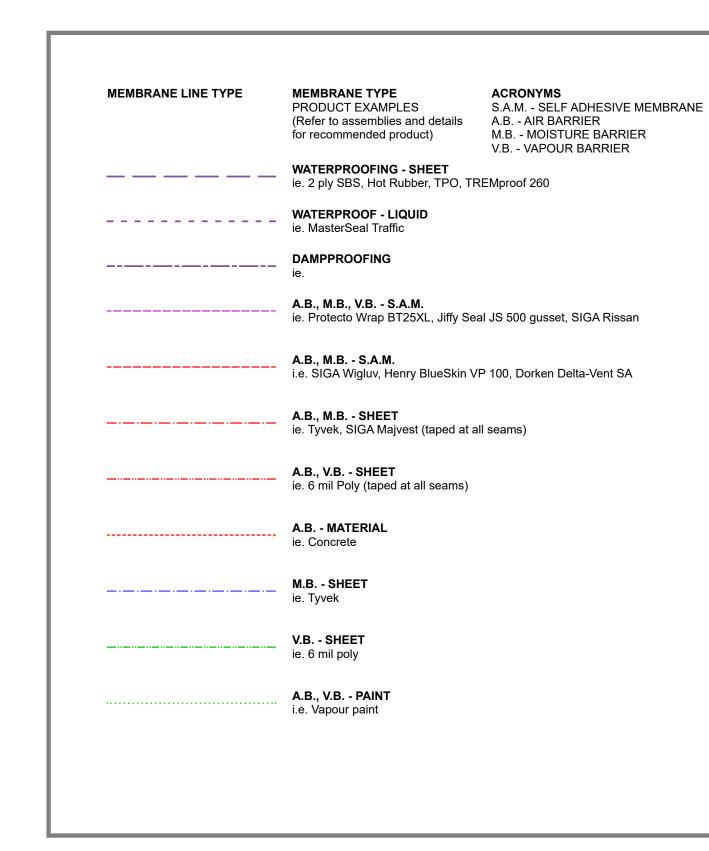
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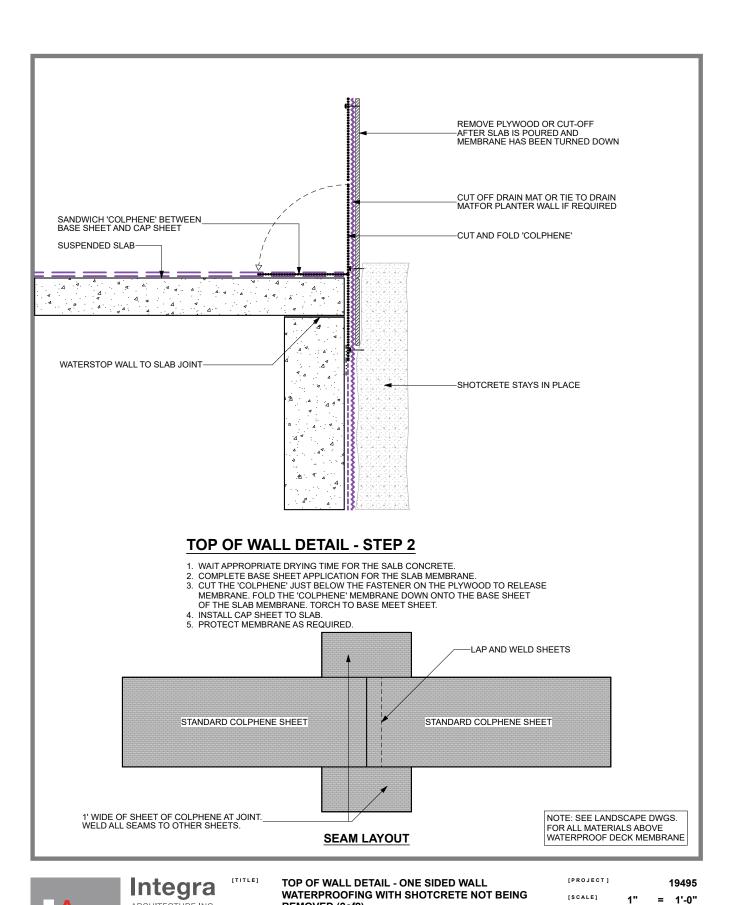
2330-200 Granville Street Vancouver, BC, V6C 1S4

[CLIENT] RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO







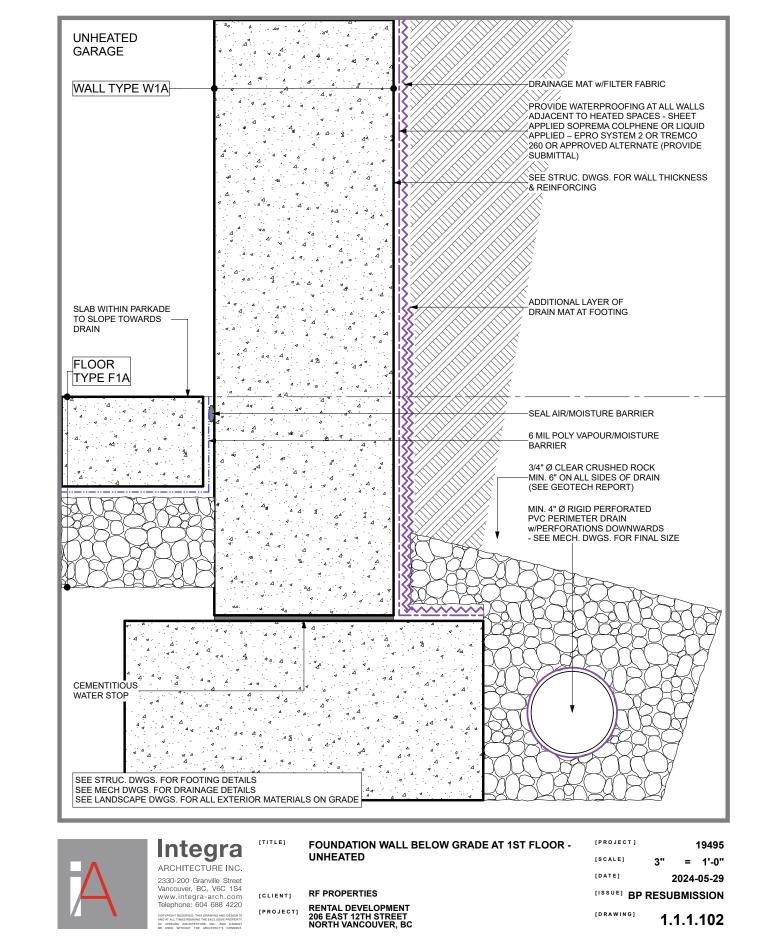
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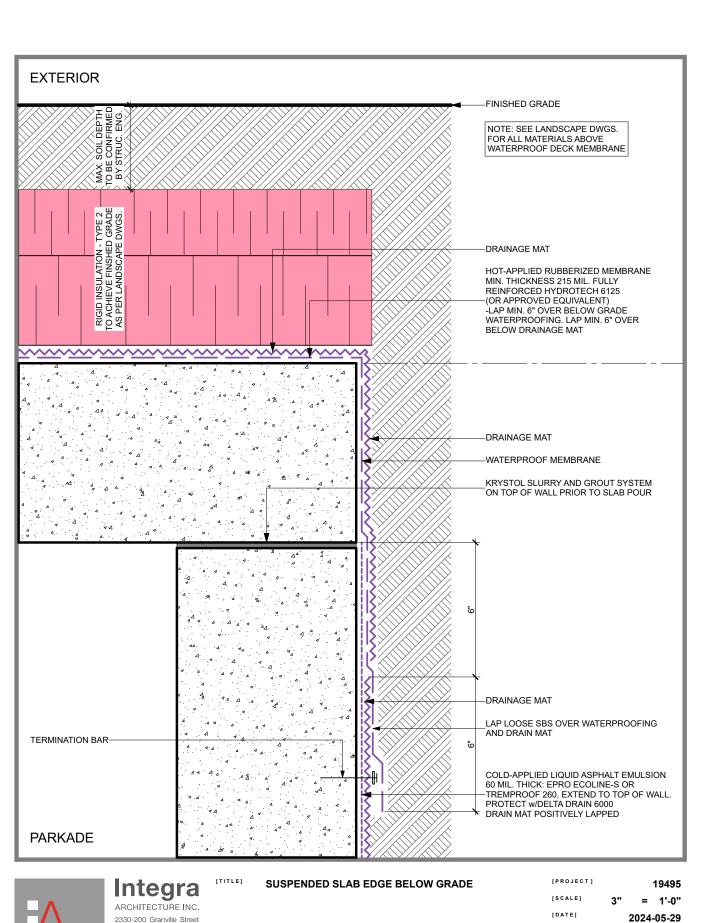
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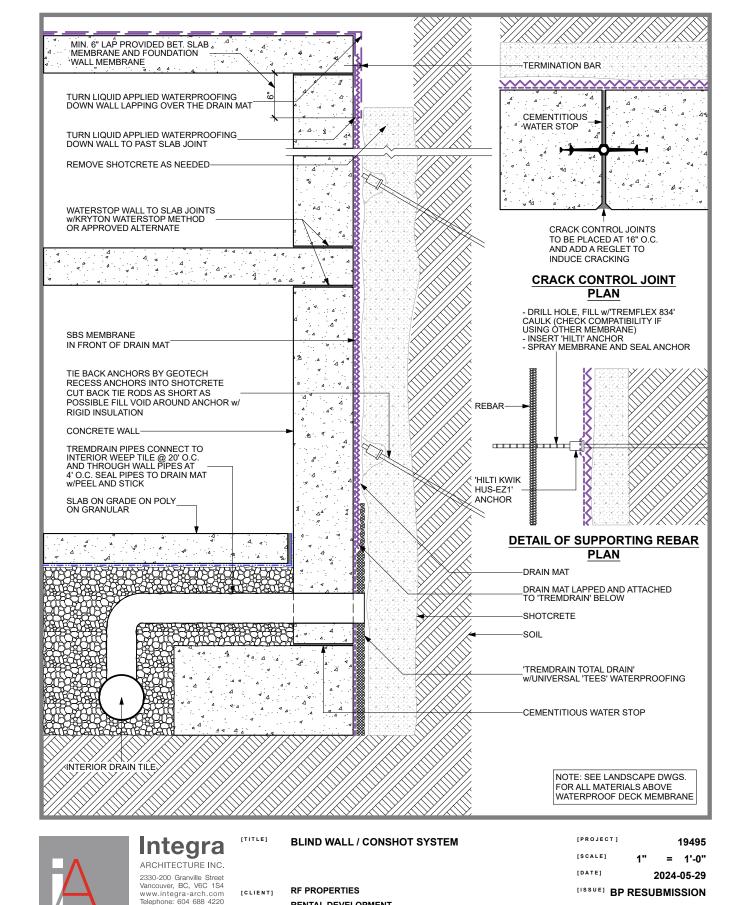
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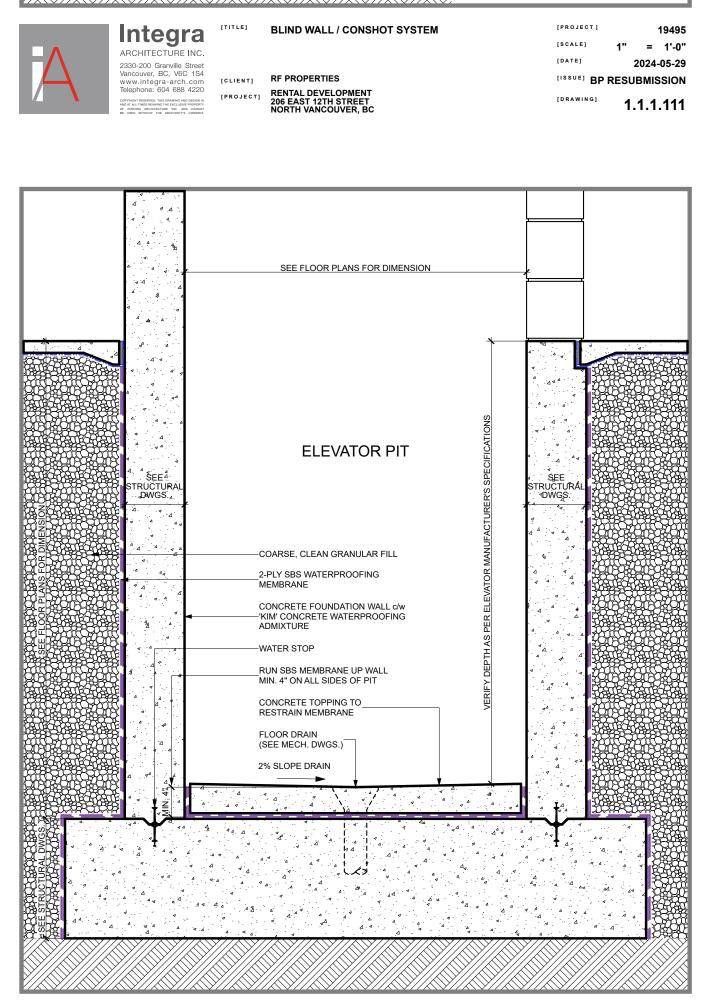
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[ISSUE] BP RESUBMISSION

1.1.1.121

[DRAWING]





**ELEVATOR PIT DETAIL** 

RENTAL DEVELOPMENT 206 EAST 12TH STREET

[CLIENT] RF PROPERTIES

[PROJECT]

[SCALE] 1" = 1'-0"

[ISSUE] BP RESUBMISSION

[DRAWING] 1.1.1.401

2024-05-29

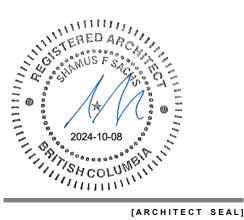


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[PROJECT TEAM]





[PROJECT]

[TITLE]

[CLIENT]

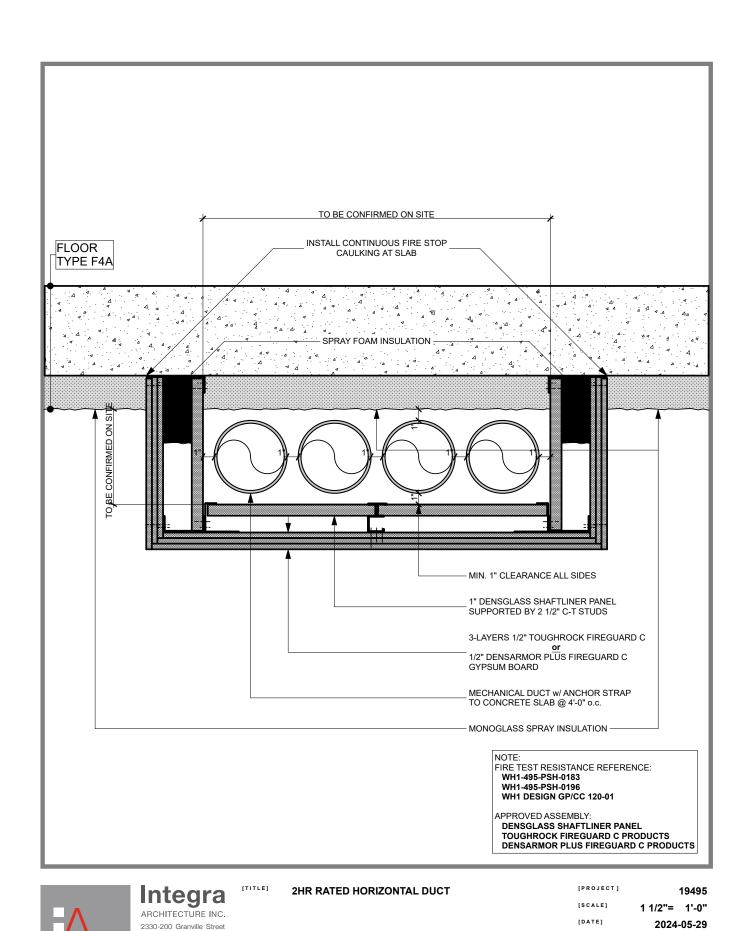
**RF PROPERTIES** 

RENTAL

**DEVELOPMENT** 206 EAST 12TH STREET NORTH VANCOUVER, BC

**DETAILS** 

[PROJECT] [SCALE] [DATE] 2024-10-04 13 - BP RESUBMISSION



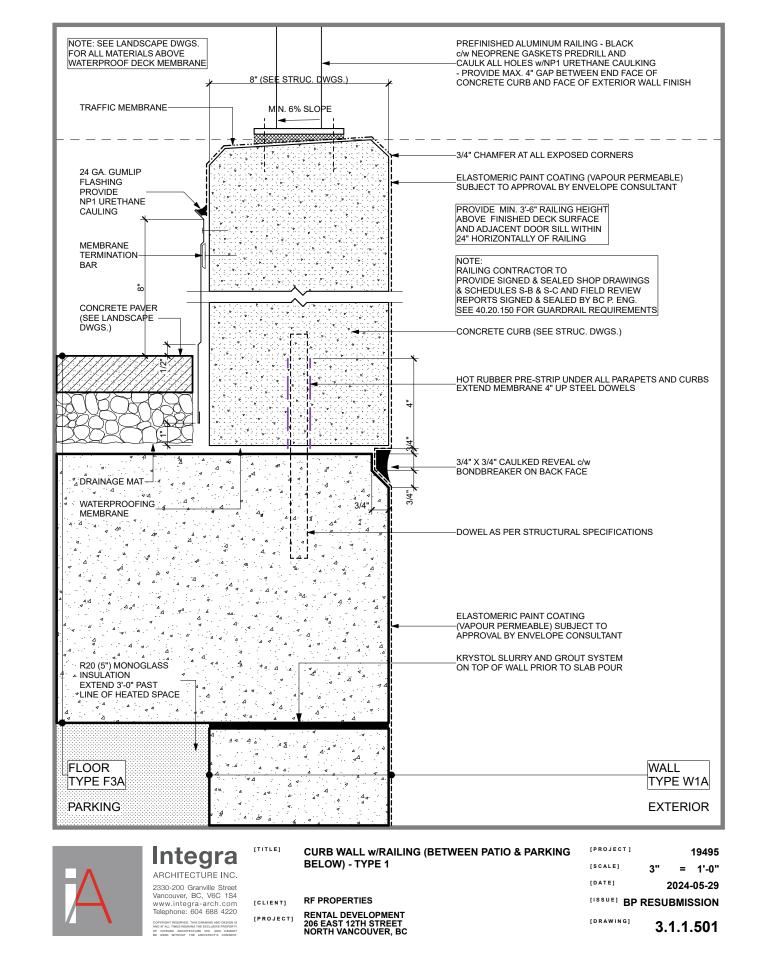
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Telephone: 604 688 4220

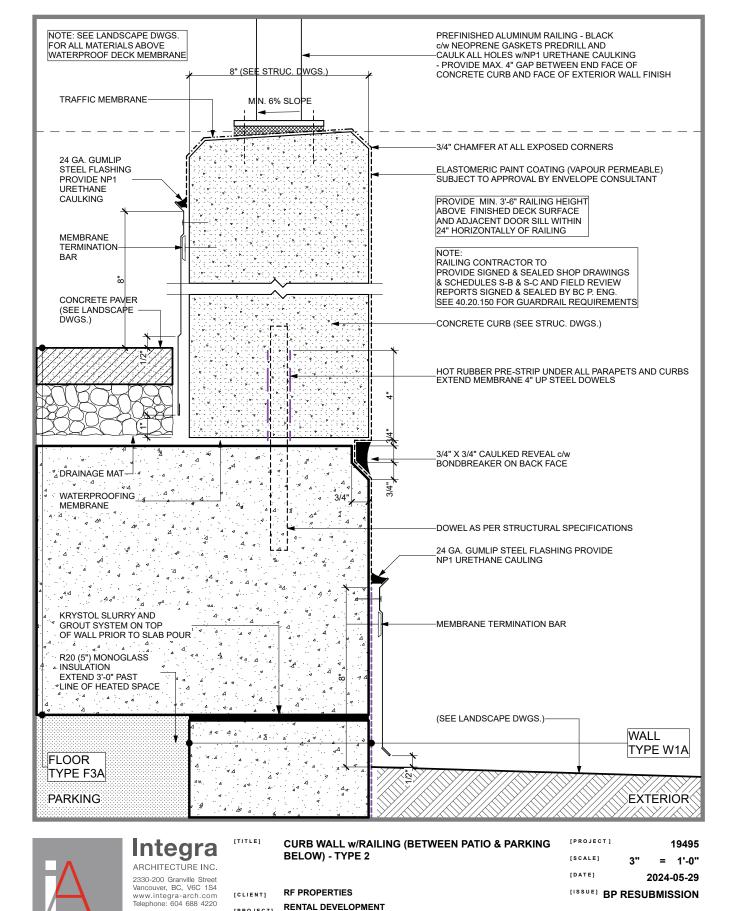
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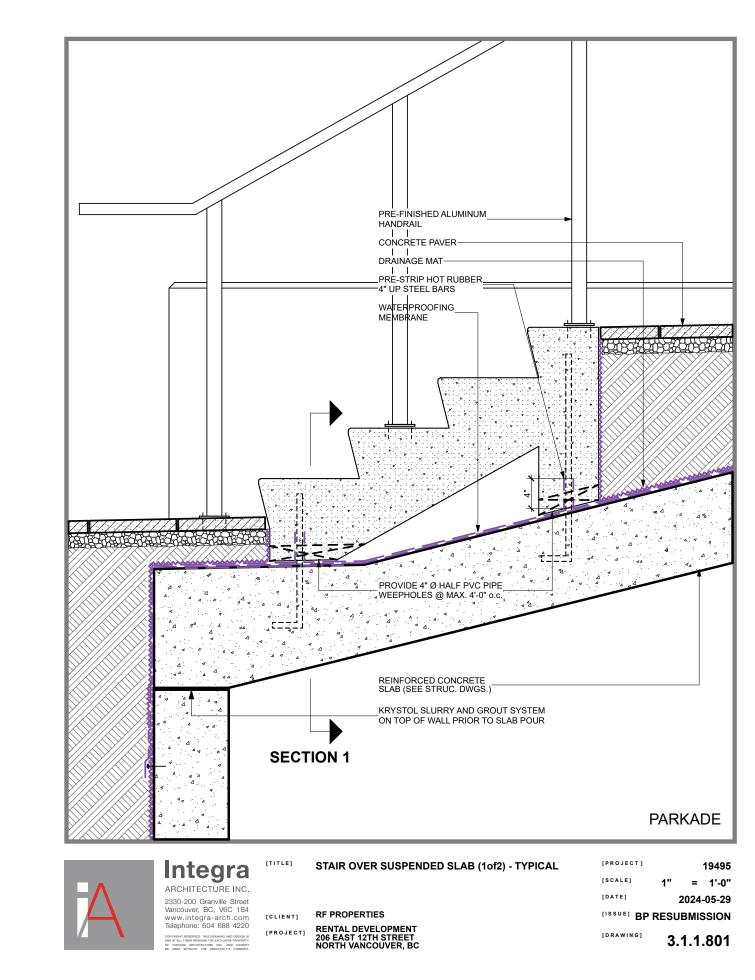
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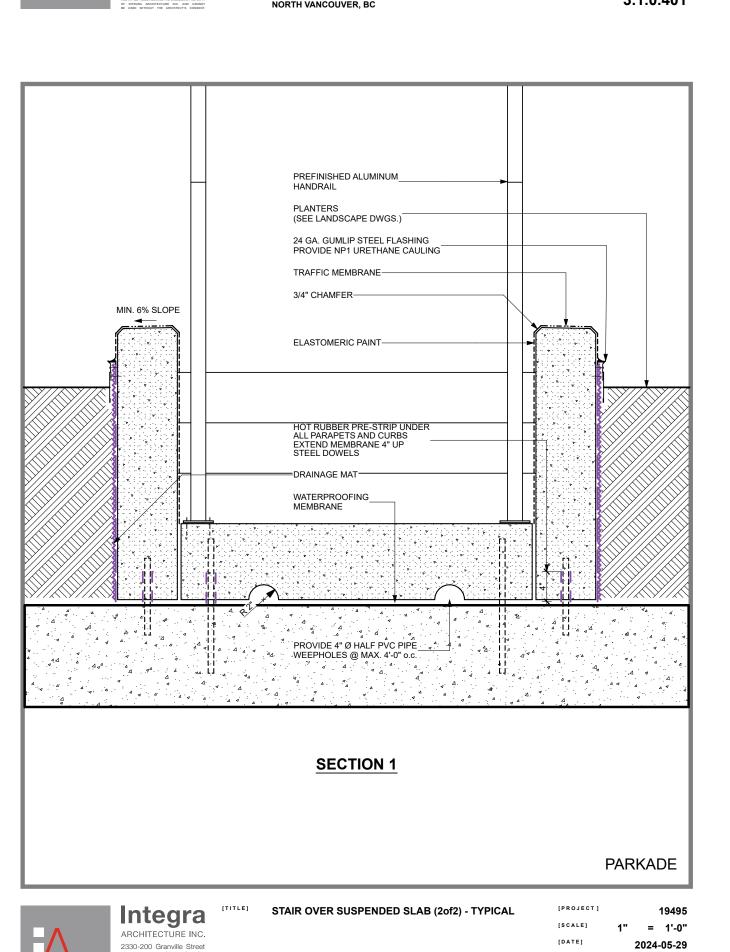
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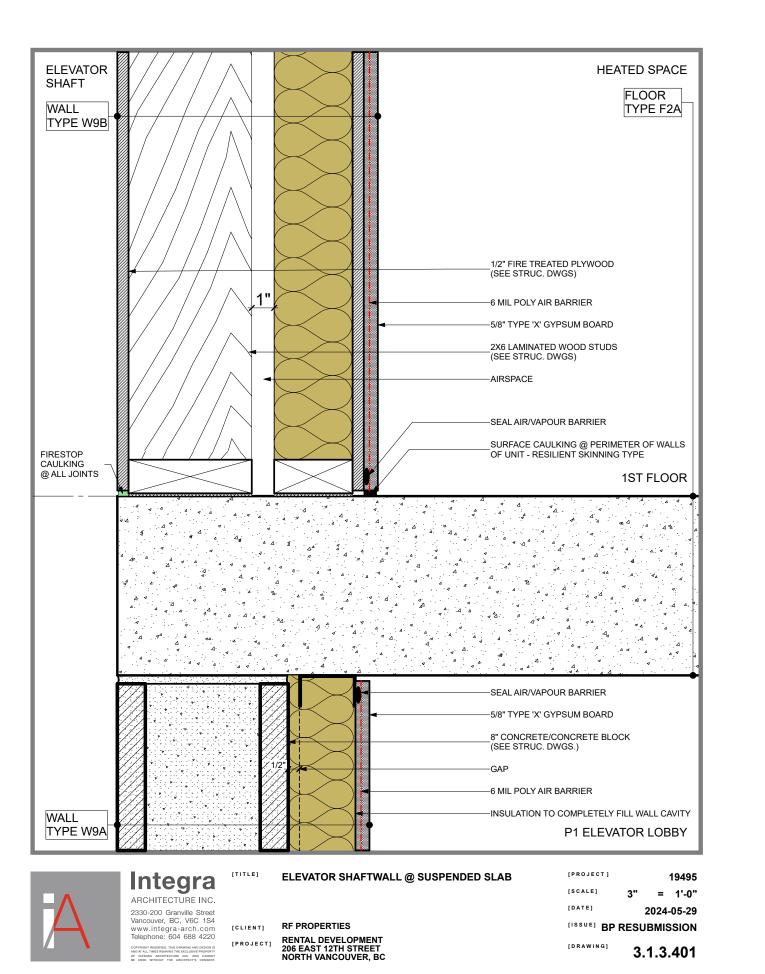


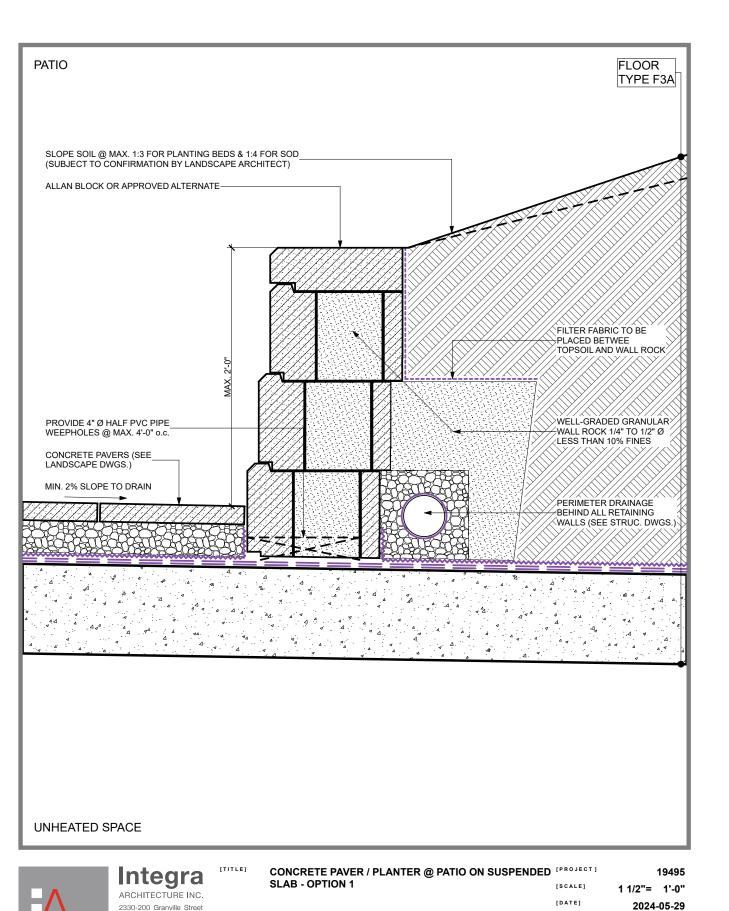


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[PROJECT]

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO





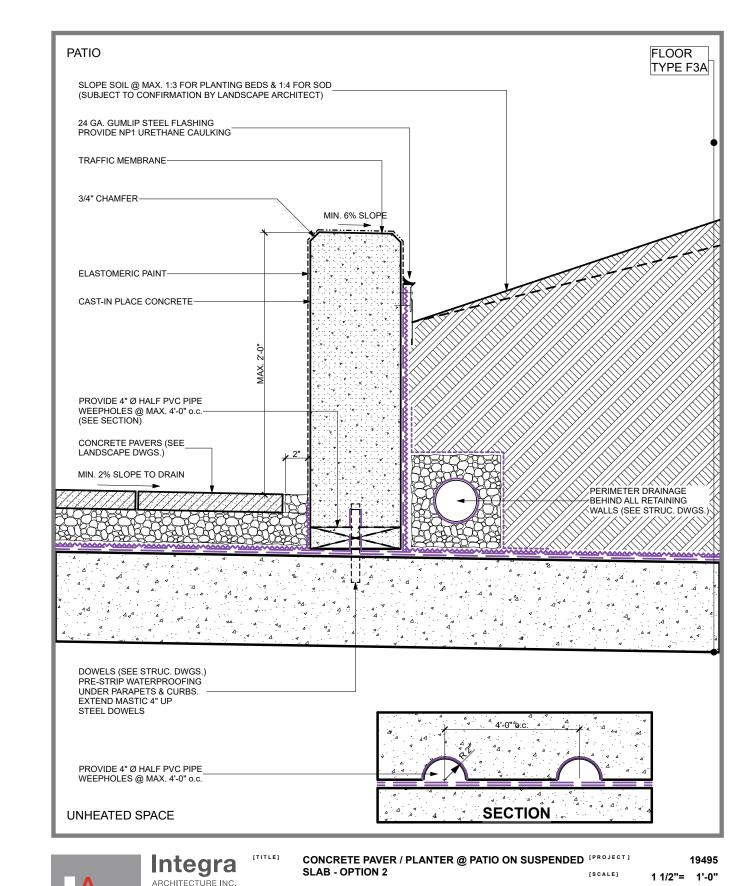
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[PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO 3.1.1.502

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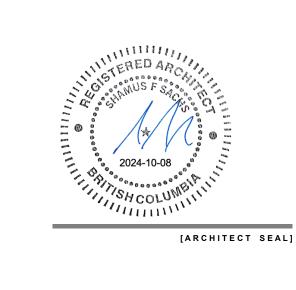
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[DRAWING]



[CLIENT] RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO



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[PROJECT TEAM]



RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

DETAILS

2024-05-29

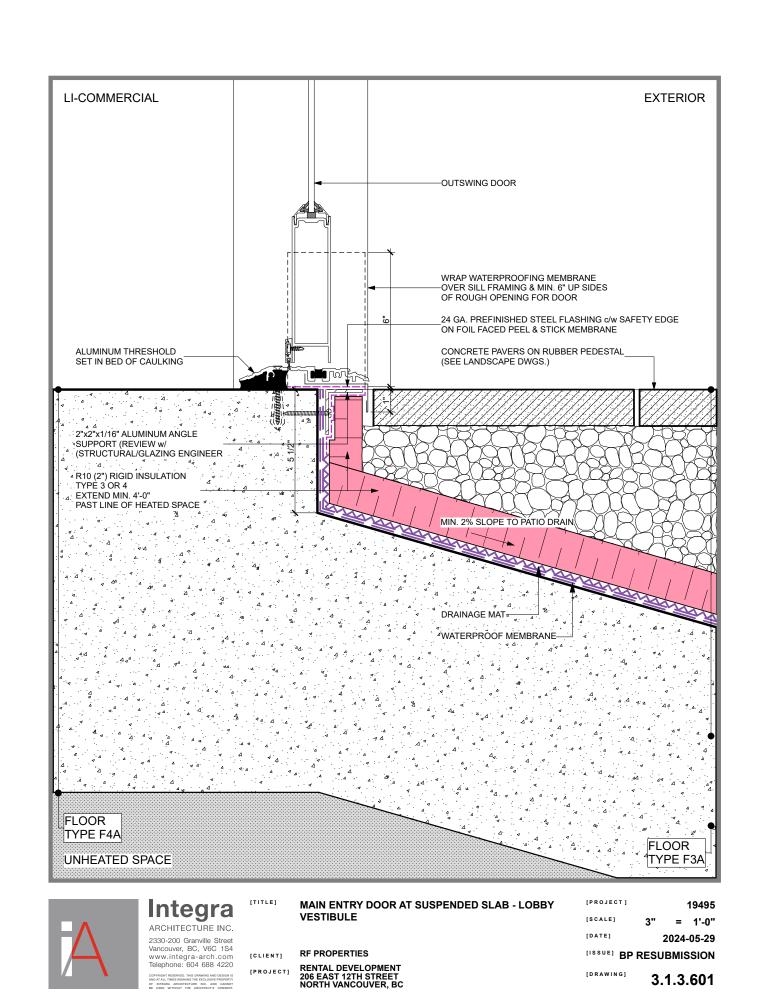
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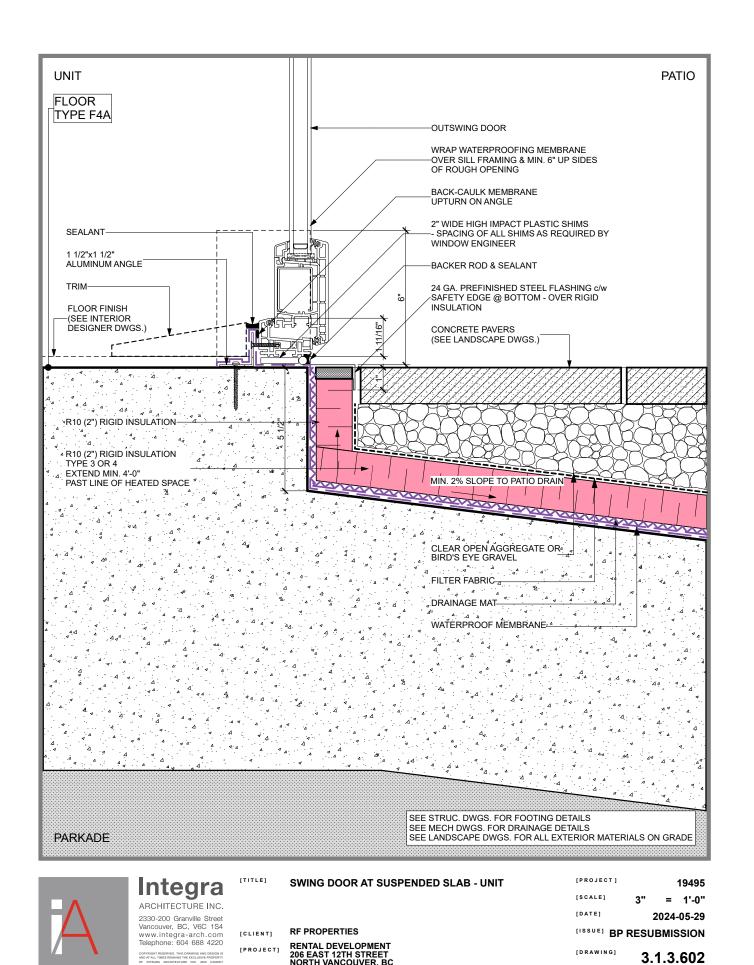
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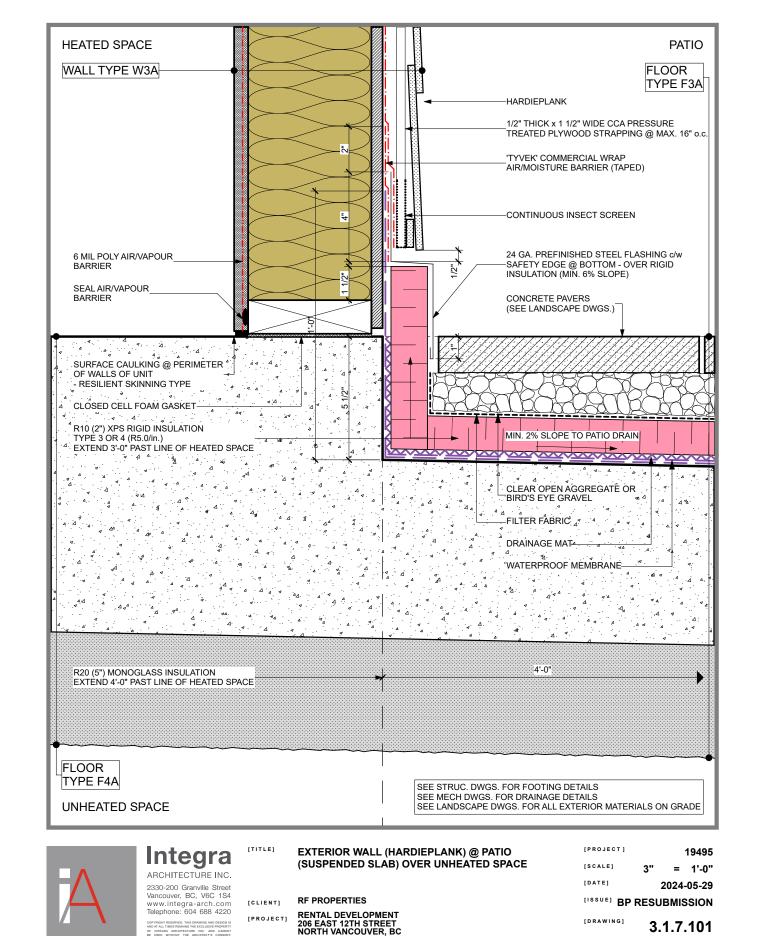
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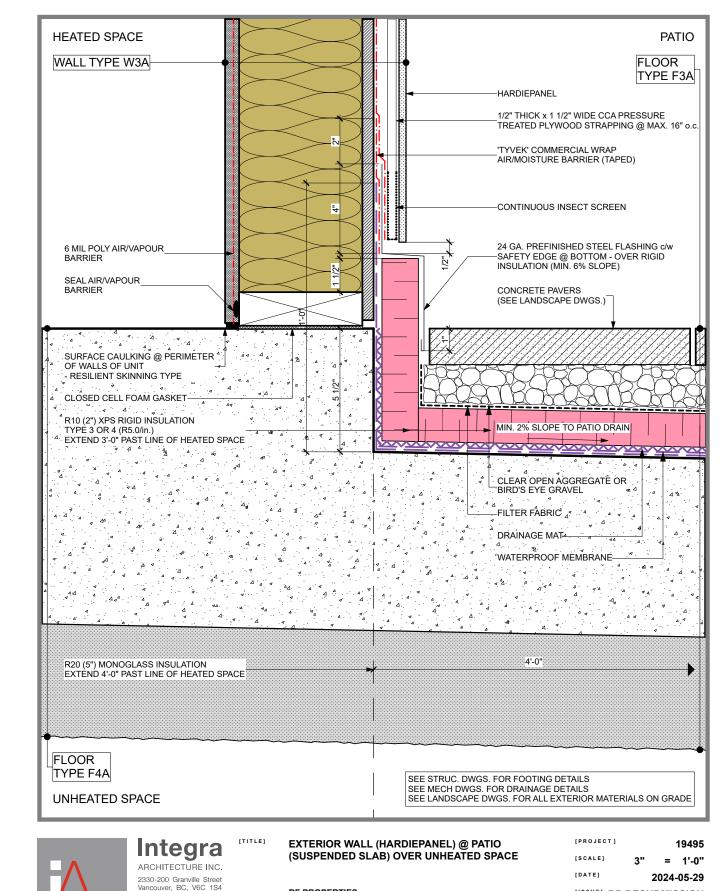
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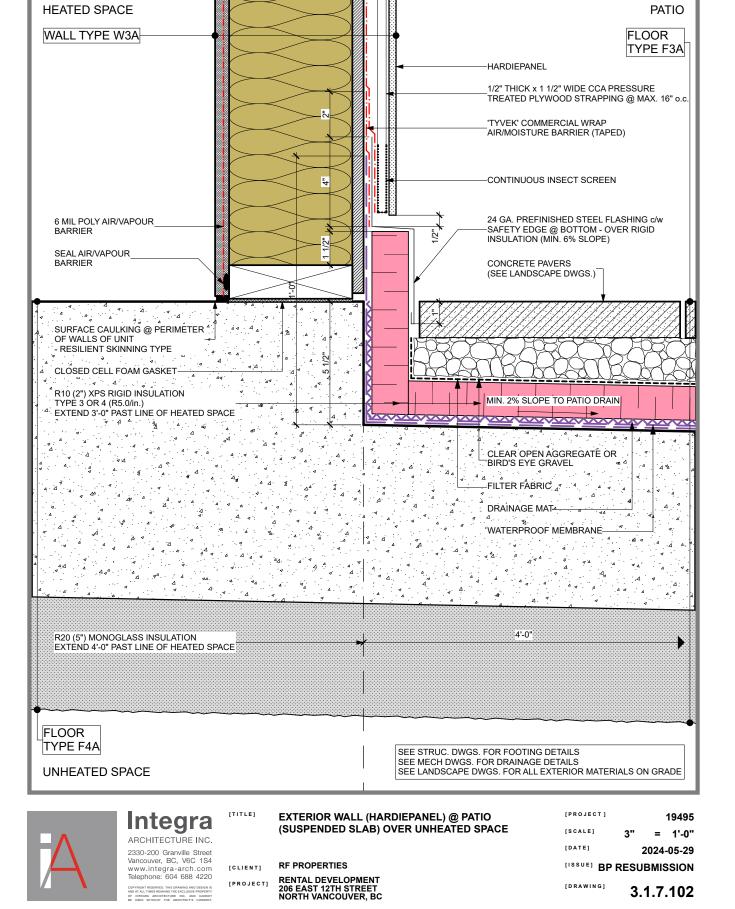
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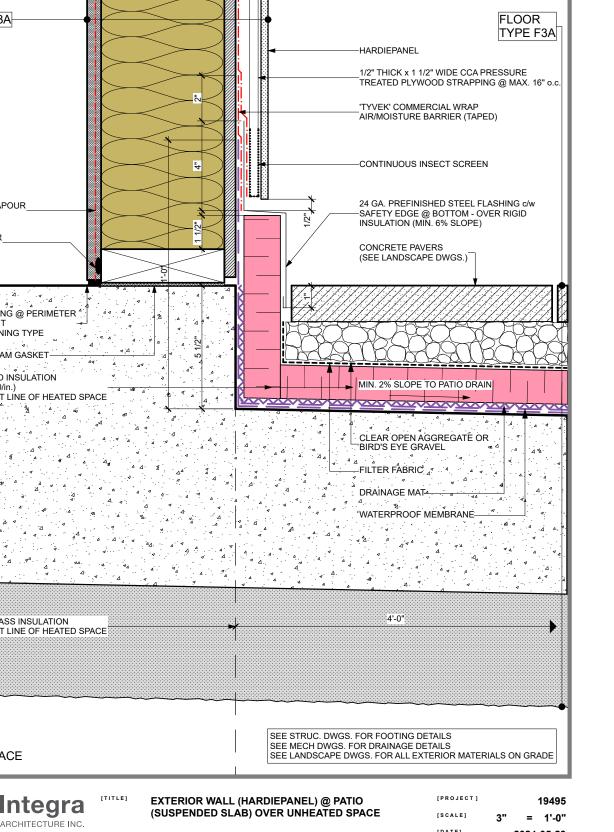


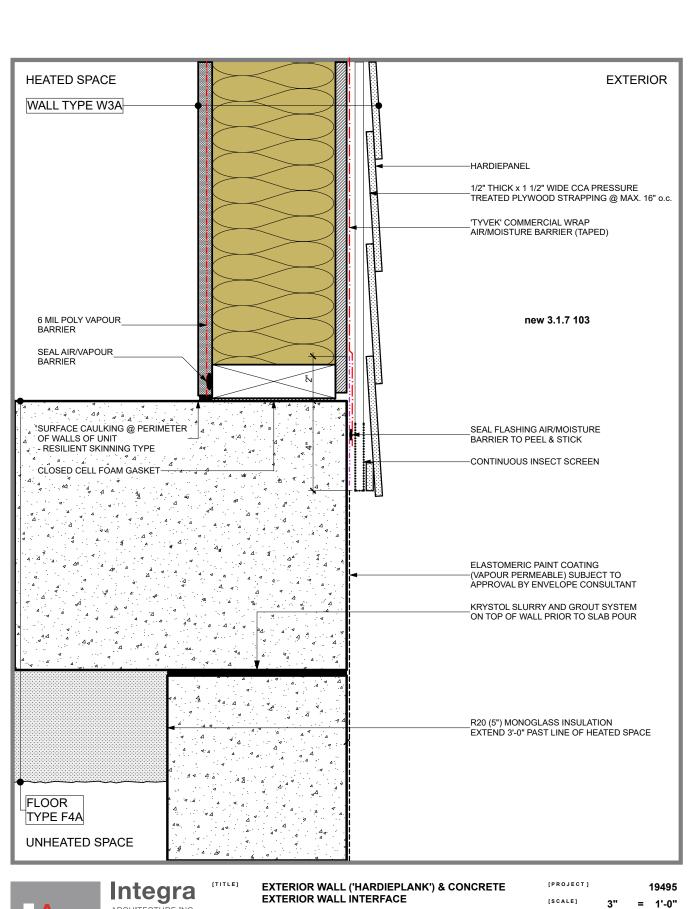












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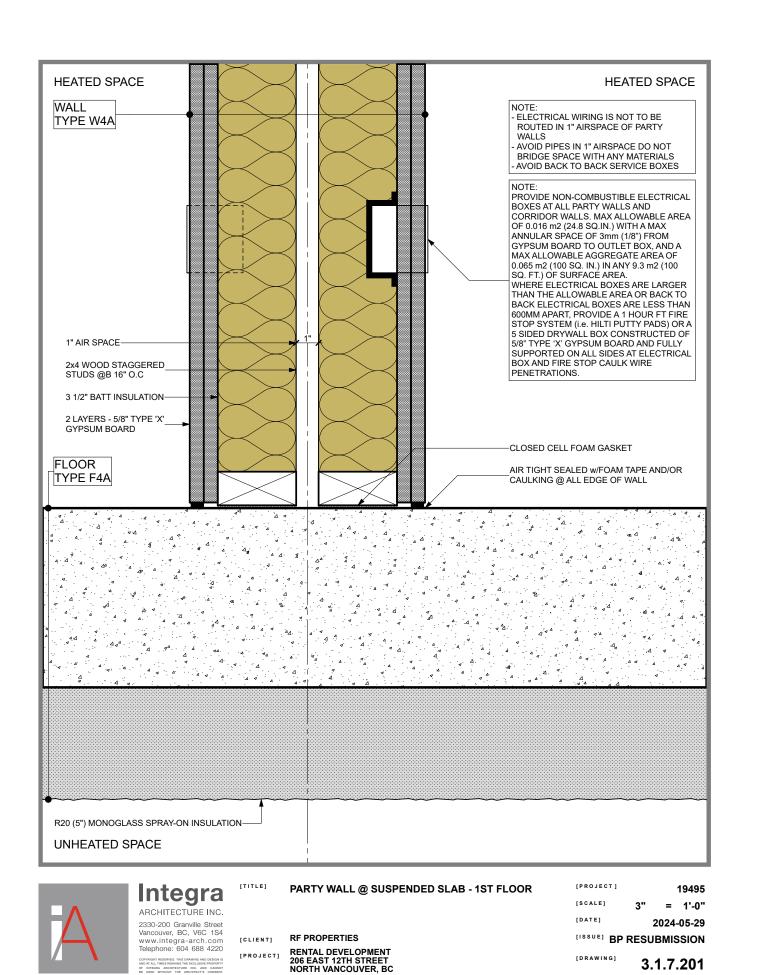
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RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

2024-05-29

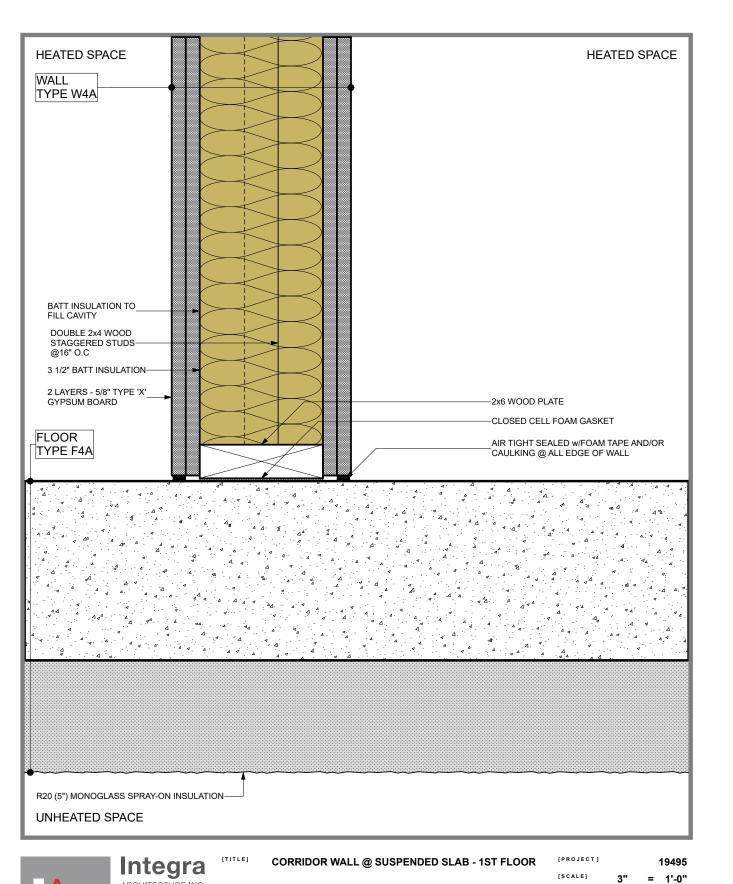
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[ISSUE] BP RESUBMISSION



[DRAWING]

3.1.7.201



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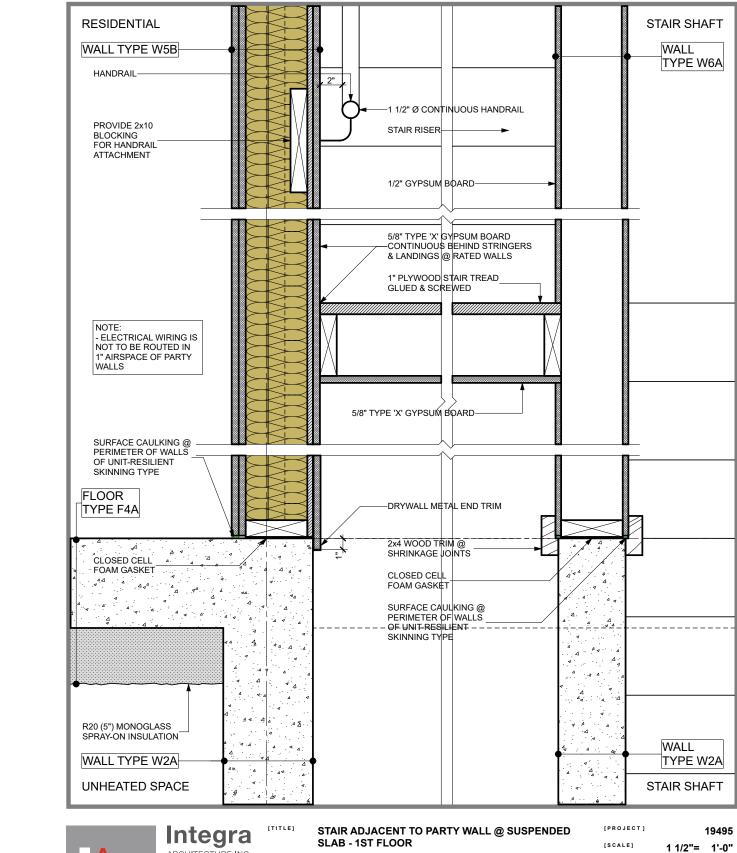
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2024-05-29

3.1.7.301

[ISSUE] BP RESUBMISSION

[DRAWING]



RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO



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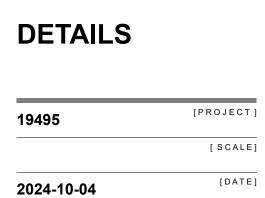
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13 - BP RESUBMISSION

2024-05-29

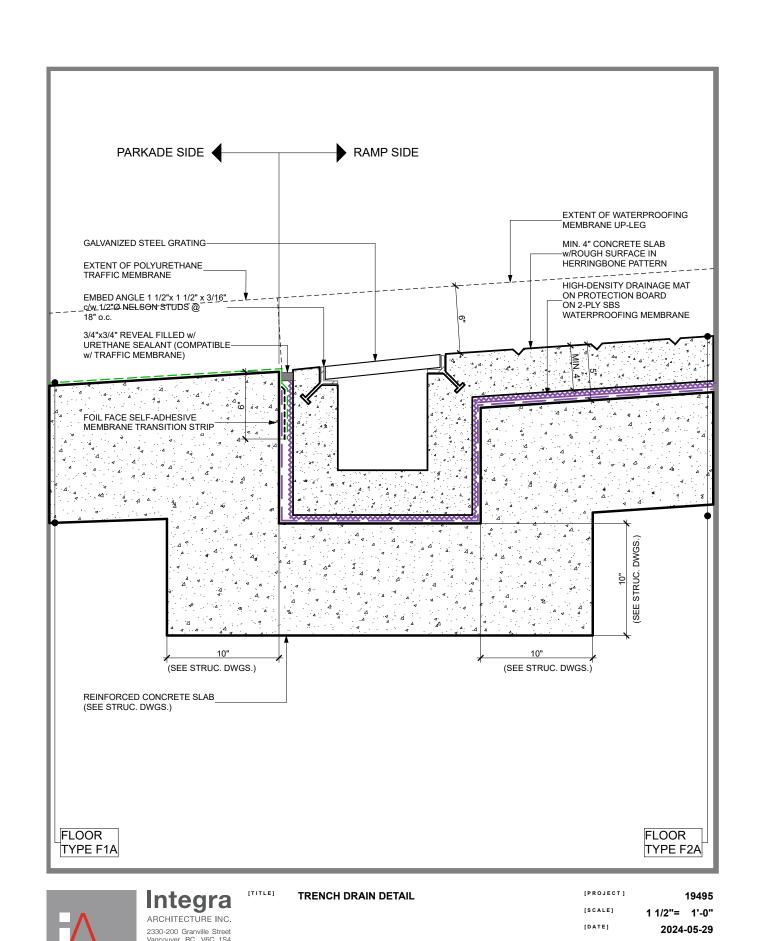
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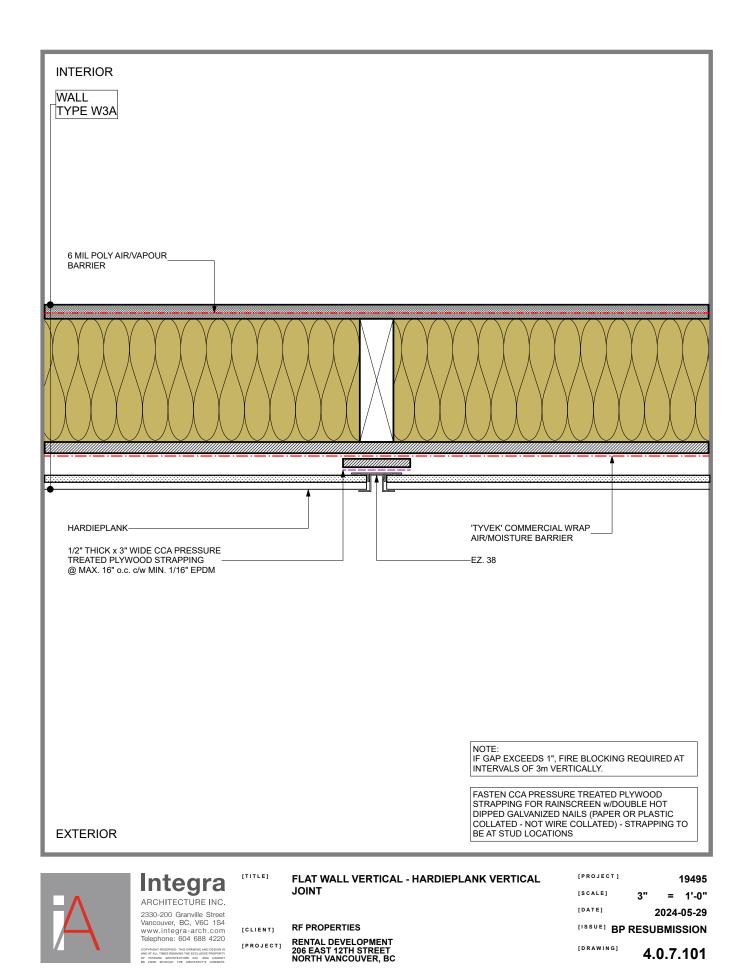
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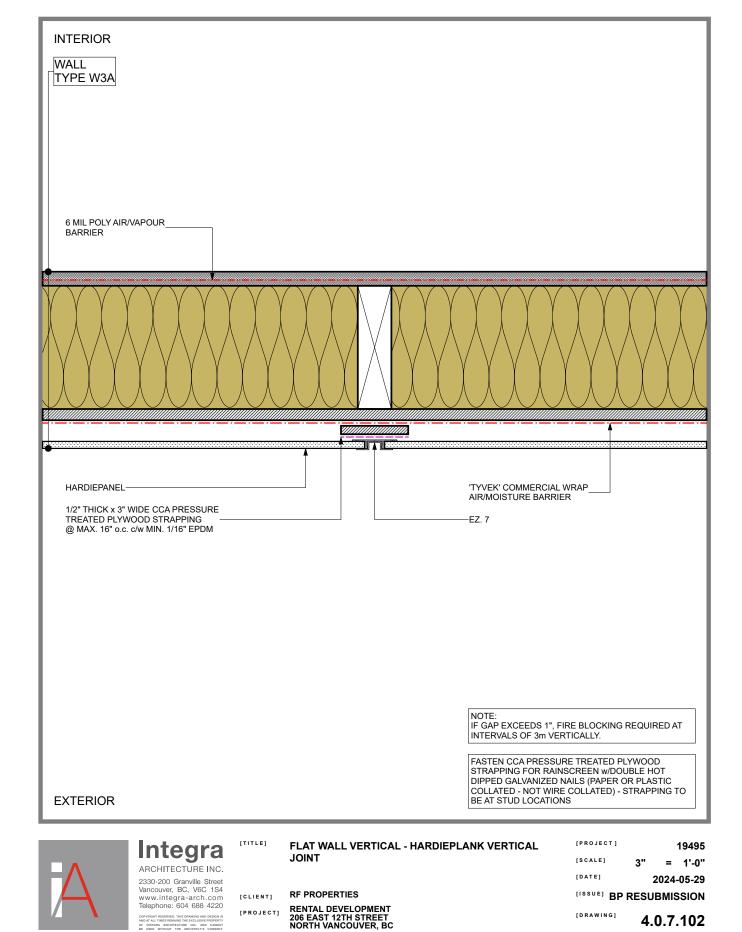
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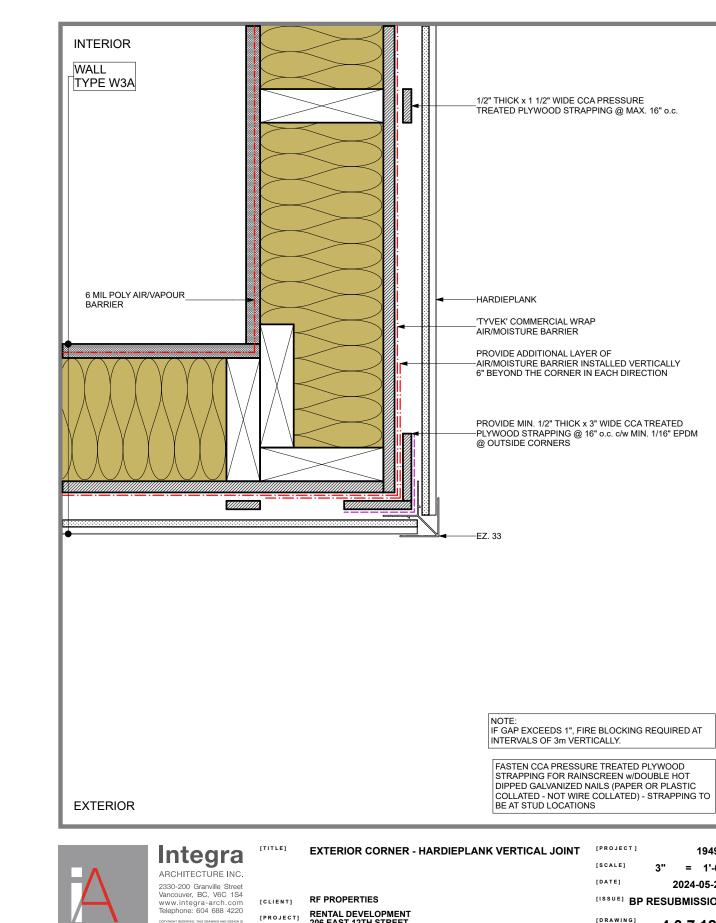
206 EAST 12TH STREET

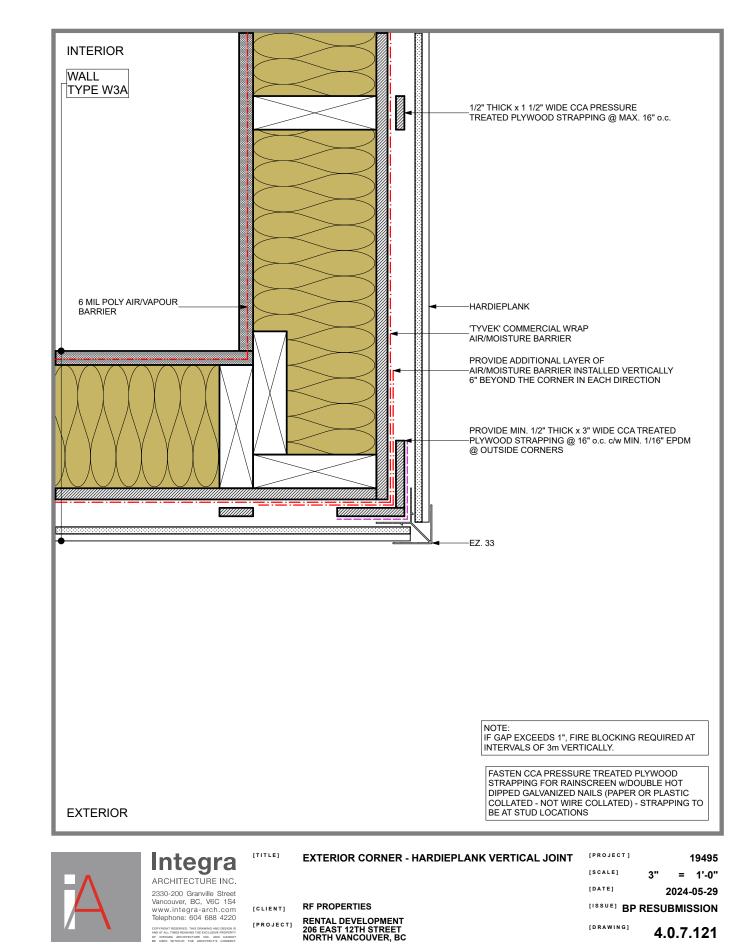
NORTH VANCOUVER, BC

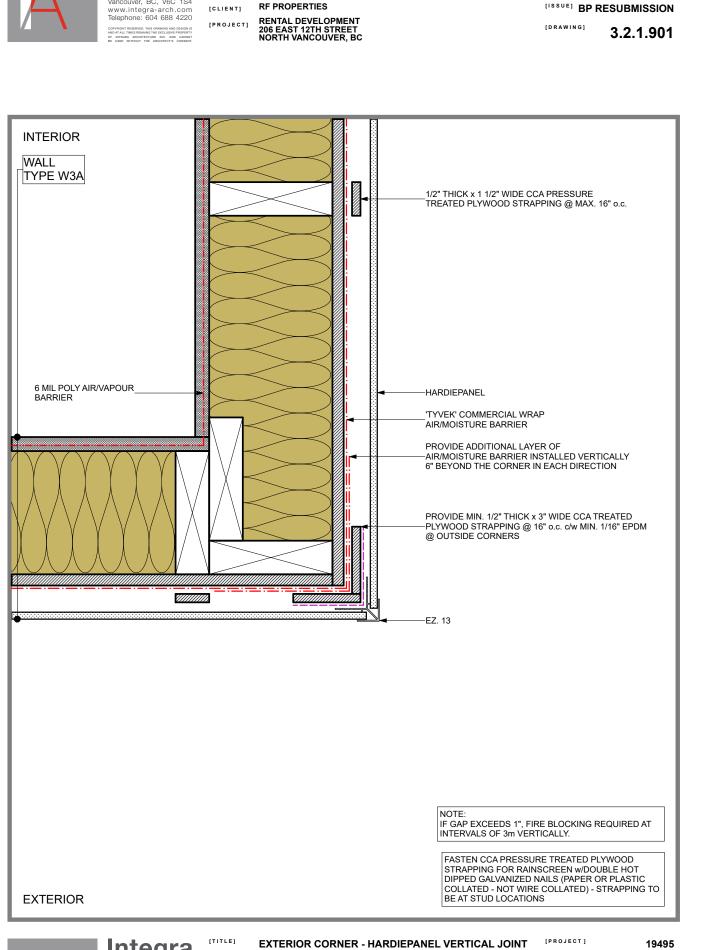










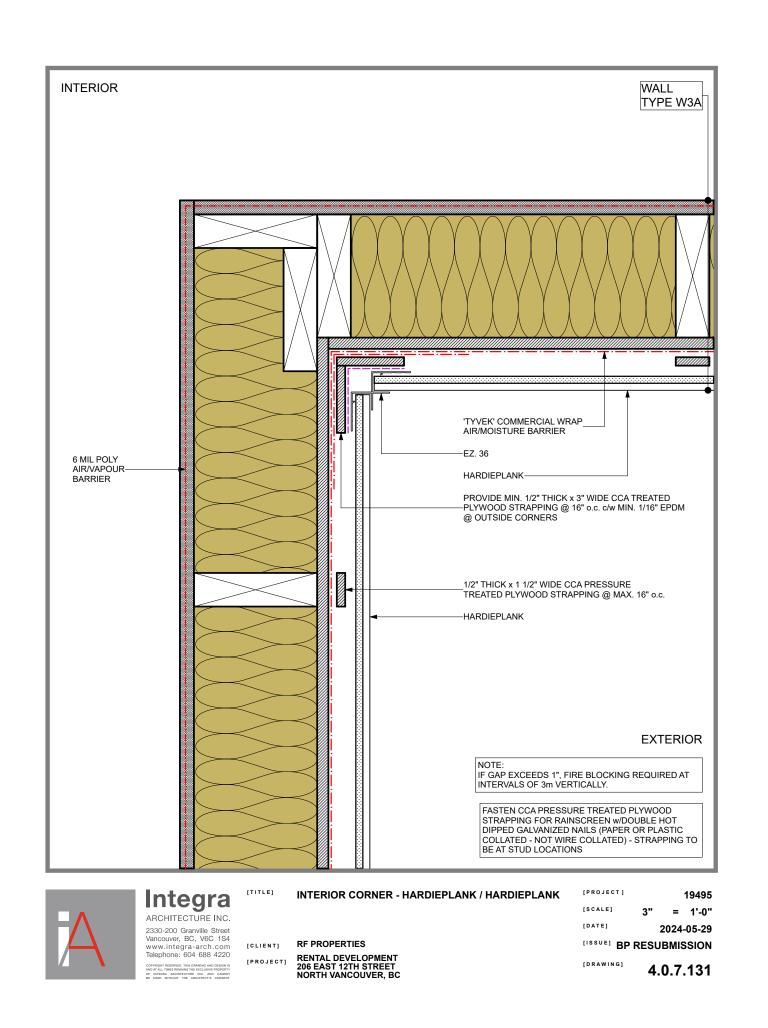


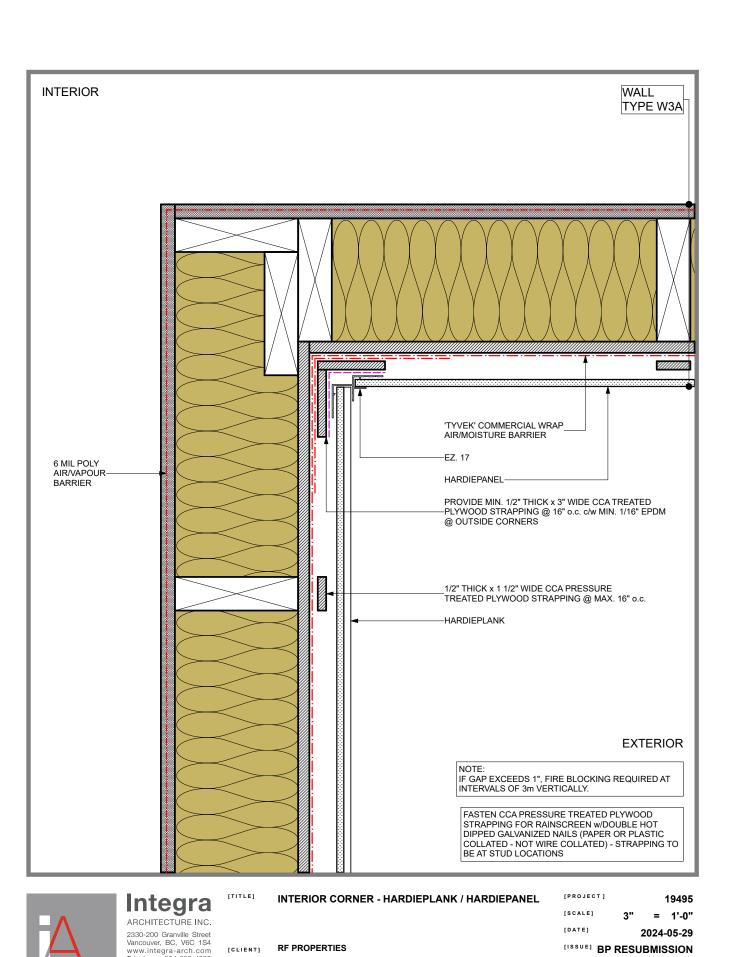
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2024-05-29

4.0.7.122

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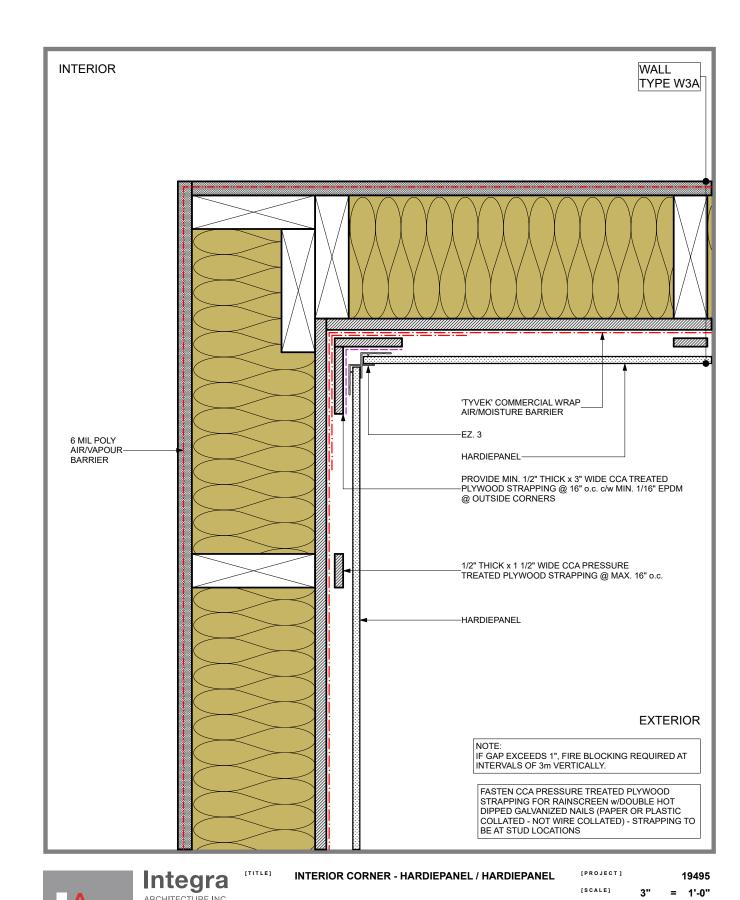




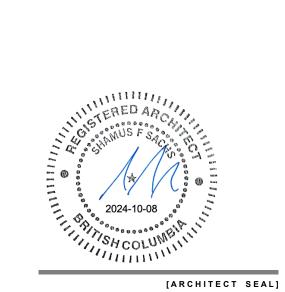
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[DRAWING]

4.0.7.132



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[TITLE]

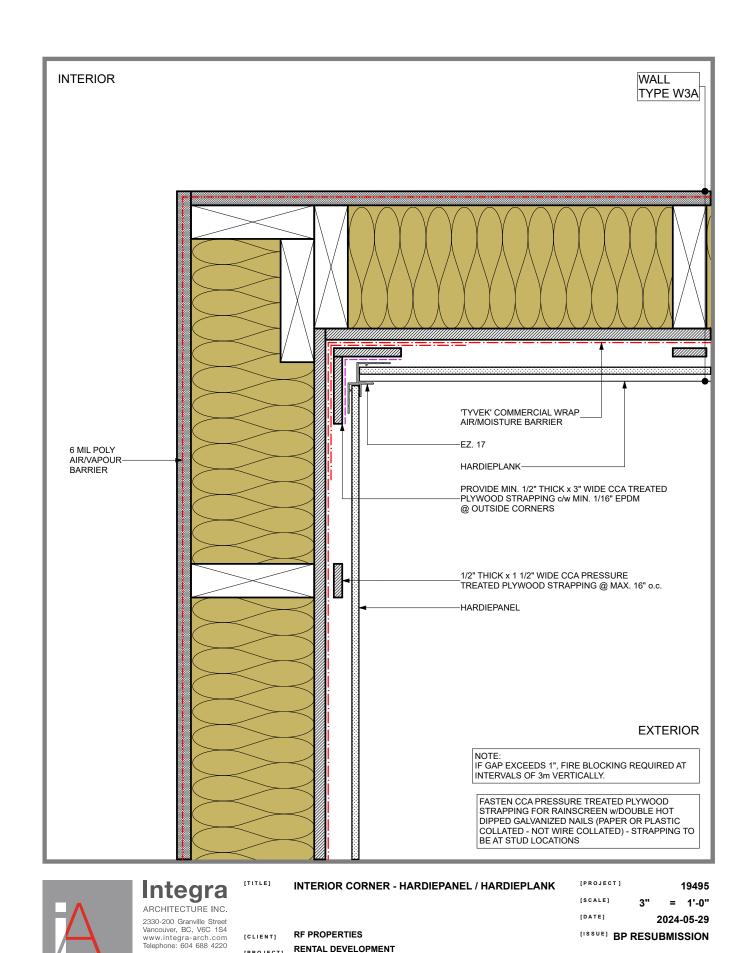
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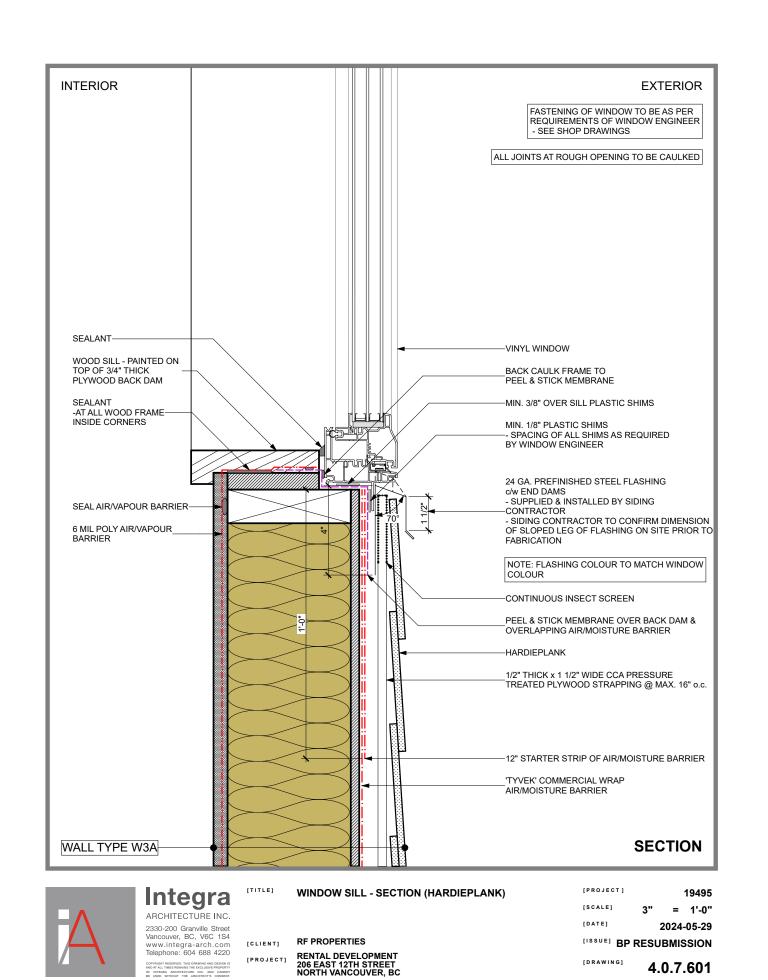
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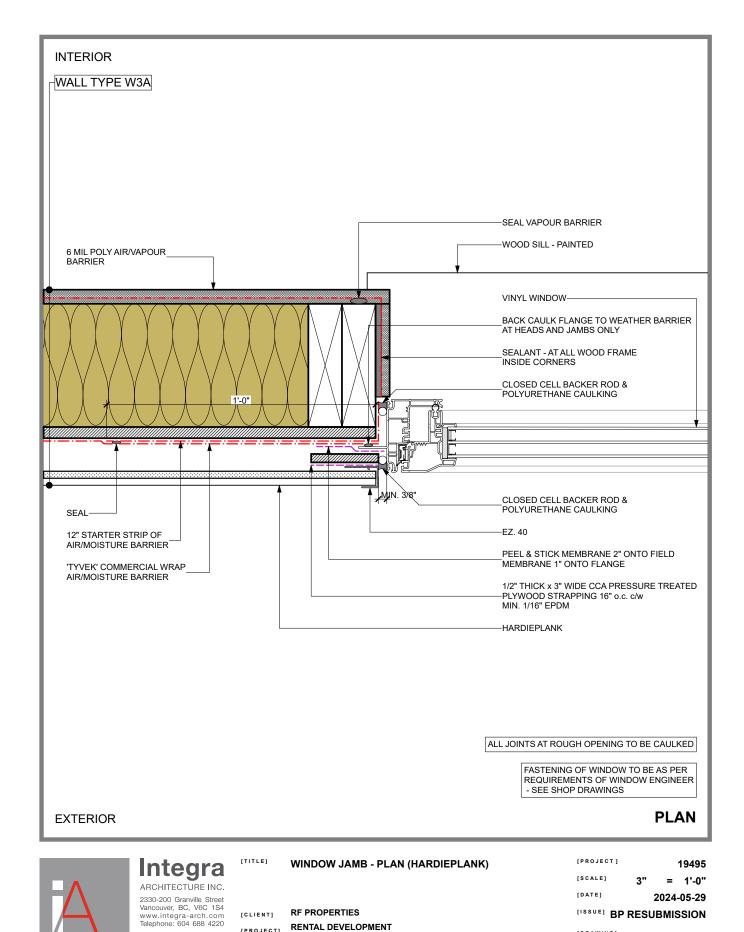
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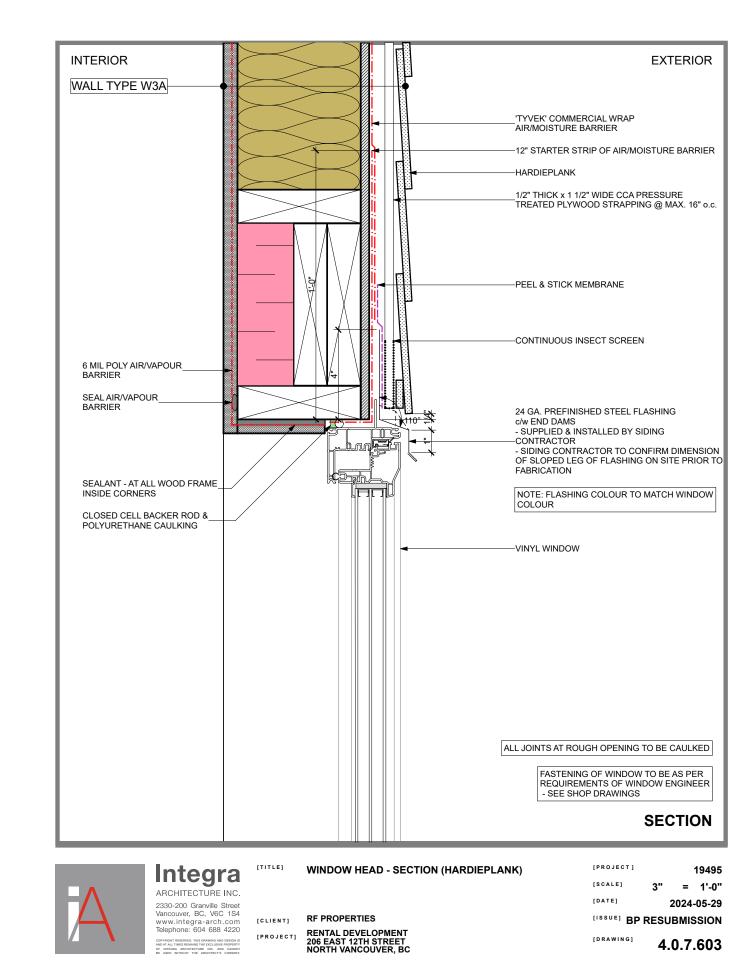
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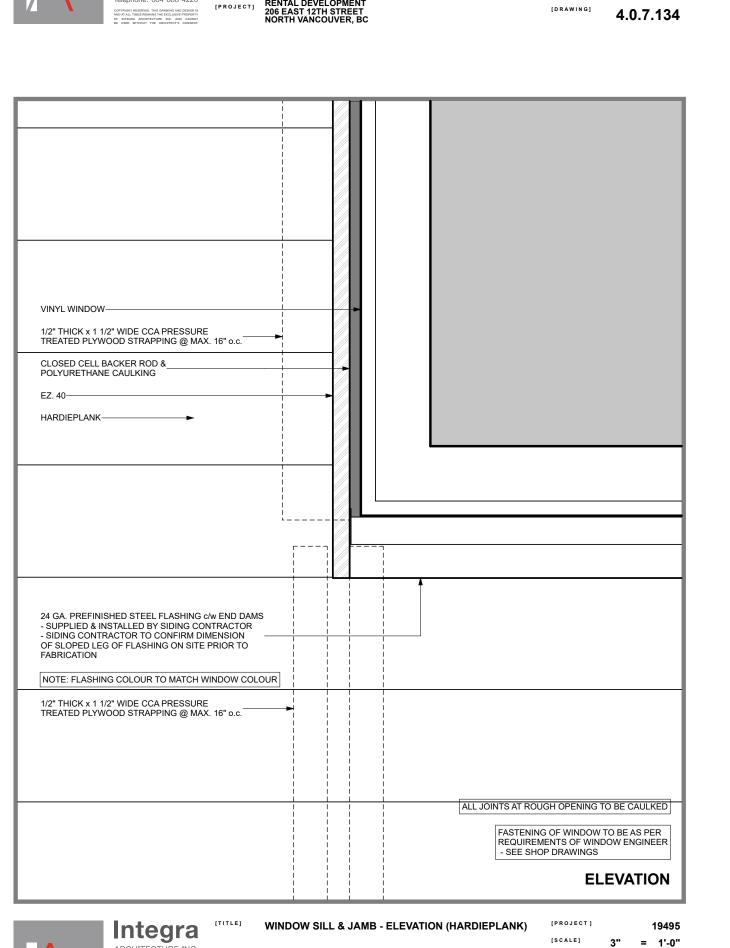
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	[ D
13 - BP RESUBMISSION	[18









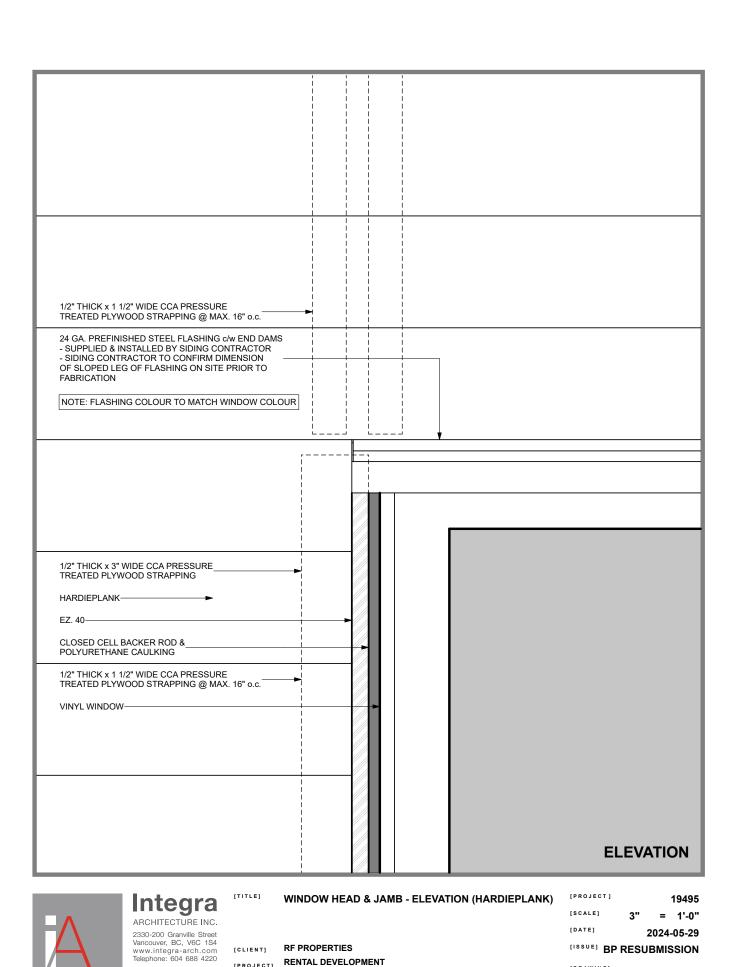


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2024-05-29

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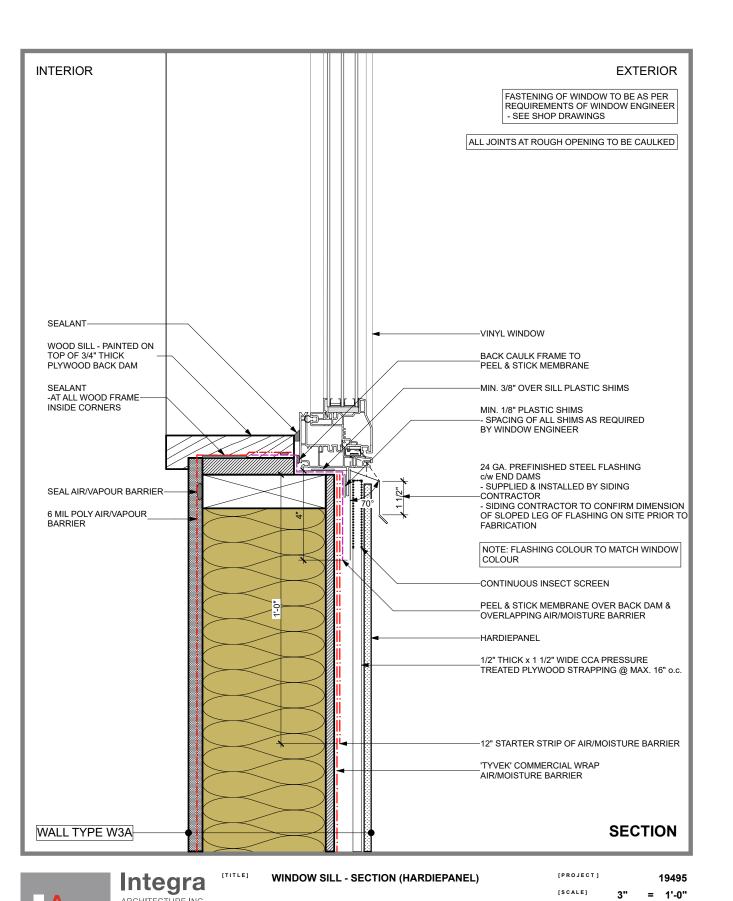


[CLIENT] RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

[ISSUE] BP RESUBMISSION

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[PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

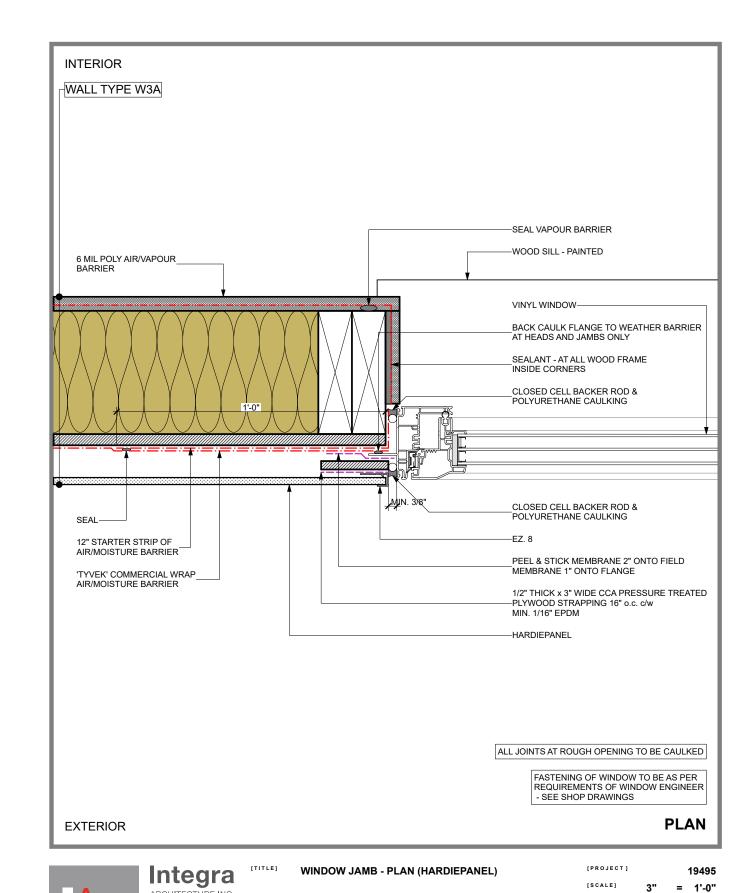
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2024-05-29

4.0.7.611

[ISSUE] BP RESUBMISSION



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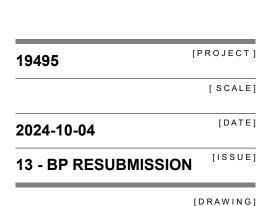
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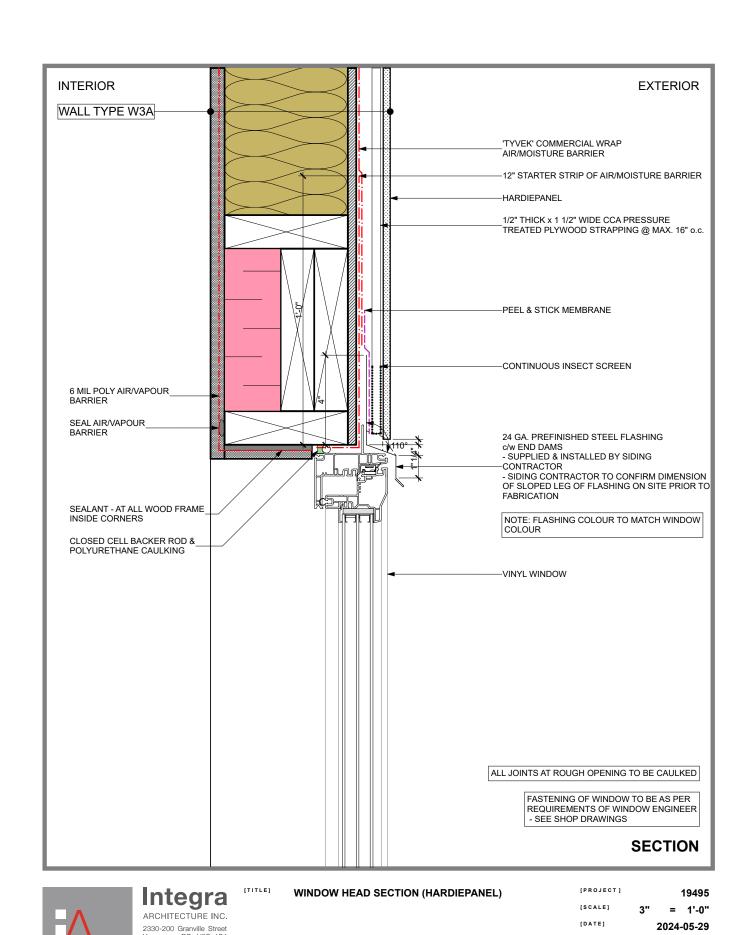
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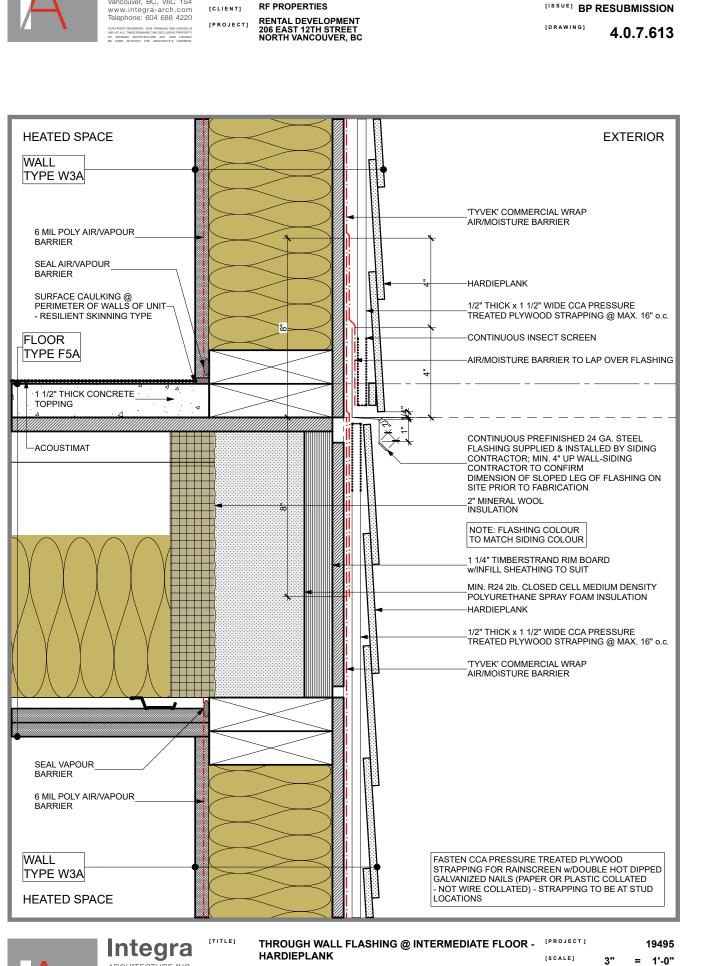
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[TITLE]





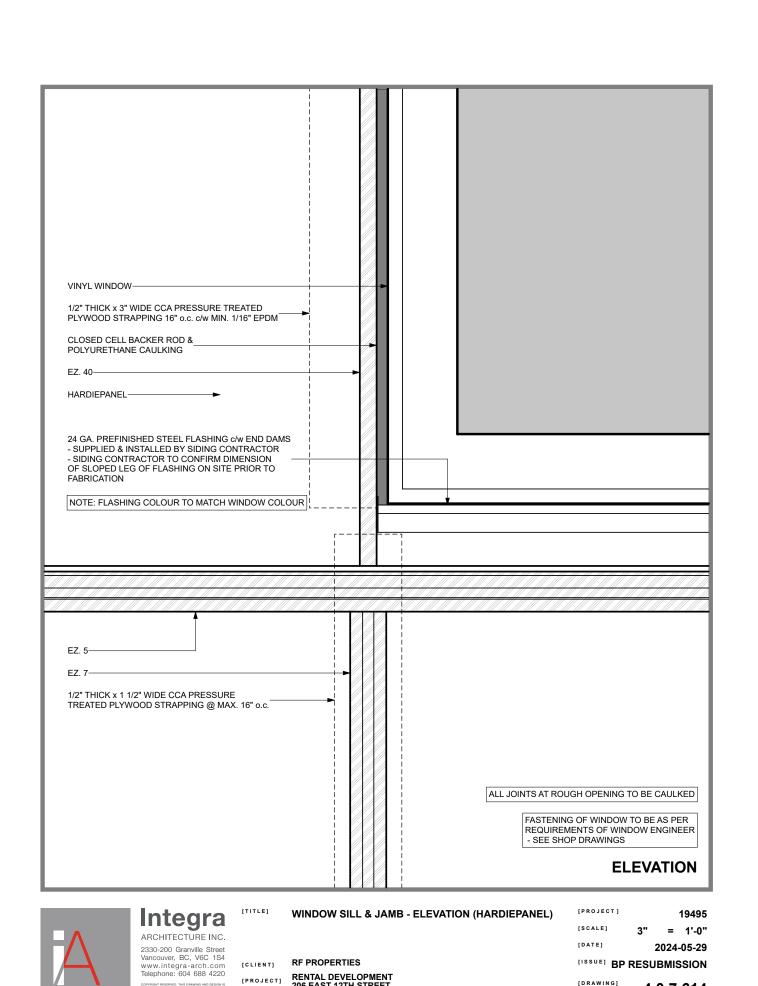
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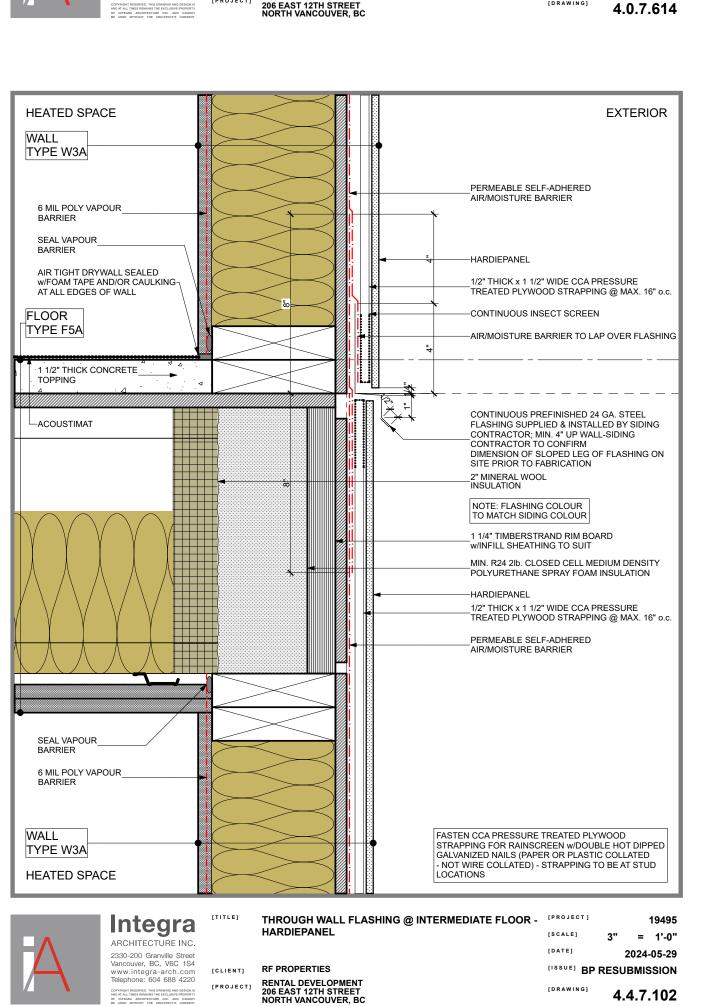
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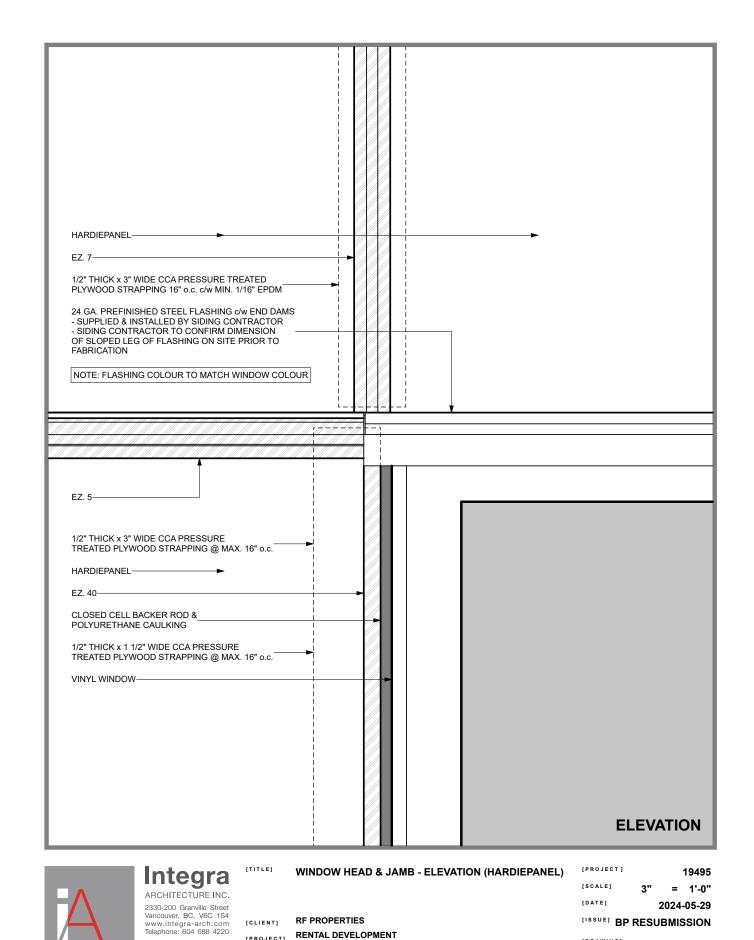
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4.4.7.101

[ISSUE] BP RESUBMISSION







[ISSUE] BP RESUBMISSION

HEATED SPACE

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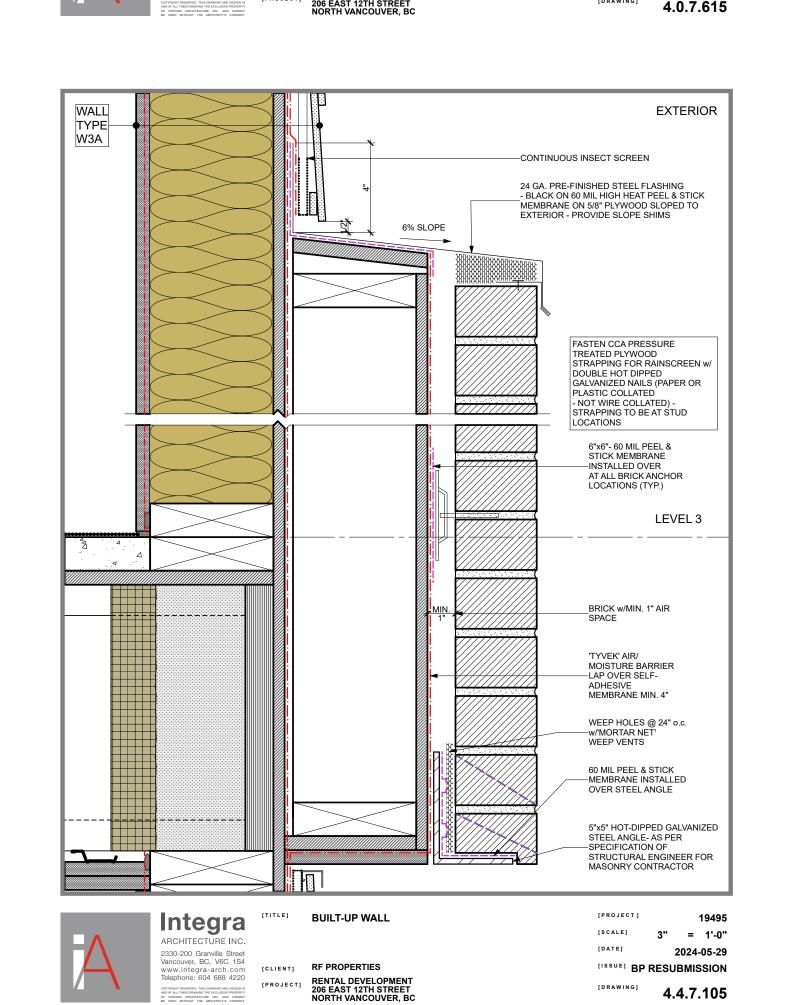
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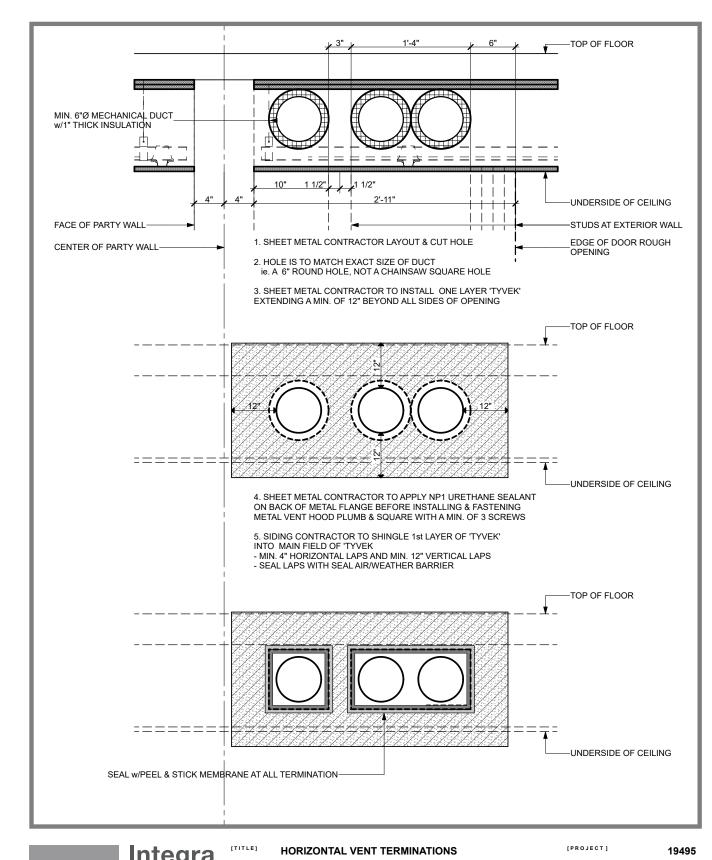
TYPE F5A

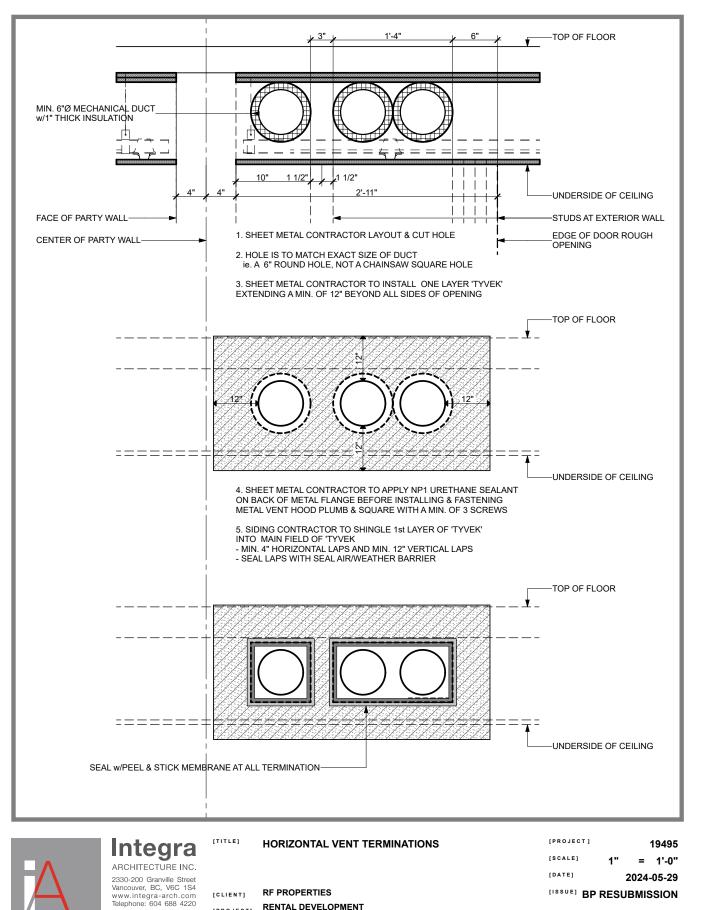
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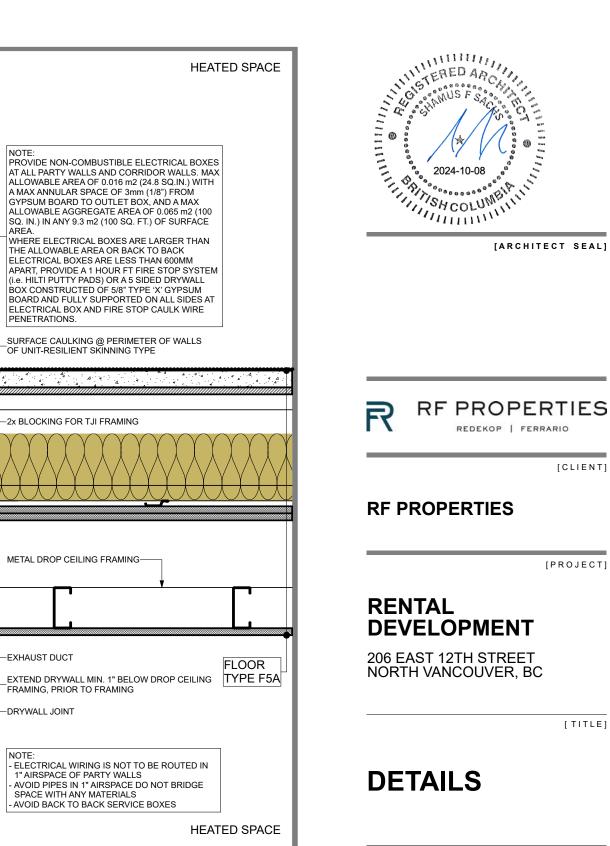
WALL TYPE W4A

HEATED SPACE









[DRAWING] 4.4.0.401

OF UNIT-RESILIENT SKINNING TYPE

-2x BLOCKING FOR TJI FRAMING

METAL DROP CEILING FRAMING-

FRAMING, PRIOR TO FRAMING

SPACE WITH ANY MATERIALS

[PROJECT]

[DRAWING]

[SCALE] 1 1/2"= 1'-0"

[ISSUE] BP RESUBMISSION

2024-05-29

4.4.7.201

—EXHAUST DUCT

-DRYWALL JOINT

PARTY WALL AT INTERMEDIATE FLOOR w/ TOPPING

RF PROPERTIES

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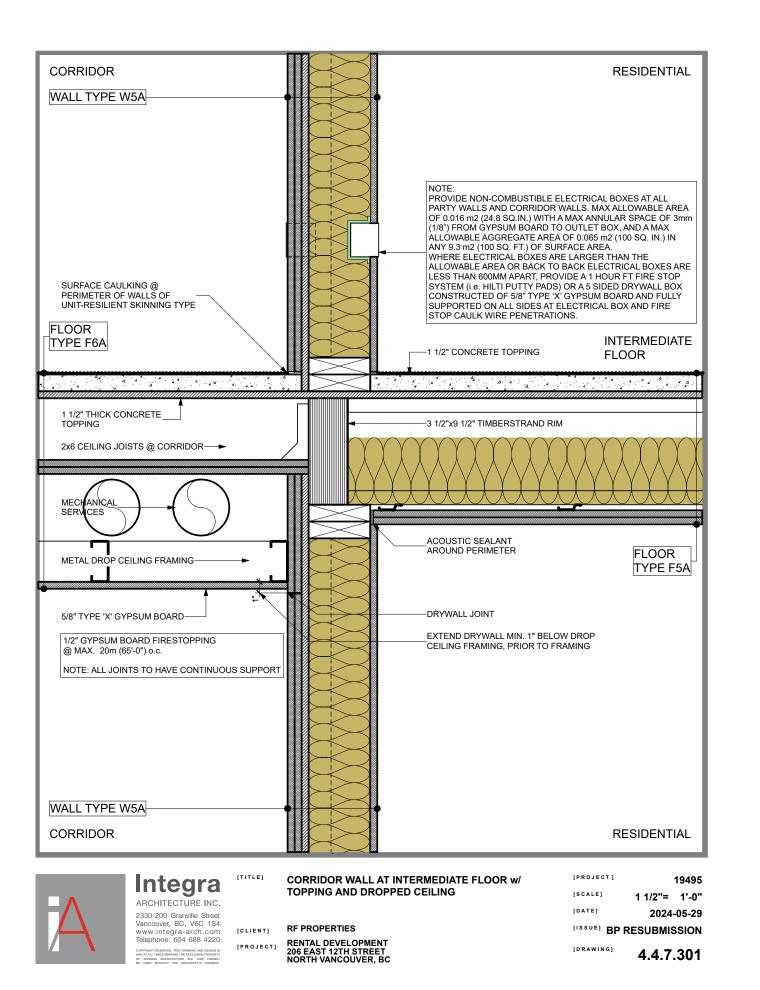
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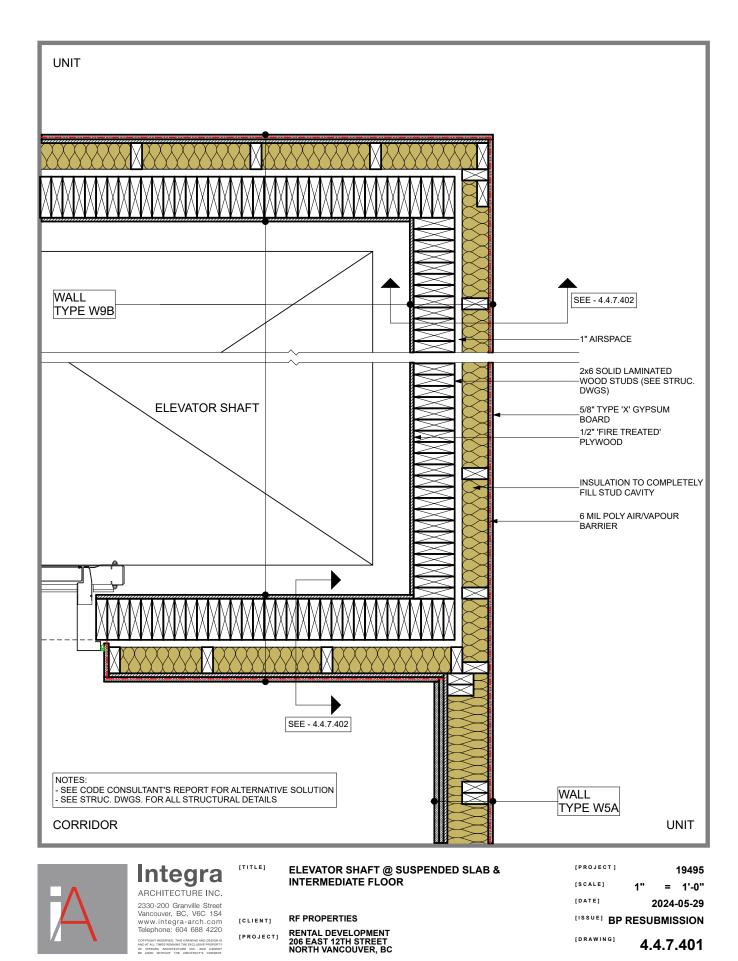
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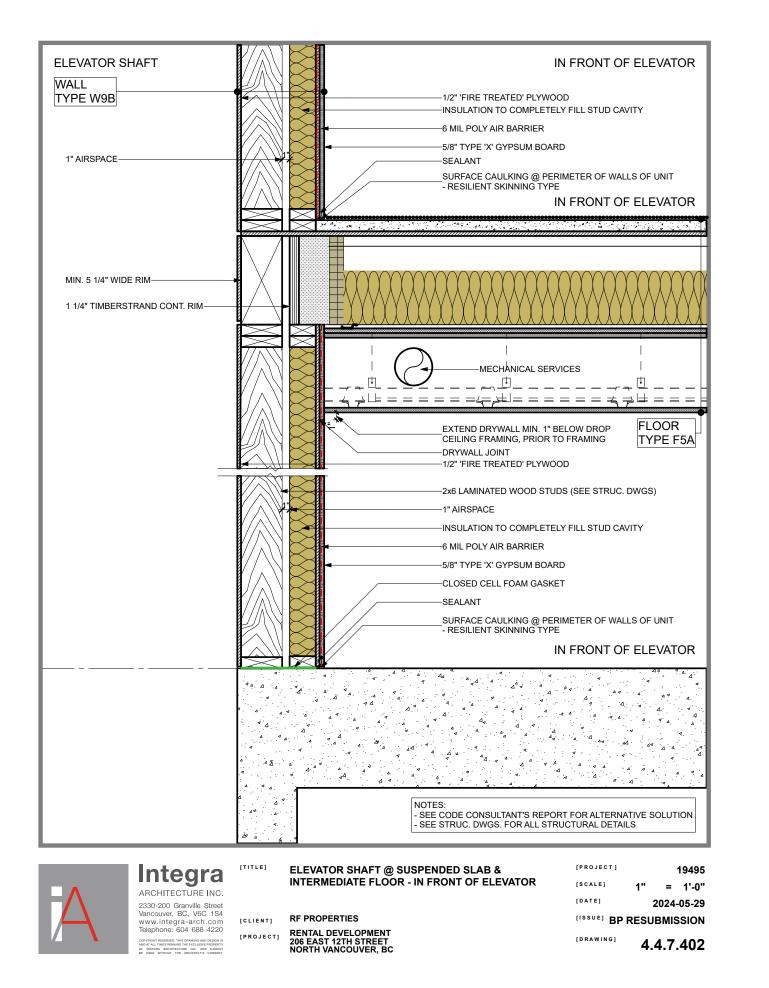
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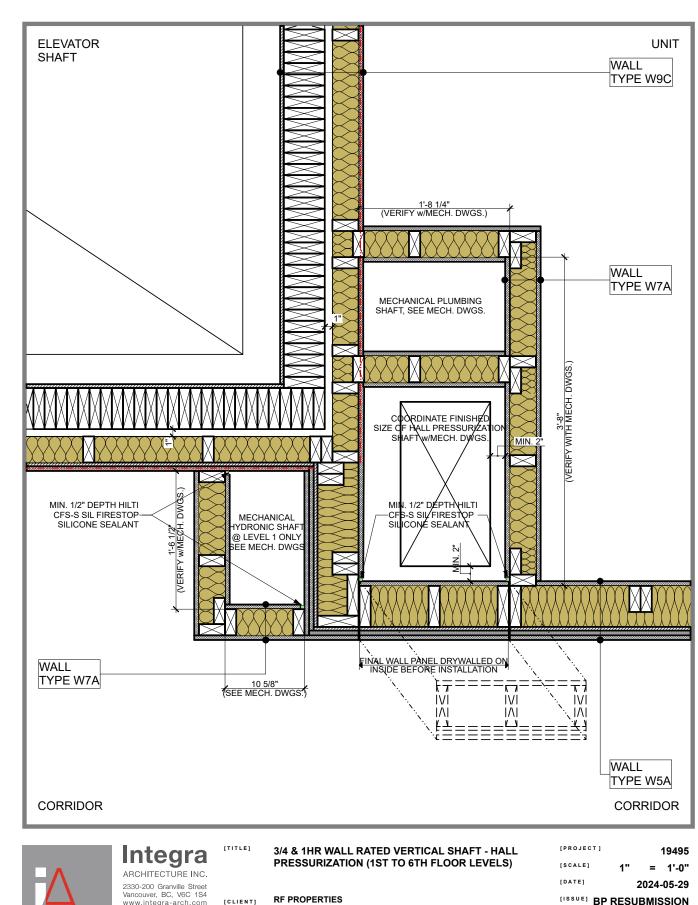
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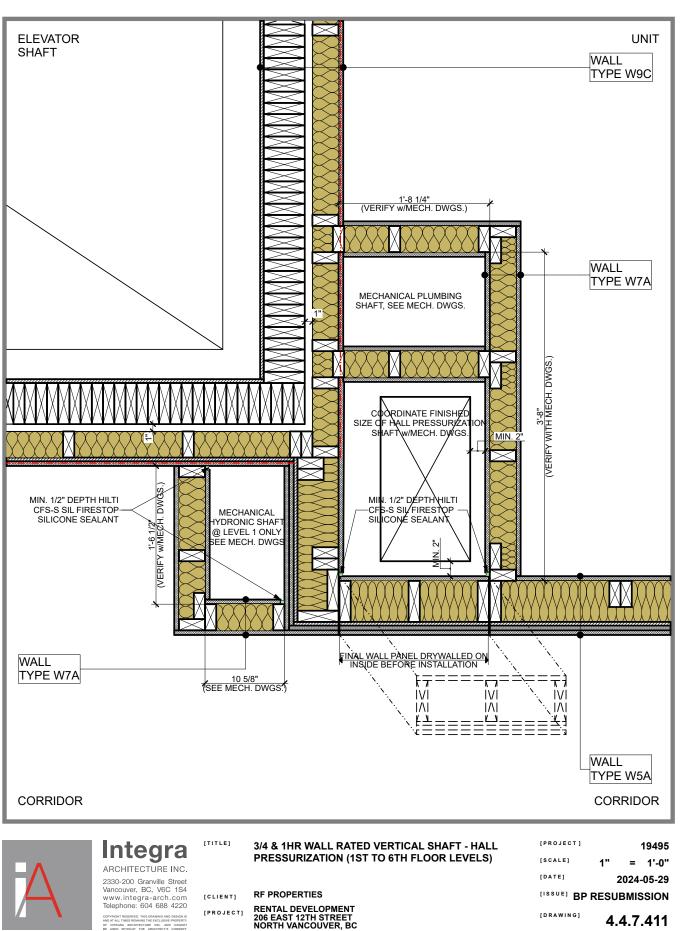
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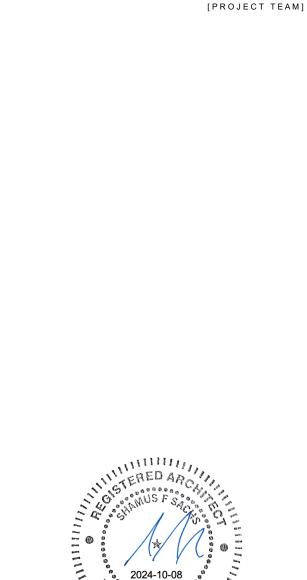












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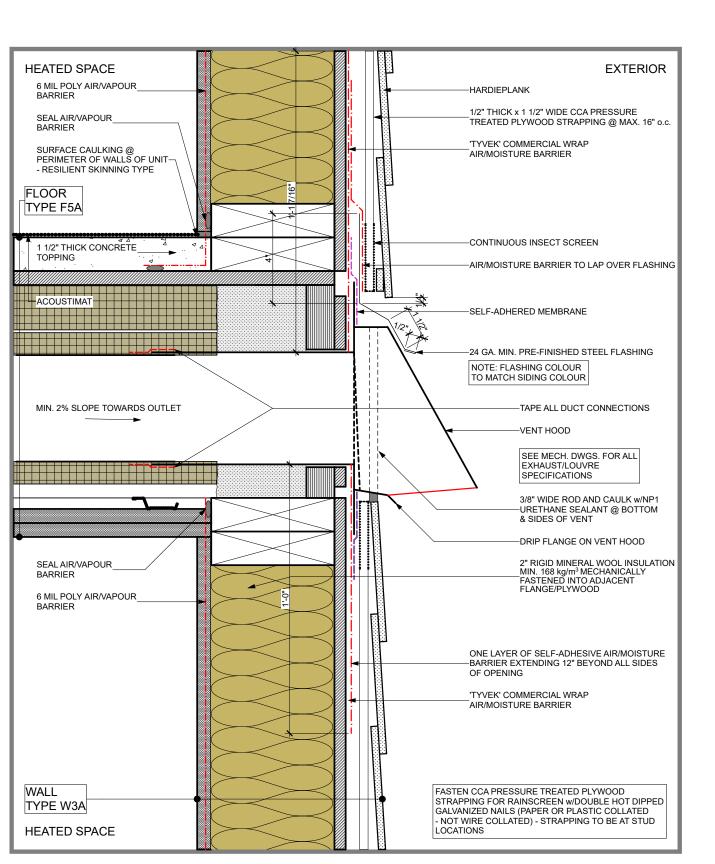
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HORIZONTAL VENT THROUGH EXTERIOR WALL @

[SCALE] 3" = 1'-0"

[ISSUE] BP RESUBMISSION

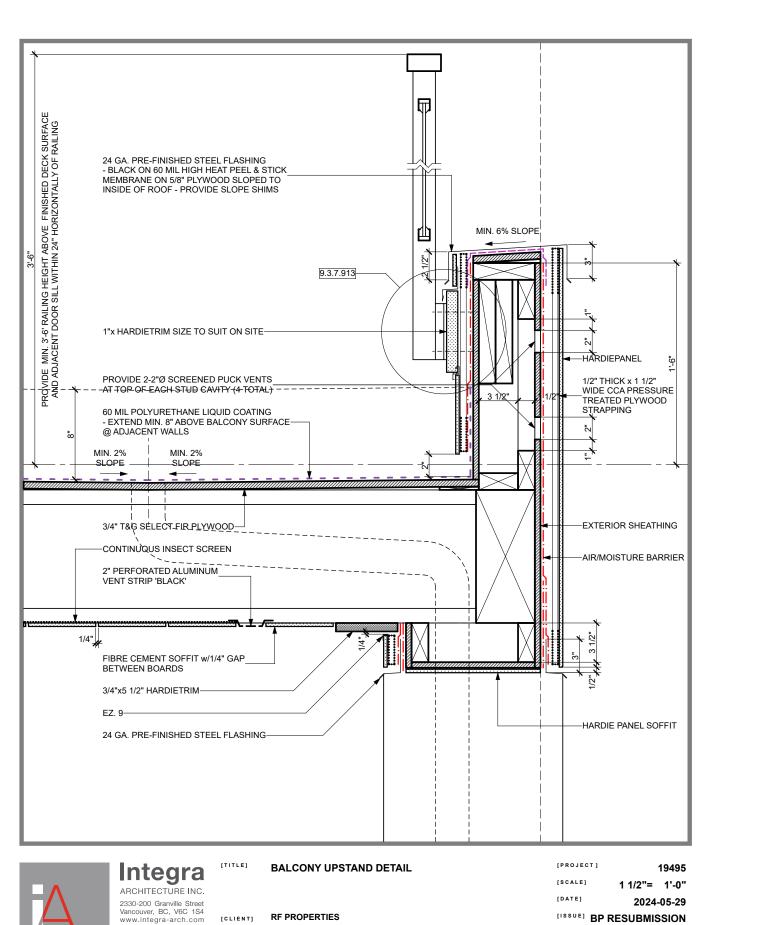
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4.4.7.911

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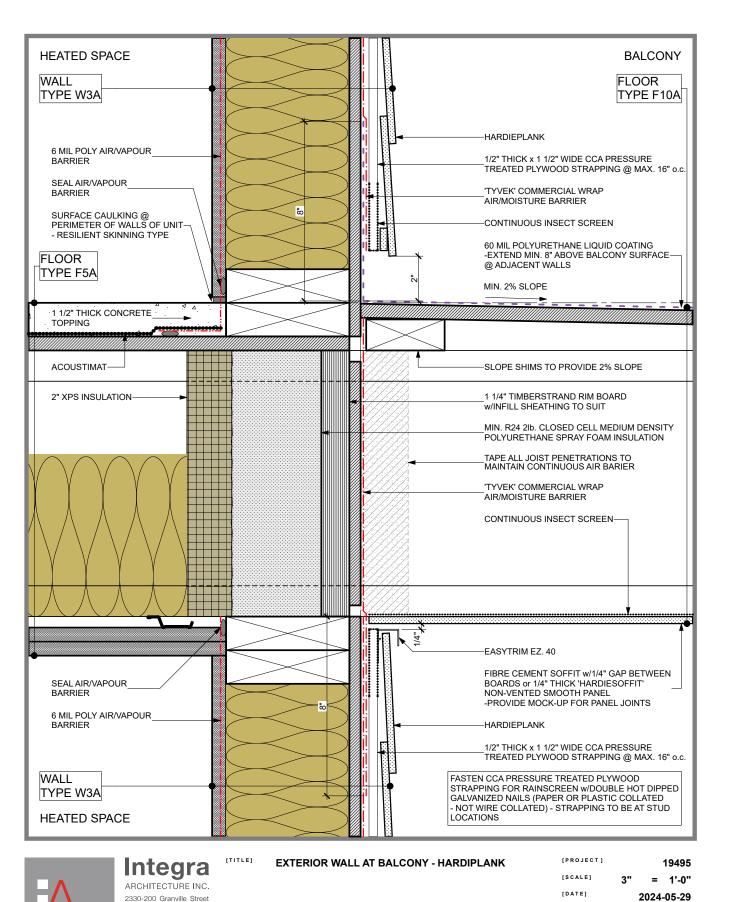
RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO



RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

[DRAWING]

5.3.7.501



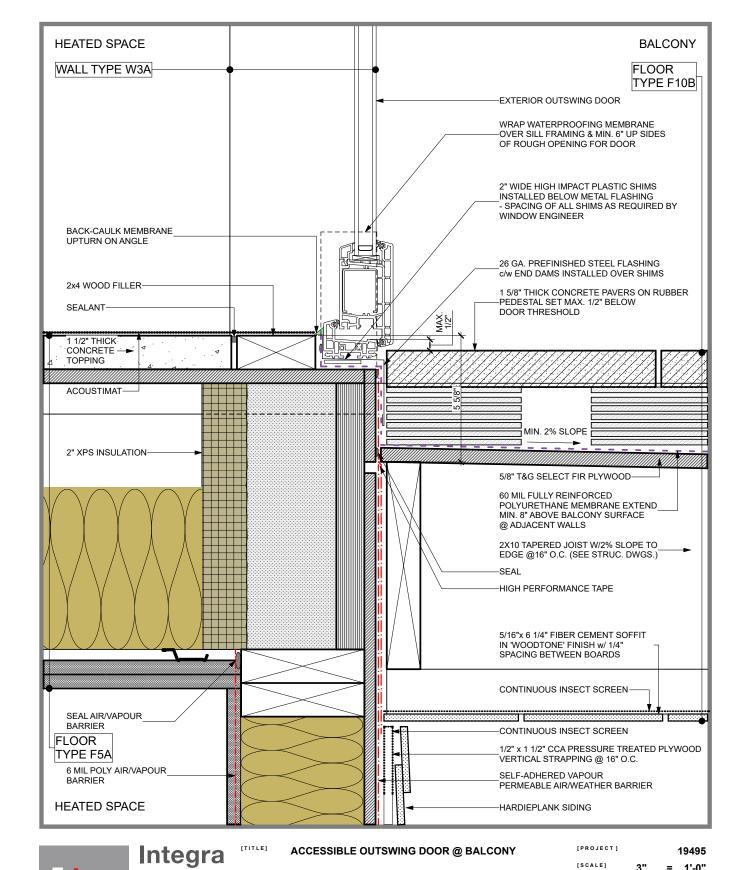
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[PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

[ISSUE] BP RESUBMISSION

5.4.7.101

[DRAWING]



RF PROPERTIES

RENTAL DEVELOPMENT 206 EAST 12TH STREET



[ARCHITECT SEAL]

[TITLE]



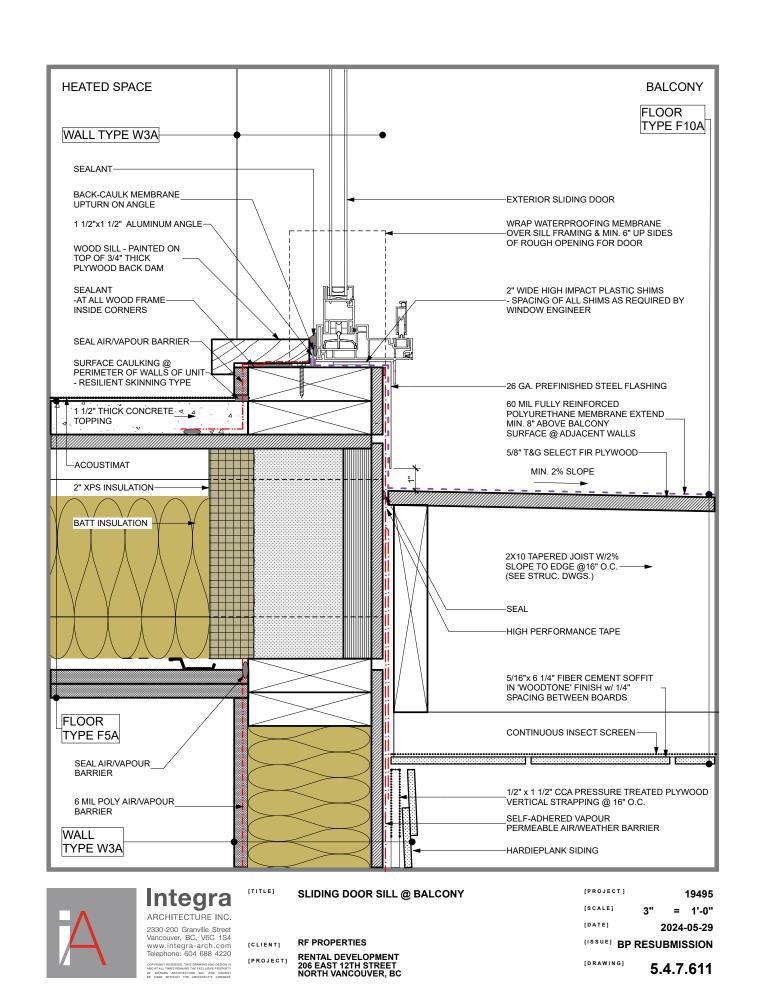
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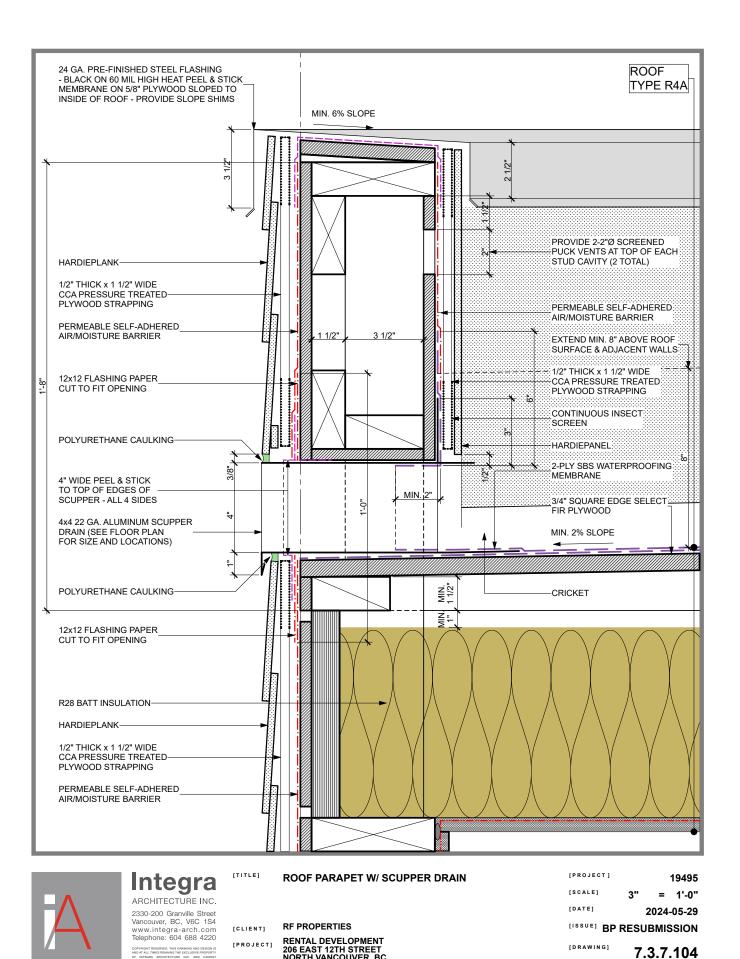
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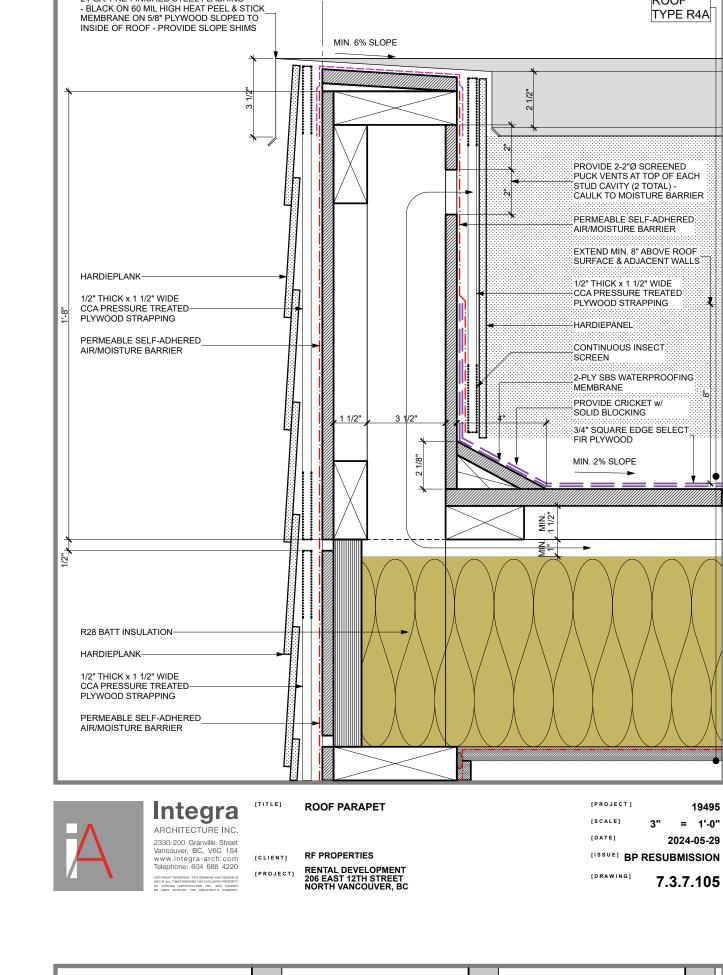
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<b>19495</b>	PROJECT
	[ SCALE
2024-10-04	[DATE
13 - BP RESUBMISSION	[ISSUE



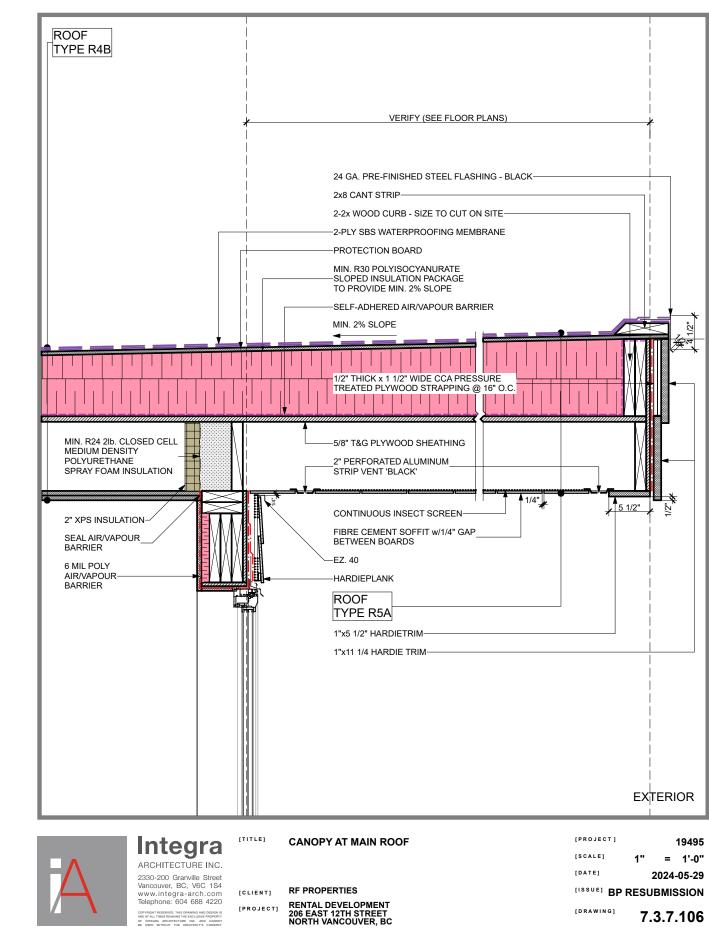


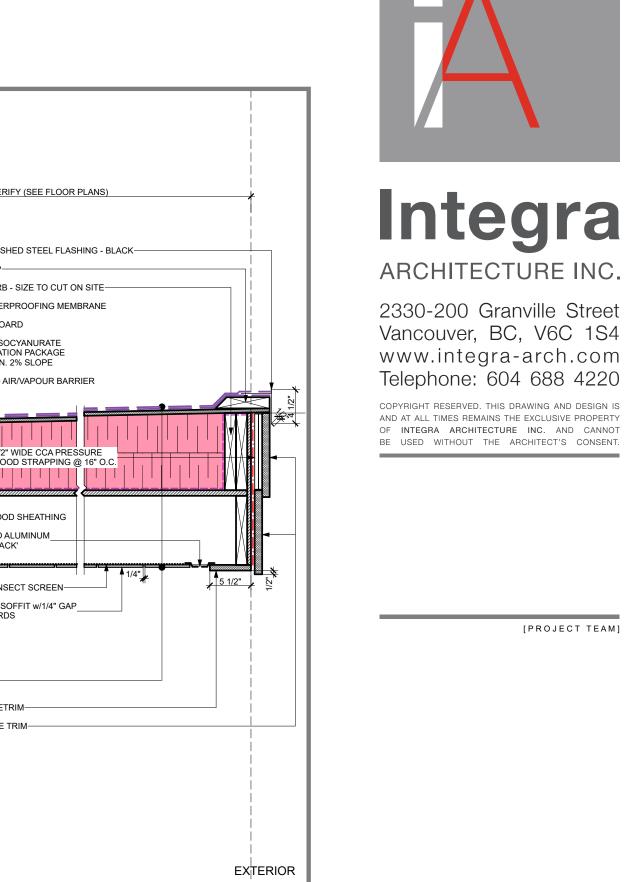


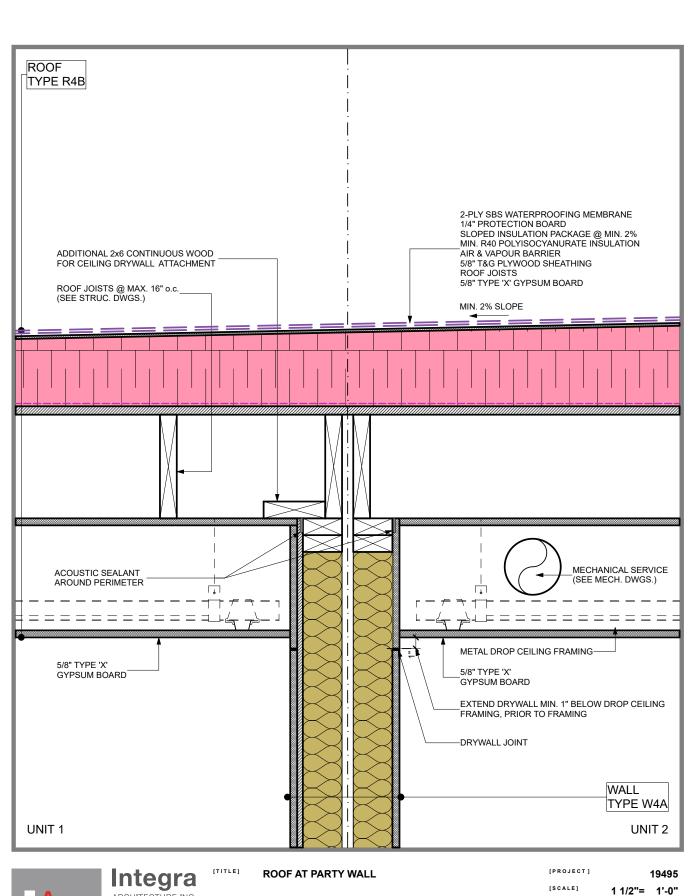
ROOF

TYPE R4A

24 GA. PRE-FINISHED STEEL FLASHING



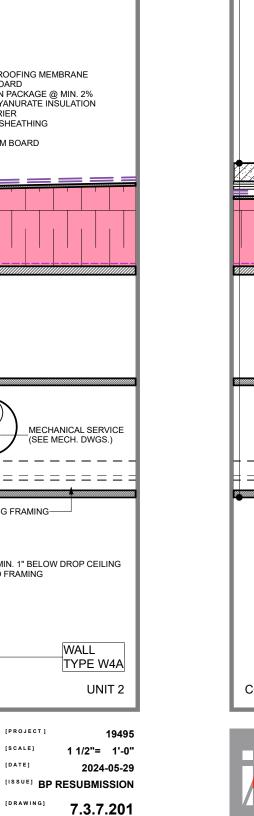


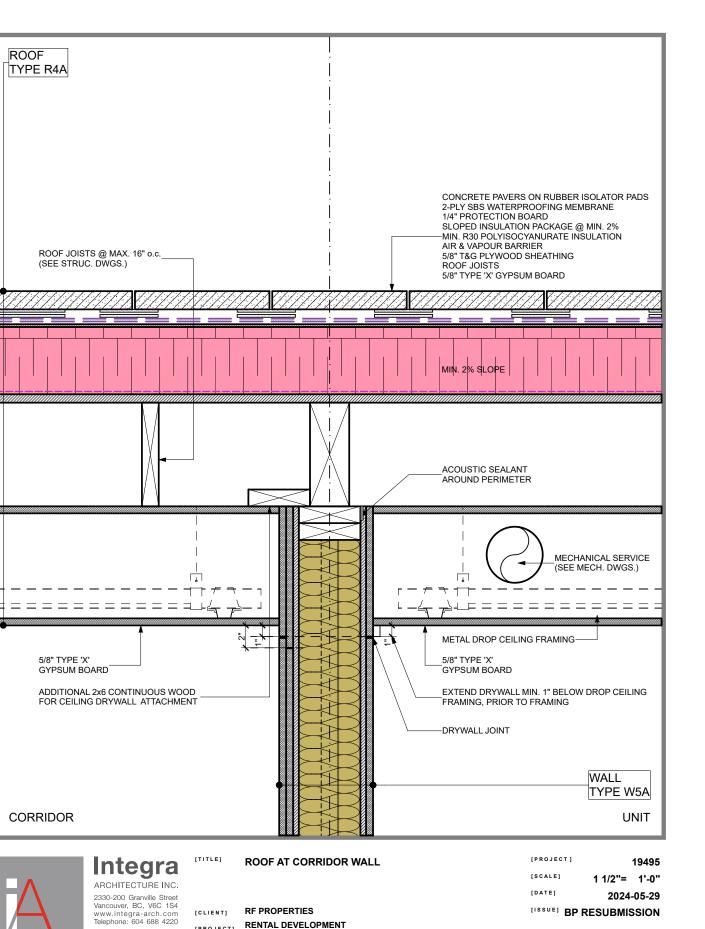


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[CLIENT] RF PROPERTIES

[PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

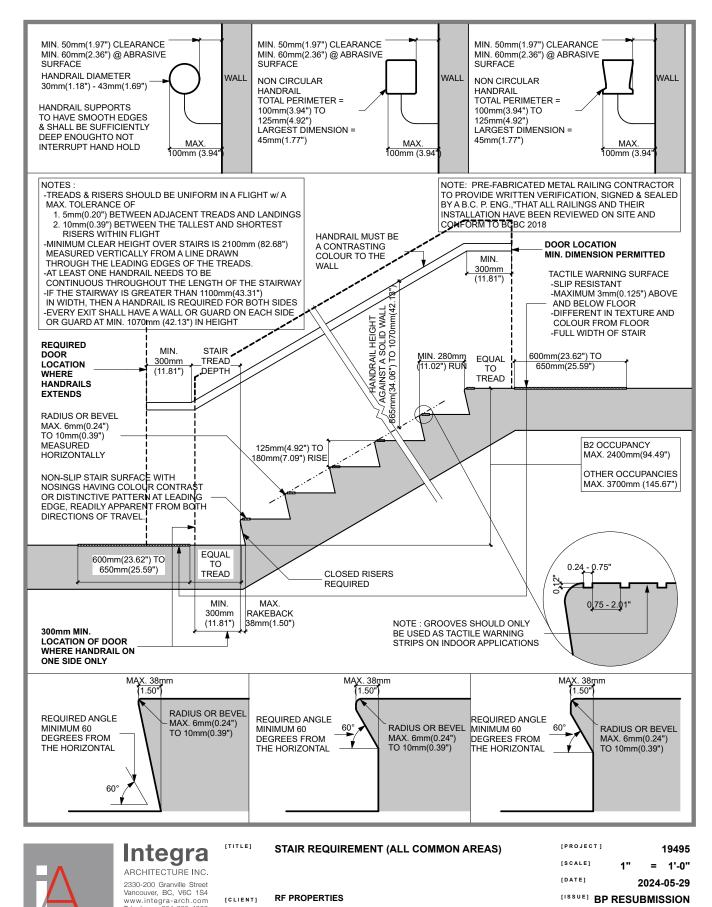




RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

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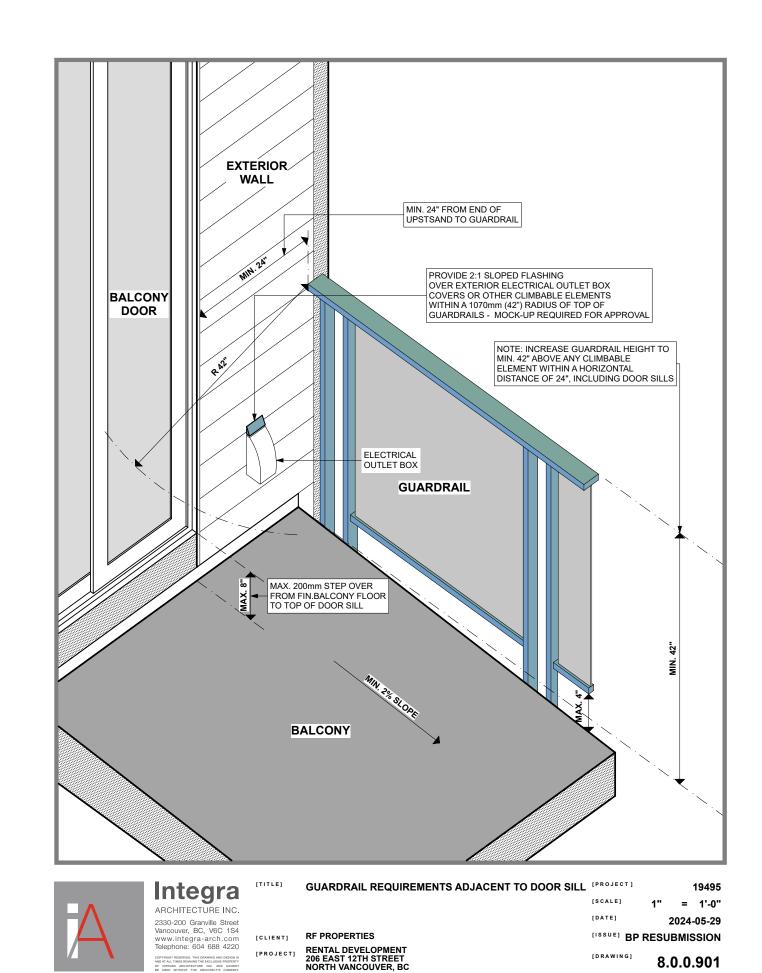
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8.0.0.802



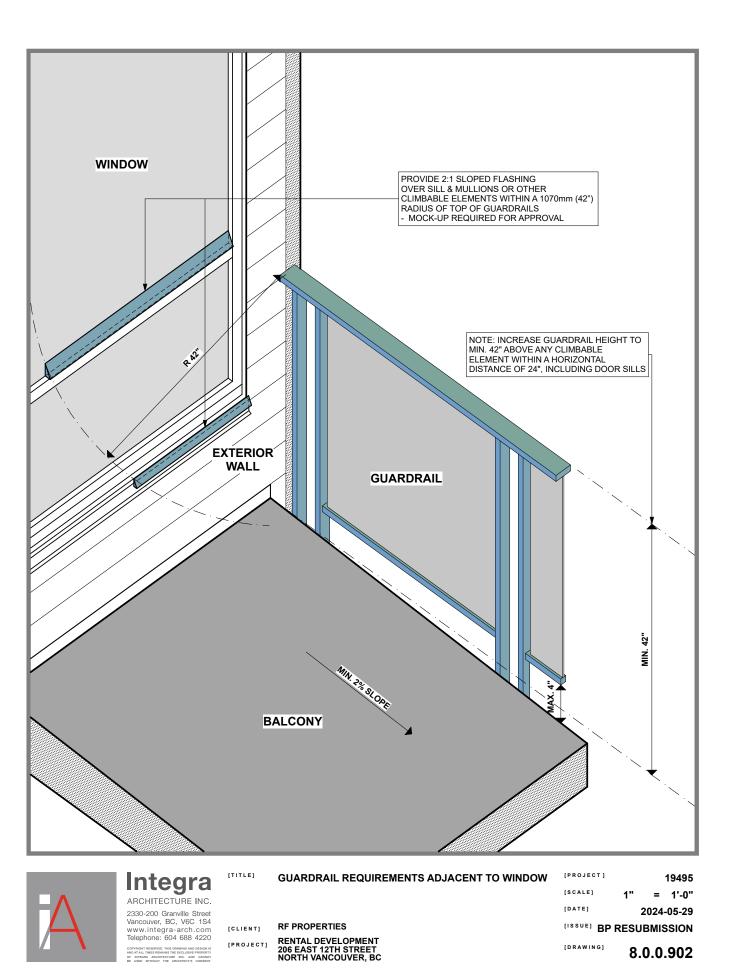


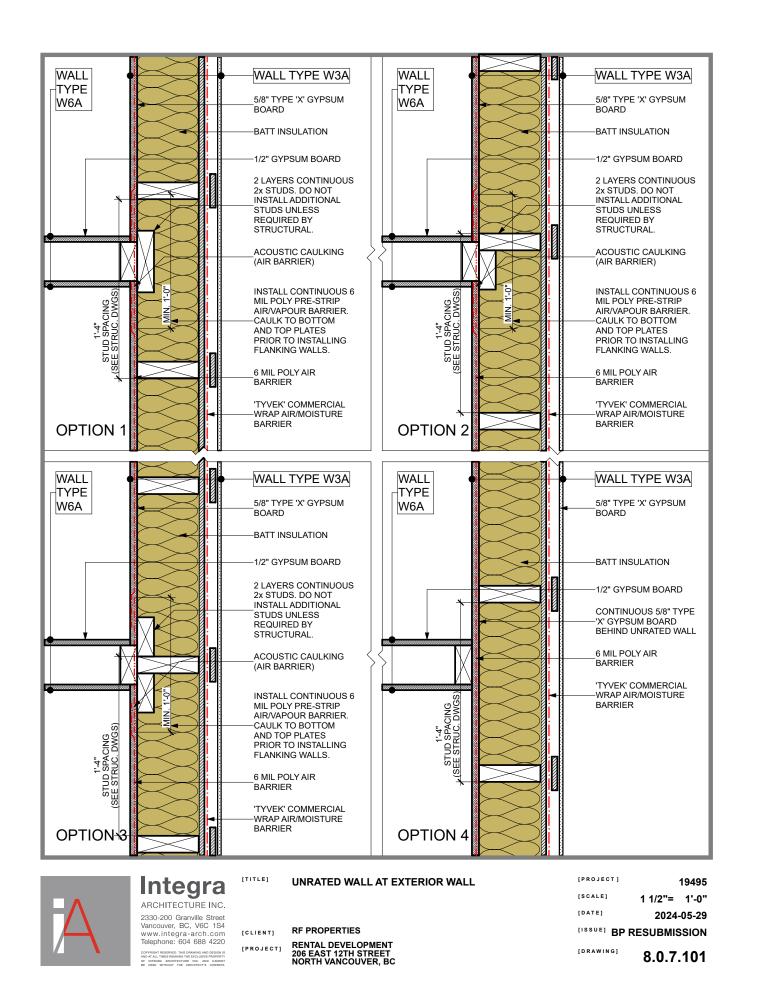
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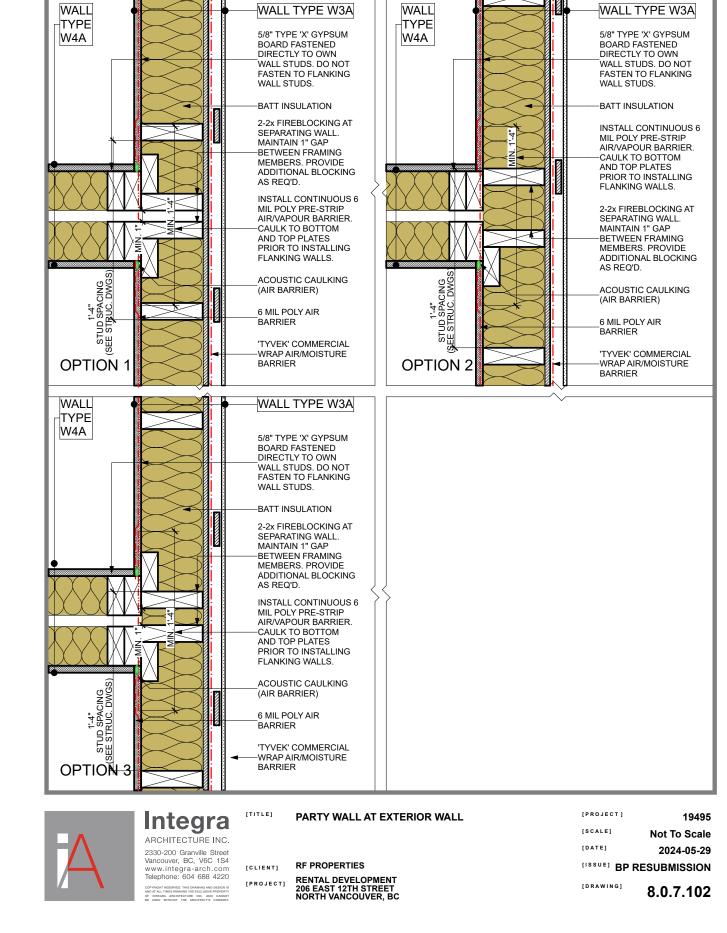
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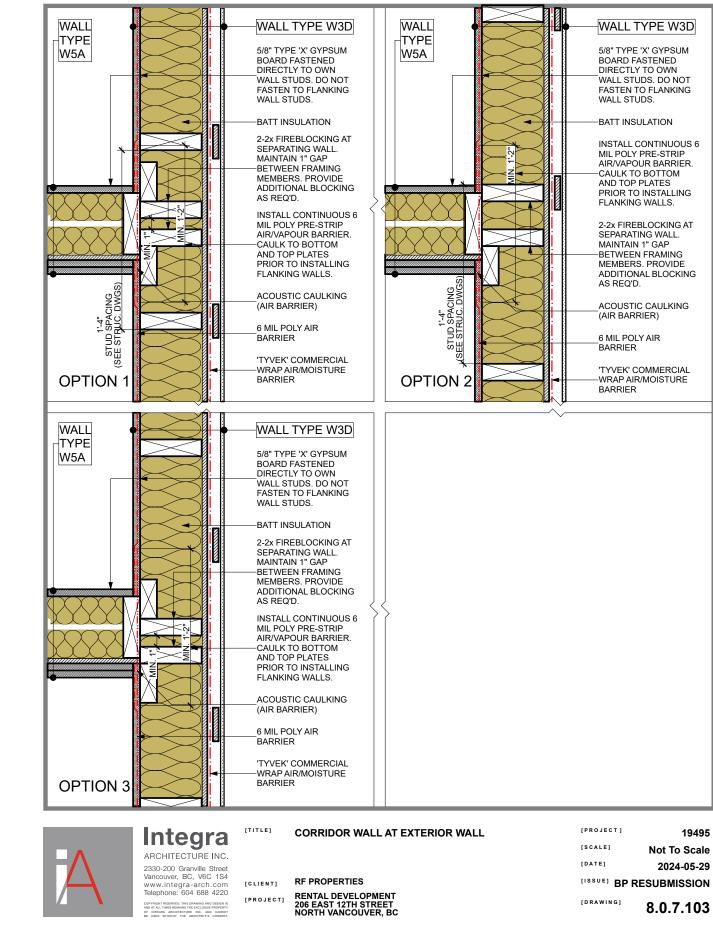
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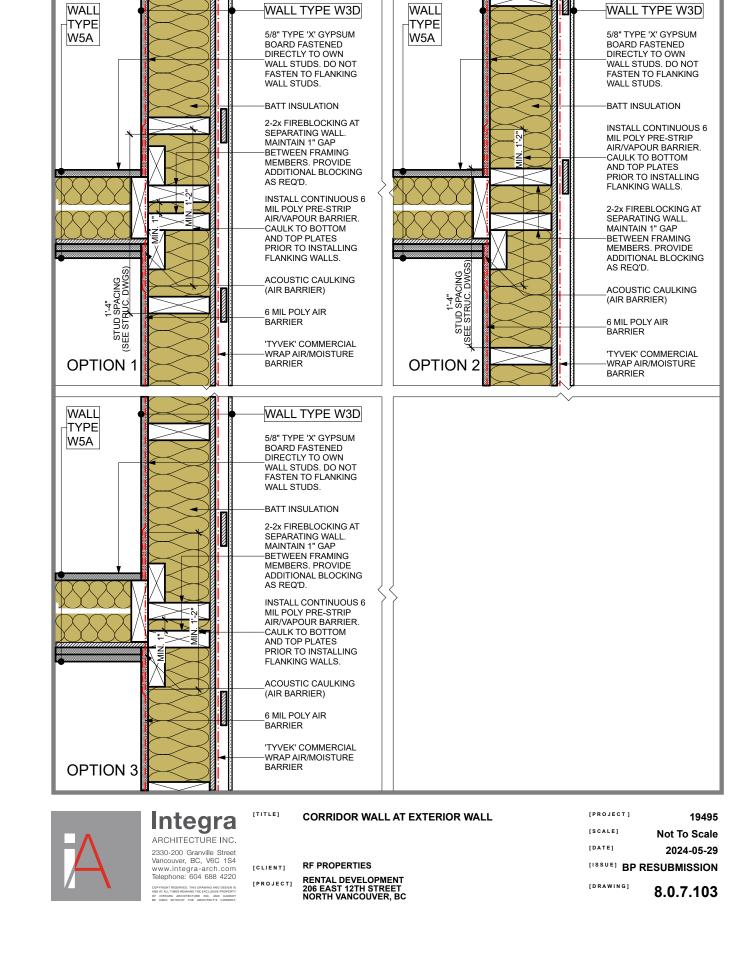
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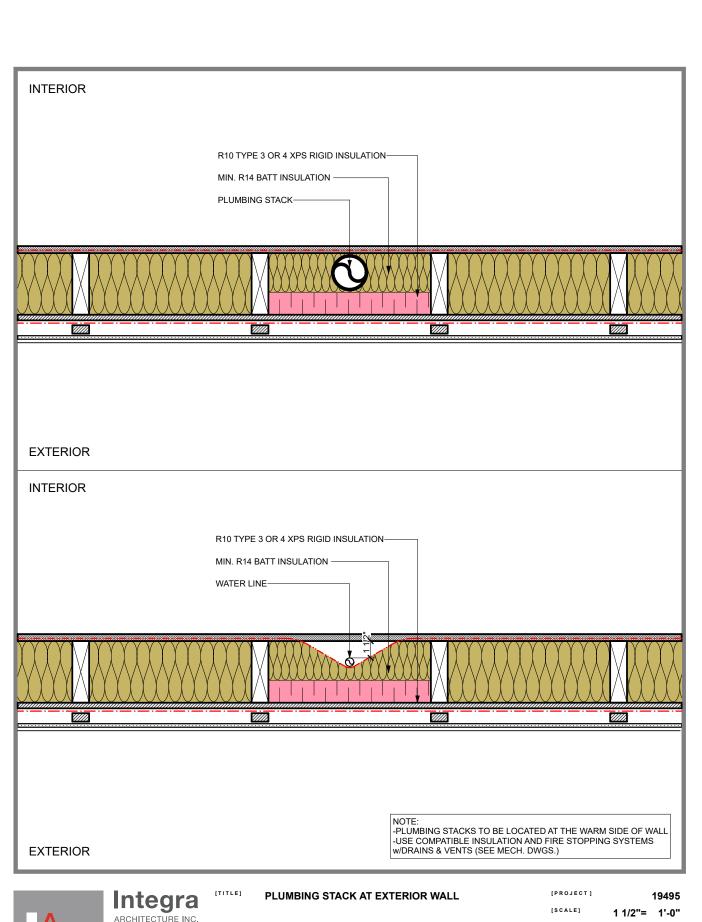












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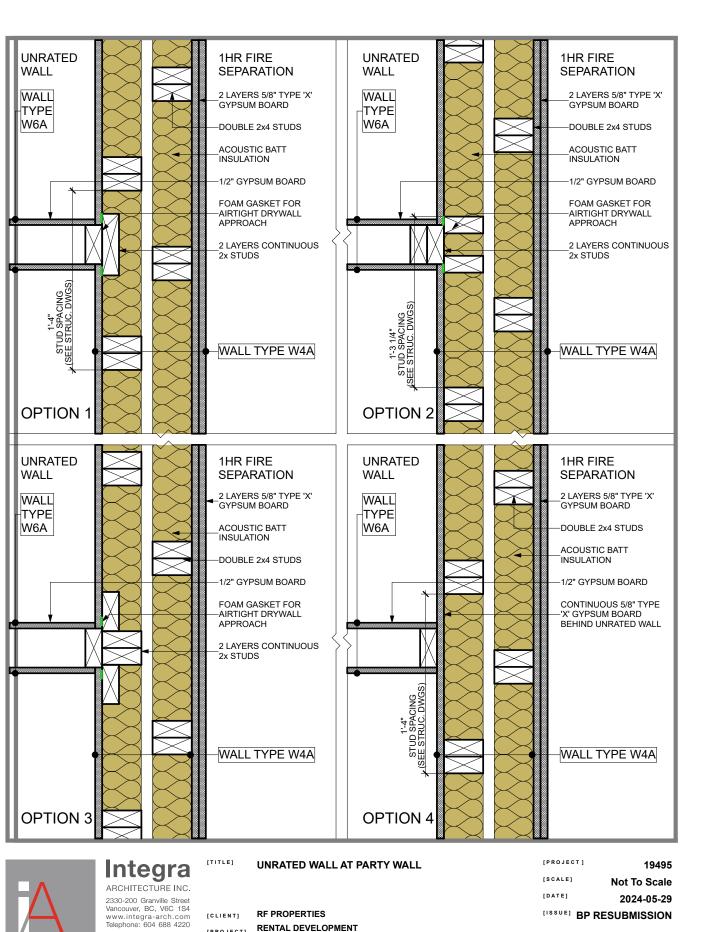
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RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

2024-05-29

8.0.7.111

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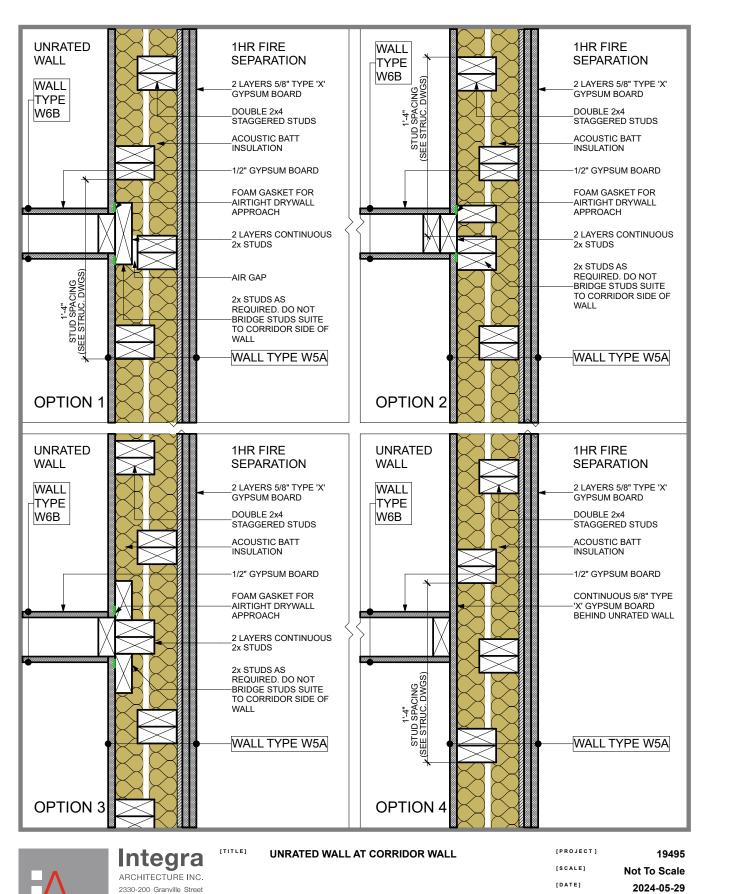
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RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BO

[ISSUE] BP RESUBMISSION

8.0.7.201

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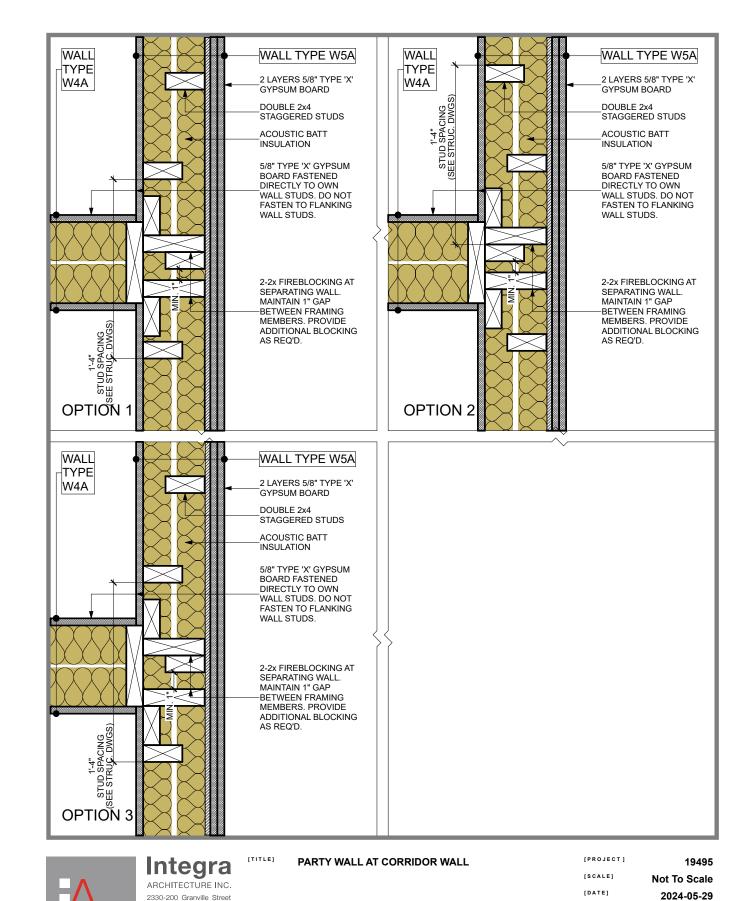
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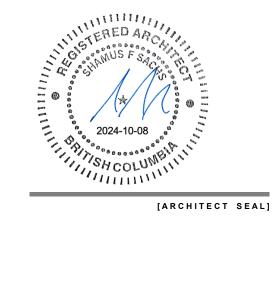
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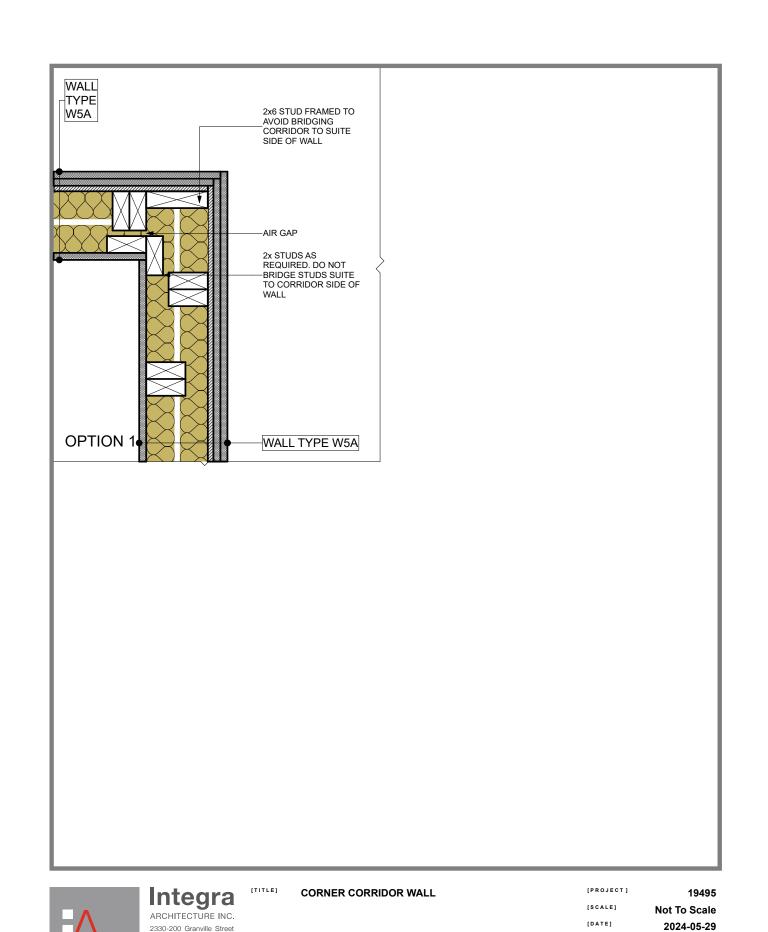
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[ISSUE] BP RESUBMISSION

8.0.7.302

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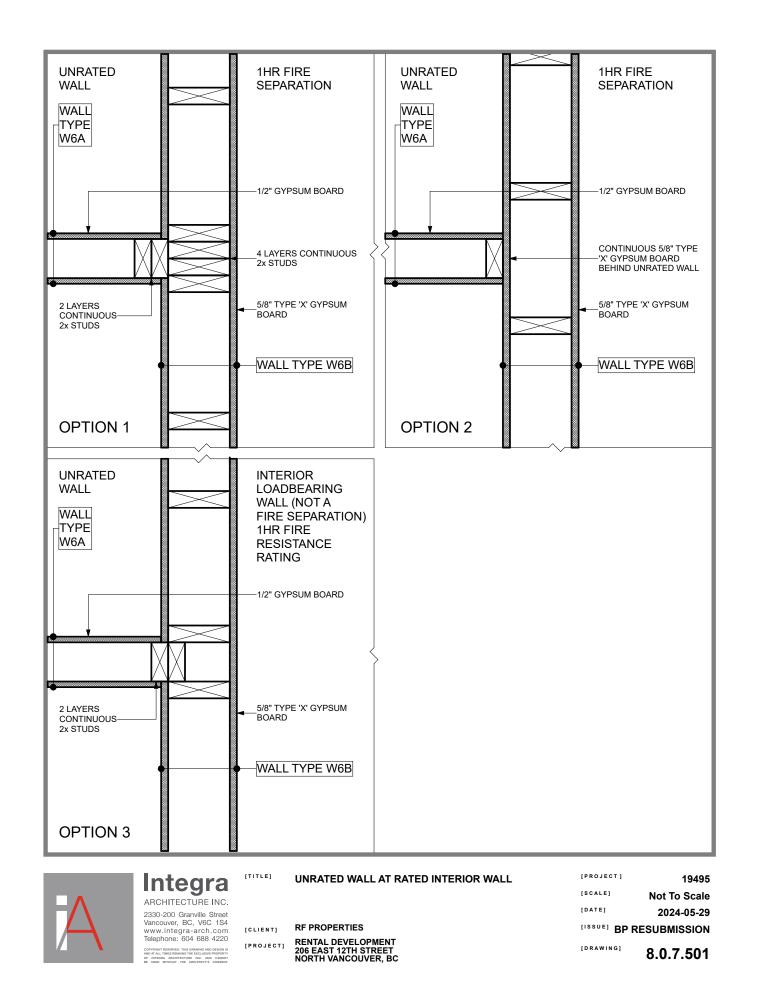


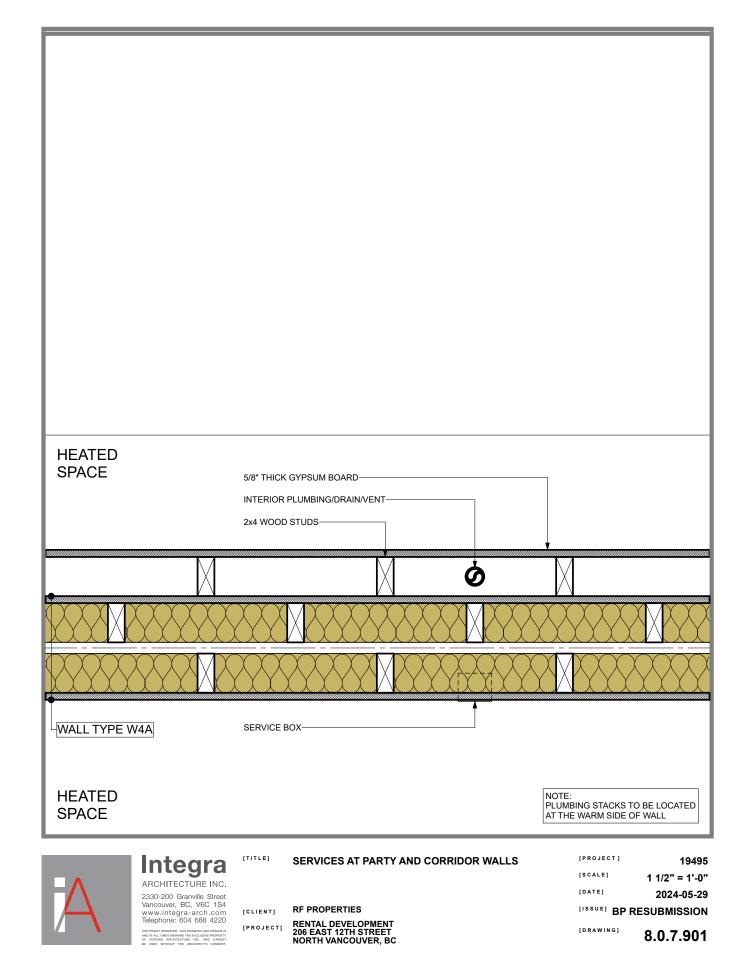
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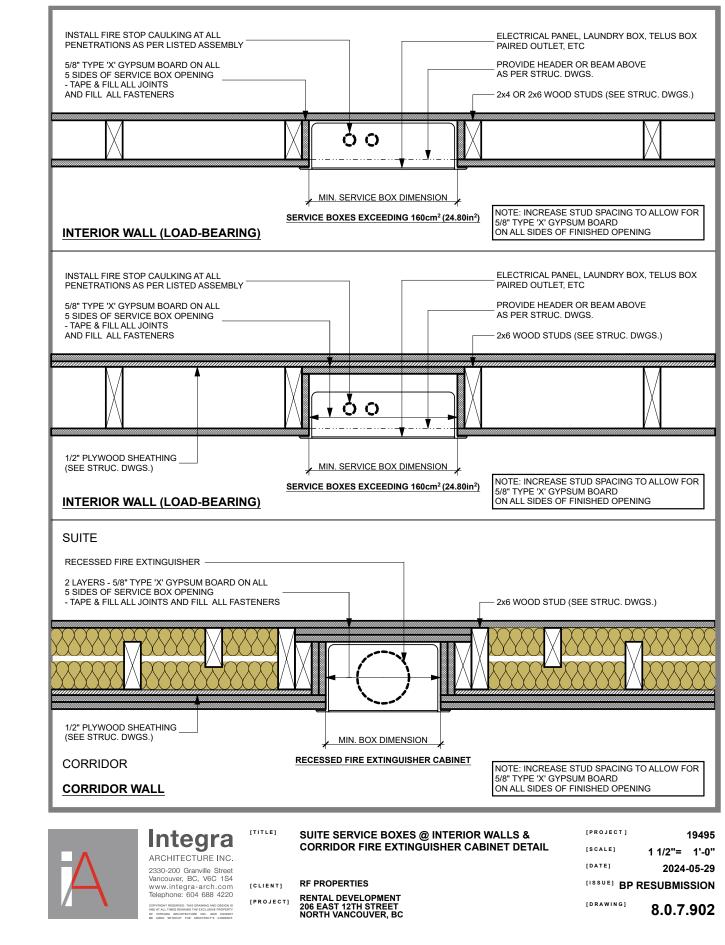
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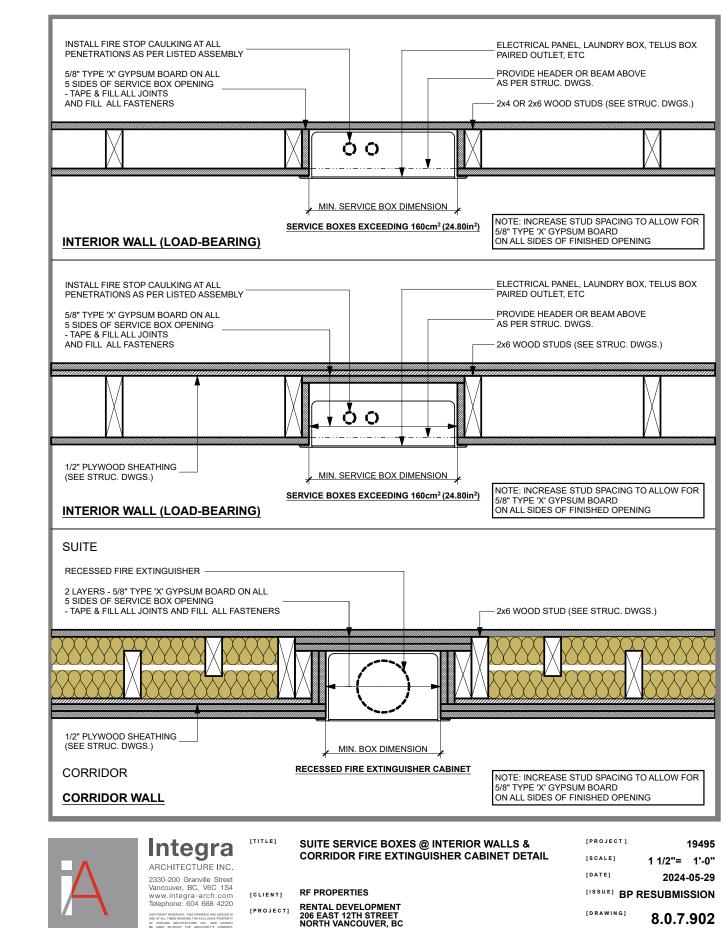
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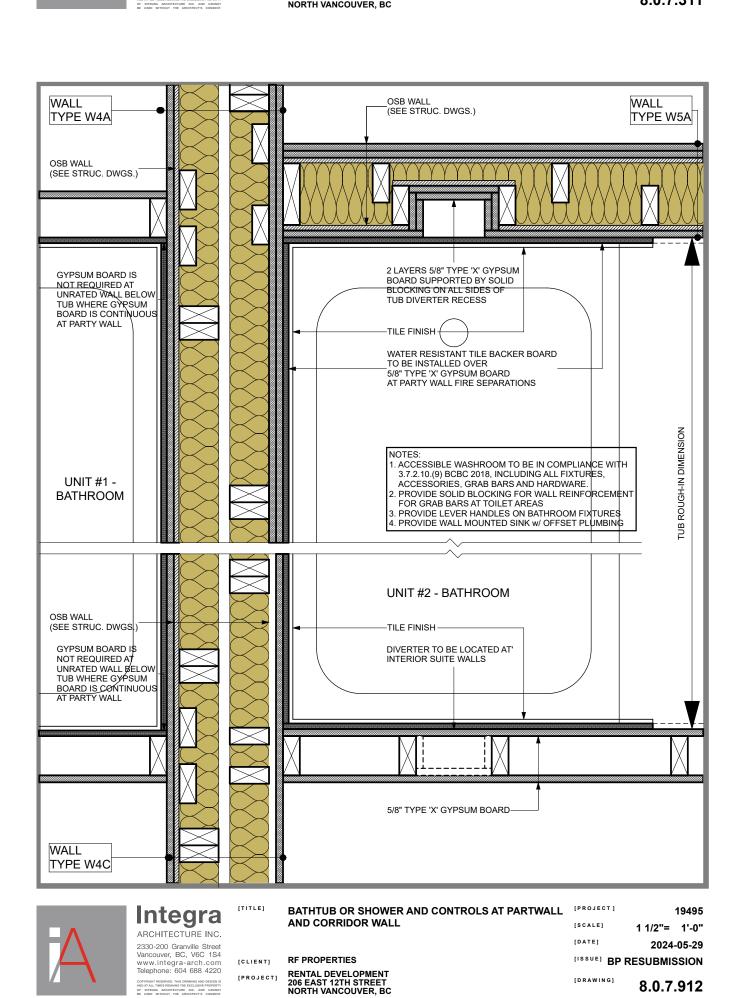
8.0.7.912

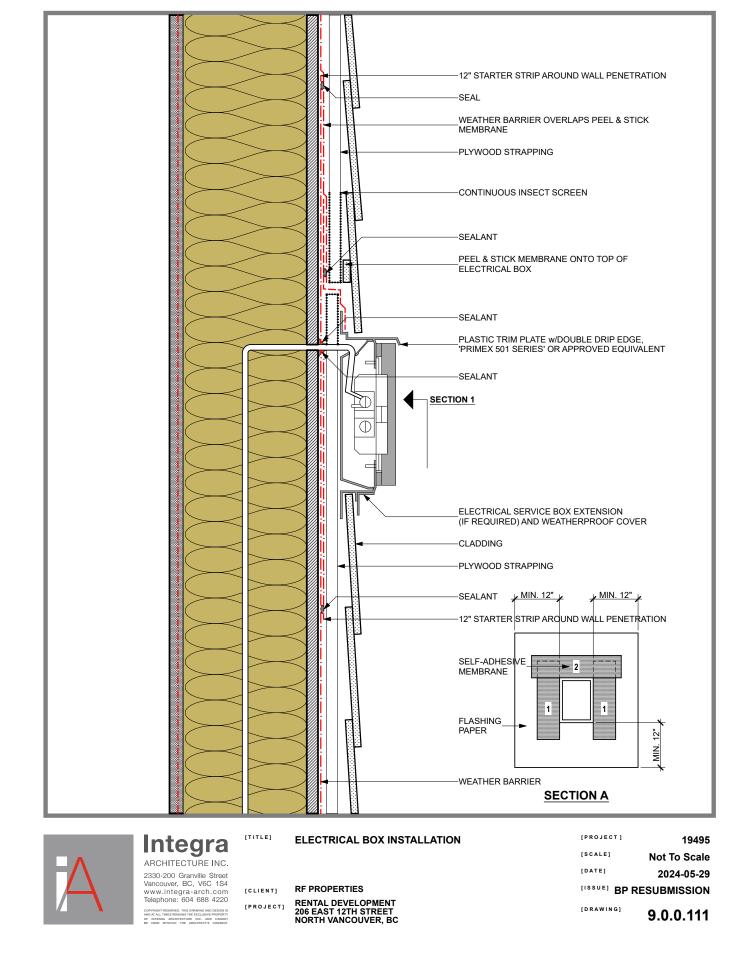


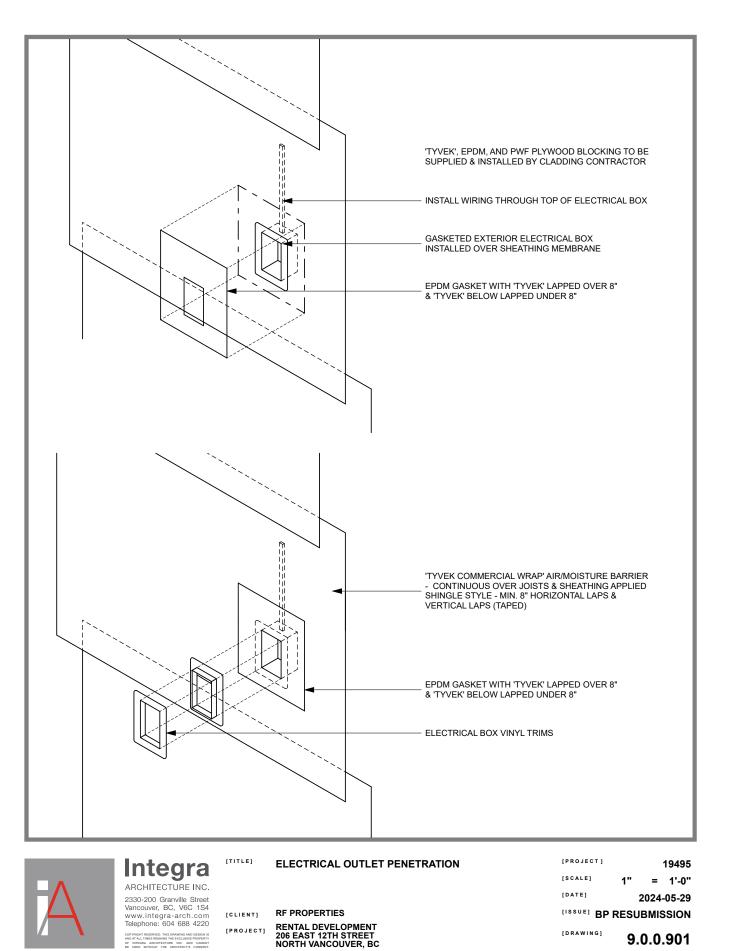


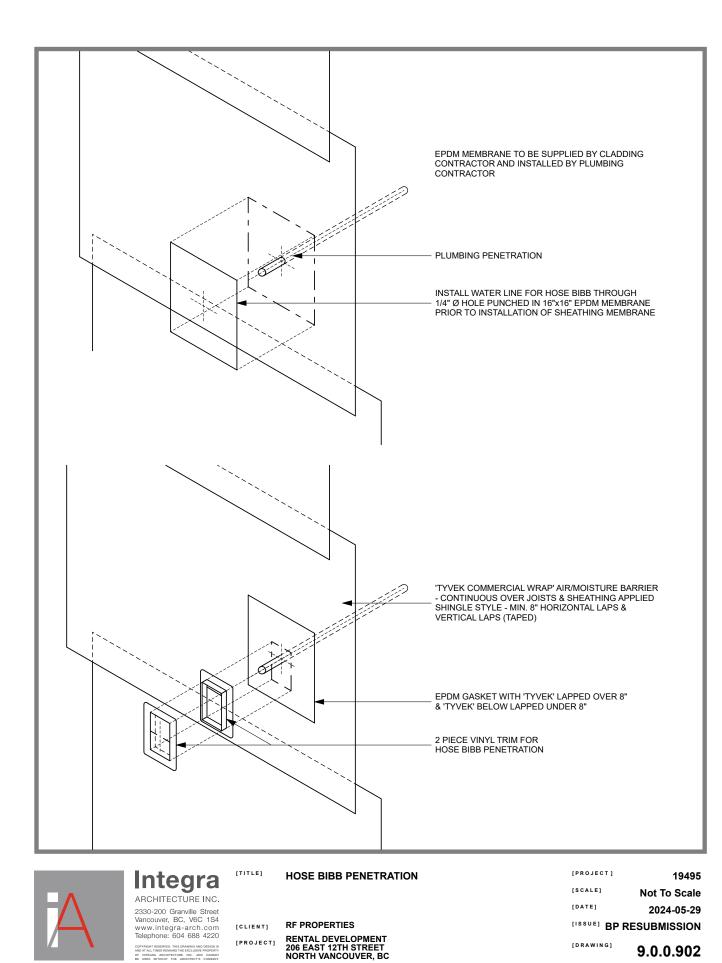














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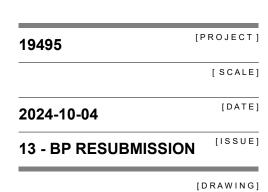
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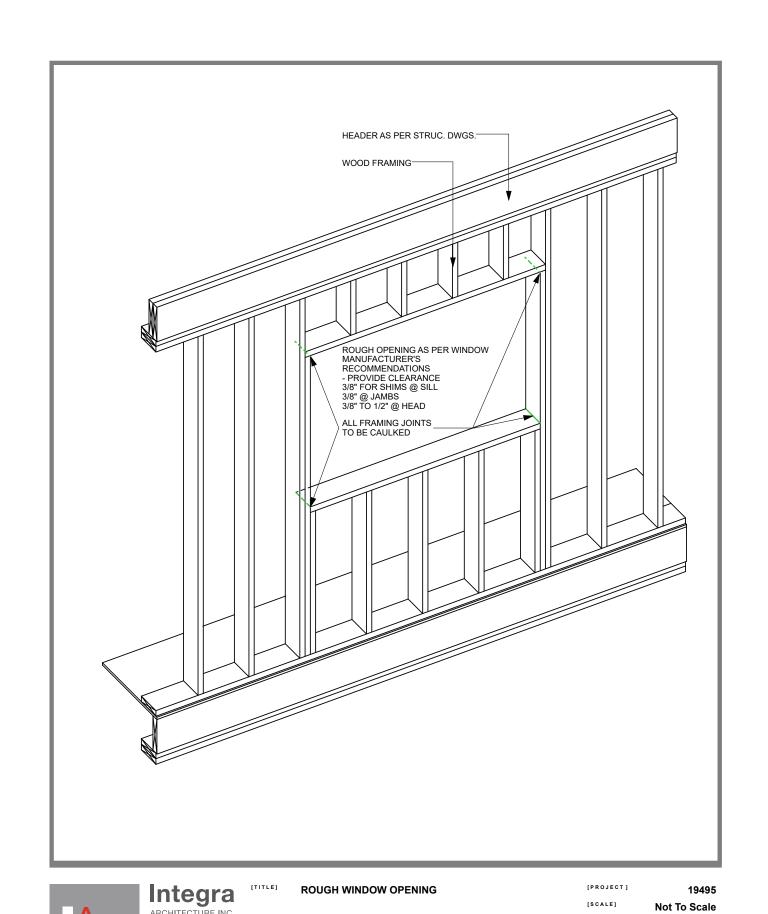


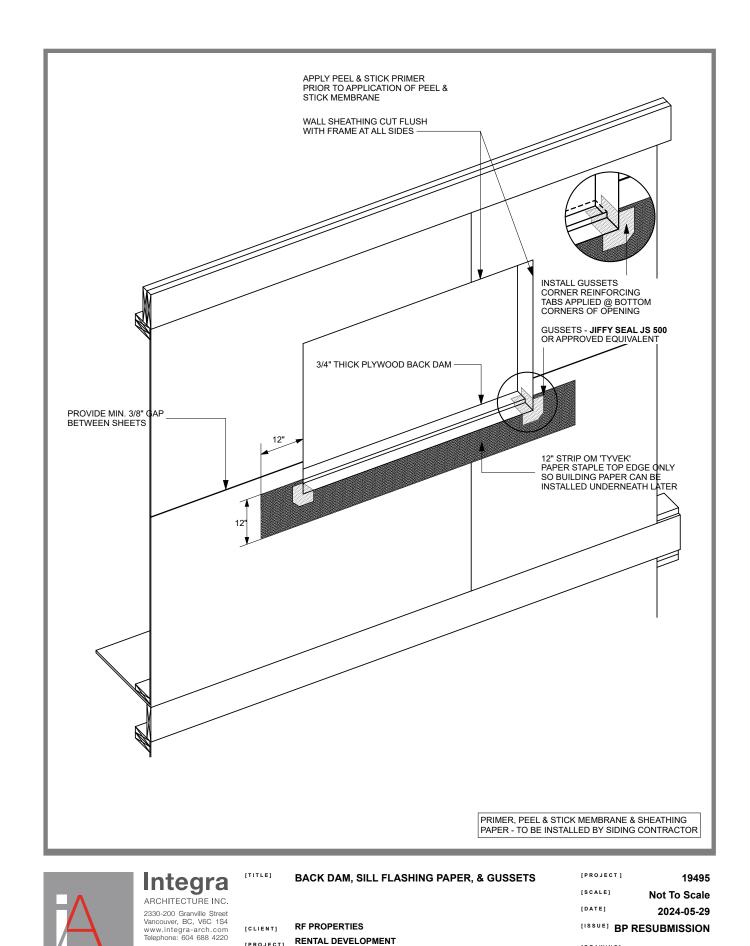


**DETAILS** 

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9.0.0.902





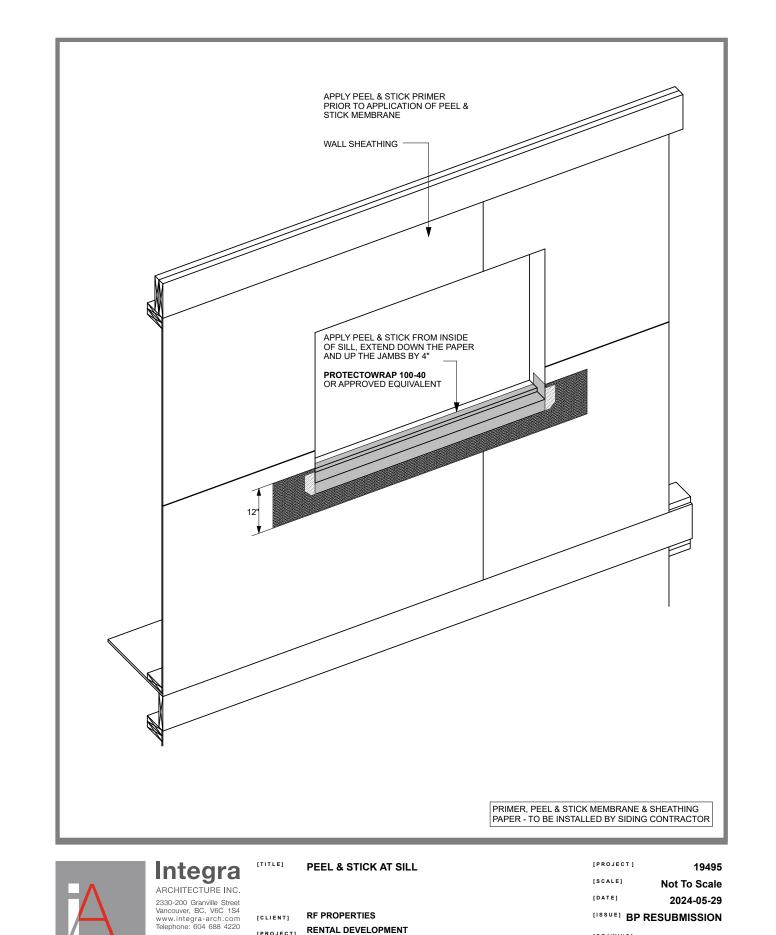
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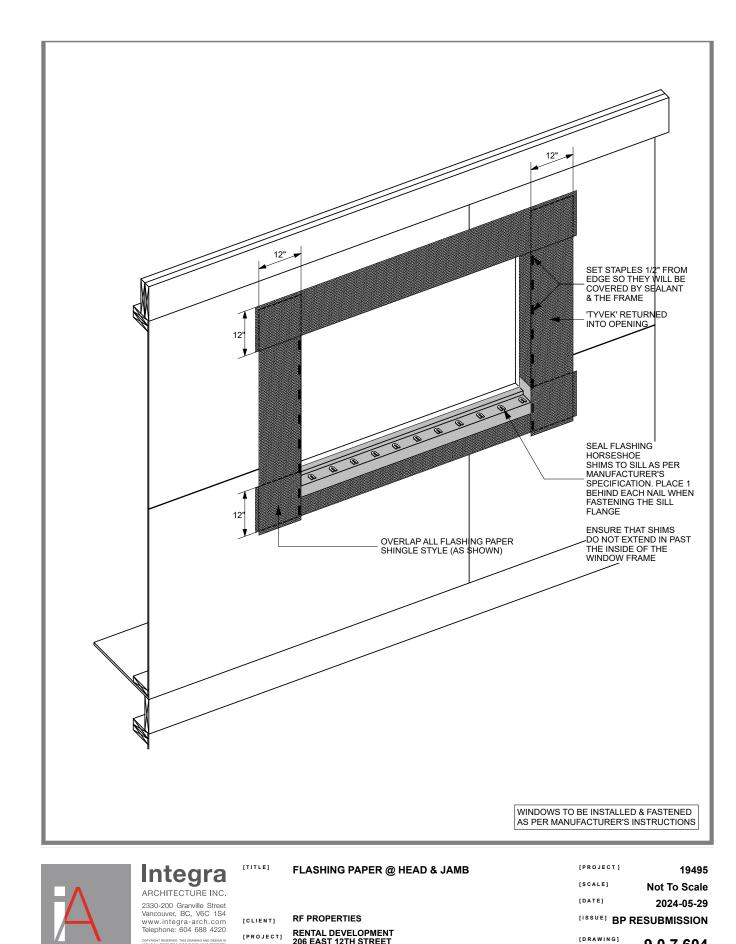
9.0.7.602

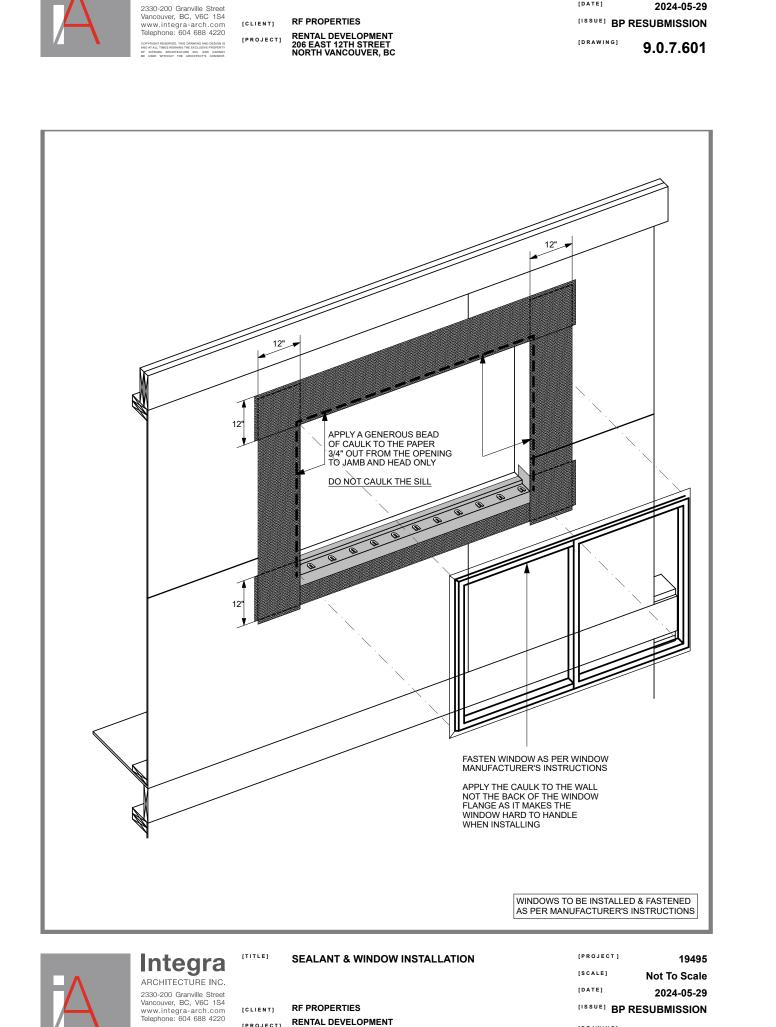
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9.0.7.606

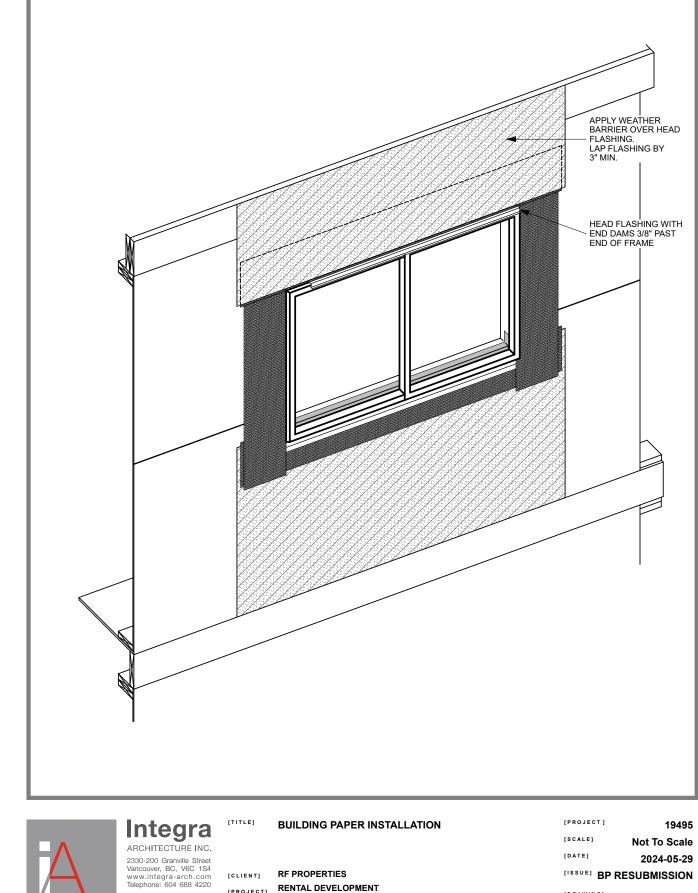


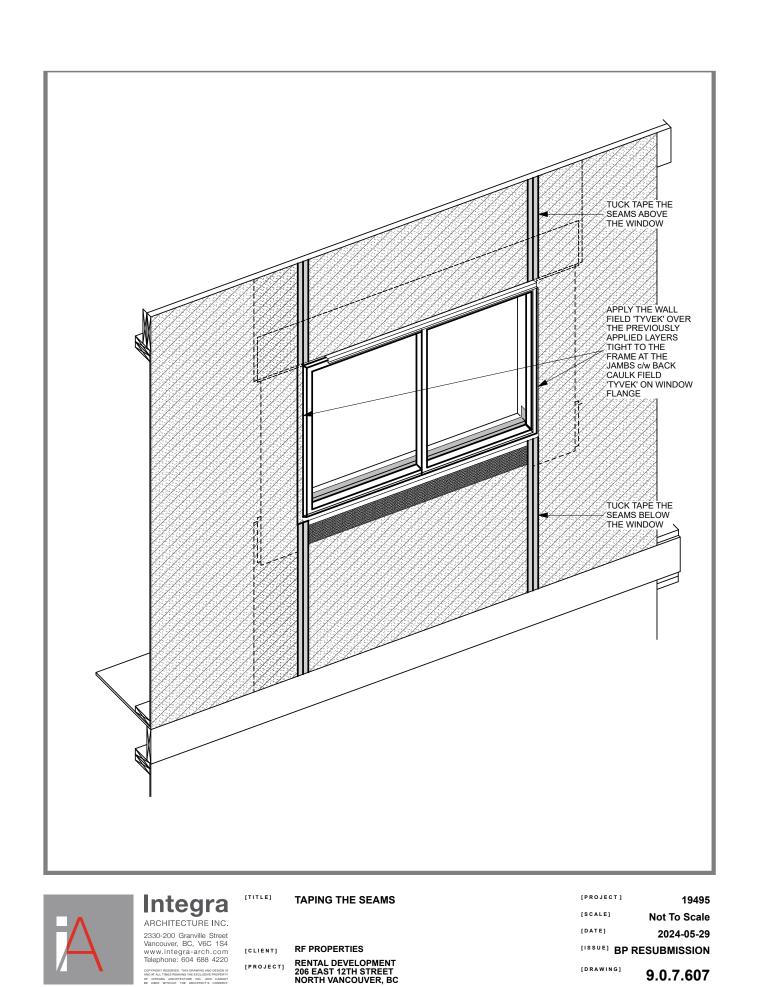


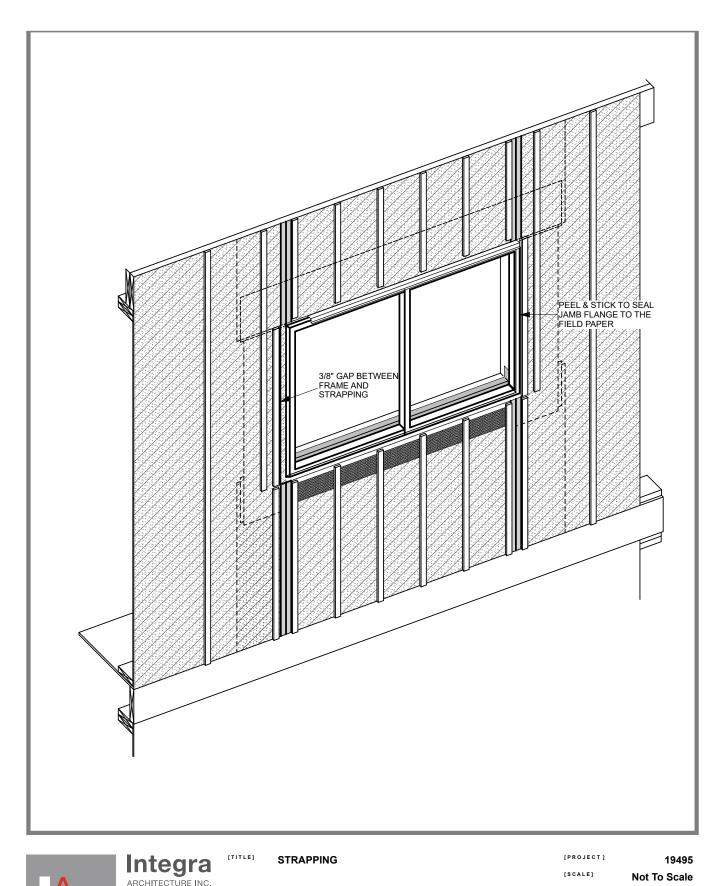


[PROJECT] RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

2024-05-29









9.0.7.604

[ISSUE] BP RESUBMISSION

[DRAWING] 9.0.7.608

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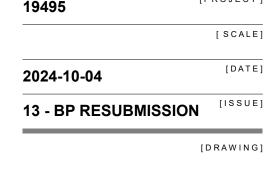
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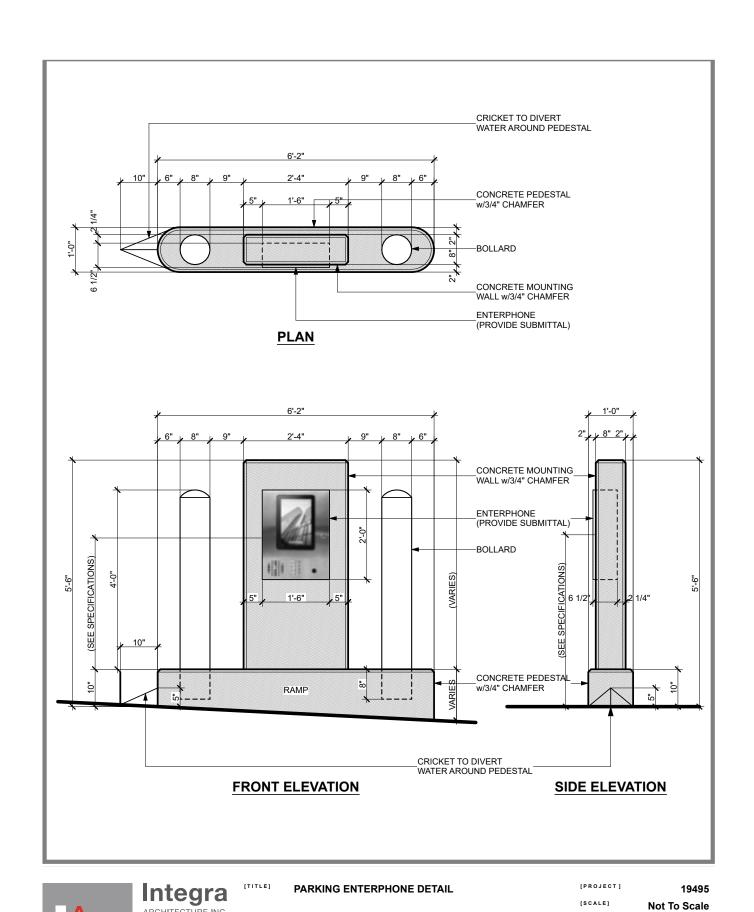
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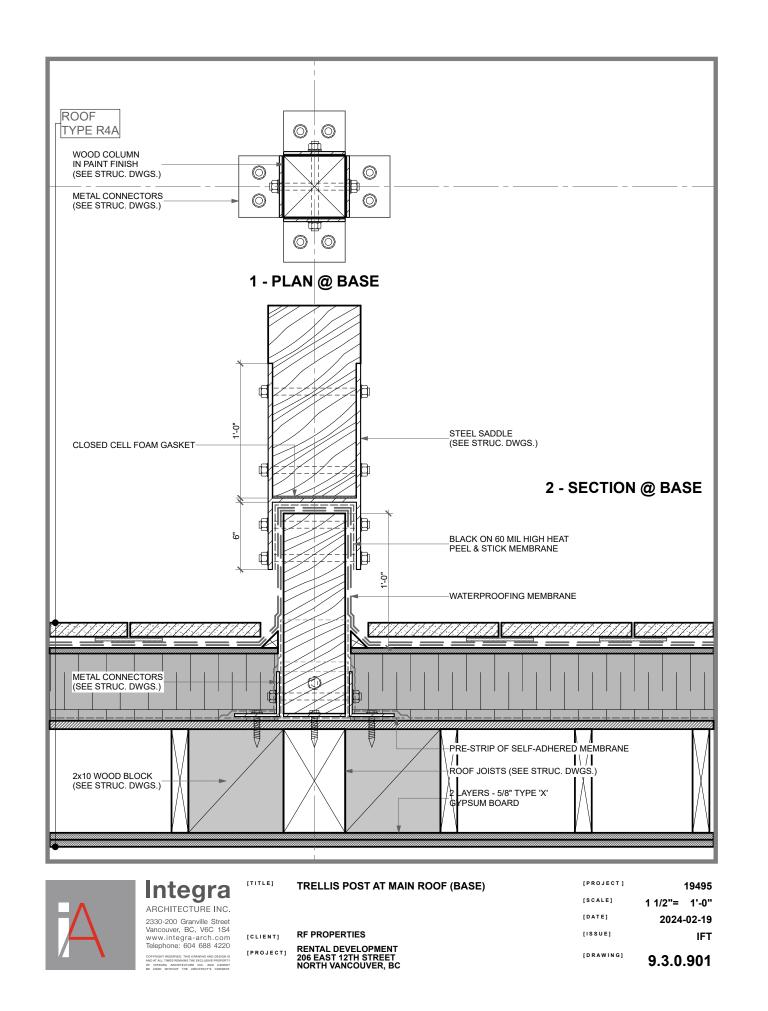
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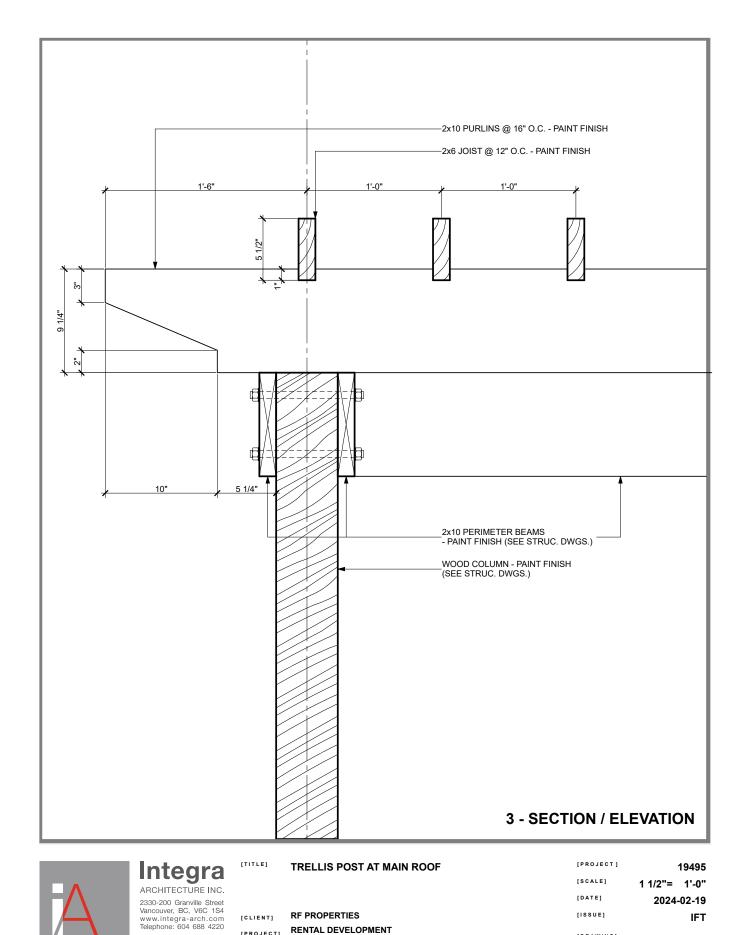


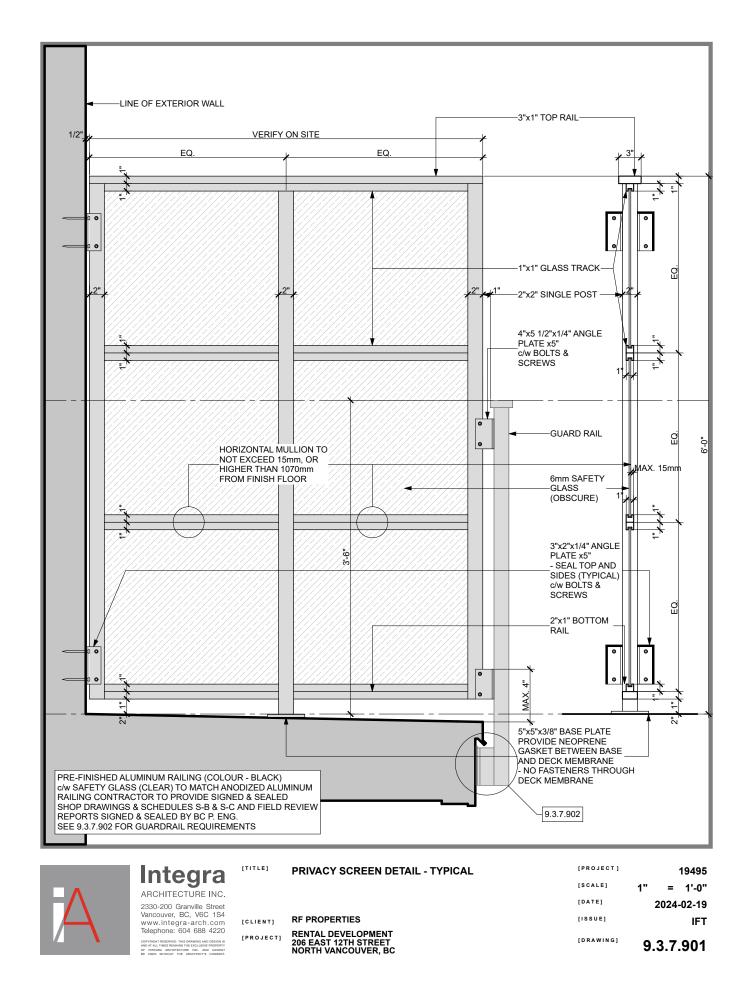


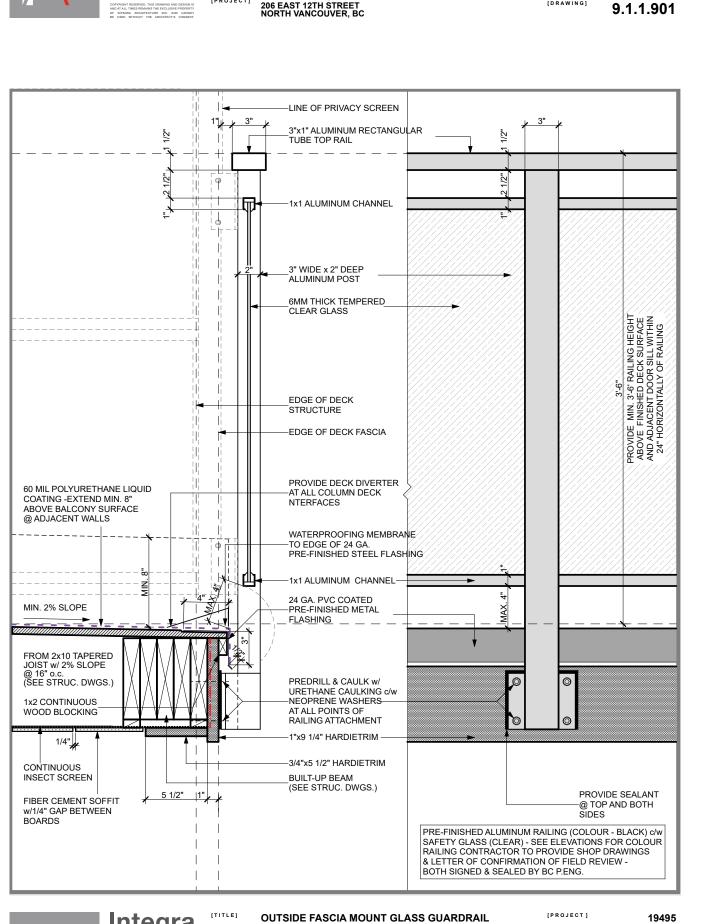
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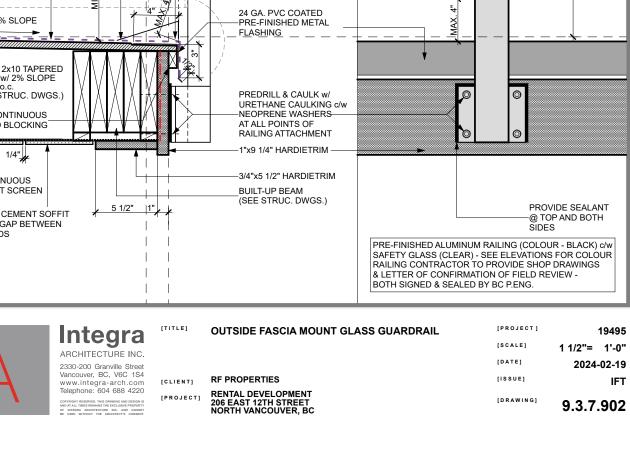


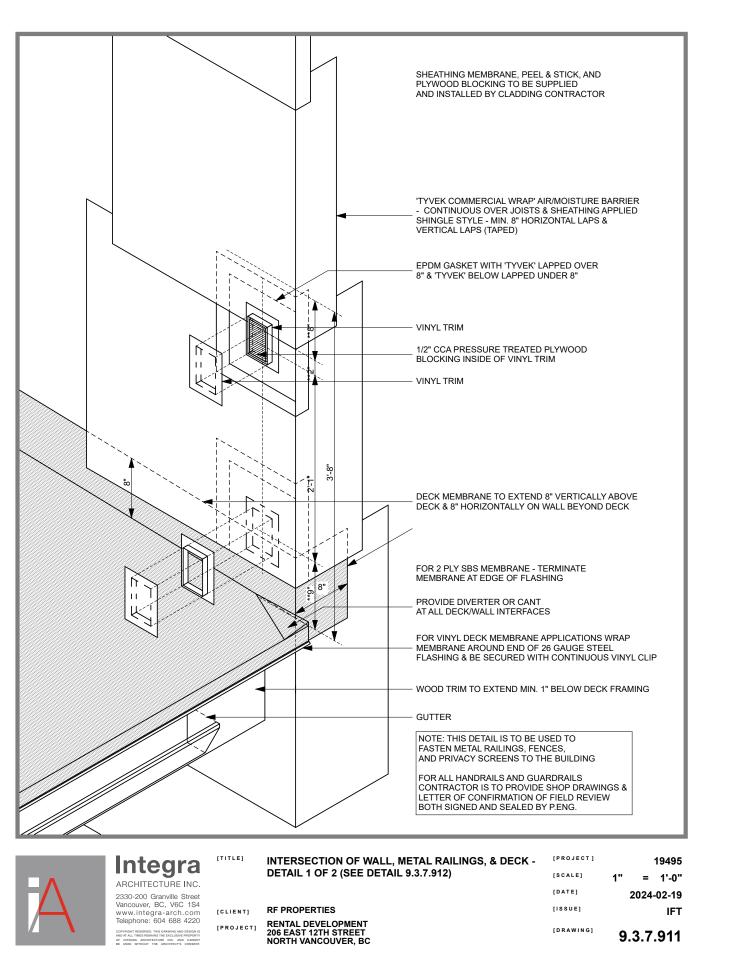


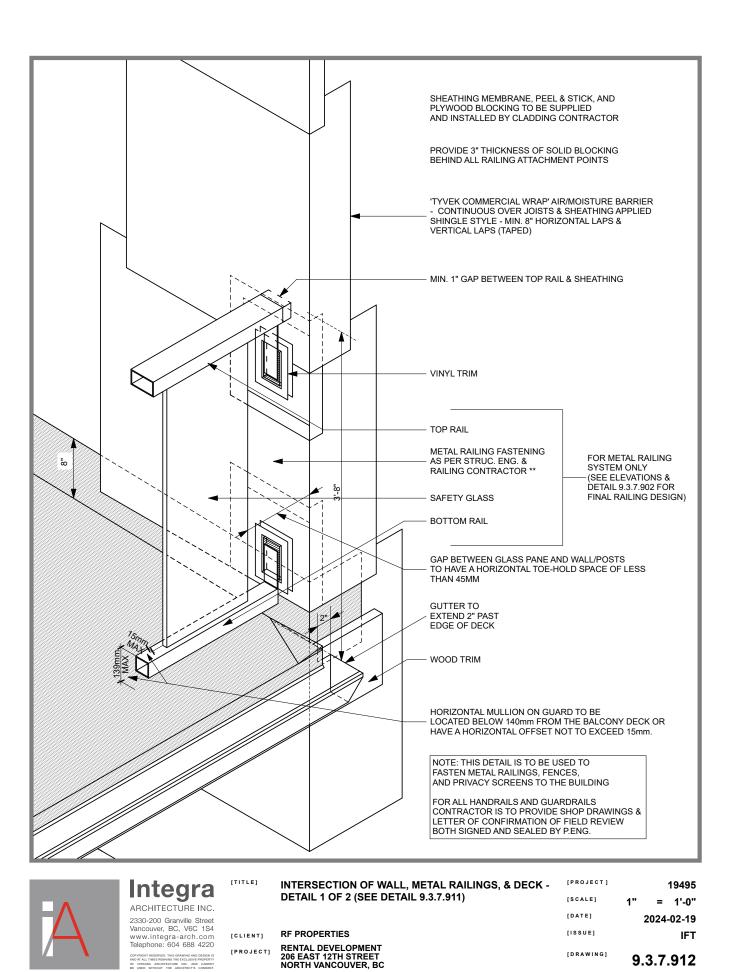


2024-02-19

[ISSUE]

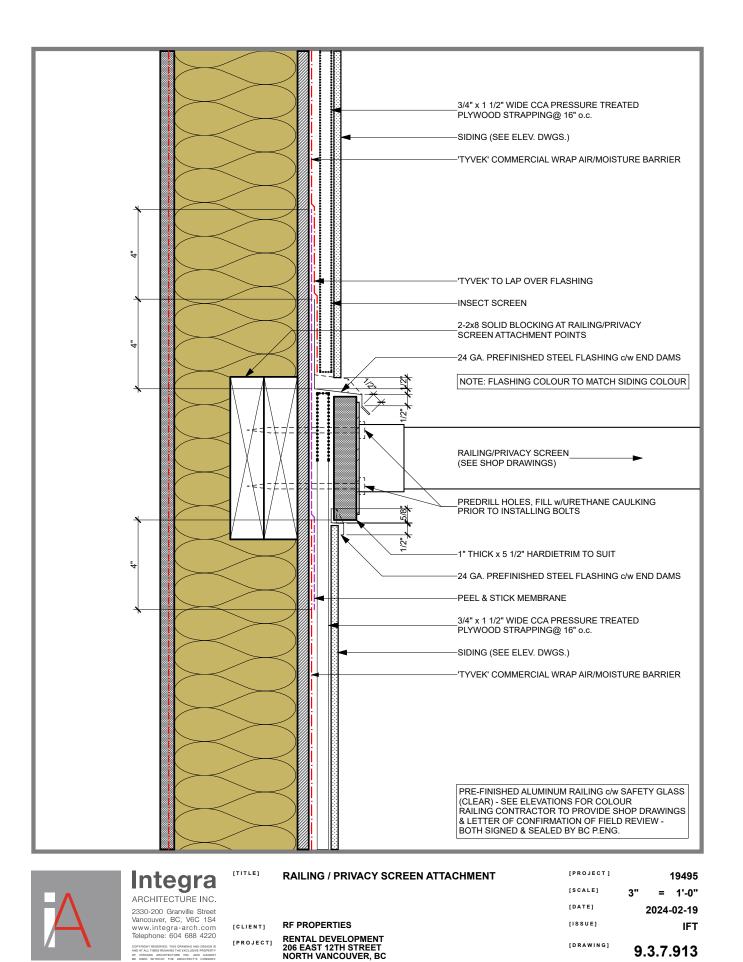






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9.3.0.902





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**RENTAL** 

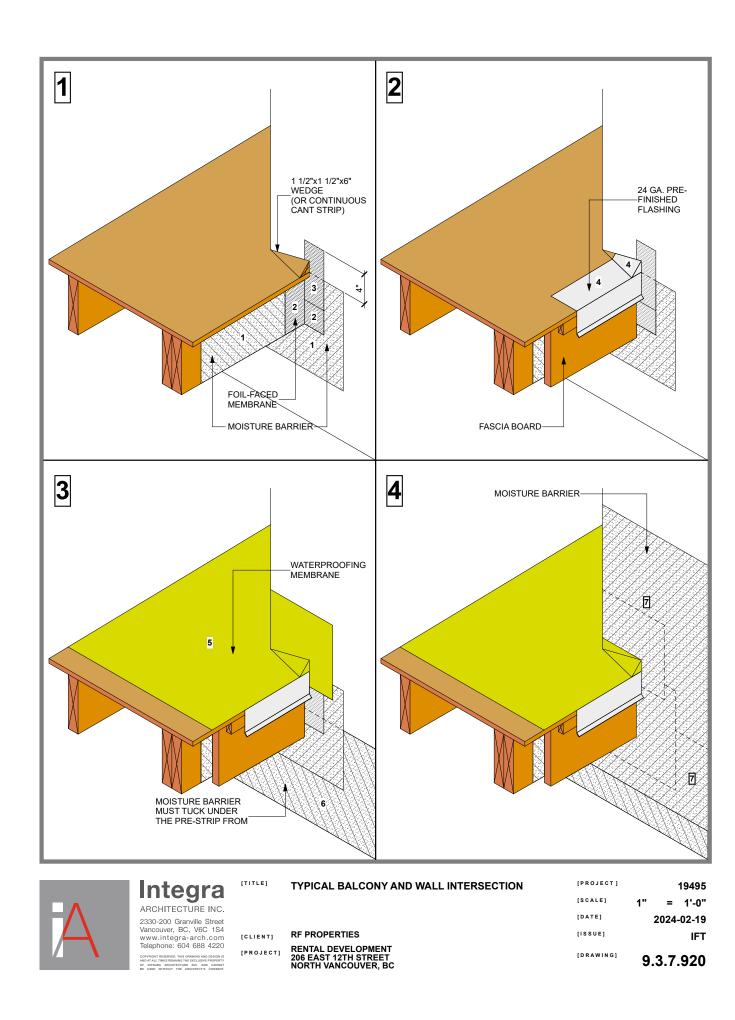
9.3.7.913

**DEVELOPMENT** 

206 EAST 12TH STREET

NORTH VANCOUVER, BC

[SCALE] [DATE] 2024-10-04 13 - BP RESUBMISSION

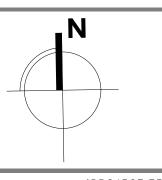




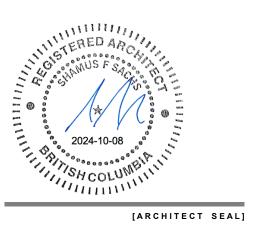
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[CLIENT]

[TITLE]

RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

**DETAILS** 

[PROJECT] [SCALE] 2024-10-04

13 - BP RESUBMISSION [ISSUE]

WINDOW SCHED	JLE B1	B2	ВЗа	B3b	В4	C1
	2'-6"	OLO II	<u>,2'-0",</u>	,2'-0" <sub>*</sub>	,2'-0",	* 3:-0° *
WINDOW ELEVATION	0.7		6:10.	6-10	.2115.9	2.07
WINDOW SIZE	2'-6"×7'-0"	2'-6"×4'-9"	2'-0"×6'-10"	2'-0"×6'-10"	2'-0"×6'-3 1/2"	3'-0"×7'-0"
SILL HEIGHT	1'-0"	3'-3"	0"	1 1/2"	8"	1'-0"
NOTES			FRAME: STEEL; GLAZING: WIRED GLASS	FRAME: STEEL; GLAZING: WIRED GLASS	FRAME: STEEL; GLAZING: WIRED GLASS	
WINDOW SCHED	ULE C2	C3	C5	C6	C6a	C6b
			31.31			
WINDOW ELEVATION	3.6"	3-0"	3-3"	3-4"	3-4*	3'-4"
WINDOW SIZE	3'-6"×7'-0"	3'-0"×6'-6"	3'-3"×8'-7 1/2"	3'-4"×7'-0"	3'-4"×6'-0"	3'-4"×7'-0"
NOTES	1'-0"	2'-2 1/4"	0"	1'-0"  GLAZING: TEMPERED	1'-5 1/2"  GLAZING: TEMPERED	6'-0 1/2"  GLAZING: TEMPERED
WINDOW SCHED						
VINDOW TYPE	C6c	C7	D1	D2	D3	D4
WINDOW ELEVATION	3'-4"	3-4	0.7	21 LT - 88	01:00	0.00
WINDOW SIZE	3'-4"×7'-0"	3'-4"×6'-0"	4'-0"×7'-0"	4'-0"×8'-7 1/2"	4'-0"×6'-10"	4'-0"×5'-0"
SILL HEIGHT	6'-3"	6'-3"	1'-0"	0"	1 1/2"	1'-10"
NOTES	GLAZING: TEMPERED			GLAZING: TEMPERED GLASS AT BOTTOM PANE	FRAME: STEEL; GLAZING: WIRED GLASS	FRAME: STEEL; GLAZIN WIRED GLASS
WINDOW SCHED	JLE E1	E2	E3	E4	F1	F2
WINDOW ELEVATION	.0.7	5-0"	5-0"	5'-6"		·6·-0*
WINDOW SIZE	5'-0"×7'-0"	5'-0"×7'-0"	5'-0"×2'-0"	5'-6"×8'-0"	6'-0"×7'-0"	6'-0"×7'-9"
SILL HEIGHT NOTES	1'-0"	1'-0"	4'-8 3/4"	0"	1'-0"	3"
WINDOW SCHED	JLE					
VINDOW TYPE	11					
WINDOW ELEVATION	9'-0"					
WINDOW SIZE	9'-0"×7'-9"					
SILL HEIGHT	3"					
NOTES						

- ALL EXTERIOR WINDOWS AND DOORS EXCEPT STOREFRONT TO MEET NAFS-08 REQUIREMENTS LC PG40 (SUBJECT TO REVIEW & APPROVAL BY ENVELOPE CONSULTANT)
- 2. PROVIDE SHOP DRAWINGS AND SUPPORTING LETTERS OF ASSURANCE SIGNED & SEALED BY A PROFESSIONAL ENGINEER THE PROFESSIONAL ENGINEER SEALING THE SHOP DRAWINGS IS TO REVIEW THE INSTALLATION DETAILS AND PROVIDE FIELD REVIEWS OF THE PREPARATION OF WINDOW OPENINGS AND WINDOW INSTALLATION.
- 3. SEE ELEVATIONS FOR LOCATION AND TYPE OF OPENING PORTION OF WINDOW AND FOR ALIGNMENT OF TOP OF WINDOWS
- WINDOW SIZES ARE ROUGH OPENING DIMENSIONS. FINAL WINDOW DIMENSIONS MUST ALLOW FOR BUILDING SHRINKAGE, WINDOW SHIMS, PEEL & STICK MEMBRANE AT SILL. CONFIRM ROUGH OPENING SIZE FOR SLIDING GLASS DOORS WITH SUPPLIER. CONFIRM ALL ROUGH OPENING DIMENSION ON SITE.
- 5. ALL WINDOWS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AS THERMAL GLAZED IN THERMALLY BROKEN FRAMES INCORPORATING THE CODE AND ACOUSTIC CONSULTANT REQUIREMENTS
- PROVIDE AIRTIGHT WEATHERPROOF SEALS AT ALL EXTERIOR DOORS AND WINDOWS. BRUSH SEALS AND OPEN CELL FOAM GASKETS ARE NOT PERMITTED.
- 7. BOTTOM OF SLIDING GLASS DOORS TO BE A MIN. 4" ABOVE FINISHED PATIO/BALCONY SURFACE
- 8. AT LOCATIONS WHERE GLAZING IS LESS THAN 1070mm (42") ABOVE LANDINGS, STAIR TREADS, OR RAMPS PROVIDE NON-OPENABLE WINDOWS DESIGNED TO PERFORM AS BALCONY GUARDS AS PER BC BUILDING CODE 4.1.5.14
- 9. ALL GLAZING SHALL CONFORM TO BC BUILDING CODE 9.6, 9.7. & 9.7.5 RESISTANCE TO FORCED ENTRY REQUIREMENTS WINDOWS WITHIN 2m OF GRADE. ALL GLAZING WITHIN 3' OF EXTERIOR DOOR LOCKS SHALL BE LAMINATED SAFETY GLASS - REFER TO THE PLAN DRAWINGS FOR LOCATIONS OF DOORS ADJACENT TO WINDOWS
- 10. GLASS DOORS, GLASS AREAS IN DOORS, AND SIDELIGHTS AND WINDOWS WITHIN 750 mm OF DOOR LOCKS THAT ACCESS DWELLING UNITS OR ARE WITHIN PUBLIC AREAS AND ARE WITHIN 5m OF FINISHED GRADE OR CLIMBABLE SURFACES SHALL BE SAFETY OR WIRED GLASS AND SHALL CONFORM TO ASTM GRADE 30
- 11. SLIDING SASH WINDOWS WITHIN 5m OF FINISHED GRADE SHALL BE NON-REMOVABLE WHEN IN THE LOCKED POSITION
- 12. PROVIDE KEYED LOCKS FOR SLIDING GLASS DOORS FOR ALL SLIDING GLASS DOORS LOCATED AT GRADE
- 13. SEE DETAILS FOR SEQUENCE OF INSTALLATION OF WINDOW OPENINGS AIR AND VAPOUR BARRIERS
- 14. INSTALL WATERPROOF DECK MEMBRANE BEFORE THE INSTALLATION OF EXTERIOR DOORS
- 15. INSTALL MIN. 26 GA. PREFINISHED STEEL FLASHING c/w END DAMS OVER THE HEAD OF ALL WINDOW AND DOOR FRAMES. A HEAVIER GAUGE OF WINDOW HEAD FLASHING MAY BE USED TO RETAIN WINDOW HEAD IN LIEU OF RETAINER CLIPS, SUBJECT TO THE APPROVAL OF THE PROFESSIONAL ENGINEER DESIGNING THE WINDOWS
- 16. DOORS AT ROOF DECKS ARE TO HAVE A HIGHER SILL HEIGHT FOR DECK WATERPROOFING PURPOSES
- 17. PROVIDE WINDOW RESTRICTORS AT OPENING WINDOWS WHERE SILL HEIGHT IS LESS THAN 1070mm (42") ABOVE FINISHED INTERIOR FLOOR LEVEL.
- 18. AT THE UPPER FLOOR OF 3 STOREY UNITS WHERE IT IS NECESSARY TO TRAVEL MORE THAN 1 STOREY TO AN EGRESS DOOR, PROVIDE AT LEAST ONE WINDOW WITH A CLEAR UNOBSTRUCTED CLEAR OPENING - MIN. 1m (3'-4) HEIGHT & MIN. 0.55m (1'-10") WIDTH AS PER 9.9.9.1.(2) BCBC
- 19. AT UNSPRINKLERED UNITS PROVIDE AN OPENABLE WINDOW IN EACH BEDROOM WITH A CLEAR UNOBSTRUCTED OPENING NOT LESS THAN 0.35 m2 (3.77 ft2) AND WITH NO DIMENSION LESS THAN 380MM (15") AS PER 9.9.10.1. BCBC
- 20. WINDOW OPENING HARDWARE TO COMPLY WITH THE LOCAL JURISDICTION'S ADAPTABLE

DESIGN GUIDELINES

DOOR LEAFONS 3-0"×6-8" 3-0"×6-8" 3-0"×6-8" 3-0"×6-8" 3-0"×6-8" 3-0"×6-8" 3-0"×6-8" 3-0"×6-8" 3-0"×6-8" 3-0"×6-8" 3-0"×6-8" 18-0"×7-6" 20-0"×7-0" DOOR AND FRAME MATERIAL WOOD METAL								DC	OOR							
DOOR LEAF DOOR L	DOOR TYPE	E1	E2	E3	ED1	ED2	G1			М3	M4	M5	MD1	MD2	O18-0	O20-0
DOOR AND FRAME MATERIAL POINTED PAINTED POINTED POINTE	DOOR ELEVATION		3-0"	3.0	6.0	6-0"	3.0	1		3.0	3.0	3.0	.9			
MATERIAL WOOD METAL METAL ALUMINUM ALUMINUM METAL META		3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	6'-0"×6'-8"	6'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"	4'-0"×6'-8"	6'-0"×6'-8"	18'-0"×7'-6"	20'-0"×7'-0"
		WOOD	METAL	METAL	Aluminum	Aluminum	METAL	METAL	Aluminum	METAL	METAL	METAL	METAL	METAL	METAL	METAL
		PAINTED	PAINTED	PAINTED	POWDER COATED	POWDER COATED		PAINTED	POWDER COATED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED		PAINTED - COLOUR CHARCOAL
NOTES PEDESTRIAN ACCESS GATE / LEC GATE ROOF ELEVATOR LOBBY L1 EXIT STAIR OVERHEAD PARKING DOOR DOOR	NOTES											L1 EXIT STAIR				

			I				1		1	Door Schedule				T ====		DOOR SCHEDULE NOTES
	DOOR	LOCATION	DOOR	SI	ZE	FIRE	MATERIAL	FINISH	GLAZING	INSULATED	FRA	ME	CARD	DOOR BUTTON/H/C HARDWARE	TEMP RISE DOOR NOTE	General Notes:  1.) Owner and interior designer to confirm door styles and hardware selection
$\dashv$	NUMBER		TYPE	WIDTH	HEIGHT	RATING					MATERIAL	FINISH	READER	DOOR OPENNER	RATING BOOK NOTE	Owner and interior designer to confirm door styles and nardware selection      Provide door and hardware submittals for review by owner and architect
	L101	EXIT STAIR NO. 1 TO CORRIDOR	M5	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL.	3.) Provide a key schedule for owner review and use
	L102	ELECTRICAL CLOSET	MD2	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH	180 DEGREE DOOR SWING HINGE	<ul> <li>4.) Provide 1 master key cabinet in location designated for the owner</li> <li>5.) Provide closers at both electrical closet doors that can be disengaged / reingaged by</li> </ul>
	L103	ELECTRICAL CLOSET	MD1	4'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH		electricians working at electrical closets
+	L104	EXIT STAIR NO. 2 TO CORRIDOR	M3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES; WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	Provide coordinator for closers on double doors  7.) Provide exterior grade heavy gauge sloping aluminum thresholds and door sweeps for all exterior doors
	L105	FIRE DEPARTMENT ACCESS STAIR TO	M3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	YES; WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH		8.) Provide door stops for all doors
	L106	CORRIDOR  ENTRANCE DOOR TO LOBBY	ED2	6'-0"	6'-8"	N/A	Aluminum	POWDER COATED	YES	N/A	ALUMINUM	POWDER COATED		ADO•L•SCD•WS•T		9.) Provide accessible door opener as indicated in the drawings  10.) Provide head and foot bolt on one side of double service doors
	L107	ENTRANCE DOOR TO VESTIBULE /	ED2	6'-0"	6'-8"	N/A	Aluminum	POWDER	YES	N/A	ALUMINUM	POWDER	YES	A•L•ADO•CR•ES•E		11.) Provide one attic access hatch c/w weatherstripping per each concealed attic space more than 2'-0" in height Min. 550mm x 900mm clear opening (21.7"x35.5") serving more than one dwelling unit - (not applicable)
	L108	OUTSIDE INDOOR AMENITY	ED2	6'-0"	6'-8"	N/A	Aluminum	POWDER	YES	N/A	ALUMINUM	POWDER	YES	P•SCD•PH•TH•WS L•CR•ES•SCD•TH		Min. 500mm x 700mm clear opening (19.7"x27.6") serving a single dwelling unit - (not applicable)
4	L109	TO CORRIDOR  INDOOR AMENITY	ED1	6'-0"	6'-8"	N/A	Aluminum	COATED POWDER	YES	N/A	ALUMINUM	COATED POWDER	YES	A•L•SCD•WS•TH•C		12.) Provide min 3'-0"x4'-0" roof access hatch and painted metal ladder to WCB standards  13.) Provide and install a lockbox at the fire fighter response door entry location keyed to door - at locations
-		TO OUTSIDE  EXIT STAIR NO. 2						COATED	YES;			COATED	IES	R•ES	LIMI COMED IN DIRECTION OF EVITTON E	acceptable to fire department  14.) Weatherstrip all exterior doors w/closed cell foam gaskets
	L110	TO OUTSIDE  EXIT STAIR NO. 1	E2	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	TEMPERED YES;	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	15.) Overhead security gates to have vibrosonic control isolator mounts and nylon wheels with 3" heavy
Ш	L111	TO OUTSIDE	E3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	TEMPERED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	duty double track, auto return. Confirm activiation type with the owner - Keyfob  16.) All rated doors, frame and closer are to be provided with door labels bearing ULC tested ratings
$\exists$	L201	EXIT STAIR NO. 1 TO CORRIDOR	M3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	17.) All rated doors are to be provided with adjustable closers with the hardware and assemblies to be in accordance with temperature rise characteristics as per Table 3.1.8.15 BCBC 2018
$\dashv$	L202	ELECTRICAL CLOSET	MD2	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH	180 DEGREE DOOR SWING HINGE	Provide magnetic door/delayed egress tested assemblies to meet local code standards
	L203	ELECTRICAL CLOSET	MD1	4'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH		19.) Glazed panels in doors to be wired glass to meet door fire rating requirements in accordance with temperature rise characteristics as per Table 3.1.8.15 BCBC 2018
	L204	EXIT STAIR NO. 2 TO CORRIDOR	М3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	20.) Refer to window schedule for glazing adjacent to doors assemblies
	L301	EXIT STAIR NO. 1 TO CORRIDOR	М3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	21.) Align door heads to windows as per elevations  22.) Locate bottom of all exterior patio/balcony doors min. 4" above finished patio/balcony surface -
	L302	ELECTRICAL CLOSET	MD2	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH	180 DEGREE DOOR SWING HINGE	adjust head height accordingly
4	L303	ELECTRICAL CLOSET	MD1	4'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH		<ul> <li>23.) Install waterproof membrane prior to installing exterior doors</li> <li>24.) Coordinate pocket doors with wall assembly and mechanical &amp; electrical outlet locations</li> </ul>
+	L304	EXIT STAIR NO. 2 TO CORRIDOR	M3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	25.) Clearances to be not more than 6mm at the bottom of the door and not more than 3mm at the sides.  Contractor to provide a rated door sweep to meet these required sill clearances.
	L401	EXIT STAIR NO. 1 TO CORRIDOR	M3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	CROSSOVER FLOOR BCBC 3.4.6.18, DOORS TO BE UNLOCKED IN BOTH DIRECTIONS	26.) Interior suite doors to be installed with 1/2" clearance from the underside of the door to the floor finish(es)
	L402	ELECTRICAL CLOSET	MD2	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH	180 DEGREE DOOR SWING HINGE	27.) Interior suite doors that are adjacent / beside to electrical panels are to be lockable doors Provide lockable privacy setsecondary bedroom doors when electrical panel is located behind door
	L403	ELECTRICAL	MD1	4'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH		28.) Install closers at door heads above minimum code height
	L404	CLOSET  EXIT STAIR NO. 2	M3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	CROSSOVER FLOOR BCBC 3.4.6.18, DOORS	29.) Provide 4" high brushed chrome suite numbers at each suite entry door - style to be confirmed by architect and interior designer
		TO CORRIDOR  EXIT STAIR NO. 1								N/A					TO BE UNLOCKED IN BOTH DIRECTIONS	30.) Provide 'way finding' signage at each courtyard at locations and as per details of landscape architect
	L501	TO CORRIDOR  ELECTRICAL	M3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED		METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	31.) Provide fire safety plan signage (subject to review and approval of Fire Department) - submittal required  32.) Provide signage for all stairs and service rooms - submittal required
	L502	CLOSET	MD2	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH	180 DEGREE DOOR SWING HINGE	Common Area Security
	L503	CLOSET  EXIT STAIR NO. 2	MD1	4'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH		Provide institutional grade door locks and closers.  Provide security screws, non removable binge pins on all common area doors.
	L504	TO CORRIDOR	M3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	<ul> <li>2.) Provide security screws, non removable hinge pins on all common area doors.</li> <li>3.) Provide key locked surface mounted bottom lock and regular flush bolt for inactive leaf of lobby entry doors - not a</li> </ul>
	L601	EXIT STAIR NO. 1 TO CORRIDOR	M3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	4.) Provide min. 2" wide astragal for full height of door at exterior exits, storage rooms, electrical closets, mechanical room, and janitor's room Weld and paint to match door.
	L602	ELECTRICAL CLOSET	MD2	6'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH	180 DEGREE DOOR SWING HINGE	5.) Provide door-left-open local alarm on parkade entry overhead door, parkade entry man-door, lobby, and exit doors c/w signage indicating 'Alarm will sound if door open more than one minute'. Provide key over-ride for main lobby
	L603	ELECTRICAL CLOSET	MD1	4'-0"	6'-8"	3/4 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		A•L•SCD•TPH		parkade lobby, and exit doors at 1st floor – for purposes of moving.
	L604	EXIT STAIR NO. 2 TO CORRIDOR	М3	3'-0"	6'-8"	3/4 HR	METAL	PAINTED	WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	<ul> <li>6.) Provide keyfob activated electric door opener, keypad activated manual backup, and programmable transmitters(n</li> <li>7.) Provide keyfob activated locks for all doors within parkade and doors accessing parkade.</li> </ul>
	L701	EXIT STAIR NO. 1 TO ROOF	М3	3'-0"	6'-8"	N/A	METAL	PAINTED	WIRED	N/A	METAL	PAINTED	YES	L•SCD•WS•TH•PH• CR•ES	UNLOCKED IN DIRECTION OF EXIT TRAVEL	8.) Provide exterior key lock boxes recessed into concrete or masonry wall in locations acceptable to fire department, utilities, and maintenance.
	L702	ROOF ELEVATOR LOBBY	M2	3'-0"	6'-8"	N/A	Aluminum	POWDER COATED	YES	N/A	ALUMINUM	POWDER COATED	YES	L•SCD•CR•ES•WS •TH•ADO		9.) Provide double or triple studs for full length of frame and min. 12" of additional blocking at shim space adjacent to
	L703	ROOF ELEVATOR LOBBY	M2	3'-0"	6'-8"	N/A	Aluminum	POWDER COATED	YES	N/A	ALUMINUM	POWDER COATED	YES	L•SCD•CD•ES•WS •TH•ADO		<ul> <li>where doors are installed adjacent to wood frame structure.</li> <li>10.) Provide expanded steel mesh security screen welded to 2x2 steel frame at parkade where indicated on drawings.</li> </ul>
	L704	EXIT STAIR NO. 2 TO ROOF	M3	3'-0"	6'-8"	N/A	METAL	PAINTED	WIRED	N/A	METAL	PAINTED	YES	L•SCD•WS•TH•PH• CR•ES	UNLOCKED IN DIRECTION OF EXIT TRAVEL	Provide shop drawings prior to fabrication.  11.) Provide rough-in for closed circuit TV system within parkade – 4 camera locations as located on electrical drawing.
	P101	OVERHEAD PARKING ENTRY	O20-0	20'-0"	7'-0"	N/A	METAL	PAINTED - COLOUR	NO	N/A	METAL	PAINTED			20'-0" x 7'-0"	resident cable TV system. Camera locations & number to be determined by owner & security consultant.
	P102	DOOR OVERHEAD DOOR TO RESIDENT	O18-0	18'-0"	7'-6"	N/A	METAL	PAINTED - COLOUR	NO	N/A	METAL	PAINTED			18'-0" x 7'-6"	12.) Provide wood and wire mesh locker system in storage rooms – (optional Norstad Meshwall)  13.) Provide panic hardware in interior side of all exit doors.
	P103	PARKING PEDESTRIAN	G1	3'-0"	6'-8"	N/A	METAL	CHARCOAL PAINTED - COLOUR	NO	N/A	METAL	PAINTED		L•SCD•A•CR•LP•E	UNLOCKED IN DIRECTION OF EXIT TRAVEL DURING EMERGENCY ONLY, PROGRAMED BY	
	P104	ACCESS GATE  GARBAGE /	MD2	6'-0"	6'-8"	1 HR	METAL	CHARCOAL	NO	N/A	METAL	PAINTED		S•PH L•SCD•A•CR•ES•E S•PH•LP•TH•WS•D	F.A. PANEL	Location of master key subject to Fire Department approval.
		RECYCLING ROOM  EXIT STAIR NO. P3	M3		6'-8"		METAL	PAINTED	YES; WIRED		METAL	PAINTED		C L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	Unit Security  1.) Provide heavy duty residential grade latchsets and deadbolts with min. 5 pin keying.
	P105			3'-0"		1 1/2 HR				N/A					UNLOCKED IN DIRECTION OF EXIT TRAVEL	Provide 12" long lockguard on all inward swinging suite entry doors and all patio doors at 1st floor level
	P106	BICYCLE ROOM	M4	3'-0"	6'-8"	1 1/2 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		L•SCD•WS•TH  A•L•CR•ES•TH•TP		3.) Provide min. 3 1/2" long security screws min. 1 per hinge and at dead bolt latch keeper
	P107	NO. 3	M4	3'-0"	6'-8"	1 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	YES	Н		<ul> <li>4.) Provide non removable hinge pins on all outswinging exterior doors.</li> <li>5.) Provide double or triple studs for full length of frame and min. 12" of additional blocking at shim space adjacent to</li> </ul>
	P108	P1 ELEVATOR LOBBY	M4	3'-0"	6'-8"	1 1/2 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	YES	A•ADO•CR•ES•L• WS•TH		
	P109	BICYCLE ROOM NO. 2	M4	3'-0"	6'-8"	1 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED	YES	A•L•CR•ES•TH•TP H		NOTE: REVIEW ALL COMMON AREA SECURITY REQUIREMENTS WITH OWNER & SECURITY CONSULTANTS
	P110	EXIT STAIR NO. P1	M1	3'-0"	6'-8"	1 1/2 HR	METAL	PAINTED	YES; WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	
	P111	FIRE DEPARTMENT ACCESS STAIR	М3	3'-0"	6'-8"	1 1/2 HR	METAL	PAINTED	YES; WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH		DOOR HARDWARE SET ABBREVIATIONS
	P112	FIRE DEPARTMENT ACCESS STAIR	M3	3'-0"	6'-8"	1 1/2 HR	METAL	PAINTED	YES; WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH		A ASTRAGAL (VELDED FULL HEIGHT) ADO AUTOMATIC DOOR OPENER (DOOR BUTTON)
	P113	EXIT STAIR NO. P1	M3	3'-0"	6'-8"	1 1/2 HR	METAL	PAINTED	YES; WIRED	N/A	METAL	PAINTED		L•SCD•WS•TH•PH	UNLOCKED IN DIRECTION OF EXIT TRAVEL	CR CARD READER DB DEAD BOLT DC DOOR COORDINATOR DEVICE
	P114	MECHANICAL ROOM	MD2	6'-0"	6'-8"	1 HR	METAL	PAINTED	NO	N/A	METAL	PAINTED		L•SCD•WS•TH		DE DELAYED EGRESS DS DOOR SWEEP
	P115	MECHANICAL ROOM - LEC	G1	3'-0"	6'-8"	N/A	METAL	PAINTED - COLOUR	NO	N/A	METAL	PAINTED				DV DOOR VIEWER (PEEP HOLE) EP ENTRY PHONE ES ELECTRIC STRIKE
	P116	BICYCLE ROOM	M4	3'-0"	6'-8"	1 HR	METAL	CHARCOAL PAINTED	NO	N/A	METAL	PAINTED	YES	A•L•CR•ES•TH•TP		HFB HEAD AND FOOT BOLT HOD HOLD OPEN DEVICE
	-	NO. 1												H		L LOCK PROTECTOR (LEVER HANDLE CHARD TYPE)

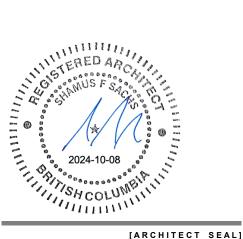


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[PROJECT TEAM]



curity screws, non removable hinge pins on all common area doors. locked surface mounted bottom lock and regular flush bolt for inactive leaf of lobby entry doors - not applicable n. 2" wide astragal for full height of door at exterior exits, storage rooms, electrical closets,

yfob activated electric door opener, keypad activated manual backup, and programmable transmitters(minimum 250). yfob activated locks for all doors within parkade and doors accessing parkade.

terior key lock boxes recessed into concrete or masonry wall in locations acceptable to fire department, uble or triple studs for full length of frame and min. 12" of additional blocking at shim space adjacent to hinges and locks,

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gh-in for closed circuit TV system within parkade – 4 camera locations as located on electrical drawings– connected to ble TV system. Camera locations & number to be determined by owner & security consultant. ood and wire mesh locker system in storage rooms – (optional Norstad Meshwall)

removable hinge pins on all outswinging exterior doors. uble or triple studs for full length of frame and min. 12" of additional blocking at shim space adjacent to hinges and locks.

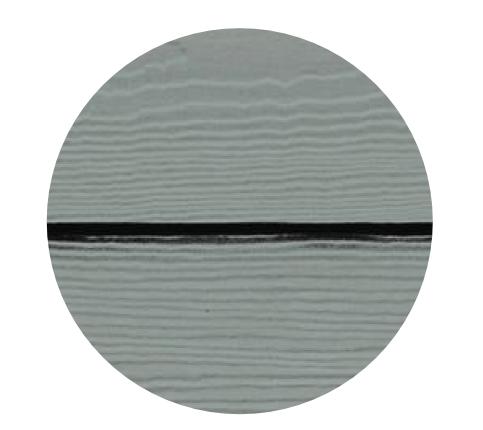
SET ABBREVIATIONS (VELDED FULL HEIGHT) DOOR OPENER (DOOR BUTTON) ORDINATOR DEVICE WER (PEEP HOLE) HOLD OPEN DEVICE LOCK PROTECTOR (LEVER HANDLE GUARD TYPE) PANIC HARDWARF POSITIVE LATCHING MECHANISM SELF CLOSING DEVICE TAMPER PROOF HINGES WEATHER STRIPPED

RF PROPERTIES [PROJECT]

RENTAL **DEVELOPMENT** 206 EAST 12TH STREET NORTH VANCOUVER, BC

**WINDOW & DOOR SCHEDULES** 

[PROJECT] [SCALE] [DATE] 2024-10-04 13 - BP RESUBMISSION







HARDIEPLANK LAP SIDING -NIGHT GRAY



D HARDIE-REVEAL PANEL - ARCTIC WHITE



HARDIE-REVEAL PANEL - IRON GRAY



WOODTONE RUSTIC SERIES - SANDCASTLE



J BRICK - MANGANESE IRONSPOT

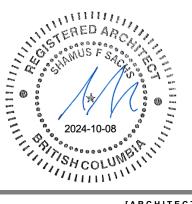


[PROJECT TEAM]



<b>— A</b>	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
— В	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
_ c	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
_ D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
— <b>Е</b>	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w 'Hardie-Reveal Surround Trims Clear Anodized 280102
— F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
— н	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
— I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing
_ J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
— <b>к</b>	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
— <b>L</b>	Black	Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies
— <b>M</b>	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
— <b>N</b>	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
<b>O</b>	Light Beige	Architectural concrete	Clear, water repellant coating	Architectural concrete finish at exposed concrete walls, landscape walls
_ P	Black	Tiger Drylac Powder	Black	Pre-finished aluminum c/w safety glass railing @ balconies

MATERIAL AND COLOUR LEGEND



[ARCHITECT SEAL]

RF PROPERTIES

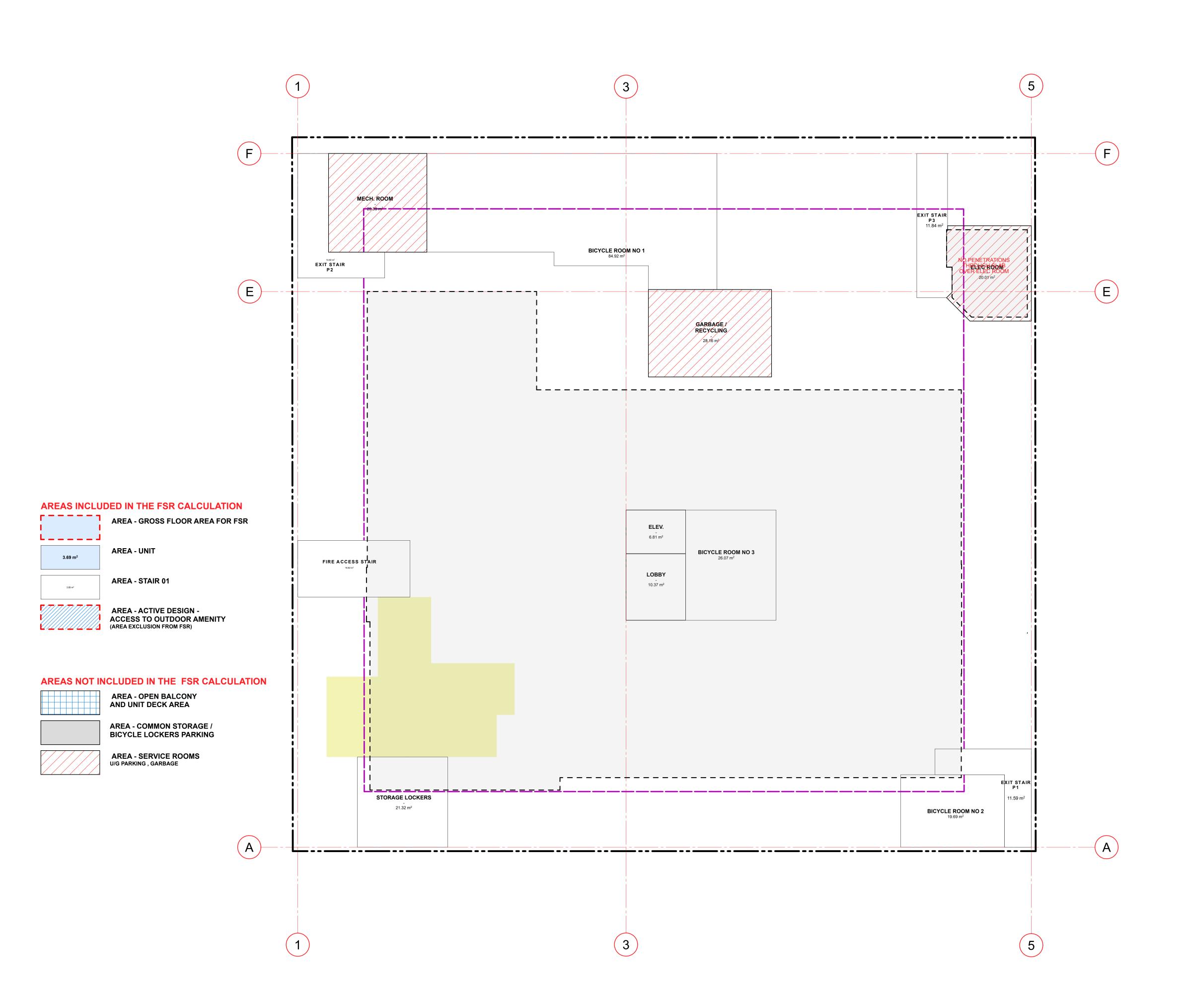
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RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

**MATERIALS FINISHES** 

2024-10-04

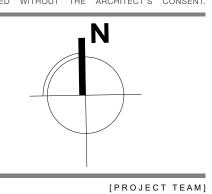


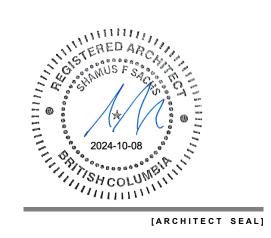


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206 EAST 12TH STREET

206 EAST 12TH STREET NORTH VANCOUVER, BC

AREA OVERLAYS PARKING P1

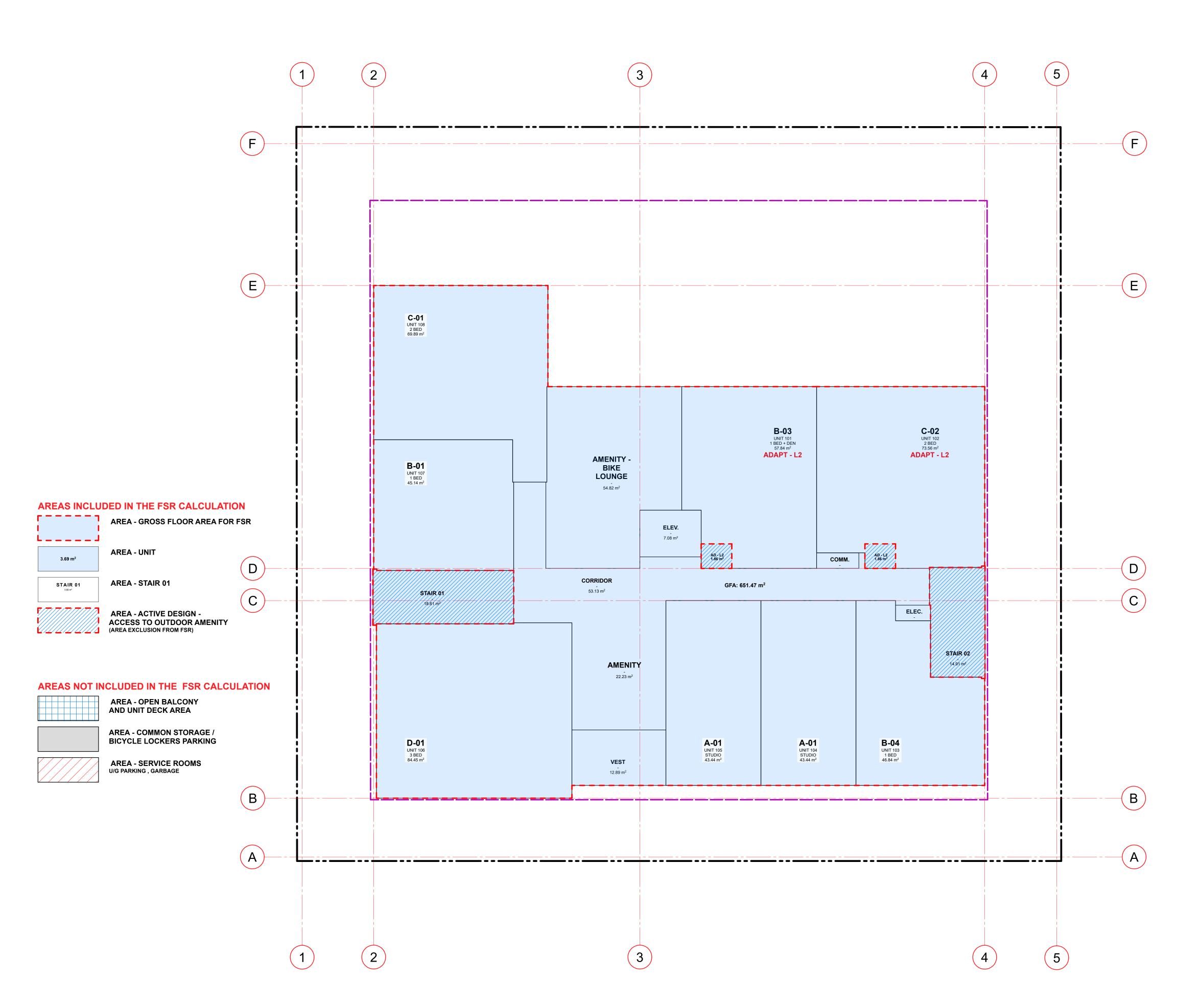
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1/8" = 1'-0"

2024-10-04

[DATE]

13 - BP RESUBMISSION

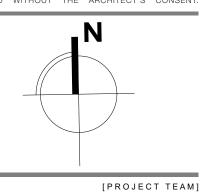


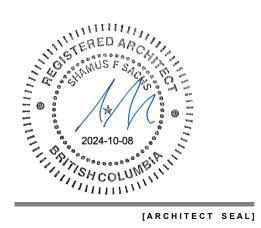


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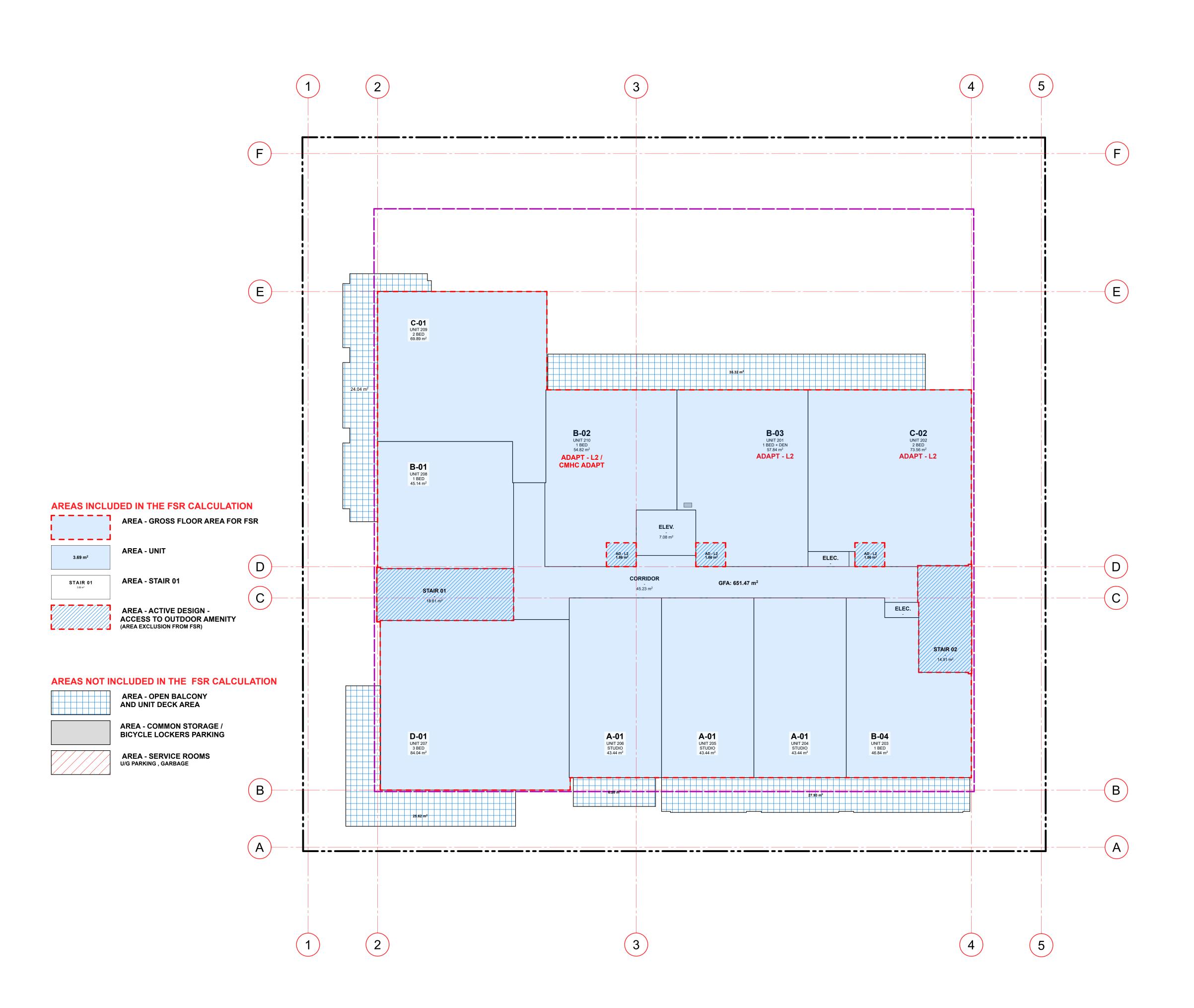
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RENTAL DEVELOPMENT 206 EAST 12TH STREET NORTH VANCOUVER, BC

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### AREA OVERLAYS 1ST FLOOR

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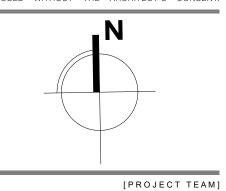


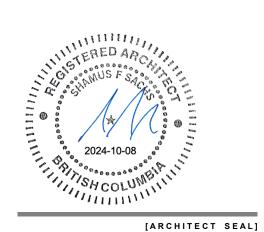


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AREA OVERLAYS

## 2ND FLOOR

19495

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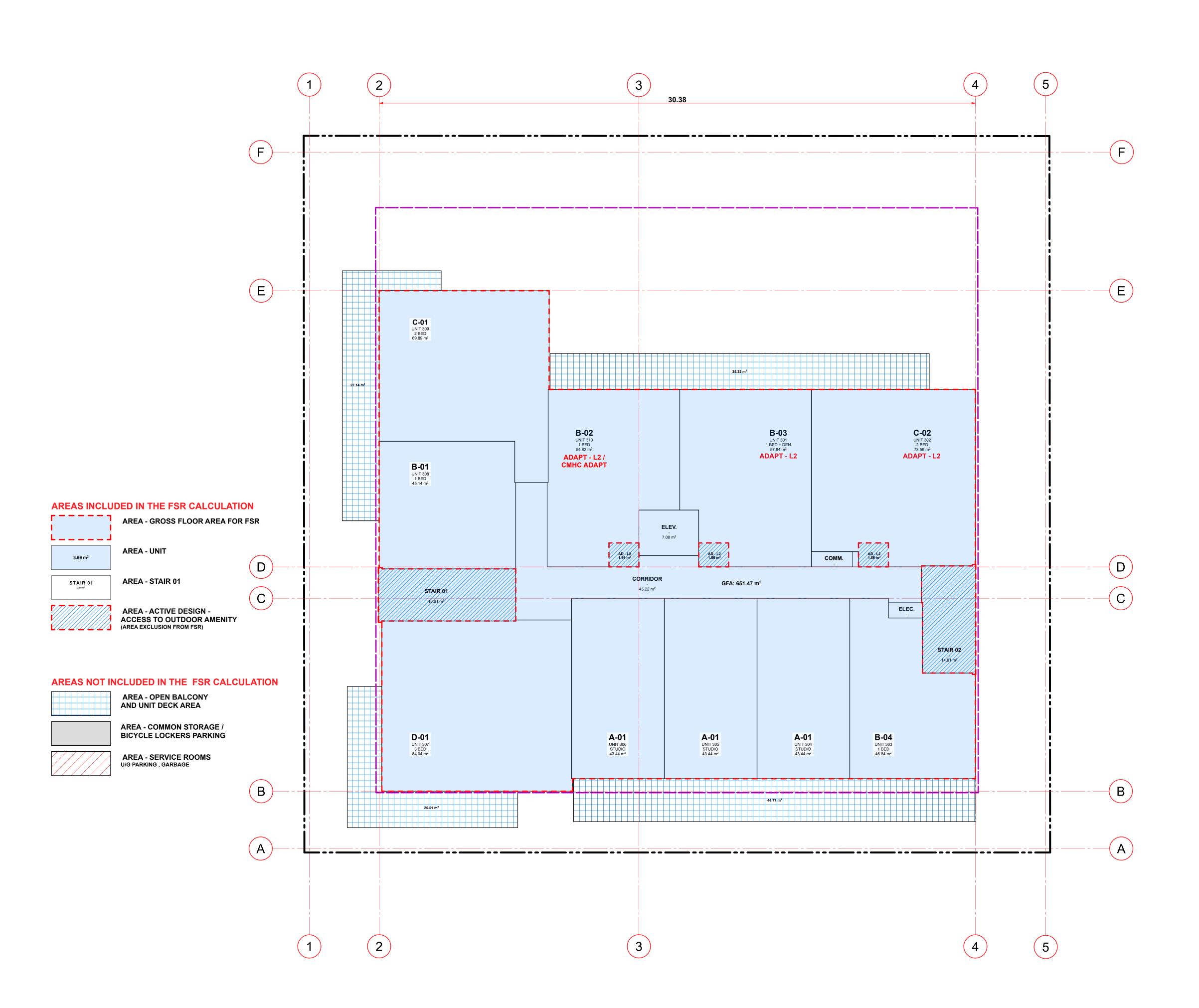
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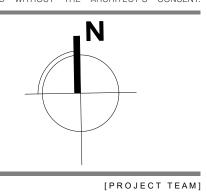




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RENTAL DEVELOPMENT

DEVELOPMENT

206 EAST 12TH STREET
NORTH VANCOUVER, BC

AREA OVERLAYS 3RD FLOOR

19495

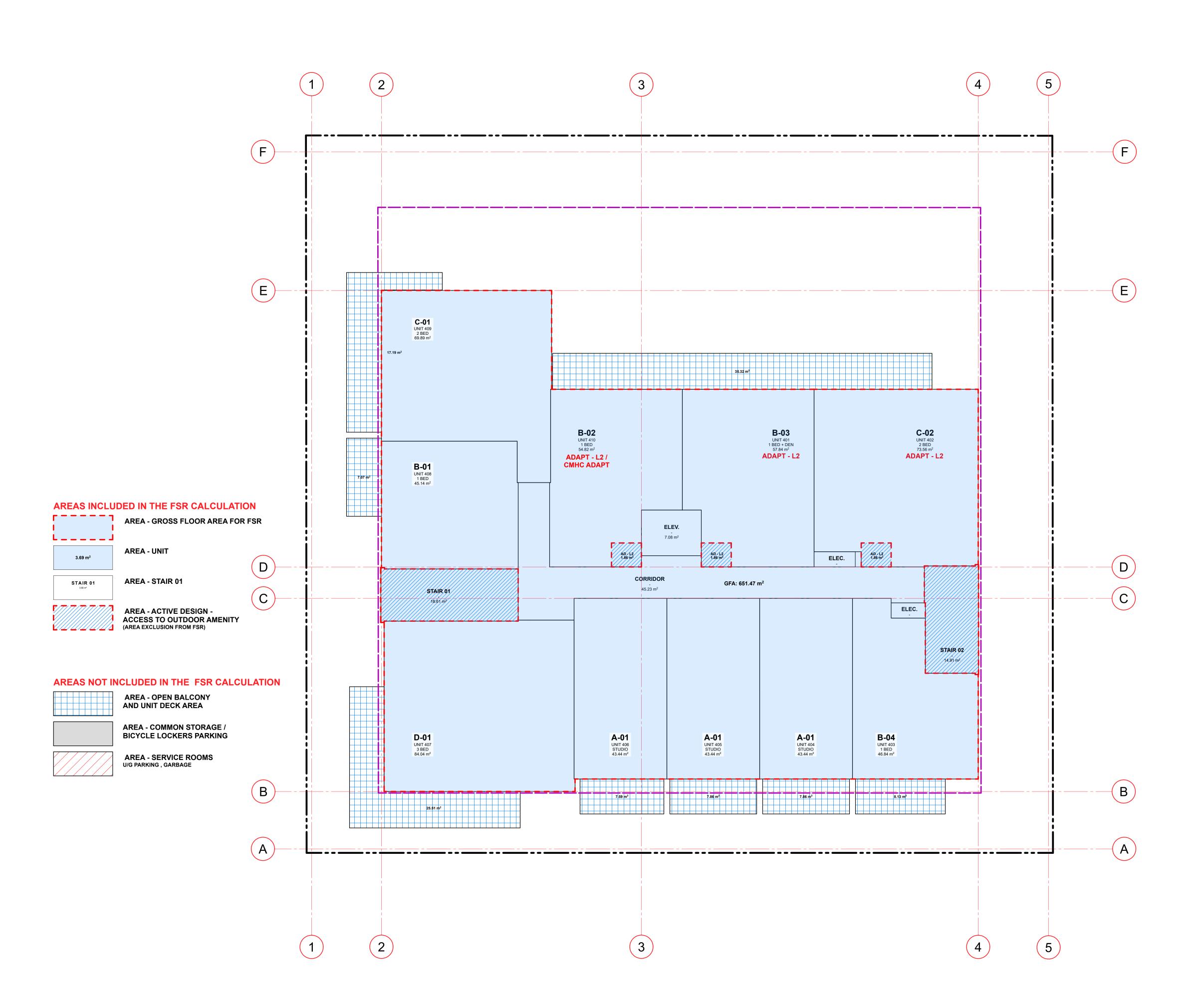
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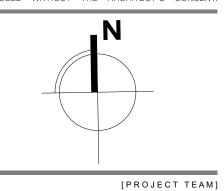


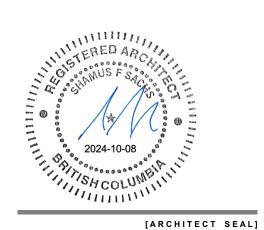


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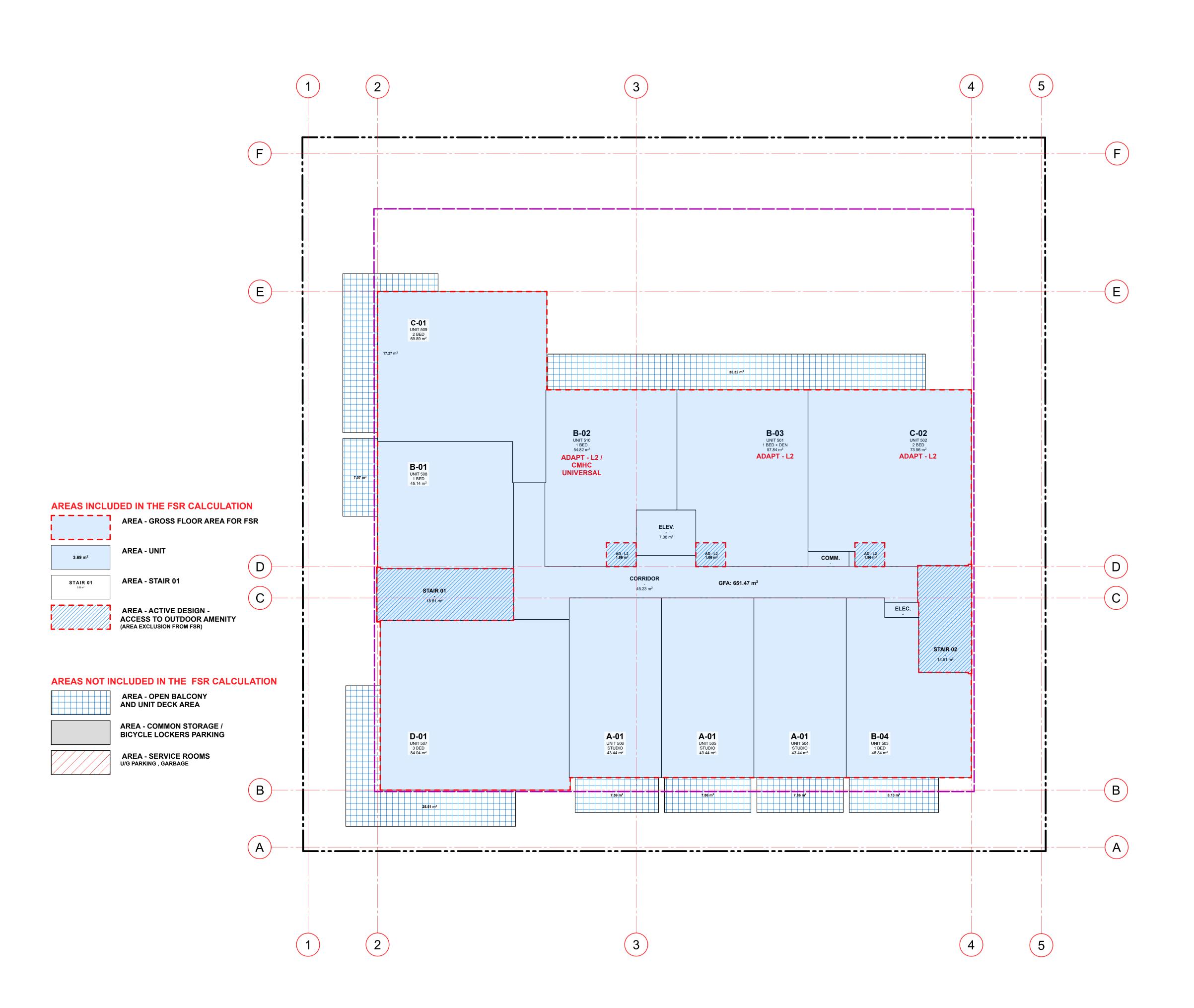
RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

AREA OVERLAYS 4TH FLOOR

19495	PROJECT]
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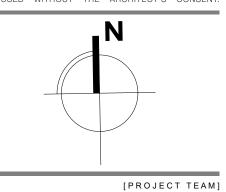


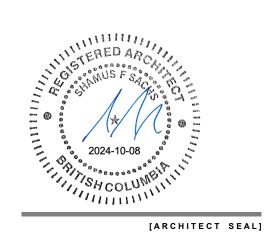


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206 EAST 12TH STREET NORTH VANCOUVER, BC

AREA OVERLAYS 5TH FLOOR

19495

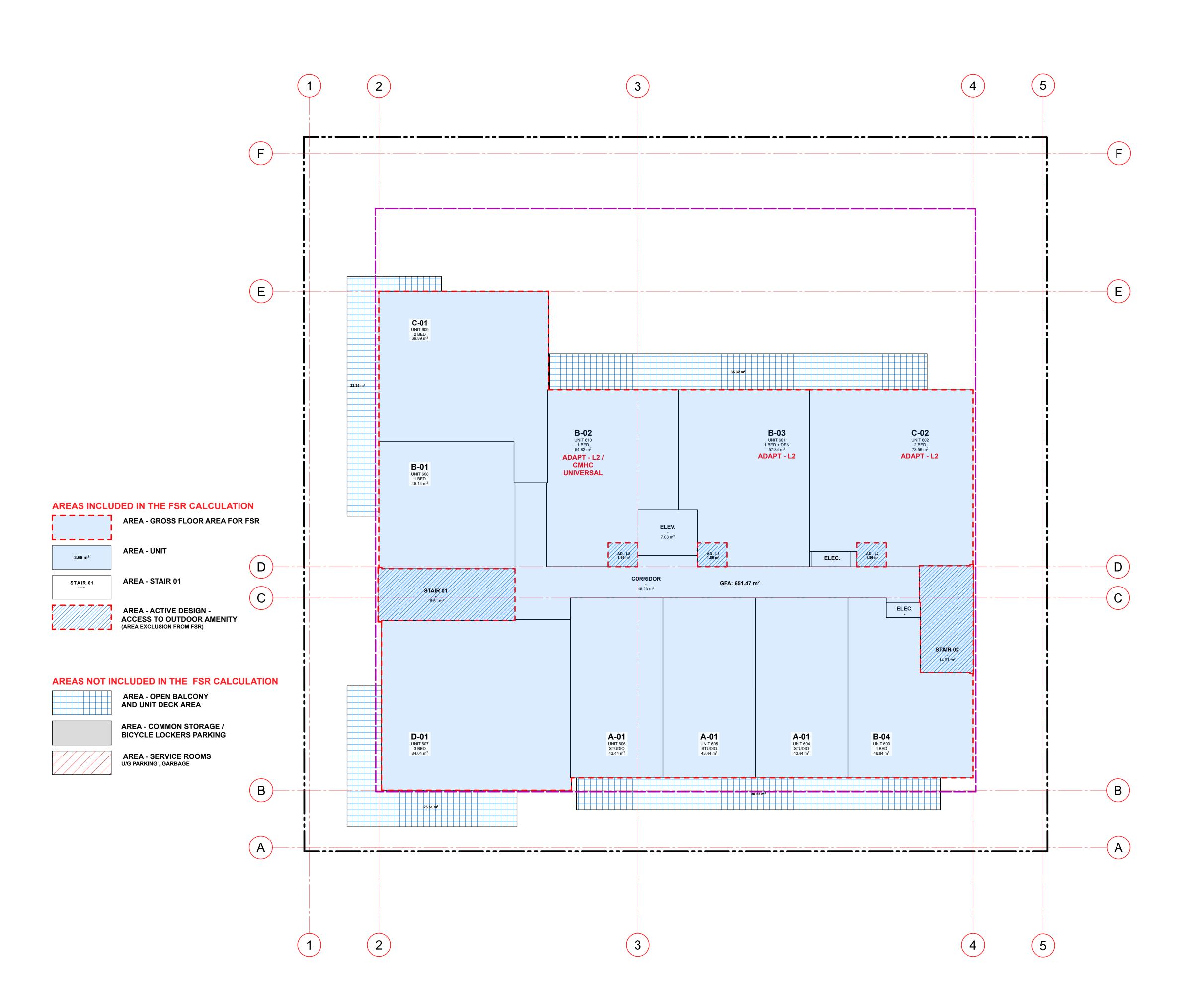
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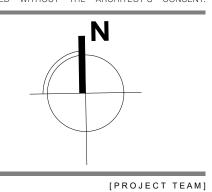


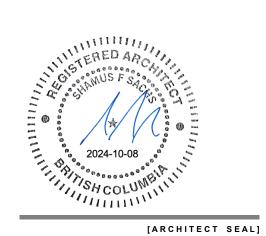


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RF PROPERTIES

RENTAL DEVELOPMENT

206 EAST 12TH STREET NORTH VANCOUVER, BC

AREA OVERLAYS 6TH FLOOR

19495

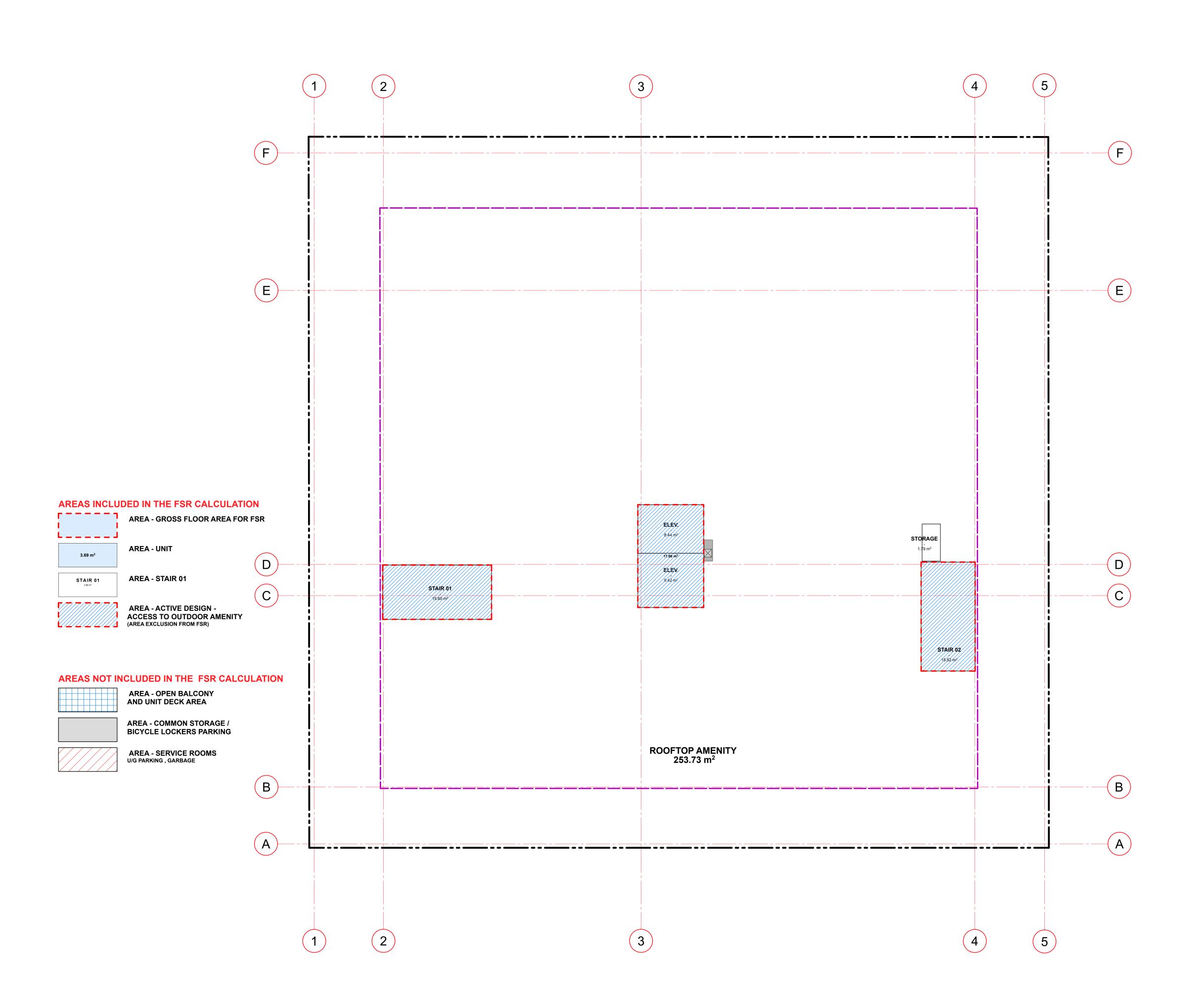
1/8" = 1'-0"

2024-10-04

13 - BP RESUBMISSION

[PROJECT]

[SCALE]

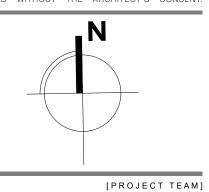




ARCHITECTURE INC.

2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220

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RENTAL DEVELOPMENT

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AREA OVERLAYS ROOF DECK

19495

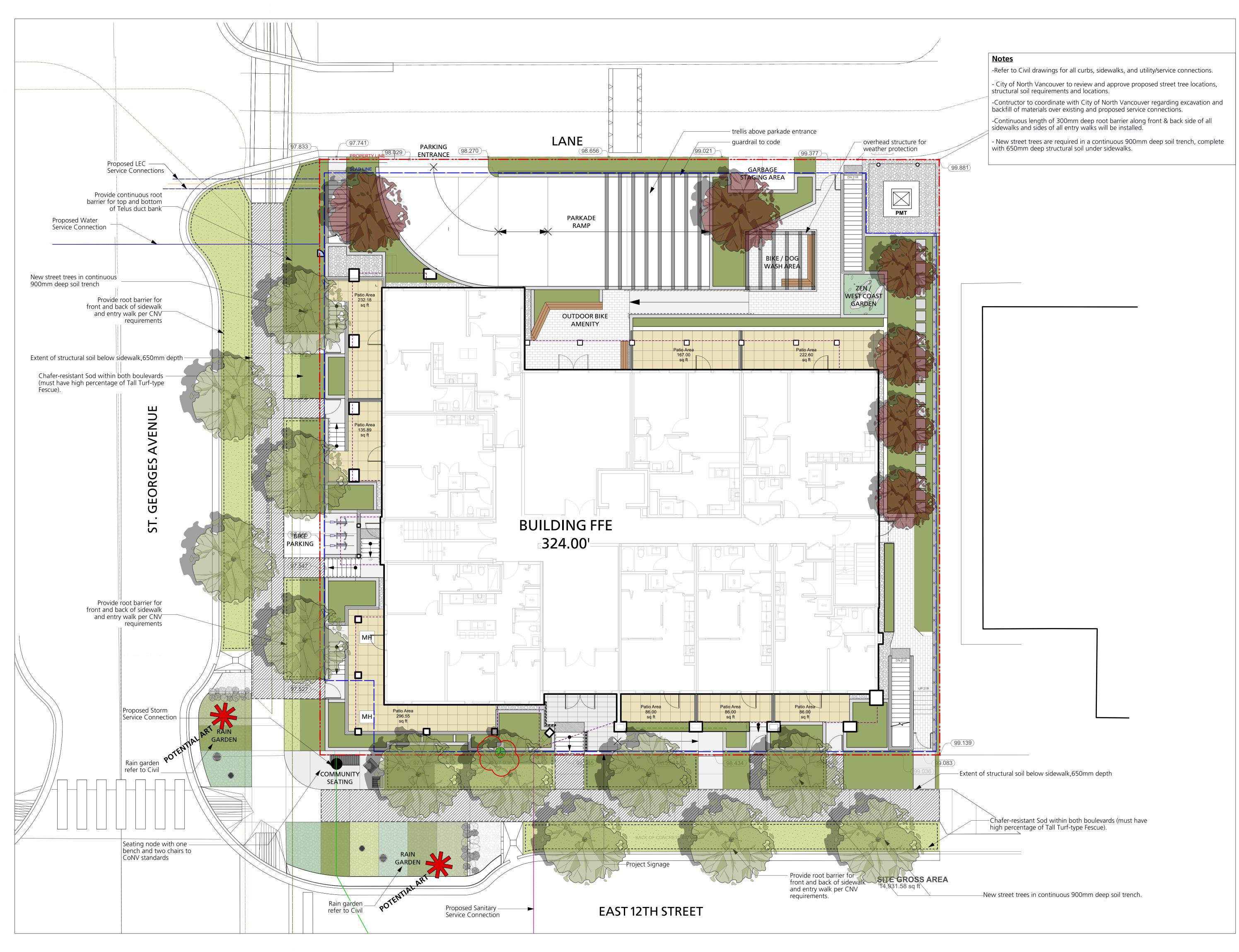
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2024-10-04

13 - BP RESUBMISSION

[PROJECT]

[SCALE]



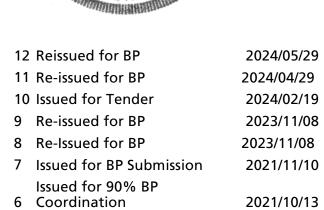
### Attachment 4

P+A

Site Planning

Landscape Architecture Perry and Associates Inc. 112 East Broadway Vancouver, BC V5T 1V9 T 604 738 4118 F 604 738 4116

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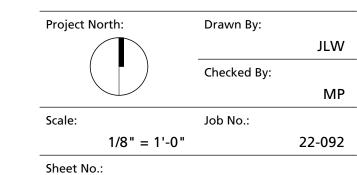


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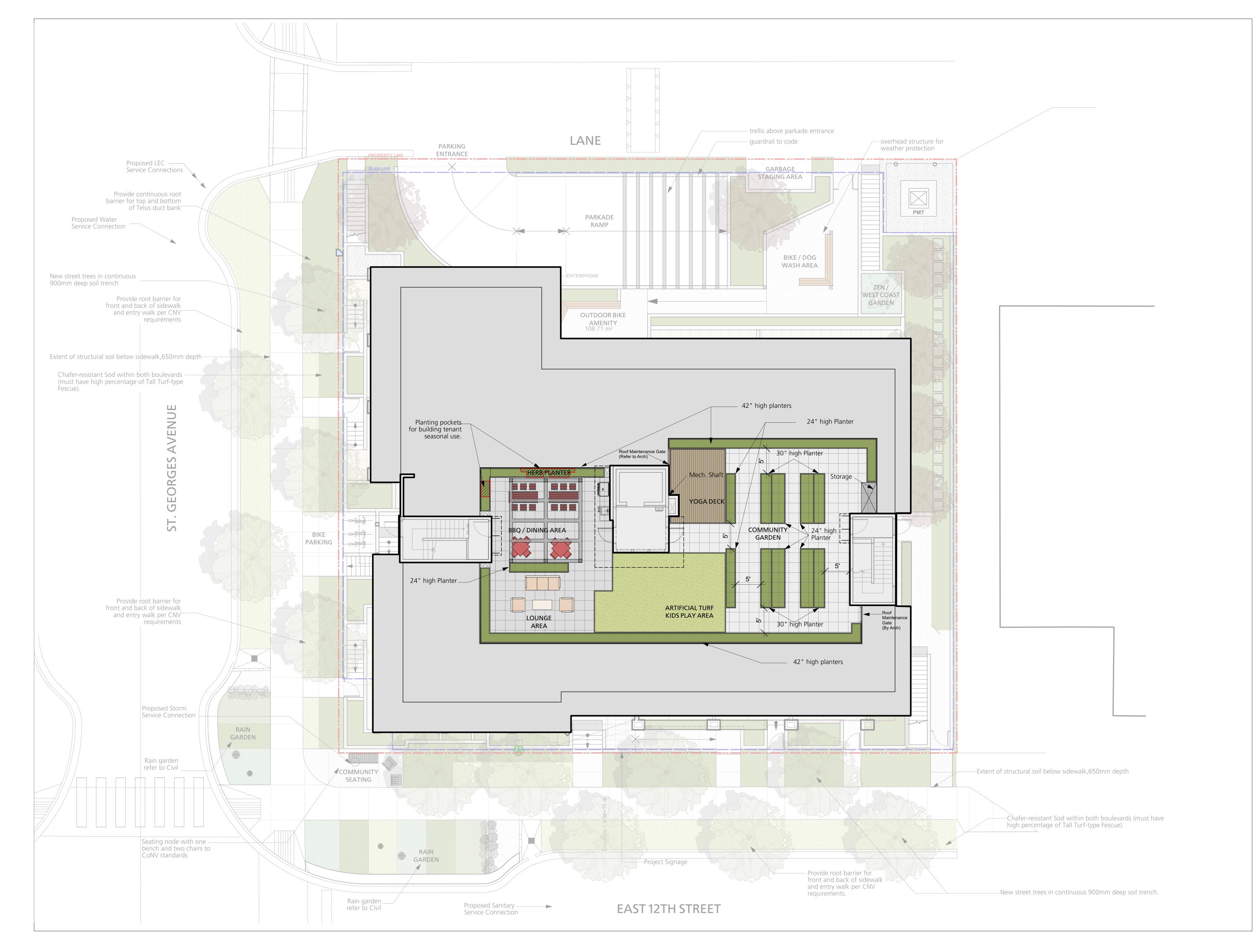
## Rental Development

206 East 12th Street North Vancouver, BC

Landscape Concept Plan
- Ground Level



L0.0A



Site Planning

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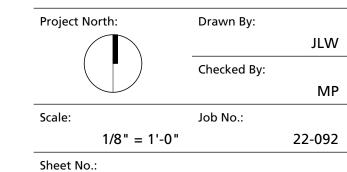
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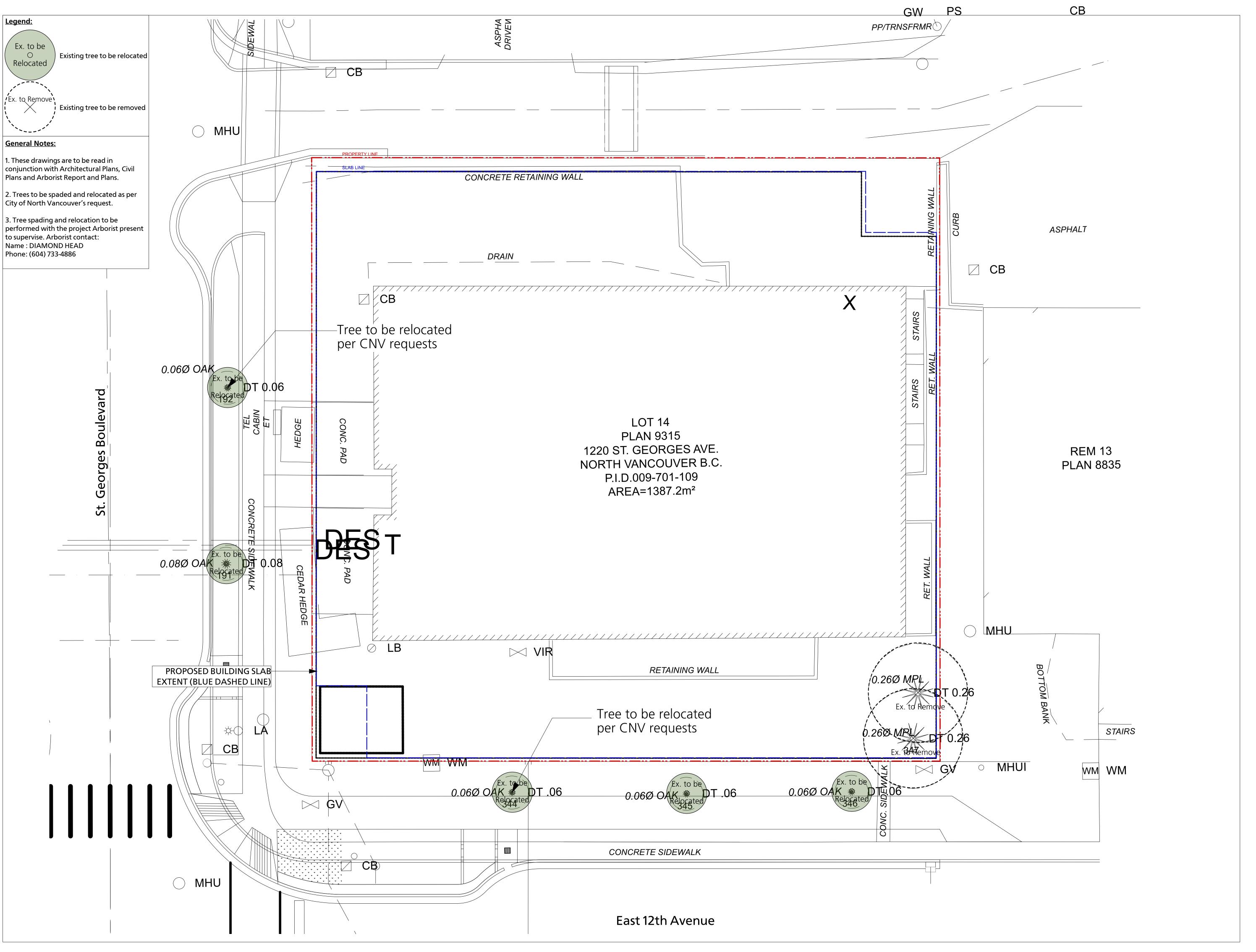
## Rental Development

206 East 12th Street North Vancouver, BC

**Drawing Title:** 

## Landscape Concept Plan -Roof Level





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Project Title:

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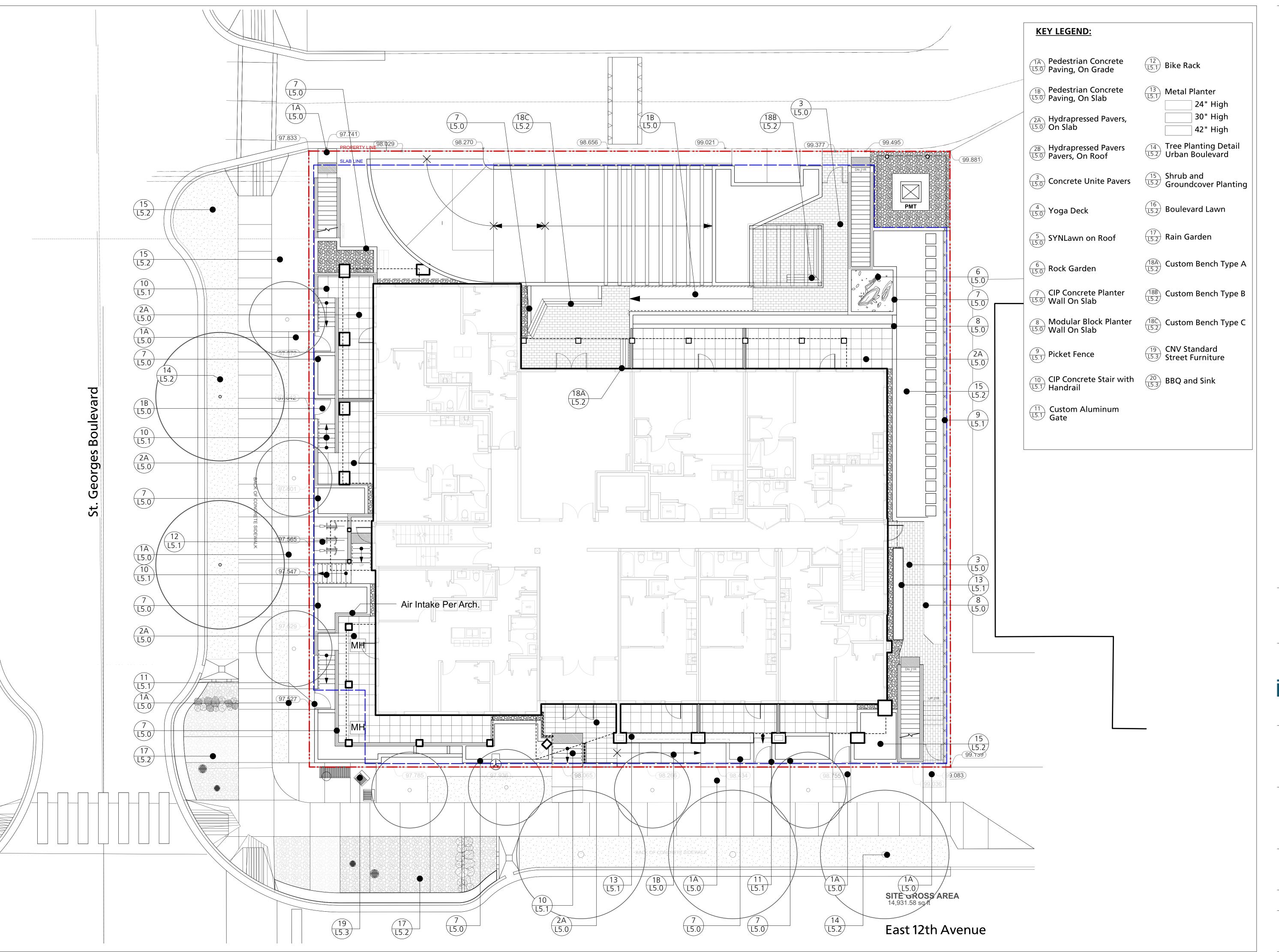
206 East 12th Street North Vancouver, BC

**Drawing Title:** 

### Tree Management Plan

Project North:	Drawn By:	
		JLW
	Checked By:	
		MP
Scale:	Job No.:	
1/8" = 1'-0"		22-092
Sheet No :		

L0.1



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Project Title:

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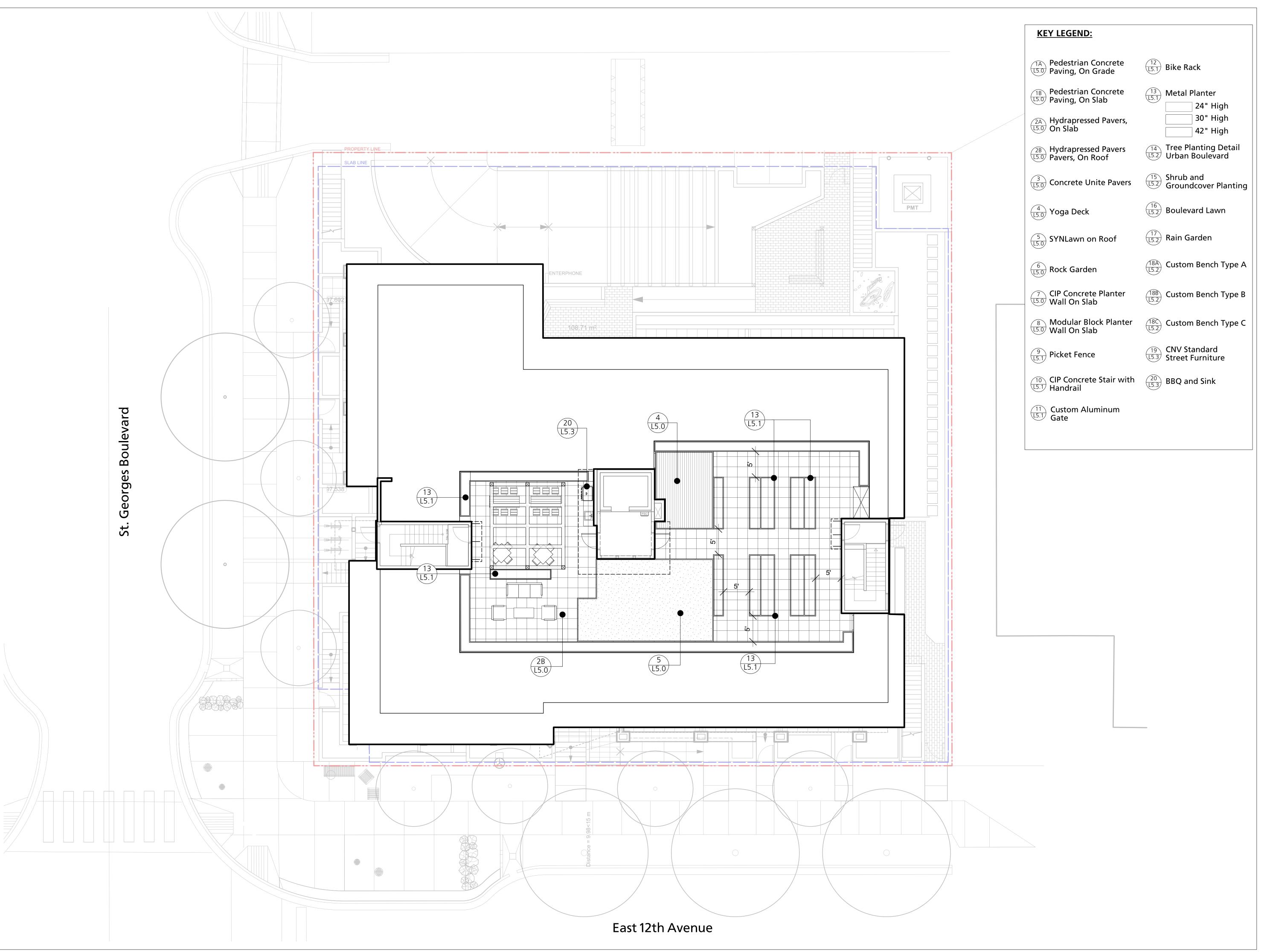
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**Drawing Title:** 

Landscape Key Plan

Drawn By: Checked By: Job No.: 1/8" = 1'-0" Sheet No.:

L1.0A



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6 Coordination 2021/10/13
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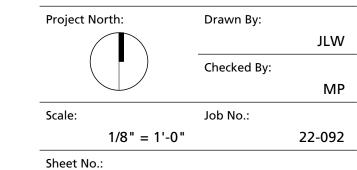
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### Rental Development

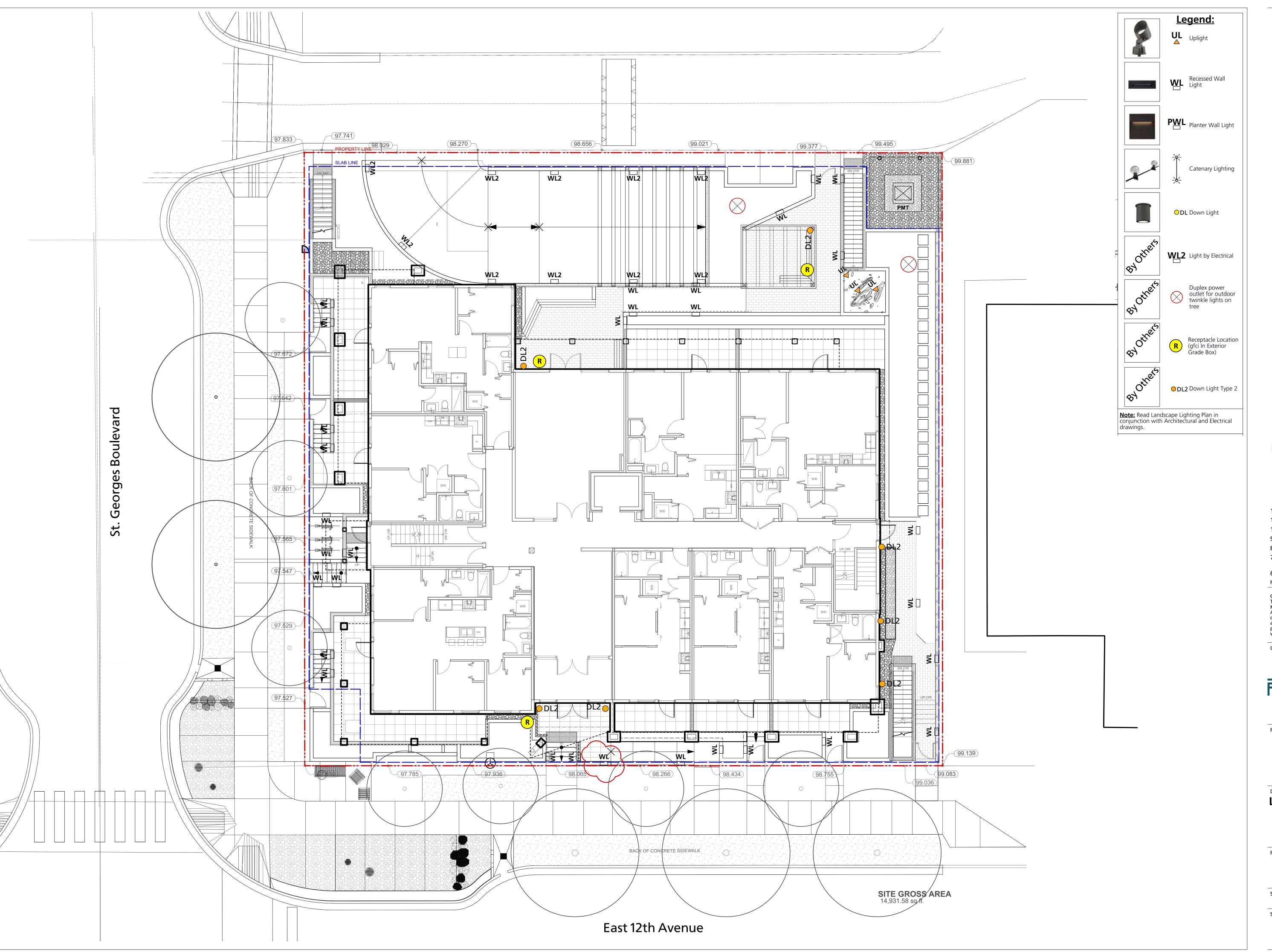
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Drawing Title:

Landscape Roof Key Plan



L1.0B



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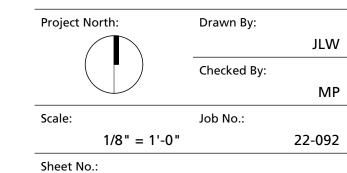


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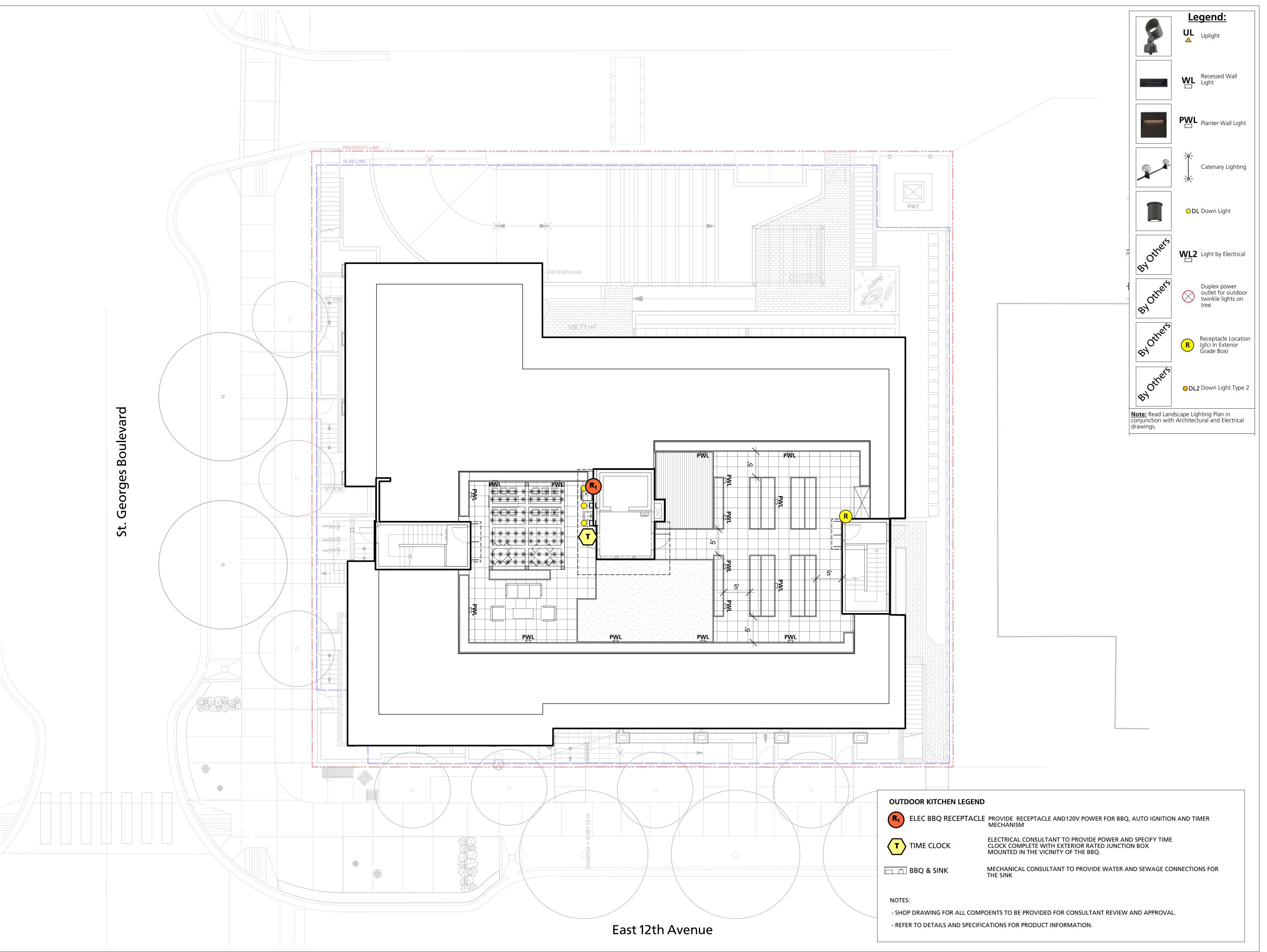
## Rental Development

206 East 12th Street North Vancouver, BC

# Landscape Lighting Plan -Ground Level



L1.1A



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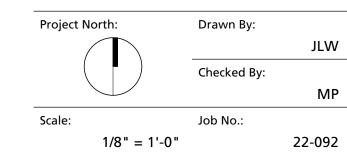
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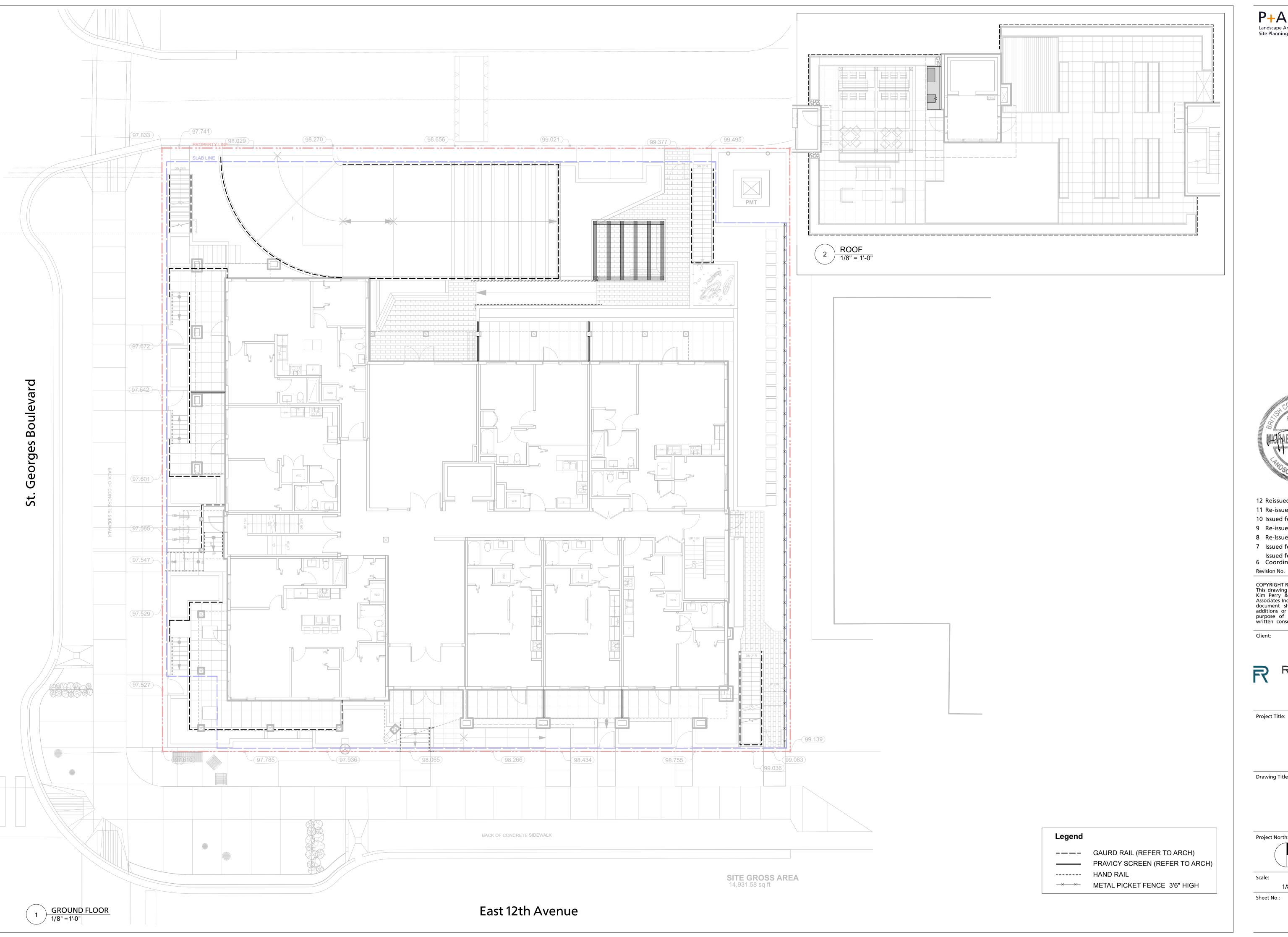
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## Rental Development

206 East 12th Street North Vancouver, BC

# Landscape Lighting Plan -Roof Level





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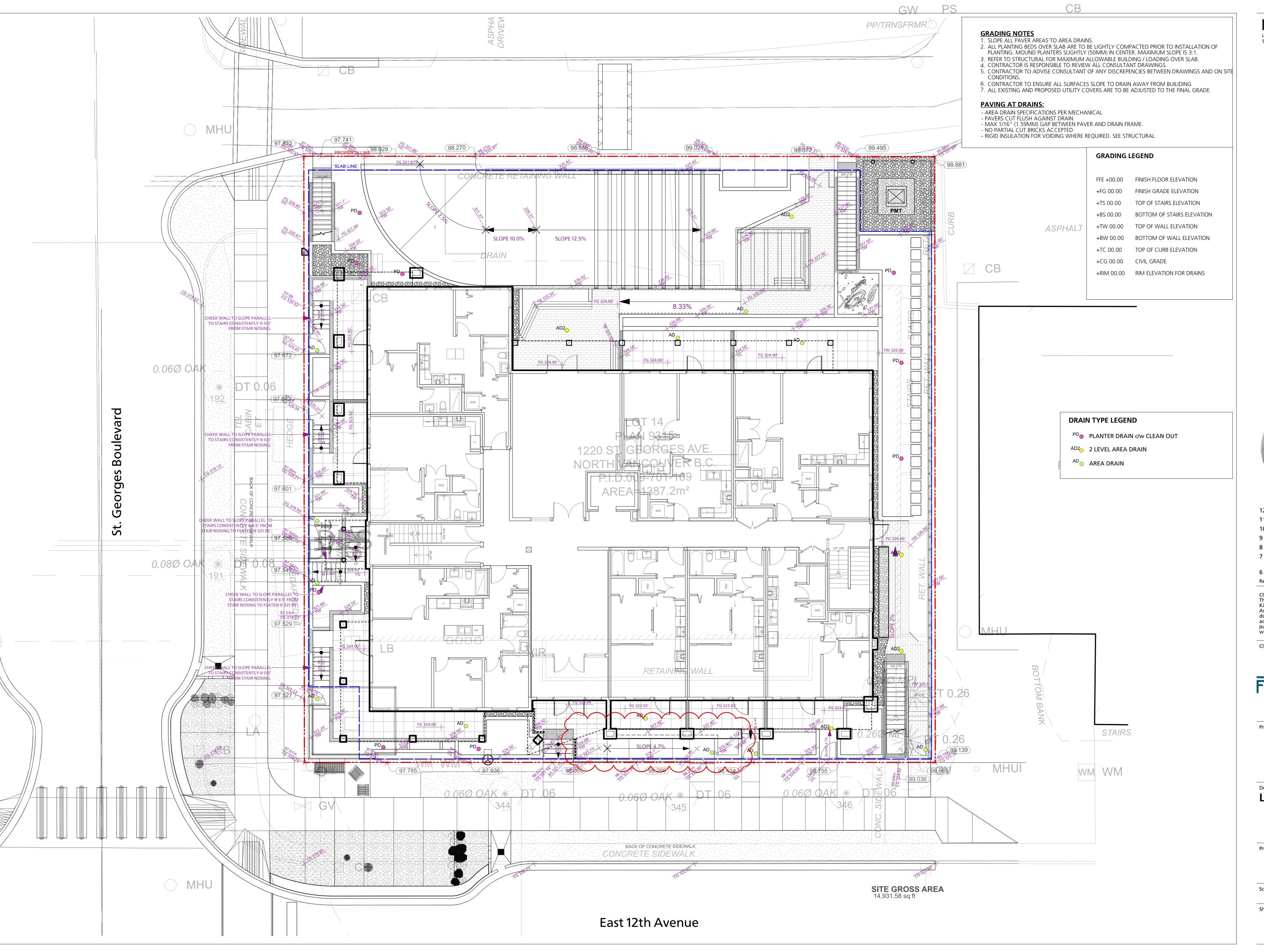
## Rental Development

206 East 12th Street North Vancouver, BC

**Drawing Title:** 

**Fencing Plan** 

Project North:	Drawn By:	
		JLW
	Checked By:	
		MP
Scale:	Job No.:	
1/8" = 1'-0"		22-092



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Project Title:

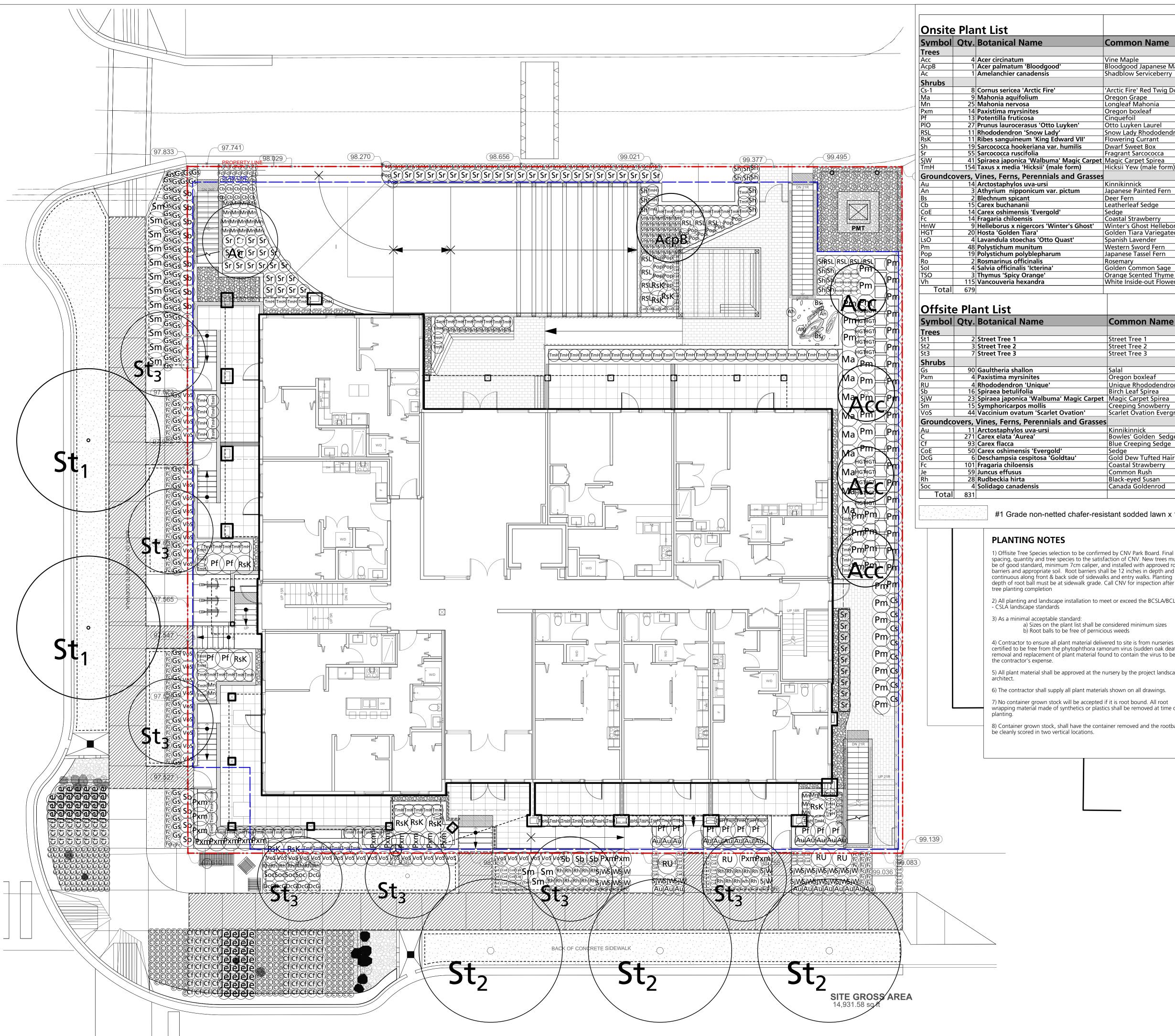
## Rental Development

206 East 12th Street North Vancouver, BC

**Drawing Title:** 

Landscape Grading Plan

Drawn By: Checked By: 1/8" = 1'-0" Sheet No.:





#1 Grade non-netted chafer-resistant sodded lawn x 1448 ft2

Common Rush

Black-eyed Susan Canada Goldenrod

### **PLANTING NOTES**

1) Offisite Tree Species selection to be confirmed by CNV Park Board. Final spacing, quantity and tree species to the satisfaction of CNV. New trees must be of good standard, minimum 7cm caliper, and installed with approved root barriers and appropriate soil. Root barriers shall be 12 inches in depth and continuous along front & back side of sidewalks and entry walks. Planting

2) All planting and landscape installation to meet or exceed the BCSLA/BCLNA - CSLA landscape standards

a) Sizes on the plant list shall be considered minimum sizes

b) Root balls to be free of pernicious weeds

4) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at

5) All plant material shall be approved at the nursery by the project landscape

6) The contractor shall supply all plant materials shown on all drawings. 7) No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of

8) Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.

9) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.

pollinato

10) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to

11) The contractor shall locate and verify the existence of all utilities prior to starting work.

#1 pot

#1 pot #1 pot

12) All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).

13) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.

14) The landscape contractor shall refer to the contract specifications for additional

15) All sod to be unnetted and grown on sand. All sod to be chafer-resistant sod within boulevards with a high percentage of tall turf-type fescue

16) Plant Search area to include BC, WA, OR & CA.

17) Imported growing medium to be free from all mushroom / fungi growth 18) Contractor is responsible to obtain and be familiar with the relevant project



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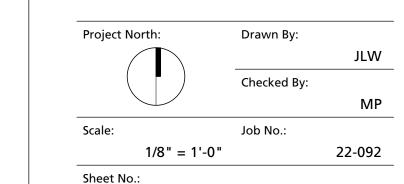
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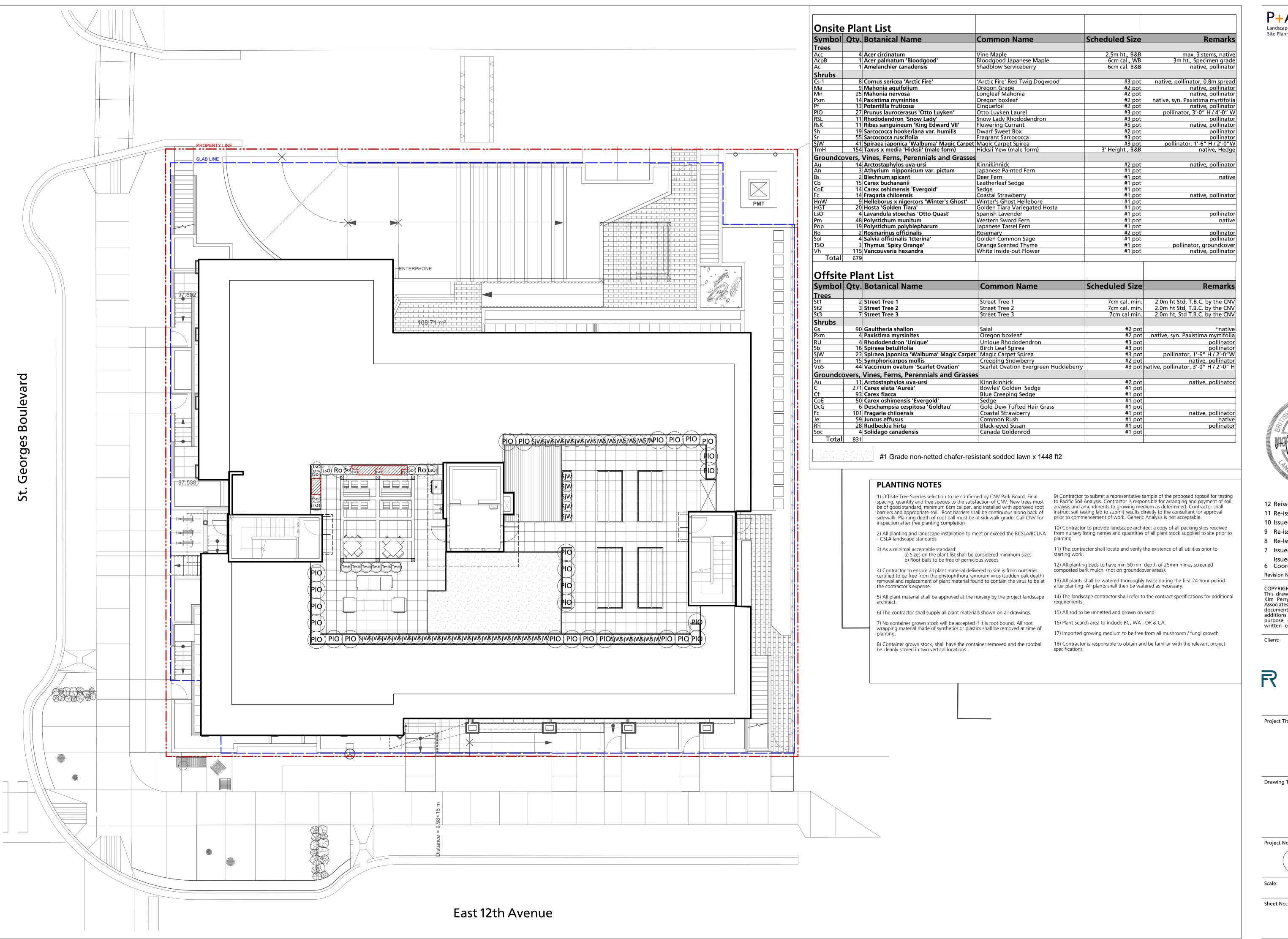
### Rental **Development**

206 East 12th Street North Vancouver, BC

**Drawing Title:** 

Planting Plan -Ground Level





P+A Landscape Architecture

Site Planning

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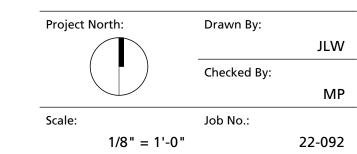
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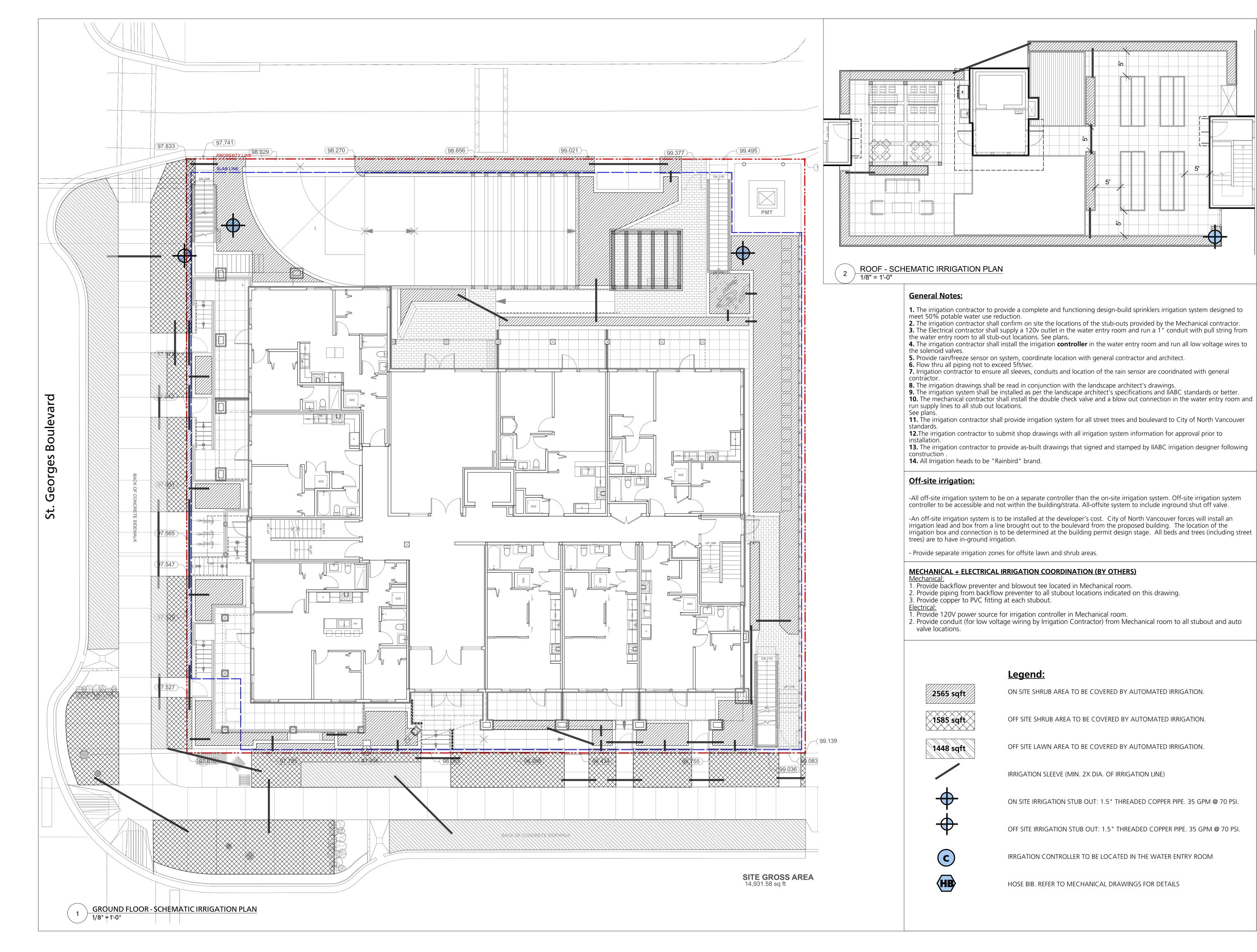
### Rental **Development**

206 East 12th Street North Vancouver, BC

**Drawing Title:** 

Planting Plan -Roof Level





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Client:

<u>Legend:</u>

2565 sqft

1585 sqft

1448 sqft

**+** 

ON SITE SHRUB AREA TO BE COVERED BY AUTOMATED IRRIGATION.

OFF SITE SHRUB AREA TO BE COVERED BY AUTOMATED IRRIGATION.

OFF SITE LAWN AREA TO BE COVERED BY AUTOMATED IRRIGATION.

ON SITE IRRIGATION STUB OUT: 1.5" THREADED COPPER PIPE. 35 GPM @ 70 PSI.

OFF SITE IRRIGATION STUB OUT: 1.5" THREADED COPPER PIPE. 35 GPM @ 70 PSI.

IRRGATION CONTROLLER TO BE LOCATED IN THE WATER ENTRY ROOM

HOSE BIB. REFER TO MECHANICAL DRAWINGS FOR DETAILS

IRRIGATION SLEEVE (MIN. 2X DIA. OF IRRIGATION LINE)

Project Title:

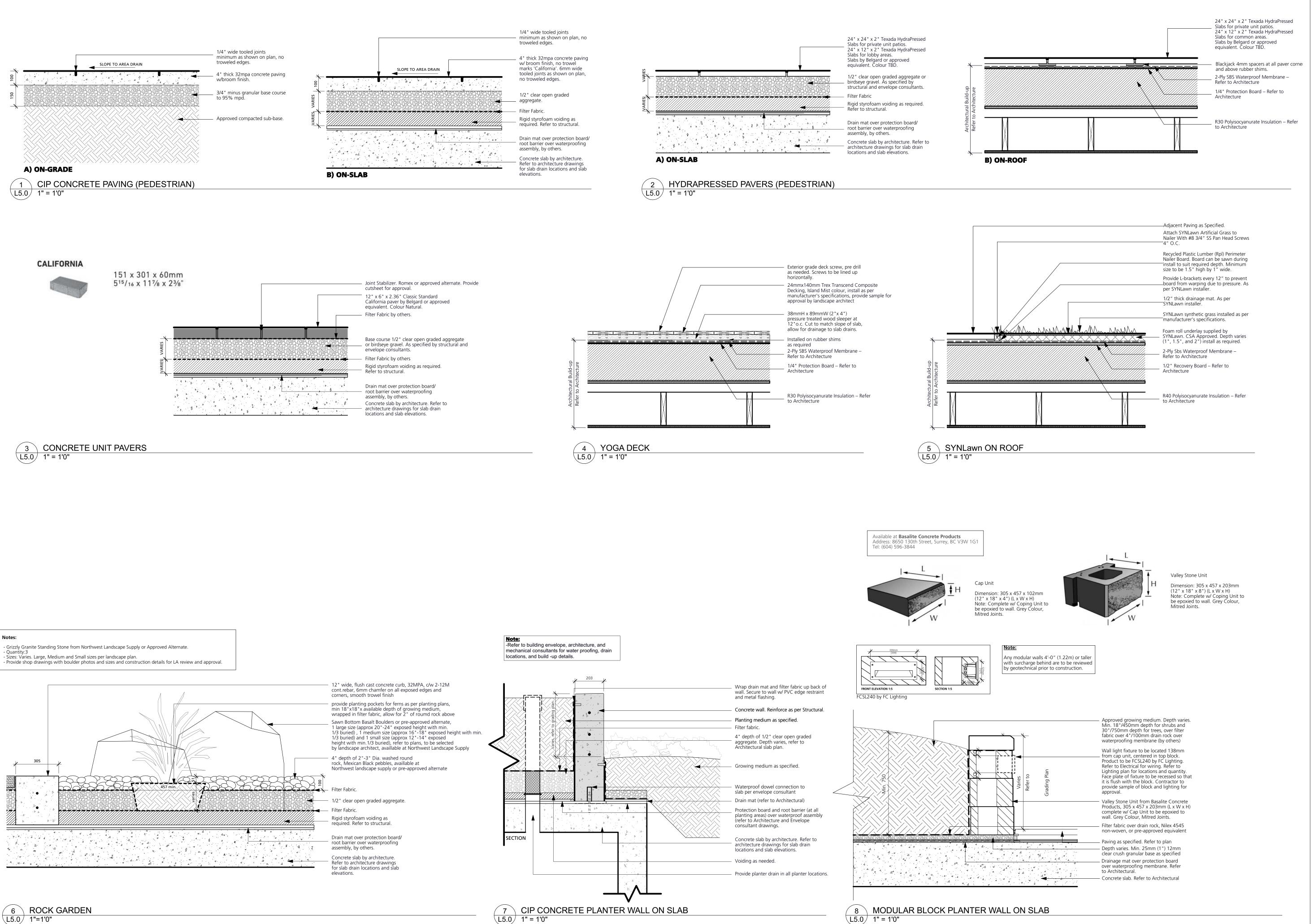
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Sheet No.:

**Schematic Irrigation Plan** 

Project North: Drawn By: Checked By: 1/8" = 1'-0"



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Client:



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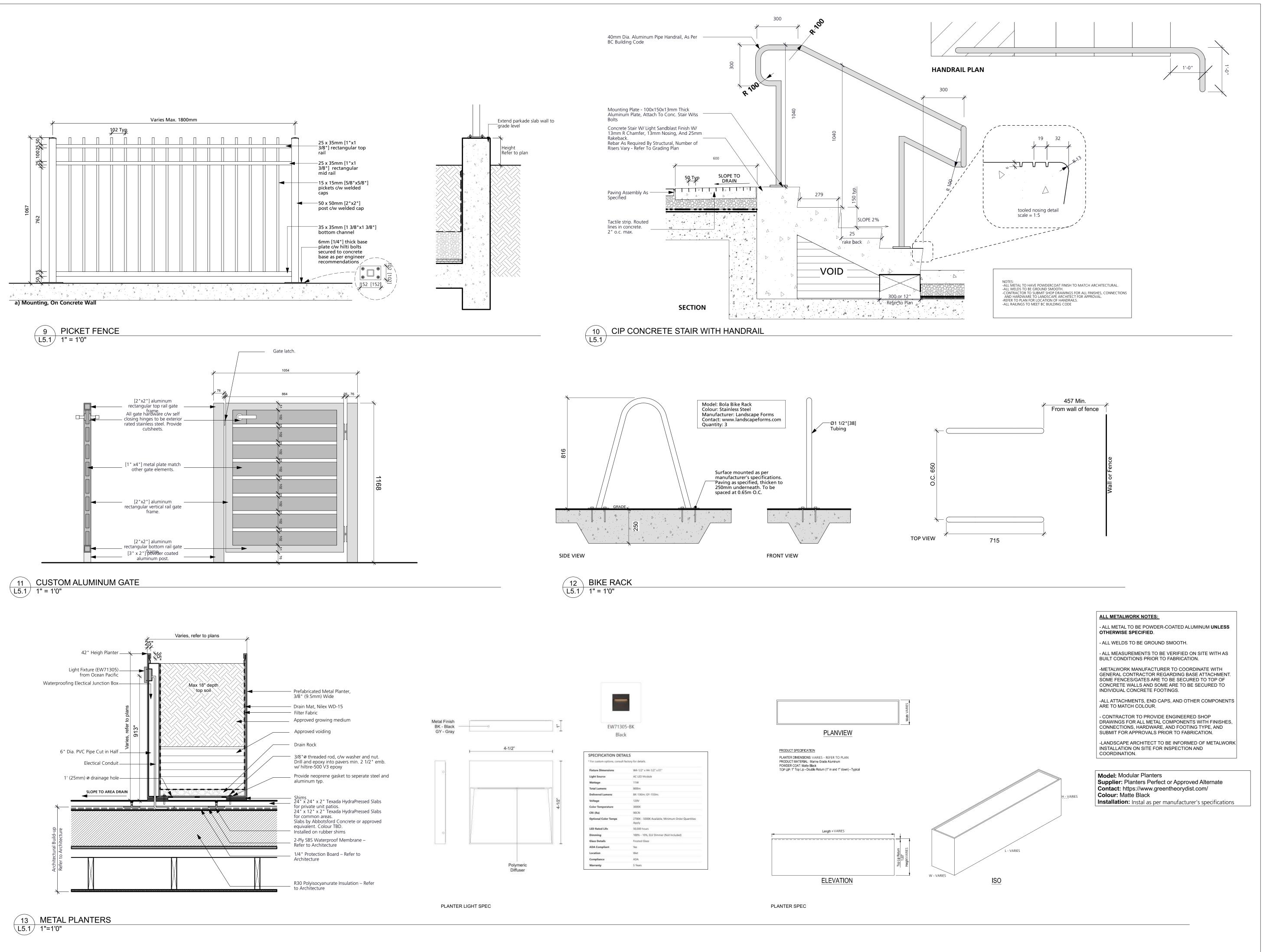
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Drawing Title:

### Landscape Details

Project Nort	th:	Drawn By:	
			JLW
		Checked By:	
			MP
Scale:		Job No.:	MP
Scale:	As Shown	Job No.:	22-092

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Project Title:

Rental Development

206 East 12th Street North Vancouver,BC

Drawing Title:

**Landscape Details** 

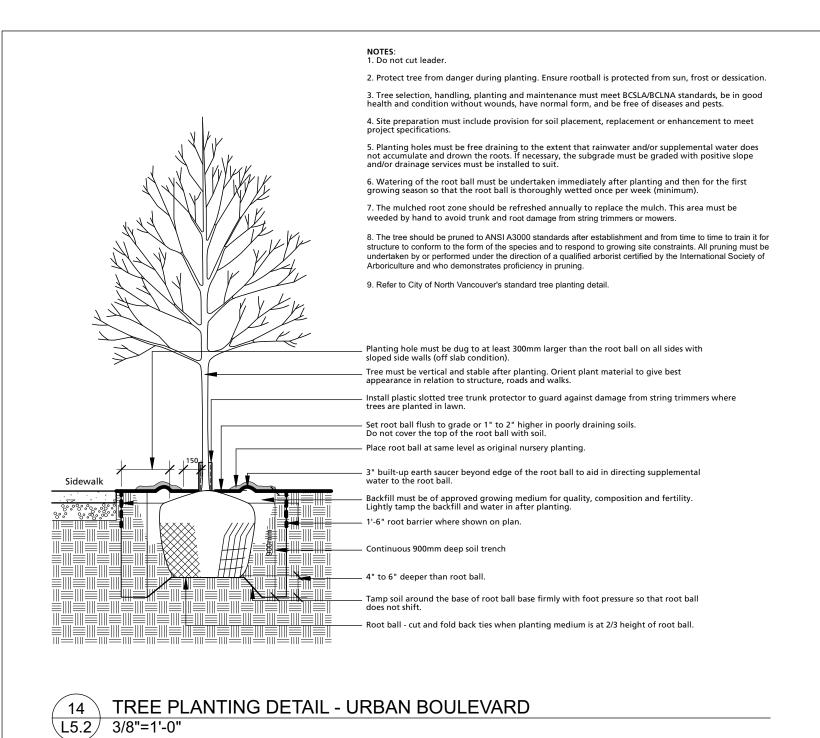
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	Checked By:	
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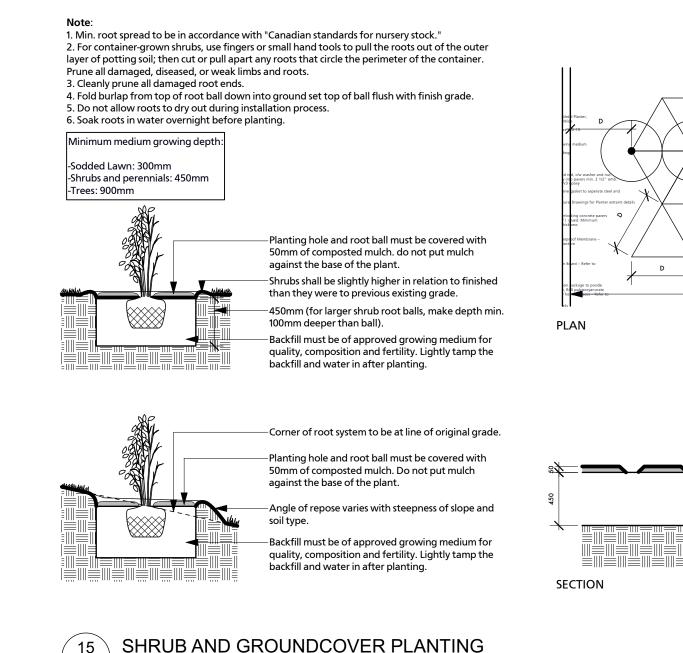
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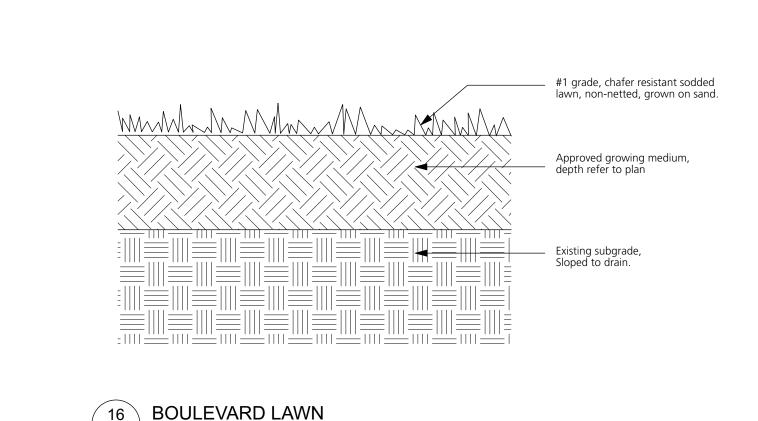
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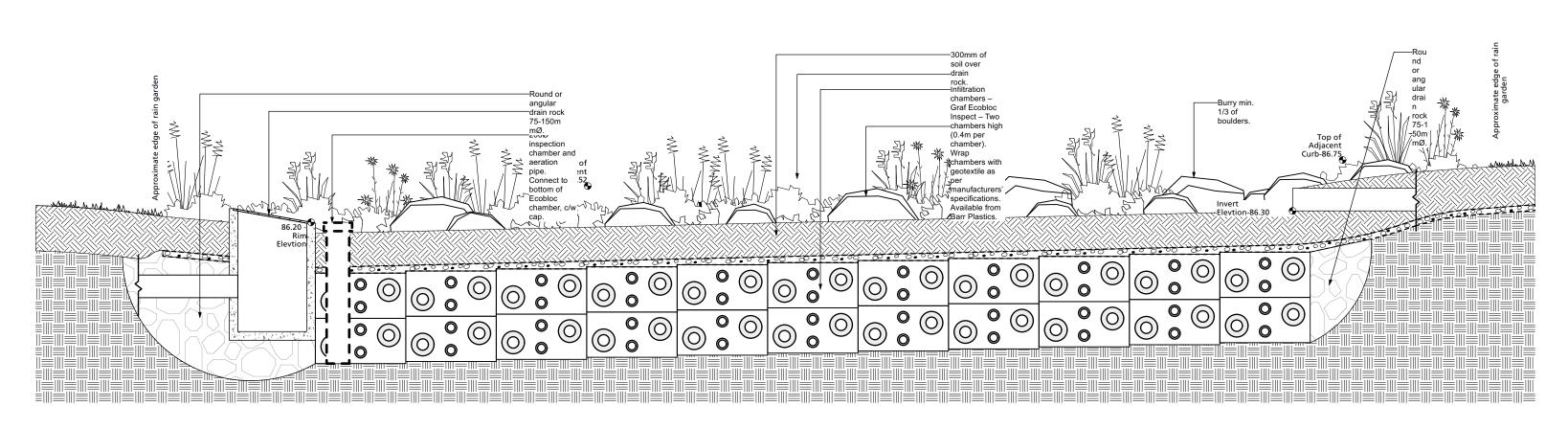
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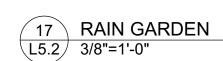


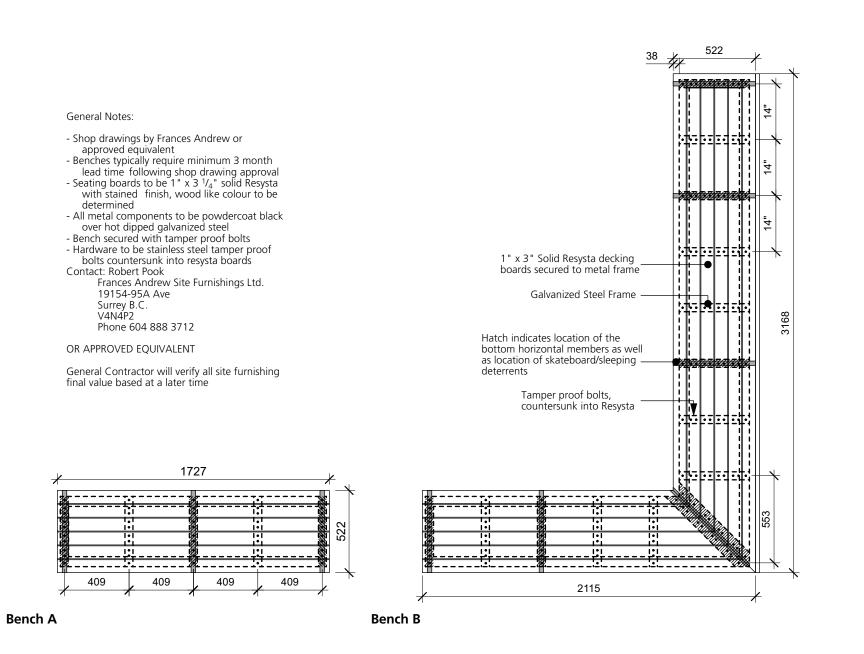


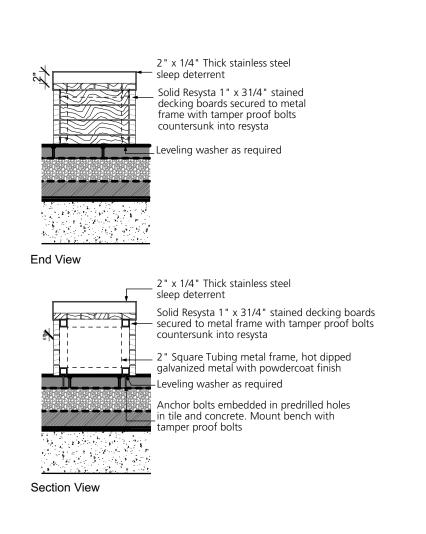


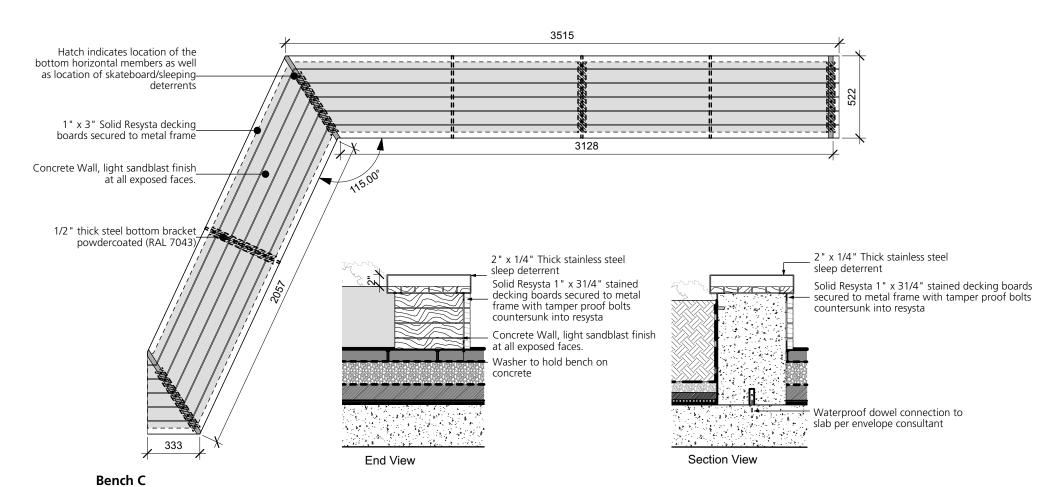


15 SHRUB A L5.2 3/8"=1'-0"









1. Remove all wire, plastic, tags or synthetic

material from plants prior to planting.

D = typical on centre (o.c.) spacing as

Face of building, paving or header

indicated in the plant list.

showing area limit.

Finish grade, planting bed.

Approved planting medium.

Planting hole and root ball must be covered

with 50mm of composted mulch. Do not put

mulch against the base of the plant.

 Prior to planting, remove plant from container and score cleanly in two locations.

Plant centre (typ.)



P+A

Site Planning

Landscape Architecture

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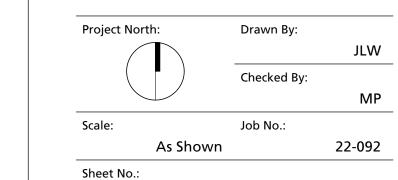
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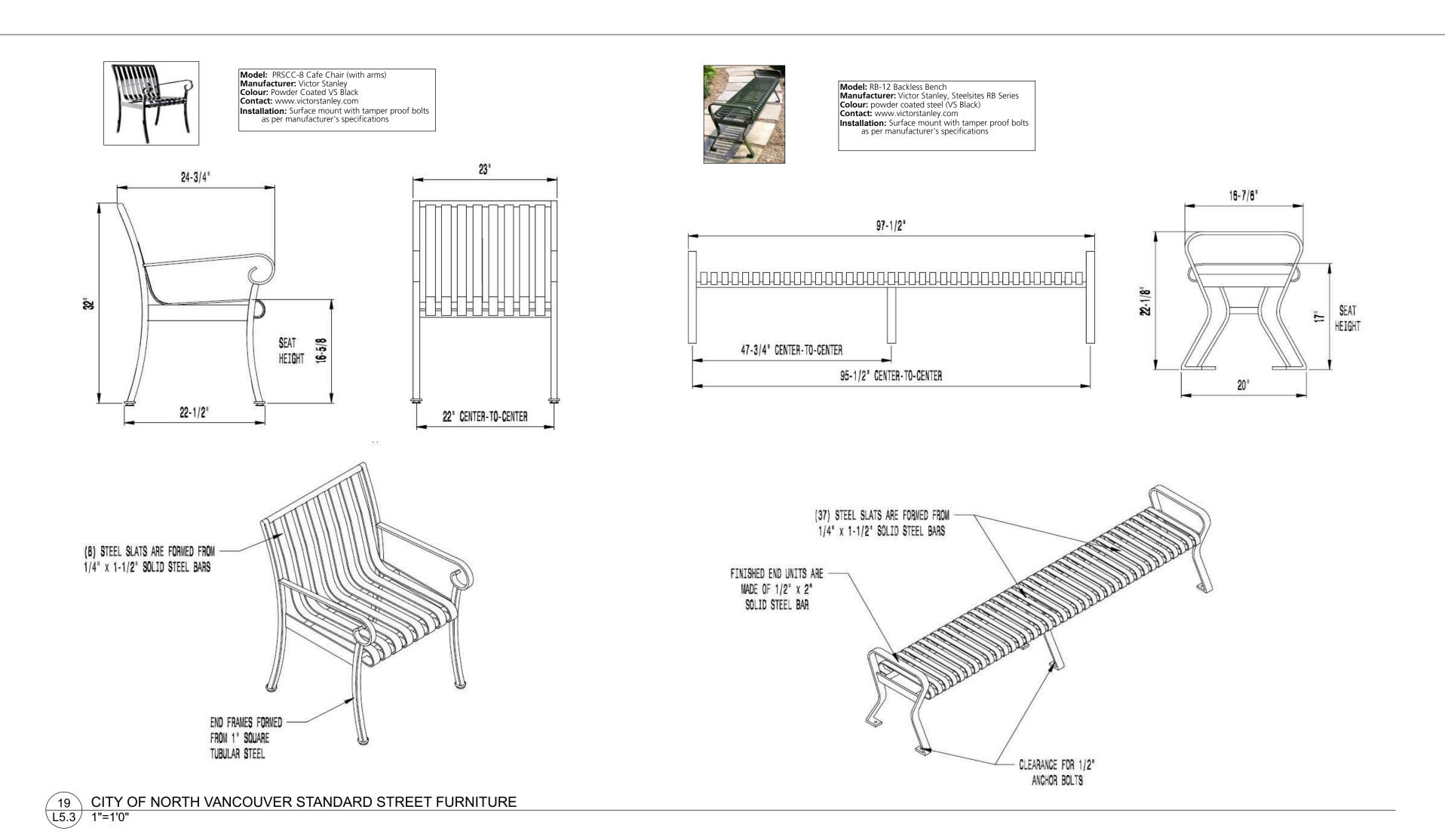
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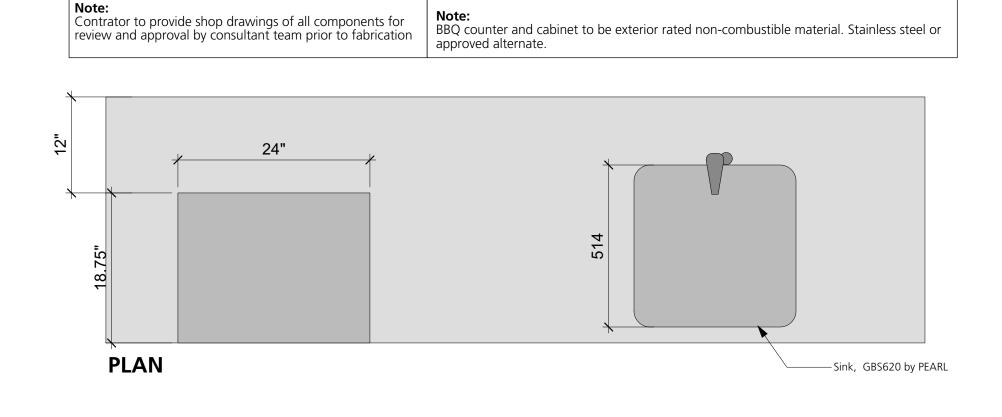
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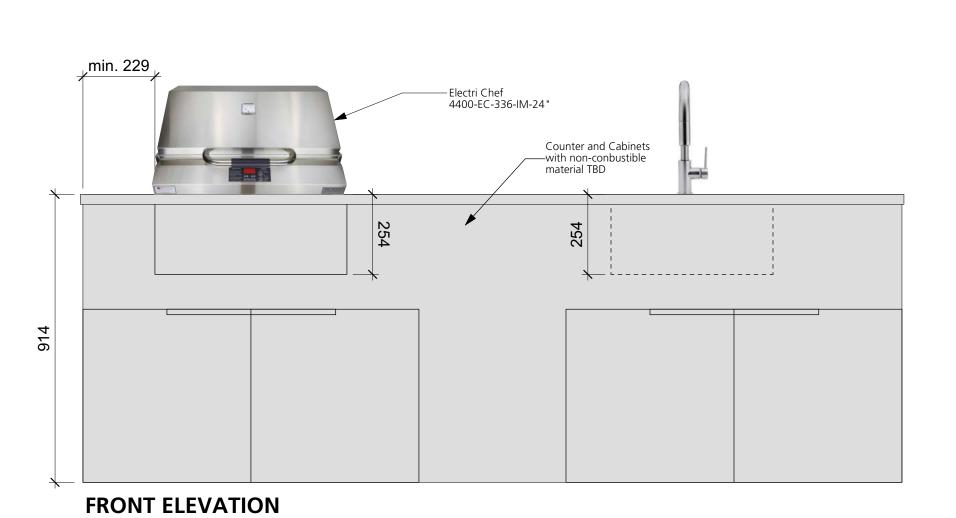


18 CUSTOM BENCH FROM LANDSCAPE FORM L5.2 1/2" = 1'0"

L5.2









### MÉLO - LUNA

Model No. GBS620



SINK SPEC

DESCRIPTION Stainless Steel Undermount Single Bowl Laundry Sink

DIMENSIONS Overall Size: 20 1/4" x 20 1/4" x 10" (Depth) Weight: 11lbs Minimum Cabinet Width: 22 " **FEATURES** 18 Gauge T304 Stainless Steel StoneGuard Undercoat Sound Dampening Rubber Padding

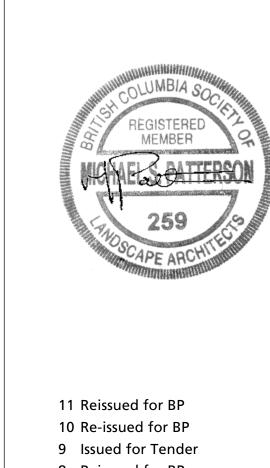
3 1/2" Drain Opening

FINISHES Satin Finish

INSTALLATION Undercounter Installation CAD DWG File Available Stainless Steel Strainer Included (x1) ACCESSORIES Stainless Steel Strainers Stainless Steel Basket Strainers

BBQ CUTSHEET





P+A

Site Planning

Landscape Architecture

Perry and Associates Inc.

Vancouver, BC V5T 1V9

www.perryandassociates.ca

112 East Broadway

T 604 738 4118

F 604 738 4116

2024/05/29 2024/04/29 2024/02/19 2023-11-08

Date

8 Reissued for BP Revision No.

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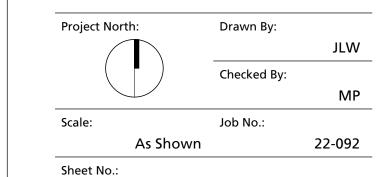
Project Title:

### Rental **Development**

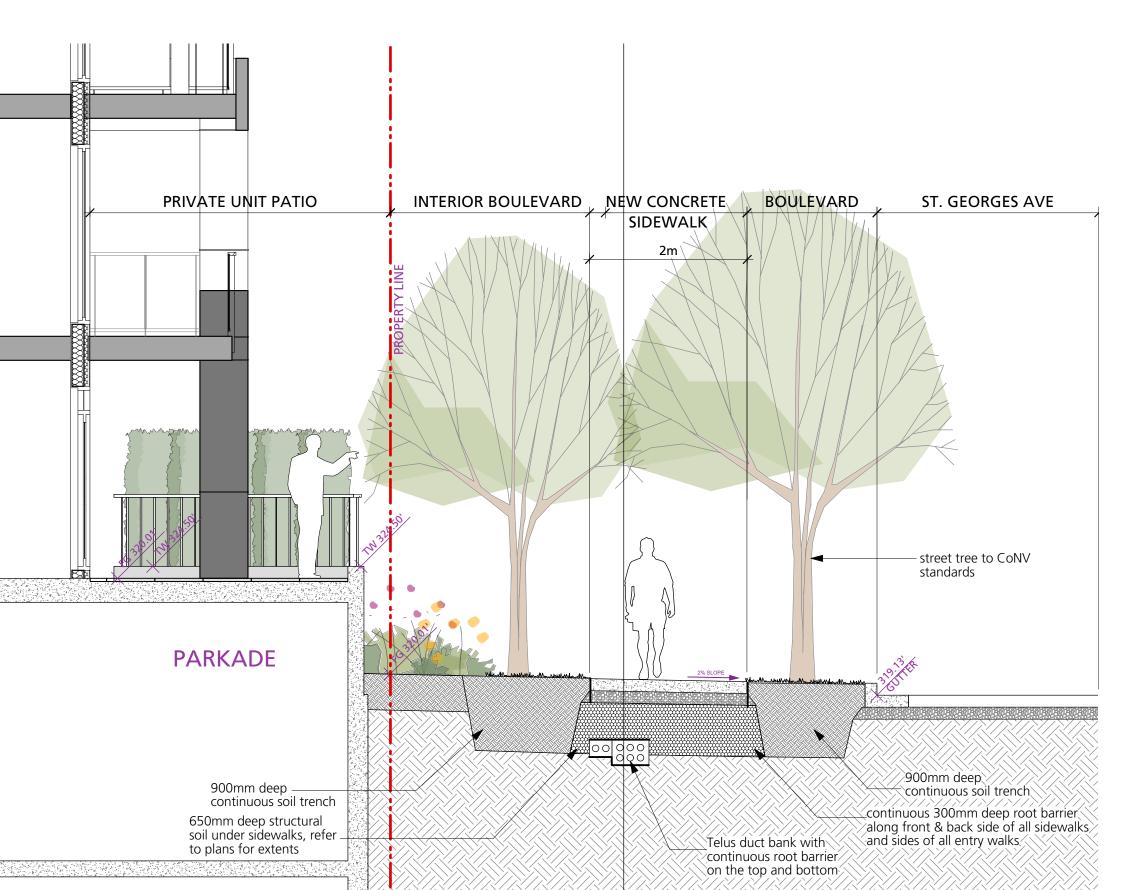
206 East 12th Street North Vancouver,BC

**Drawing Title:** 

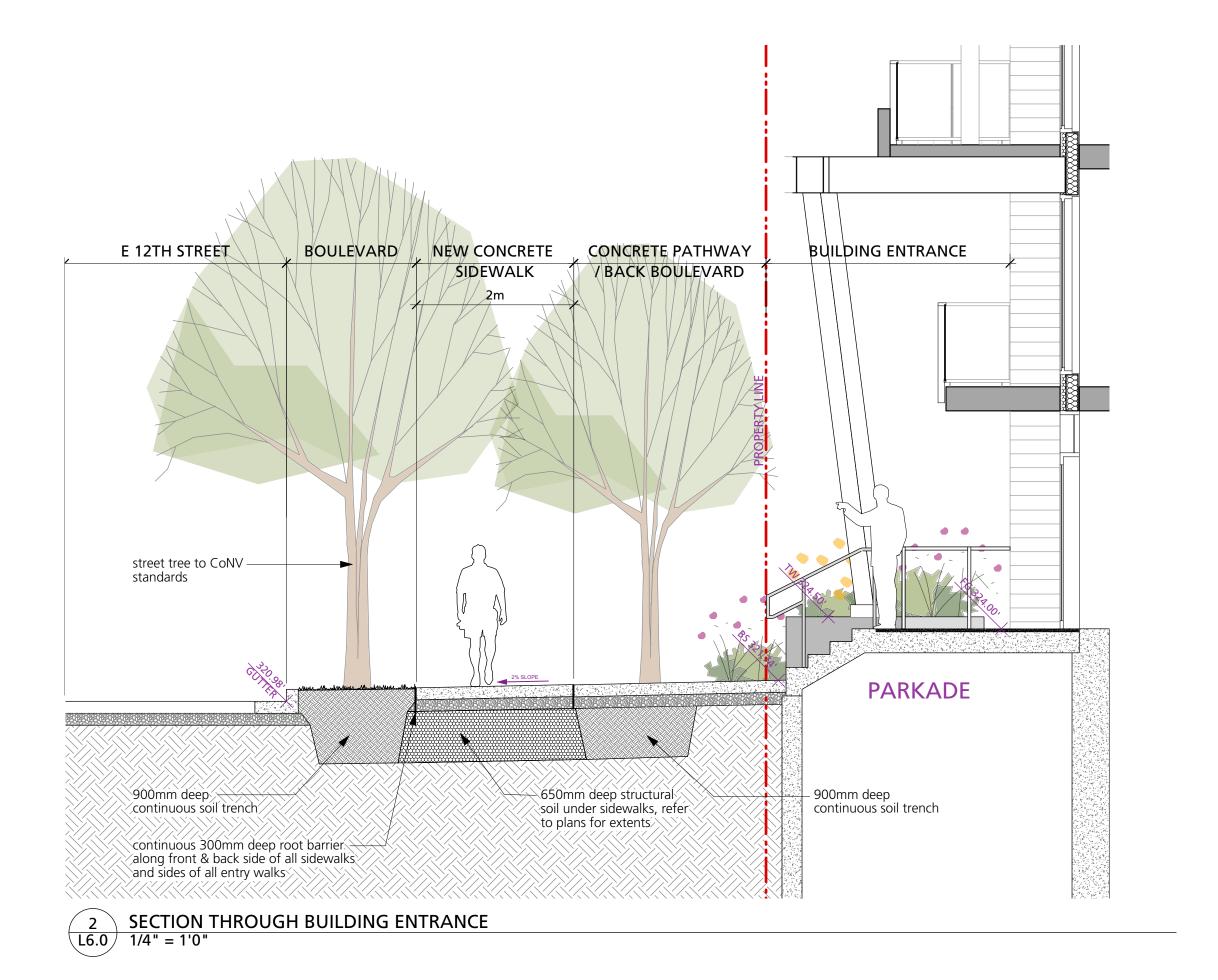
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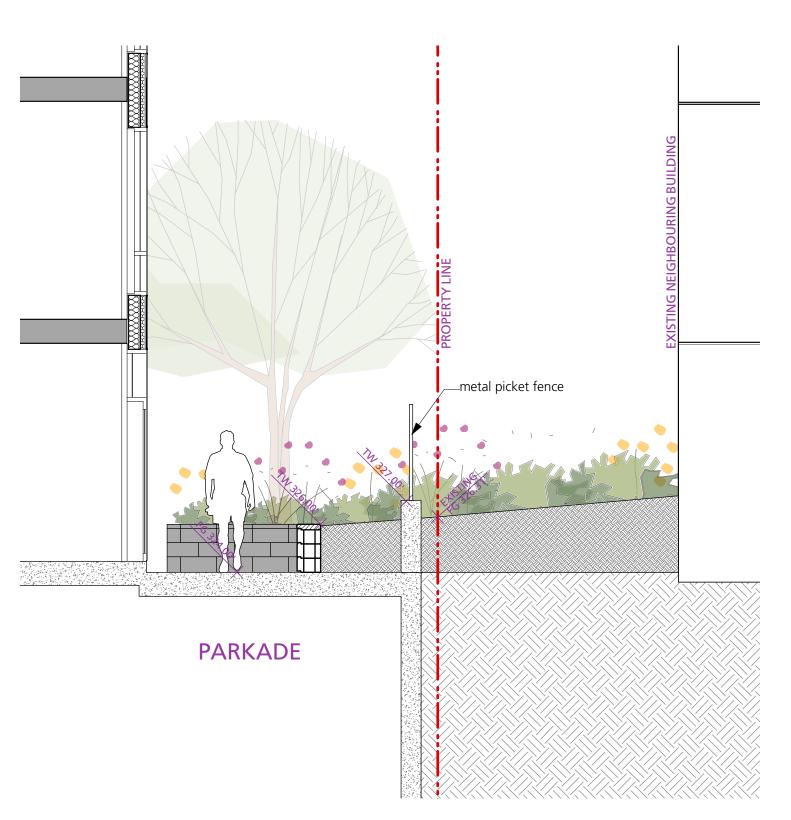






3 SECTION THROUGH PRIVATE PATIO ON ST. GEROGES AVE L6.0 1/4" = 1'0"





4 SECTION THROUGH BUILDING SECONDARY ENTRANCE / RELATIONSHIP TO ADJACENT LOT 1/4" = 1'0"



Landscape Architecture Perry and Associates Inc. Site Planning

112 East Broadway Vancouver, BC V5T 1V9 T 604 738 4118 F 604 738 4116 www.perryandassociates.ca



10 Reissued for BP 9 Re-issued for BP

8 Issued for Tender 7 Reissued for BP

2023-11-08 Revision No.

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2024/05/29

2024/04/29

2024/02/19

Date



Project Title:

## Rental Development

206 East 12th Street North Vancouver,BC

Drawing Title:

**Landscape Sections** 

Project North:	Drawn By:	
	Checked By:	
Scale:	Job No.:	
As Shown		2

Sheet No.:

L6.0

#### THE CORPORATION OF THE CITY OF NORTH VANCOUVER

#### **BYLAW NO. 8835**

#### 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, 2021, No. 8835" (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733).
- 2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-733 (Comprehensive Development 733 Zone):

Lots	Block	D.L.	Plan	
14	75	549	9315	from RM-1

- 3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:
  - A. Adding the following section to Section 1100, thereof, after the designation "CD-732 Comprehensive Development 732 Zone":
    - "CD-733 Comprehensive Development 733 Zone"
  - B. Adding the following to Section 1101, thereof, after the "CD-732 Comprehensive Development 732 Zone":
    - "CD-733 Comprehensive Development 733 Zone"

In the CD-733 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) The permitted Principal Use on the Lot shall be limited to:
  - (a) Rental Apartment Residential Use;
    - i. Accessory Home Office Use:
    - ii. Accessory Off-Street Parking Use;

Document: 2051970-v2

#### (2) Gross Floor Area:

- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423:
- (b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

	BASE D	ENSITY		
OCP Schedule 'A'		1.60 FSR		
ADDITIONAL (BONUS) DENSITY				
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE	
100% Rental Housing	Secured rental apartment building, of which 6 units are mid-market	1.0 FSR	OCP Section 2.2	
TOTAL DENSITY		2.60 FSR		

#### (3) Height:

- (a) The Principal Building shall not exceed a Height of six storeys to the top of the main roof line and no more than 17.94 meters (58.9 feet) as measured from the average building grade along the East property line;
- (b) Notwithstanding 4(a), the maximum building height may be further increased to permit a rooftop elevator lobby and stairways up to a maximum of 21.25 meters (69.75 feet) from the average building grade along the East property line:
- (4) The minimum required Principal Building setback, measured to each building face, shall be limited to:
  - (a) 3.05 meters (10 feet) from the Front Property Line (East 12<sup>th</sup> Street);
  - (b) 3.66 meters (12 feet) from the Exterior Side (St. Georges Avenue) and Interior Side Lot Lines;
  - (c) 3.66 meters (12 feet) from the Rear Lot Line;
- (5) Section 417 Garbage and Recycling Facilities be varied to allow the storage room in the parkade to be no less than 24 square meters (256 square feet) in area;
- (6) Section 510(3) Building Width and Length shall not apply;

Document: 2051970-v2

(7) Section 908(8) shall be varied to support a minimum of 32 off-street parking stalls.

READ a first time on the 19<sup>th</sup> day of July, 2021.

READ a second time on the 19<sup>th</sup> day of July, 2021.

READ a third time on the 27<sup>th</sup> day of September, 2021.

ADOPTED on the 24th day of July, 2023.

"Linda C. Buchanan"

MAYOR

"Karla D. Graham"

CORPORATE OFFICER

Document: 2051970-v2



### Notice of Proposed Zoning Amendment Bylaw - No Public Hearing Zoning Amendment Bylaw, 2024, No. 9093

206 East 12th Street

**Purpose:** The purpose of the proposed Bylaw is to do a text amendment to the previously approved Comprehensive Development CD-733 zone in the Zoning Bylaw to provide additional height exceptions in the bylaw to allow for rooftop and elevator lobby, parapet, stairways, mechanical equipment, rooftop shared amenity spaces, pergolas and trellises within the existing height exceptions.

**Subject Lands:** The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 206 East 12<sup>th</sup> Street.



Legal Description: Lot 14, Block 75, DL 549, Plan 9315, PID: 009-701-109

Bylaw Readings: Consideration of first, second and third readings of the proposed Bylaw will be at the Regular Council Meeting on Monday, November 25, 2024.

**Access Documents:** A copy of the proposed Bylaw is available for inspection online anytime at **cnv.org/PublicNotices** from Wednesday, November 13 to Monday, November 25, 2024.

Provide Input: Written submissions only, including your name and address, may be addressed to the Corporate Officer and sent by email to <a href="mailto:input@cnv.org">input@cnv.org</a>, or by mail or delivered to City Hall, no later than noon on Monday, November 25, 2024, to ensure availability to Council at the meeting. No Public Hearing will be held, as it is prohibited by section 464(3) of the Local Government Act. No Public Input Period submissions on this matter will be heard at the Council meeting.

**Watch the Meeting:** Online at cnv.org/LiveStreaming or in person at City Hall, 141 West 14<sup>th</sup> Street. Enter City Hall from 13<sup>th</sup> Street after 5:30pm.

Questions? Sara Rasooli, Planner 1, planning@cnv.org / 604-982-9675

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



#### THE CORPORATION OF THE CITY OF NORTH VANCOUVER

#### **BYLAW NO. 9093**

#### 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, 2024, No. 9093" (RFK (St. George) Limited Partnership, 206 East 12<sup>th</sup> Street, CD-733 Text Amendment).
- 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 206 East 12<sup>th</sup> Street and legally described below as henceforth being transferred, added to and forming part of CD-733 (Comprehensive Development 733 Zone):

PID: 009-701-109	LOT 14 BLOCK 75 DISTRICT LOT 549 PLAN 9315
------------------	--

- 3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:
  - A. In Section 1101, "Comprehensive Development Zones", CD-733:
    - (1) By deleting and replacing Section (3)(b) as follows:
      - (b) Notwithstanding 3(a), the maximum building height may be further increased to permit rooftop and elevator lobby, parapet, stairways, mechanical equipment, rooftop shared amenity spaces, pergolas, Trellises, and any other landscaping on the roof, up to a maximum of 21.25 meters (69.75 feet) from the average building grade along the East property line;

READ a first time on the <> day of <>, 2024.
READ a second time on the <> day of <>, 2024.
READ a third time on the <> day of <>, 2024.
ADOPTED on the <> day of <>, 2024.
MAYOR

ACTING CORPORATE OFFICER

Document: 2585982-v1











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

**REPORT** 

To: Mayor Linda Buchanan and Members of Council

From: Michelle Lam, North Shore Mobility Options Coordinator

Subject: SHARED MICROMOBILITY – NEXT STEPS

Date: November 13, 2024 File No: 16-8350-20-0045/1

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

#### RECOMMENDATION

PURSUANT to the report of the North Shore Mobility Options Coordinator, dated November 13, 2024, entitled "Shared Micromobility – Next Steps":

THAT staff be directed to extend Lime's current e-bike share operator permit for up to 6 months to allow for current operations to continue while the City undertakes a Request for Proposal for a future operator;

THAT staff undertake policy and program research to consider the inclusion of escooter share as part of shared micromobility options on the North Shore;

AND THAT staff report back with e-scooter share recommendations later in 2025.

#### **ATTACHMENTS**

- 1. Information Report dated October 23, 2024, entitled "North Shore E-Bike Share Request for Proposals" (CityDocs <u>2593014</u>)
- 2. Minute Clip and Resolution dated March 27, 2024, entitled "Provincial Electric Kick Scooter Pilot Project Extension" (CityDocs 2505220)

#### **SUMMARY**

In line with industry best practices, and in an effort to advance Council's direction on making the e-bike share program more permanent, staff have initiated a Request for Proposal (RFP) for e-bike share operations. With the current operator's permit expiring

Document Number: 2594165

at the end of this year, staff are requesting a short-term extension for operational continuity prior to securing a longer term operator through the current RFP process.

In addition to the above, e-scooter share has become a more common offering beyond e-bike share in some municipalities and warrants investigation as it relates to the City's mobility goals. The City is an active participate in the Province's electric kick scooter pilot project and continues to gather data and feedback on program elements. While this pilot will offer some insights on private usage characteristics, further guidance is needed on the considerations for a shared system. Staff are seeking council direction on initiating research and policy on the incorporation of e-scooter share as a potential micromobility option for North Shore residents, employees and visitors.

#### **BACKGROUND**

Through the collaborative efforts of the three North Shore municipalities, the North Shore e-bike share pilot program was launched in July 2021. Now in its fourth year of operations, the program will be transitioned into a more permanent state across the sub-region.

In 2024, Skwxwú7mesh Úxwumixw (Squamish Nation) partnered with Lime, marking the first agreement between a shared micromobility operator and a First Nations government in Canada.

Since the e-bike share program launch in 2021, the shared micromobility landscape in Metro Vancouver has evolved significantly. In addition to more conventional and e-bike share offerings, e-scooter share is now in operation in the Cities of Coquitlam, Surrey, Richmond and Vancouver. Of note, Vancouver is the only municipality piloting a docked e-scooter share system.

#### DISCUSSION

#### **RFP Process and Permit Extension**

The current street use permits for Lime's e-bike share program are set to expire at the end of 2024 for all North Shore municipalities and Squamish Nation. To ensure a smooth transition and continuous service to riders, staff recommend extending Lime's current permit for up to six months, until June 30, 2025. This extension will allow time to undertake the RFP process, contract negotiations, and will provide the selected operator adequate lead time to prepare for launch. Should the current operator be the successful proponent, they will be expected to meet the requirements of the RFP.

#### E-scooter Share Research and Policy Direction

Since 2020, the City has participated in the electric kick scooter pilot project, regulated by the BC Ministry of Transportation and Infrastructure (MoTI). This program will conclude in April of 2028 and is intended to help the Province determine if and how electric scooters should be authorized for permanent use in the province. The pilot project permits the use of both personal and rental electric kick scooters (e-scooters) from brick-and-mortar rental businesses.

To inform best practices, staff will review programs in other, local jurisdictions including Coquitlam, Surrey, Richmond and Kelowna. Of particular interest will be the City of Vancouver's on-going pilot of a fully docked e-scooter share system.

To inform policy guidance and staff recommendations, staff will investigate best practices as they relate to safety, speed limits, and appropriate mobility infrastructure types, parking models (including docked and designated zones), equity initiatives and integration with e-bike share systems.

Staff will return to Council with findings to inform how e-scooter share aligns with the City's mobility goals. If deemed appropriate to incorporate e-scooter share, a separate RFP process will be undertaken later in 2025.

#### FINANCIAL IMPLICATIONS

Capital and operating costs related to the e-bike share program are covered by the program operator. In-kind contributions of staff time from the partner governments will be used to advance research and policy recommendations on e-scooter share.

# INTER-DEPARTMENTAL IMPLICATIONS

The approach and recommendations in this report have incorporated comments and directions from the City's Leadership team. Staff across North Shore municipalities and First Nations government colleagues will continue to coordinate on e-bike share and e-scooter share initiatives.

# STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The current e-bike share program aligns with actions and strategies in the City's Mobility Strategy, and supports several transportation goals and objectives in the City's Official Community Plan related to prioritizing sustainable forms of transportation.

RESPECTFULLY SUBMITTED:

Michelle Lam

North Shore Mobility Options Coordinator









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

# **INFORMATION REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Michelle Lam, North Shore Mobility Options Coordinator

Subject: NORTH SHORE E-BIKE SHARE – REQUEST FOR PROPOSALS

Date: October 23, 2024 File No: 16-8350-20-0045/1

#### **PURPOSE**

The purpose of this report is to provide an update on the steps staff are taking towards making the E-bike share system permanent; specifically by seeking an E-bike Share operator through a Request for Proposals (RFP).

# **CURRENT PROGRAM**

In 2021, the City of North Vancouver (CNV), District of North Vancouver (DNV), and District of West Vancouver (DWV) launched a pilot E-bike share program. This program is a collaborative effort between the three municipalities and Squamish Nation. In the fall of 2023, staff were directed by the municipal councils to make the E-bike share program permanent on the North Shore. The current permits for this program with all municipalities, including Squamish Nation, are set to expire at the end of 2024. In the interim, an extension to Lime (the current provider) was provided to enable operational continuity while staff made preparations for returning to the market.

# PROPOSED JOINT REQUEST FOR PROPOSALS

Since the North Shore program launched in 2021, several other jurisdictions in Metro Vancouver are now offering shared micromobility services and have utilized a variety of licensing and contracting tools. Based on best practices, staff will be issuing an RFP to explore new offerings from the micromobility industry. A joint RFP approach will help establish clearer operating conditions across the CNV, DNV, DWV, and Squamish Nation.

The RFP will seek a single E-bike share operator for ease of program operations and because of experiences gleaned from jurisdictions allowing for multiple operators. The proposed contract term will be three years, with two optional one-year extensions

Document Number: 2585861

(3+1+1), with considerations for increasing the fleet size and adjusting the operator fee structure. The RFP will outline key requirements for devices, safety, operations, equity, education, sustainability, and data sharing.

To ensure a smooth transition before the summer of 2025, staff recommend extending Lime's current permit by a few months. This will allow sufficient time to conclude negotiations and provide adequate lead-up time for the successful operator to launch. A report asking for Council's direction will be forthcoming in early December 2024.

#### **TIMELINE**

- November 2024: Issue RFP for the North Shore E-bike Share program.
- December 2024 March 2025: Evaluation and award process.
- April-May 2025: Successful operator begins operation.

# **FUTURE DIRECTION OF SHARED E-SCOOTER SYSTEM**

There has been growing interest in exploring a shared E-scooter program as another micromobility option for residents and visitors.

CNV staff will coordinate with the North Shore municipalities and First Nations government colleagues in considering safety issues specific to the North Shore and various alternatives for docking and parking models for successful program management. Staff will be returning to Council in the near-term seeking endorsement to commence policy development.

RESPECTFULLY SUBMITTED:

Michelle Lam

Man

North Shore Mobility Options Coordinator

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, APRIL 8, 2024

# **REPORT**

11. Provincial Electric Kick Scooter Pilot Project Extension – File: 16-8330-05-0001/1

Report: North Shore Mobility Options Coordinator, March 27, 2024

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the North Shore Mobility Options Coordinator, dated March 27, 2024, entitled "Provincial Electric Kick Scooter Pilot Project Extension":

THAT the City of North Vancouver's participation in the Provincial Electric Kick Scooter Pilot Project be continued from April 2024 to April 2028;

AND THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9022" (Electric Kick Scooter Pilot) be given first, second and third readings.

# **CARRIED UNANIMOUSLY**

R2024-04-08/11

# BYLAW - FIRST, SECOND AND THIRD READINGS

12. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9022" (Electric Kick Scooter Pilot)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9022" (Electric Kick Scooter Pilot) be given first and second readings;

AND THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9022" (Electric Kick Scooter Pilot) be given third reading.

**CARRIED UNANIMOUSLY** 

R2024-04-08/12









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

REPORT

To:

Mayor Linda Buchanan and Members of Council

From:

Michelle Lam, North Shore Mobility Options Coordinator

Subject:

PROVINCIAL ELECTRIC KICK SCOOTER PILOT PROJECT EXTENSION

Date:

March 27, 2024

File No: 16-8330-05-0001/1

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

### RECOMMENDATION

PURSUANT to the report of the North Shore Mobility Options Coordinator, dated March 27, 2024, entitled "Provincial Electric Kick Scooter Pilot Project Extension":

THAT the City of North Vancouver's participation in the Provincial Electric Kick Scooter Pilot Project be continued from April 2024 to April 2028;

AND THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9022" (Electric Kick Scooter Pilot) be given first, second and third readings.

#### **ATTACHMENTS**

- 1. Council Report of January 6, 2022 Proposed Bylaw to Enable E-Scooter Pilot (CityDocs 2140459)
- Province of British Columbia, Order of the Lieutenant Governor in Council, Order in Council No. 640 (CityDocs 2484504)
- 3. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9022" (Electric Kick-Scooter Pilot) (CityDocs 2484494)

# SUMMARY

The BC Ministry of Transportation and infrastructure (BC MoTI) has extended their Electric Kick Scooter Pilot Project for another four years, beginning in April 2024. In order to continue participating in the pilot project, City Council must pass a resolution and the proposed bylaw amendments. This pilot extension will continue to permit the use of personal electric kick scooter ("e-scooters") owned or leased by individuals or

Document Number: 2473396 V3

Date: March 27, 2024

rented out by traditional brick-and-mortar businesses within the City of North Vancouver. Additionally, the City's continued participation in this BC MoTI led pilot enables information sharing and learning to occur between the City, Ministry, and other participating governments.

#### BACKGROUND

In 2021, the BC MoTI launched a pilot project to enable and learn about e-scooter use in participating pilot communities, along with guidelines for users and rules of the road.

In 2022, Council adopted the necessary amendments to the Street and Traffic Bylaw, No. 7125 (Attachment 2) to enable the use of personal e-scooters. The bylaw amendments formally enabled the City's participation in the first pilot project by accepting the definition of e-scooters and establishing the permitted operating areas for e-scooters as required by the BC MoTI pilot framework.

Since joining as a pilot community, the City has benefited from communicating with and learning from the Ministry and participating communities through working groups, conference calls and periodic data-sharing and reporting.

The current pilot project ends on April 5, 2024, at which time a new four-year pilot is starting under a new regulation and legislative framework. To continue participation in the Electric Kick Scooter Pilot Project, a resolution must fulfil the legislative requirements under Motor Vehicle Act section 304 (as amended by the Motor Vehicle Amendment Act, 2023, the operative section of which comes into force on April 5, 2024). The proposed bylaw amendments are essentially housekeeping amendments to reference the new BC MoTI regulations with no other significant changes. There is no expected increase or change in the City's involvement per this new pilot launch.

# DISCUSSION

# Interim Results

Thirteen jurisdictions have participated in the provincial pilot to enable the use of escooters. BC MoTI has summarized the interim results from all participating pilot communities. These results are from the current pilot project:

- British Columbians support the testing of electric kick scooters;
- Electric kick scooters have environmental benefits and can help meet sustainable transportation goals;
- Participating communities have higher levels of support;
- Electric kick scooters can help meet sustainable transportation goals;
- Injuries and conflicts with other road users are rare when operators follow the rules;
- Overall awareness of the project and electric kick scooter laws is low.

# Pilot Extension (2024-2028)

Date: March 27, 2024

The Province encourages communities to join the pilot project for an additional four years from April 2024 - April 2028, as it will assist in assessing the safety of these devices and help to develop a potential permanent regulatory framework for these devices. Note that e-scooter use is not legally permitted within a community unless it is participating in the pilot project.

The rules and regulations with the pilot extension (see Attachment 3) do not include significant changes. Minor amendments are summarized below.

### **Pilot Revisions**

The new regulation makes minor updates to certain device requirements, including:

- maximum speed is now 25 km/hr instead of 24 km/hr;
- the device must have a braking system that can stop the device completely within 7.5 meters when traveling at 25 km/h on a smooth, level, and clean surface:
- the device is permitted to be equipped with a flashing red light.

The new regulation makes minor updates to certain operator requirements, including duty to make a 'hook turn' (or dismount the device and cross as a pedestrian) to turn left at intersections. No significant changes were made to the current permitted operating areas for e-scooters.

# Annual Reporting

The 2024-2028 pilot has simplified processes for participation and reporting. The Province will obtain data from parties including BC Injury Research and Prevention Unit, and qualitative data from participating municipalities. The City is required to report annually to BC MoTI, outlining the pilot's impacts on the transportation network and the community, as well as insights into e-scooter utilization.

#### FINANCIAL IMPLICATION

There are no financial implications anticipated as a result of this pilot.

# STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The e-scooter pilot supports key goals and objectives in the City's Official Community Plan, including prioritizing the use of non-automobile modes of travel (Objective 2.1), encouraging technological innovation to overcome transportation barriers (Objective 2.3.7), encourage low-emission transportation options (Objective 2.3.8), and collaborating with neighbouring municipalities to improve the connectivity of the transportation system (Objective 2.3.10).

The pilot also supports key 2022-2026 Council Strategic Plan priorities, including: A Connected City that provides active and sustainable ways for people and goods to move to, from, and within the City safely and efficiently.

REPORT: Provincial Electric Kick Scooter Pilot Project Extension

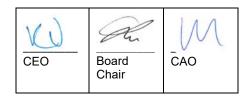
Date: March 27, 2024

RESPECTFULLY SUBMITTED:

Michelle Lam,

North Shore Mobility Options Coordinator





# The Corporation of THE CITY OF NORTH VANCOUVER LONSDALE ENERGY CORPORATION

# **REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Sean Wood, Manager, Finance, Lonsdale Energy Corp.

Subject: 2024 Loans Status Update

Date: November 13, 2024 File No: 05-1610-01-0001/2024

# RECOMMENDATION

PURSUANT to the report of the Manager, Finance, Lonsdale Energy Corp., dated November 13, 2024, entitled "2024 Loan Status Update":

THAT Lonsdale Energy Corp.'s proposed Debt Repayment Schedule be endorsed.

# **ATTACHMENTS**

- 1. Loans from the City of North Vancouver as at November 13, 2024 (CityDocs 2597692)
- 2. Debt Repayment Schedule as at November 13, 2024 (CityDocs 2597693)

#### **PURPOSE**

This report provides an update on the status of the loans outstanding from the City of North Vancouver (the City) to Lonsdale Energy Corp. (Lonsdale Energy), as well as a recommendation to endorse the updated Debt Reimbursement Schedule, which updates for the timing of payments and draws in 2023 and 2024, slightly higher principal payments in 2024, maintains the same blended principal and interest payments from 2025 to 2026, and the same retirement date of 2037.

#### BACKGROUND

Lonsdale Energy was incorporated in 2003 and began operations in 2004 providing hydronic (water-based) space heating and domestic hot water services to buildings within the City. As the system grew, the City provided construction services to build distribution piping and charged the work back to Lonsdale Energy. On December 16, 2013, the City converted the amount due into a five-year demand term loan maturing on December 16,

Document Number: 2597651

Date: November 13, 2024

2018, and bearing interest at 2.10% per annum. In addition to converting the amount due into debt, Lonsdale Energy was authorized to borrow up to \$12 million (inclusive of the existing expenses) from the City. A Debt Repayment Schedule was established based on revenue projections to match the loan obligations to the growth of the Company. This funding facilitated the growth of the district energy system from 2009 to 2015. Subsequently, Lonsdale Energy made additional funding requests and provided the specific purpose of each request, as summarized in **Attachment 1**. On August 1, 2018, all of these authorized amounts were consolidated into a new five-year demand term loan maturing on August 1, 2023, and bearing an interest rate of 2.65% per annum. On August 31, 2023, the terms of the loan were renewed for another 5 years, and the interest rate was set at 3.51%.

In response to the funding requests made by Lonsdale Energy in the report "Lonsdale Energy Corporation Funding Request" dated November 17, 2021, Council asked that the Company investigate commercial funding options. After engaging with commercial banks, Lonsdale Energy presented its commercial options to Council in 2022 and was authorized to borrow up to \$12 million from a commercial lender to fund various capital projects and up to \$17 million from a commercial lender to fund a sewer heat recovery project.

### DISCUSSION

# Loan Obligations - Status Update

Since establishing the loans in 2013, Lonsdale Energy has met or exceeded its debt obligations each year. As of November 13, 2024, the loans from the City are summarized as follows:

Amount	Disbursed to	Remaining	Principal	
Authorized by	Lonsdale	Loan Amount	Payments	<b>Amount Due</b>
Council	Energy	Available	Made by LEC	to the City
\$37,632,966	\$33,706,966	\$3,600,000	\$7,389,162	\$26,317,804

The remaining amount due to the City is scheduled to be retired in 13 years (2037) per the Debt Repayment Schedule (**Attachment 2**). Note, the remaining loan amount available is for the construction of distribution piping to the North Shore Wastewater Treatment Plant to connect to the Effluent Heat Recovery Project. The Company has deferred this work to 2028/2029 in this debt schedule due to uncertainty around the project's status and construction timeline.

Total Principal Paid to Date	\$7,389,000
Total Interest Paid to Date	\$5,927,000
Current Interest Rate	3.51%
City's 2023 Fixed-Income Investment Portfolio Yield	2.80%

The loans have provided a mutually beneficial arrangement for Lonsdale Energy and the City by providing Lonsdale Energy with an interest rate lower than the commercial banks and the City with a rate of return greater than its Fixed-Income Investment Portfolio Yield.

Additionally, a lower interest rate has benefited customers as the financing costs are carried through to rates.

In 2023, Lonsdale Energy paid the City \$798,088 in interest payments and \$1,080,282 in principal payments. To date in 2024, Lonsdale Energy has slightly exceeded its principal payment obligation with a payment of \$1,020,000 and paid \$714,037 in interest for the first three quarters, with a final interest invoice for Q4 to be issued by the City in early 2025.

# Debt Repayment Schedule (Attachment 2)

Council endorsed the most recent debt repayment schedule in the April 17, 2023, Council Meeting. There have been no significant changes to the new schedule and the loan is still scheduled to be retired in 2037. The schedule has been updated to consider 2023 and 2024 activities, as the timing of draws and payments influences the balance between interest and principal payments compared to forecasts, however the total scheduled debt obligations remain the same and therefore the new schedule does not break them out, which will simplify future updates.

# **Debt Servicing**

Lonsdale Energy staff conduct detailed 24-month cash flow projections on a quarterly basis to assess the Company's ability to meet its short-term obligations. Recent modelling demonstrates Lonsdale Energy's capacity to satisfy all its debt obligations to the City in 2024 and 2025. Additionally, staff conduct long-term modelling to determine the financial impact and feasibility of significant capital projects, new low-carbon energy sources, and its capital structure. Once again, long-term modelling validates its ability to repay its debt obligations for the coming year under the suggested schedule. The modeling calculates the Company's 2025 cash available for debt service as approximately 2.4 times higher than its debt obligations to the City, and 2.1 times higher than its debt obligations to all lenders. This is a strong indicator of the Company's ability to satisfy its obligations. Additionally, Lonsdale Energy's senior lender, the Royal Bank of Canada, requires that the Company maintain a Debt to Total Capital Limit below 0.65, as of November 13, 2024, Lonsdale Energy is at 0.12.

Funded Debt to Total Capital Ratio	0.12
Debt-Service Coverage Ratio – All debt	2.1:1.0
Debt-Service Coverage Ratio – City	2.4:1.0

# Summary

The funds loaned by the City to Lonsdale Energy have facilitated numerous building connections over the past decade which will maximize the impact of the low-carbon energy sources as they are added to the system. This mutually beneficial arrangement has allowed Lonsdale Energy to build the system to meet the growing demand of the community, while providing the City with a competitive long-term return on investment.

Lonsdale Energy met all its 2023 debt obligations and is on pace to meet its 2024 obligations to the City. Financial modeling indicates a strong ability to service its debt to the City and other lenders.

Staff are requesting endorsement of the updated Debt Repayment Schedule (**Attachment 2**). This schedule maintains a retirement date of 2037 for the loans.

RESPECTFULLY SUBMITTED:

Sean Wood, CPA

Manager, Finance, Lonsdale Energy

# Loans from the City of North Vancouver to Lonsdale Energy Corp. as at November 13, 2024

Date Authorized by Council	Loan Description	Amount Authorized by Council		Amount Disbursed	Lo	Remaining an Amount Available		Principal Payments	Amount Outstanding (Due to City)
2012-06-19	Green Municipal Investment Fund Project Loan - Loan through the City	\$ 2,000,000	\$	2,000,000	\$	-	\$	(2,000,000)	\$ -
2013-12-16	Distribution System Construction & Working Capital	12,000,000	\$	12,000,000	\$	-	\$	(5,389,162)	6,610,838
2015-06-13	Corix Agreement Expiration Settlement	2,000,000	\$	2,000,000	\$	-	\$	-	2,000,000
2015-11-02	Corix Agreement Expiration Settlement	611,966	\$	611,966	\$	-	\$	-	611,966
2016-01-25	Construction of Mini-Plant 8	1,600,000	\$	1,545,000	\$	-	\$	-	1,545,000
2016-04-04	Connection of 160 E 6th	600,000	\$	600,000	\$	-	\$	-	600,000
2016-04-04	Connection of Moodyville	2,300,000	\$	2,300,000	\$	-	\$	-	2,300,000
2016-09-12	W Keith Road Financing & NTS1 & BPS1	3,250,000	\$	3,250,000	\$	-	\$	-	3,250,000
2017-06-12	2017-18 Construction Financing - E 18th St - Lonsdale to 154 E 18th	360,000	\$	345,000	\$	-	\$	-	345,000
2017-06-12	2017-18 Construction Financing - Chesterfield Ave - 15th to 1549 Chesterfield	220,000	\$	220,000	\$	-	\$	-	220,000
2017-06-12	2017-18 Construction Financing - Chesterfield Ave - 1549 to 1730 Chesterfield	400,000	\$	400,000	\$	-	\$	-	400,000
2017-06-12	2017-18 Construction Financing - E 15th St - Lonsdale to 1441 & 1549 St Georges	620,000	\$	620,000	\$	-	\$	-	620,000
2017-06-12	2017-18 Construction Financing - Mahon Ave - Ext. to 63 Mahon (Alcuin College)	75,000	\$	75,000	\$	-	\$	-	75,000
2017-06-12	2017-18 Construction Financing - Controls Replacement & Upgrade: MP4,6, & 7	325,000	\$	290,000	\$	-	\$	-	290,000
2017-06-12	2017-18 Construction Financing - MP5 Capacity Increase	100,000	\$	100,000	\$	-	\$	-	100,000
2017-06-12	2017-18 Construction Financing - Carrie Cates Court - Cost Overrun	200,000	\$	200,000	\$	-	\$	-	200,000
2017-07-24	Heat Recovery from the NSWWTP	3,600,000	\$	_	\$	3,600,000	\$	-	-
2017-09-18	Cooling Services at Lot 5	1,200,000	\$	1,150,000	\$	-	\$	-	1,150,000
2018-07-16	St. Georges Ave - 160 E 6th Street to E 3rd Street & NTS2	1,600,000	\$	1,455,000	\$	-	\$	-	1,455,000
2018-07-16	MP9 - Construction of MP9 at Harbourside Concert Properties	1,200,000	\$	1,200,000	\$	-	\$	-	1,200,000
2018-07-16	E 15th Street - St. Georges Ave to 250 E 15th Street & LGH	450,000	\$	450,000	\$	-	\$	-	450,000
2018-07-16	Chesterfield Ave - W Keith Road to W 3rd Street	950,000	\$	950,000	\$	-	\$	-	950,000
2019-07-15	Bewicke Ave - 14th Street to 715 W 15th St. (HE220)	130,000	\$	130,000	\$	-	\$	-	130,000
2019-07-15	Ridgeway Ave - 3rd to 1st St. (Trails phased connections)	375,000	\$	370,000	\$	_	\$	-	370,000
	MP2 Boiler Addition	286,000		265,000	\$	_	\$	-	265,000
2019-07-15	E 8th St St. Georges Ave. to 128 E 8th St. (HE133)	150,000	\$	150,000	\$	_	\$	-	150,000
	Booster Pump Station 2 at 366 E 3rd Street	100,000		100,000	\$	_	\$	_	100,000
	E 17th St Lonsdale to 143 E 17th St. (HE135)	260,000		260,000	\$	_	\$	_	260,000
	E 12th St St. Georges Ave. to 127 E 12th St. (HE136)	230,000		230,000	\$	_	\$	_	230,000
	E 20th St Lonsdale Ave. to 125 E 20th St. (HE137)	150,000		150,000	\$	_	\$	_	150,000
	E 1st St Ridgeway Ave. to 520 E 1st St.	290,000		290,000		-	\$	-	290,000
	TOTAL	¢ 27.022.000	•	22 700 000	•	2 000 000	•	(7.200.400)	¢ 00 047 004
	TOTAL	\$ 37,632,966	\$	<i>3</i> 3,706,966	\$	3,600,000	\$	(7,389,162)	\$ 26,317,804

Doc: 2597692

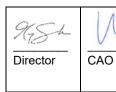
# **DEBT REPAYMENT SCHEDULE**

as at November 13, 2024

Revenue allocated towards debt obligation growth factor (2017-2026): 10.00%
Revenue allocated towards debt obligation growth factor (2027-2036): 5.00%
Forecasted Interest Rate: 3.51%

Status	Year	Loan Balance	Remaining Loan Draws	Scheduled Revenue Allocation towards Debt Obligation	Additional Principal Payments	Revenue Allocated towards Debt Obligation
Actual	2013	\$ 11,411,018		\$ 181,399	-	\$ 181,399
Actual	2014	12,324,620		388,115	-	388,115
Actual	2015	15,130,982		433,457	-	433,457
Actual	2016	15,907,770		490,252	-	490,252
Actual	2017	21,691,926		1,000,000	2,667	1,002,667
*Actual	2018	24,188,992		1,100,000	-	1,100,000
Actual	2019	26,307,373		1,210,000	125,556	1,335,556
Actual	2020	26,518,086		1,331,000	27,095	1,358,095
Actual	2021	26,940,184		1,464,100	328,677	1,792,777
Actual	2022	27,003,086		1,610,510	10,465	1,620,975
Actual	2023	26,622,804		1,771,561	106,809	1,878,370
Forecast	2024	26,317,804		1,948,717		1,948,717
Forecast	2025	25,307,277		2,143,589		2,143,589
Forecast	2026	24,051,973		2,357,948		2,357,948
Forecast	2027	22,538,250		2,475,845		2,475,845
Forecast	2028	20,853,497	1,800,000	2,599,637		2,599,637
Forecast	2029	20,785,818	1,800,000	2,729,619		2,729,619
Forecast	2030	20,585,781		2,866,100		2,866,100
Forecast	2031	18,442,242		3,009,405		3,009,405
Forecast	2032	16,080,159		3,159,875		3,159,875
Forecast	2033	13,484,697		3,317,869		3,317,869
Forecast	2034	10,640,141		3,483,763		3,483,763
Forecast	2035	7,529,847		3,657,951		3,657,951
Forecast	2036	4,136,194		3,840,848		3,840,848
Forecast	2037	455,989		455,989		455,989
Forecast	2038	-		-		-

Doc: 2597693





# The Corporation of THE CITY OF NORTH VANCOUVER FIRE DEPARTMENT

**REPORT** 

To: Mayor Linda Buchanan and Members of Council

From: David Owens, Deputy Fire Chief, Prevention and Public Safety

Subject: FIRE BYLAW UPDATE

Date: November 5, 2024 File No: 14-7002-01-0001/2024

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

# **RECOMMENDATION**

PURSUANT to the report of the Deputy Fire Chief, Prevention and Public Safety, dated November 5, 2024, entitled "Fire Bylaw Update":

THAT the following bylaws be considered for readings:

- "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9059" (Fire Safety Act and Housekeeping);
- "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2024, No. 9090" (Fire Bylaw Penalties); and
- "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2024, No. 9091" (Fire Bylaw Penalties).

#### **ATTACHMENTS**

- 1. "Fire Bylaw, 2021, No. 8852" with Tracked Changes (CityDocs 2578719)
- 2. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675" with Tracked Changes (CityDocs 2578731)
- 3. "Ticket Information Utilization Bylaw, 1992, No. 6300" with Tracked Changes (CityDocs 2578748)
- 4. "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9059" (CityDocs 2578724)
- 5. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2024, No. 9090" (CityDocs <u>2578743</u>)
- 6. "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2024, No. 9091" (CityDocs <u>2578751</u>)

Document Number: 2585641 V2

#### **SUMMARY**

The purpose of this report is to update City Council on proposed amendments to the Fire Bylaw, Bylaw Notice Enforcement Bylaw, and Ticket Information Utilization Bylaw. Many of these amendments arise from the recent enactment of the new *Fire Safety Act*, SBC 2016, c. 19 (the "*Fire Safety Act*"), along with housekeeping updates.

#### **BACKGROUND**

In 2021, the City of North Vancouver Fire Department (NVCFD), the District of North Vancouver Fire and Rescue Services (DNVFRS), and the District of West Vancouver Fire Rescue Services (WVFRS) collaborated to align Fire Bylaws across the North Shore. Several updates, including housekeeping revisions, are being proposed to ensure continued alignment of these bylaws.

On August 1, 2024 the new *Fire Safety Act* came into force, replacing the 1979 *Fire Services Act*. While many updates associated with the *Fire Safety Act* are proposed within this amendment, we have been provided with limited time to explore all changes that may be necessary. It is anticipated that a future bylaw amendment will be required once a more thorough review has been completed.

# **DISCUSSION**

# Fire Bylaw

The proposed changes to the Fire Bylaw are included as a tracked document (Attachment #1) and the Amendment Bylaw (Attachment #4). There are several notable proposed changes to the existing Fire Bylaw that include:

- Fire Safety Act Designations The new Fire Safety Act requires local authorities, defined as the Council of a municipality, to designate persons or classes of persons as fire inspectors and fire investigators who meet applicable standards established by the Fire Commissioner. It is proposed to delegate authority to the Fire Chief for the future designation of fire inspectors and fire investigators.
- Risk Based Compliance Monitoring The Fire Safety Act requires that City
  Council implement a risk-based system of inspections for public buildings. The
  system will be based on a risk analysis and it is proposed to delegate the
  authority to develop such a system to the Fire Chief.
- Fire Escapes There are a number of legacy buildings in the City of North Vancouver which are still utilizing exterior mounted exit ladders, commonly referred to as fire escapes. Provisions have been added into the Fire Bylaw which require that a registered professional conduct a review of fire escapes every 5 years to ensure they are safe for use by occupants and fire fighters.

Development Review Fees – It is proposed to provide the Fire Chief with the
discretion to waive Fire Department development review fees for City-led civic
projects on City-owned land; for example, future projects such as the Harry
Jerome Recreation Center. This would be consistent with the approach taken in
the Construction Regulation Bylaw for building permit fees.

Alignment with District of West Vancouver and District of North Vancouver –
Many of the proposed changes are to re-align the City's bylaw with the fire
bylaws of our neighbours. While these bylaws were mostly aligned in 2021 when
adopted, minor updates have occurred.

# Bylaw Notice Enforcement and Ticket Information Utilization Bylaws

The Bylaw Notice Enforcement and Ticket Information Utilization Bylaws are used to issue fines as a means to work with property owners and occupants to gain compliance with City Bylaws, Codes and Regulations. These are very effective tools for ensuring the safety of residents and occupants. As such, the existing schedules relating to the existing Fire Bylaw will be deleted and replaced, with minor amendments and several new fines related to fire escapes, property representatives arriving on scene at an event, and occupants evacuating during an incident.

'Schedule A' of the Ticket Information Utilization Bylaw must identify the Designated Bylaw Enforcement Officer authorized to issue a municipal ticket for each City bylaw. This designation was inadvertently deleted by a previous bylaw amendment and we are taking this opportunity to add this designation back into the Bylaw.

The proposed changes to the Bylaw Notice Enforcement Bylaw are included as a tracked document (Attachment #2) and the Amendment Bylaw as Attachment #5.

The proposed changes to the Ticket Information Utilization Bylaw are included as a tracked document (Attachment #3) and the Amendment Bylaw as Attachment #6.

#### FINANCIAL IMPLICATIONS

No new financial implications are expected to arise in respect of the recommended update to the Fire Bylaw.

# INTER-DEPARTMENTAL IMPLICATIONS

These proposed Bylaw amendments have been reviewed by Legal Services; no new inter-departmental implications are expected to arise in respect of the recommended update to the Fire Bylaw.

# STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Updating of the Fire Bylaw aligns with Council's Strategic Plan to be "A City for People" by being a safe and welcoming community.

RESPECTFULLY SUBMITTED:

David Owens

Deputy Fire Chief, Prevention and Public

Safety



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

"Fire Bylaw, 2021, No. 8852"

# **CONSOLIDATED FOR CONVENIENCE – JULY 22, 2024**

Amendment #	Adoption Date	Subject
9047	July 22, 2024	Fees and Charges

#### THE CORPORATION OF THE CITY OF NORTH VANCOUVER

#### **BYLAW NO. 8852**

#### A Bylaw for the prevention and suppression of fire and preservation of life

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

#### **CONTENTS**

#### **PART 1 - INTRODUCTION**

- 1.1 Title
- 1.2 Minimum Competency Training Level

#### **PART 2 - INTERPRETATION AND GENERAL PROVISIONS**

- 2.1 Words and Phrases
- 2.2 Definitions
- 2.3 Conflict
- 2.4 Application
- 2.5 Duty of Care

#### **PART 3 - FIRE DEPARTMENT OPERATIONS**

- 3.1 Fire Chief
- 3.3 Authority of the Fire Chief
- 3.6 Conduct of Persons
- 3.8 Vacant and Fire-Damaged Buildings
- 3.10 Demolition
- 3.13 Commandeer Privately Owned Equipment
- 3.14 Safe Handling of Dangerous Goods
- 3.15 Tampering with Fire Protection Equipment

# PART 4 - PUBLIC SAFETY

- 4.1 Regular System of Inspections
- 4.2 Fire Chief/Fire Inspectors
- 4.4 Emergency Fire Protection System Inspection, Testing and Maintenance
- 4.8 Falsify Records and Reports
- 4.9 Premise Evacuation
- 4.10 Fire Watch
- 4.12 Review of Building Construction Plans
- 4.13 Alternate Solutions to Prescribed Code
- 4.14 Technical Assistance
- 4.15 Code Analysis
- 4.17 Construction Fire Safety Planning
- 4.20 Fire Safety Plan/Emergency Planning
- 4.22 Pre-Incident Fire Plans
- 4.23 Occupancy Contact Requirements

# PART 5 - REGULATION OF FIRE HAZARDS

- 5.1 Fire Hazards
- 5.3 Disposal of Material
- 5.4 Garbage and Recycling Containers
- 5.5 Combustible Waste Near Buildings

5.7	Explosion or Potential Explosion – Hazardous Substance
5.8	Open Air Fires
5.9	Forest Fire Danger
5.12	Interface Construction Protocols
5.15	Delegation of Authority – Fire Risk in Forest/Woodlands
5.16	Compliance with Orders
5.18	Right to Enter
PART	6 - INSPECTION OF PREMISES AND FIRE PROTECTION EQUIPMENT
6.1	Fire Department Access
6.2	Fire Department Lock Boxes
6.4	Indoor and Outdoor Storage
6.5	Fire Separations
6.6	Fire Doors
6.8	Identification of Floors
6.9	Portable Extinguishers
6.10	Exit Signs
6.15	Emergency Power Systems and Emergency Lighting Systems
6.17	Exit Systems
6.20	Smoke Control Systems and Fire Dampers
6.23	Fire Alarm and Voice Communication Systems
6.25	Fire Alarm System Monitoring and Certificate Posting
6.28	Smoke Alarms
6.30	Standpipe and Hose Systems
6.34	Automatic Sprinkler Systems
6.38	Water Supply Systems for Fire Protection
6.48	Special Fire Suppression Systems
6.50	Commercial Cooking Equipment
6.54	In Building Emergency Responder Communication Enhancement Systems
6.55	Carbon Monoxide/Gas Monitoring Systems
6.57	Access to Storage Areas
6.58	Enclosed Storage Garages for Vehicles
6.64	Shipping Containers
6.70	Construction and Demolition Sites
6.76	New Fire Hydrants
6.79	Flammable and Combustible Liquids
6.80	Hazardous Processes and Operations
6.81	Dangerous Goods
6.82	Mobile Food Vendors
6.85	Special Events

# PART 7 - COST RECOVERY AND FEES

- Fees for Permits and Services 7.1
- Special Inspections, Follow-up and Re-inspections
  Fire Investigations
  Comfort Letter Requests 7.3

6.88 Integrated Fire Protection and Life Safety Systems Testing

- 7.5
- 7.7

6.87 Service Station Safety

- 7.8 Damaged or Contaminated Vehicles or Equipment
  7.9 Building Permit Fees
  7.10 Occupant Load
  7.14 Event Approval

- 7.16 Filming Special Effects and Pyrotechnics
- 7.18 Notification of Fire and Sprinkler Alarm Testing
- 7.20 False Alarms and Nuisance Alarms

#### PART 8 - PERMITS

- 8.1 Issuance of Permit
- 8.2 Conditions of Permit
- 8.3 Permit Form

#### **PART 9 - ENFORCEMENT**

- 9.1 Orders
- 9.5 Standard of Work
- 9.6 Rejection of Work
- 9.7 Form of Order
- 9.8 Serving and Compliance with Order
- 9.11 Cost Recovery
- 9.13 Compensation to Municipality
- 9.17 Designation of the Bylaw (Bylaw Notices)
- 9.18 Obstruction
- 9.19 Default
- 9.20 Offences and Penalties
- 9.23 Ticketing (Municipal Ticket Information)

# PART 10 - MISCELLANEOUS

- 10.1 Severability
- 10.2 Repeal

Appendix A - Definitions

Deleted: 9.21

#### **PART 1 – INTRODUCTION**

#### Title

1.1 This Bylaw shall be known and cited for all purposes as "Fire Bylaw, 2021, No. 8852".

#### **Minimum Competency Training Level**

1.2

The City of North Vancouver Fire Department is a Full Service Operation according to the British Columbia Structural Firefighting Minimum Training Standards, prepared by the Officer of the Fire Commissioner of British Columbia, pursuant to paragraph 4(1)(d) of the Fire Safety Act.

**Deleted:** The City of North Vancouver Fire and Rescue Service is a Full Service Operation according to the Structure Firefighters Competency and Training Handbook, prepared by the Officer of the Fire Commissioner of British Columbia, pursuant to paragraph 3(3)(b) of the *Fire Services Act*.

#### PART 2 - INTERPRETATION AND GENERAL PROVISIONS

#### Words and Phrases

2.1 Unless specifically defined herein, words and phrases used in this Bylaw shall be construed in accordance with the meanings assigned to them by the Fire Safety Act, the Building Code, the Fire Code or the Community Charter, all as may be amended or replaced, as the context and circumstances require.

#### **Deleted:** Services

#### **Definitions**

2.2 The definitions of terms used in this bylaw are contained in Appendix A of this bylaw.

#### Conflict

2.3 In the event of a conflict, discrepancy, variation or inconsistency between any provision of this bylaw and the Fire Safety Act, the Fire Code or the Building Code, the provisions of the Fire Safety Act, the Fire Code or the Building Code, as the case may be, shall prevail over the provisions of this bylaw to the extent of any conflict, discrepancy, variation or inconsistency.

# Deleted: Services Deleted: Services

#### Application

2.4 The provisions of this bylaw apply to all Buildings, structures, premises and conditions within the Municipality and, for certainty, apply to both existing Buildings and Buildings under construction.

#### **Duty of Care**

2.5 This bylaw does not create any duty of care whatsoever on the Municipality or its elected officials, officers, employees or agents in respect of enforcement or failure to enforce this bylaw. Neither the failure to administer or enforce, nor the incomplete or inadequate administration or enforcement of this bylaw or inspections made by the Fire Chief or Fire Inspector gives rise to a cause of action in favour of any person.

# **PART 3 – FIRE DEPARTMENT OPERATIONS**

#### Fire Chief

- 3.1 The Fire Chief is appointed by the Municipal Council.
- 3.2 Any references to the Fire Chief in this bylaw shall include a reference to any person duly authorized by the Fire Chief to exercise any of the Fire Chief's powers or to carry out any of the Fire Chief's duties under this bylaw.

#### **Authority of Fire Chief**

- 3.3 The Fire Chief is authorized to:
  - Manage, control, supervise and enforce the activities of the Fire Department and its Members;
  - (b) Appoint or authorize Members to exercise any of the Fire Chief's powers on such terms and conditions as the Fire Chief considers appropriate and revoke any such appointment or authorization;
  - (c) Carry out all other actions the Fire Chief is authorized to perform pursuant to this bylaw, the Fire Code, the *Fire Safety Act* and any statute or regulation;
  - (d) Designate, in writing, persons or classes of persons as Fire Inspectors to conduct fire safety inspections provided that any such designated individual meets the applicable standards established by the Fire Commissioner in accordance with the Fire Safety Act;
  - (e) Designate, in writing, persons or classes of persons as Fire Investigators to conduct fire investigations provided that any such designated individual meets the applicable standards established by the Fire Commissioner in accordance with the Fire Safety Act, and
  - (f) Make such Orders as the Fire Chief deems necessary with respect to any of the matters referred to in this bylaw.
- 3.4 The Fire Chief, <u>Fire Inspectors</u>, <u>Fire Investigators</u> and every Member authorized by the Fire Chief is authorized to take all measures considered necessary to:
  - (a) Prevent, suppress, control and extinguish fires;
  - (b) Provide Incident Response;
  - (c) Provide fire inspection and fire investigation services;
  - (d) Provide Fire Code review for Buildings;
  - (e) Protect life and property; and
  - (f) Have the care, custody and control of all Fire Department apparatus, equipment and buildings.
- 3.5 No apparatus of the Fire Department shall be used beyond the jurisdictional boundaries of the Municipality without the permission of the Fire Chief.

### Conduct of Persons

- 3.6 A person must not:
  - (a) Impede in any way any Member in the execution of their duties, including but not limited to:
    - (i) providing an Incident Response;
    - (ii) investigating a fire scene;

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- (iii) investigating a Building to determine the cause of activation of a Fire Alarm System, sprinkler system or other fire or Life Safety System;
- (iv) investigating a complaint of a fire hazard; or
- (v) conducting a fire safety inspection as required by the Fire <u>Safety Act</u> or this bylaw;
- (b) Enter an incident area without the permission of the Fire Chief except for those duly authorized by the Fire Chief or any Member in charge at an incident;
- (c) Drive a vehicle over any fire hose;
- (d) Falsely represent themselves as a member or wear or display the Fire Department badge, cap, button, insignia, or other paraphernalia for the purpose of such false representation.
- 3.7 The Fire Chief or any Member designated by the Fire Chief to be in charge at an incident may order any person at or near an Incident Response to render reasonable assistance to mitigate an incident.

#### Vacant and Fire-Damaged Buildings

- The Owner(s) or Owner's Authorized Agent of a vacant or fire-damaged Building must promptly take all steps necessary to secure the Building against the entry of unauthorized persons, including, but not limited to, guarding the Building and securing all openings to the Building and land surrounding the building, if so ordered by the Fire Chief, to the satisfaction of the Fire Chief. In such events, the Owner(s) or Owner's Authorized Agent or Occupier of the property must pay the cost to secure the Building and land surrounding the building.
- 3.9<sub>c</sub> The Fire Chief or any Member has the authority, at all times, by day or night, to provide a post-incident watch for a period of time deemed necessary to secure the vacant or fire-damaged Building and any necessary surrounding land against further incident, or to engage the services of a security company or security person to maintain a Fire Watch for the Building and surrounding land, to perform site security or to secure vacant or fire-damaged Building and any necessary surrounding land at the expense of the Owner(s) or Owner's Authorized Agent or Occupier and any such measures taken are considered services provided in relation to lands or improvements.

#### **Demolition**

- 3.10 The Fire Chief and any Member authorized by the Fire Chief may order the damage, destruction or demolition of any Building, part of a Building, structure, equipment or other private property as may be necessary to extinguish, suppress or prevent the spread of fire or prevent the potential collapse of a Building resulting from an Incident Response.
- 3.11 None of the Municipality, the Fire Department or any of their elected or appointed officials, officers, employees or members is obligated to restore or pay compensation for property damaged, destroyed or demolished pursuant to section 3.10.
- 3.12 If the Fire Chief or a Member arranges for damage, destruction or demolition pursuant to section 3.10, the Owner(s) or Owner's Authorized Agent of the property subject to such services must pay to the Municipality the hourly rate of equipment and staffing costs of each Member for the actual time the Member and equipment attended at the site, plus any other expenses incurred by the Fire Department in relation to the Incident Response.

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**Deleted:** The Owner(s) or Owner's Authorized Agent of a vacant or fire-damaged Building must promptly take all steps necessary to secure the Building against the entry of unauthorized persons, including, but not limited to, guarding the Building and securing all openings to the Building to the satisfaction of the Fire Chief.

**Deleted:** The Fire Chief or any Member has the authority, at all times, by day or night, to provide a post-incident watch for a period of time deemed necessary to secure the property against further incident, or to engage the services of a security company or security person to maintain a Fire Watch for the Building, to perform site security or to secure a premise at the expense of the Owner(s) or Owner's Authorized Agent or Occupier.

#### **Commandeer Privately Owned Equipment**

3.13 The Fire Chief or any Member in charge at an Incident Response has the authority to commandeer privately owned equipment which the Fire Chief or Member considers necessary to deal with the Incident Response and the owner of such equipment will be compensated in accordance with standard industry rates.

#### Safe Handling of Dangerous Goods

3.14 Every Owner(s) or Owner's Authorized Agent, carrier, agency, organization or other person having responsibility for the transport, storage or use of Dangerous Goods is responsible, at their own cost, for the clean-up and safe disposal of all such Dangerous Goods arising from any incident and where the person fails to clean up and/or dispose of such Dangerous Goods adequately (as determined by the Fire Chief), such person must pay the actual costs and expenses incurred by the Fire Department or its contractors in mitigating the incident involving Dangerous Goods and pay the actual costs and expenses incurred to clean up and safely dispose of the Dangerous Goods.

#### **Tampering with Fire Protection Equipment**

- 3.15 A person must not:
  - (a) Tamper with, alter or damage in any way any Fire Protection Equipment of any kind except as may be required for maintenance and service; or
  - (b) Reset or silence a Fire Alarm System until authorized by the Fire Chief.

#### PART 4 - PUBLIC SAFETY

4.1 Risk-based Compliance Monitoring System – Regular System of Inspections

The Fire Chief is authorized and required to implement a risk-based compliance monitoring system for public buildings consisting of fire safety inspections and fire safety assessments as required by the Fire Safety Act to ensure that owners of public buildings comply with the Fire Safety Act and its regulations.

#### Fire Chief/Fire Inspectors

- 4.2 Fire Inspectors are authorized to enforce rules, regulations and policies for the administration and operation of the Fire Department as directed by the Fire Chief.
- 4.3 The Fire Chief and Fire Inspectors are authorized to:
  - (a) Enter on property and inspect premises for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from a fire:
  - Take measures to prevent and suppress fires, including demolition of buildings or other structures and removal or cutting of natural or planted vegetation to prevent the spreading of fires;
  - (c) Order an Owner(s) or Owner's Authorized Agent to undertake any actions to remove or reduce anything or condition that is a fire hazard or increases the danger of fire;
  - (d) Provide Incident Response;

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**Deleted:** The Fire Chief is responsible for ensuring that a regular system of inspections is provided by Members of the Fire Department, as required by the *Fire Services Act.* 

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- (e) Exercise any of the powers conferred to a Fire Chief or Fire Inspector under the Fire Safety Act,
- (f) Create and enforce rules, orders, regulations and policies respecting fire prevention and suppression and the protection of life, property and the environment:
- (g) Inquire into, investigate and record the causes of fires in the Municipality;
- (h) Collect and disseminate information in regard to fires in the Municipality;
- (i) Investigate and hold inquiries into fires in the Municipality;
- (j) Study methods of fire prevention; and/or
- (k) Provide advice and make recommendations to Council, other officers and employees of the Municipality and the public in relation to:
  - (i) the installation or maintenance of Fire Protection Equipment; and
  - (ii) fire prevention generally.

#### **Emergency Fire Protection System Inspection, Testing and Maintenance**

- 4.4 Every Occupier, Owner(s) or Owner's Authorized Agent must undertake required actions to correct violations within the time specified in a report, notice or Order.
- 4.5 The Municipality may undertake required actions to correct violations, but is not obligated to carry out such work. The Fire Chief has the authority, at all times, by day or night to hire or engage the services of a fire protection service company to repair, inspect or maintain Fire Protection Equipment that may require repair, inspection or maintenance and the costs are to be paid by the Occupier, Owner(s) or Owner's Authorized Agent. Any such measures taken are considered services provided in relation to lands or improvements.
- 4.6 Every person who is required under any provision of the Fire Code to perform or cause to be performed any inspection or test of Fire Protection Equipment, whether annually or otherwise, must ensure that:
  - (a) The inspection or test is performed by a Certified Fire Protection Technician and in accordance with the Fire Code; and
  - (b) The inspection or test is recorded or the Fire Protection Equipment tagged or labelled in accordance with the Fire Code and any regulations or bylaws under the Professional Governance Act, SBC 2018, c. 47, as amended or replaced, and acceptable to the Authority Having Jurisdiction.
- 4.7 All Fire Protection Equipment in Buildings with two or more strata corporations must be serviced by a common Certified Fire Protection Technician.

#### **Falsify Records and Reports**

4.8 A person must not withhold or falsify any information required by any Member, nor refuse to assist a Member in their responsibilities under this bylaw.

**Deleted:** Exercise any of the powers of a Fire Commissioner under the *Fire Services Act*;

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#### **Premise Evacuation**

4.9 Upon activation of a fire alarm, the Owner(s) or Owner's Authorized Agent and all Occupiers must exit the Building, if possible, or remain inside the suite, unit, Building or Area of Refuge as directed in the Fire Safety Plan for the Building or comply with the orders or directions of the Fire Chief or Member, until the Fire Chief or officer in charge authorizes re-entry into the Building or premise and/or the re-setting of the Fire Protection Equipment and/or the all clear is given.

#### Fire Watch

- 4.10 A Fire Watch is required:
  - (a) When any Life Safety System is taken out of service, requires servicing, has been silenced or shut down, or as otherwise directed by a Member; and
  - (b) When doing Hot Works or as required in a special Permit or Fire Safety Plan.
- 4.11 When a Fire Watch has been initiated, the person assigned to perform the Fire Watch must have the means and ability to comply with all of the following:
  - (a) Communicate effectively with Building occupants and emergency personnel;
  - (b) Notify the Fire Department in the event of a fire emergency;
  - (c) Notify the Building Occupiers in the event of a fire emergency;
  - Ensure that all public areas on all floors of the Building are patrolled at least once every 45 minutes;
  - (e) Maintain a logbook on the premises to be immediately available for inspection by the Fire Chief;
  - Relay any special orders or pertinent information to any person relieving the Owner of the Fire Watch duty;
  - (g) Remain on duty until relieved by another Assigned Fire Watch Person that complies with this section;
  - (h) Have an easily visible means of identification, such as an armband or nametag;
  - (i) Must not have other assigned duties that negate their ability to perform the Fire Watch as detailed in this Section 4.11.

The Fire Watch must be maintained until Fire Department personnel have been notified that the Life Safety Systems are back in service.

#### **Review of Building Construction Plans**

4.12 The Fire Chief or any Member is authorized to review plans and inspect the construction of all new Buildings and structures, other than single family dwellings, in order to establish that the fire protection facilities and equipment in the Building comply with the Fire Code and all other applicable fire-related regulations, codes and standards.

#### **Alternate Solutions to Prescribed Code**

- 4.13 A design solution from a Registered Professional for an Alternate Solution that is approved by the City is subject to the following requirements:
  - (a) Alternate Solutions must be functionally demonstrated before Occupancy of a Building is authorized by the Fire Chief;
  - (b) Alternate Solutions must be serviced and maintained in accordance with applicable codes and standards as represented by the system components in Part 6 of this bylaw and must be operational at all times;
  - A copy of the Alternate Solution and the service and maintenance requirements must be included in the Fire Safety Plan;
  - (d) Alternate Solutions that include interconnected components of property and/or multiple property strata(s) must be serviced by a common fire protection service company in order to maintain the operational function of the Alternate Solution;
  - (e) A functional demonstration of an Alternate Solution may be requested by the Fire Department at any time in which case the Owner of the property must pay the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" for the attendance and review by the Fire Department. [Bylaw 9047, July 22, 2024]

#### **Technical Assistance**

4.14 If, in the opinion of the Fire Chief, a design proposal for a Building requires an independent review, the Fire Chief is authorized, at the Owner's expense, to retain the services of a Registered Professional with expertise in the proposed design to review the design proposal and provide an evaluation, including making recommendations for changes to the proposed design, operation, process, or new technology. The cost for the Registered Professional must be paid by the Building Owner upon receipt of an invoice from the Municipality.

#### **Code Analysis**

- 4.15 The Fire Chief may require an Owner(s) or Owner's Authorized Agent of a Building to provide, at the Owner's expense, confirmation from a Registered Professional that the Building or use within the Building is adequately protected against fire hazards in conformance with the Building Code, the Fire Code and any associated regulations.
- 4.16 If required by the Fire Chief, the Owner's Registered Professional must provide an evaluation of the Building or use and, where applicable, recommended upgrades to the Building or Life Safety Systems.

#### **Construction Fire Safety Planning**

4.17 An Owner(s) or Owner's Authorized Agent must at the time of Building Permit application submit a Construction Fire Safety Plan for review and acceptance in a form and diagram template acceptable to the Fire Chief together with the Construction Fire Safety Plan review fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

- 4.18 The Owner(s) or Owner's Authorized Agent must ensure that Construction Fire Safety Plan is kept up to date, including but not limited to:
  - (a) The emergency contact information; and
  - (b) The changing hazards or risks at the construction site and mitigation strategies.
- 4.19 The Owner(s) or Owner's Authorized Agent must:
  - (a) Submit updates to the Construction Fire Safety Plan to the Fire Department for review and acceptance together with the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"; and [Bylaw 9047, July 22, 2024]
  - (b) Ensure that the Construction Fire Safety Plan includes a Fire Code Exposure Report per Fire Code section 5.6.1.2, prepared by a Registered Professional in accordance with the Fire Code, to identify risks to adjacent properties and the mitigation methods that will be used on the construction site.

#### Fire Safety Plan/Emergency Planning

- 4.20 The Owner(s) or Owner's Authorized Agent of any of the following must provide fire emergency planning and procedures conforming to section 2.8. of the Fire Code:
  - Buildings containing assembly or care and detention occupancy as per the Building Code;
  - (b) Buildings required to have a fire alarm system;
  - (c) Demolition and construction sites;
  - (d) Indoor and outdoor storage areas;
  - (e) Properties where Flammable and Combustible Liquids are stored or handled; and
  - (f) Properties where Hazardous Materials are stored or processed.
- 4.21 The Owner(s) or Owner's Authorized Agent must:
  - (a) Where required to have a Fire Safety Plan per the Fire Code, submit the plan for review and acceptance in a form and diagram template acceptable to the Fire Chief together with the Fire Safety Plan review fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"; [Bylaw 9047, July 22, 2024]
  - (b) Review the approved Fire Safety Plans at least every twelve (12) months to ensure that the emergency contact information is up to date;
  - (c) Forward any changes in the use, design or Life Safety Systems to the Fire Department for review and acceptance together with the Fire Safety Plan review fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"; and [Bylaw 9047, July 22, 2024]
  - (d) Ensure that every Fire Safety Plan is placed in a locked cabinet located at the Fire Department Response Point or other location acceptable to the Fire Chief.

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(b) . The changing hazards or risks at the construction site.¶

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#### **Pre-Incident Fire Plans**

4.22 The Owner(s) or Owner's Authorized Agent of any Building required by the Fire Code to have a Fire Safety Plan must, on the request of the Fire Chief, provide Building pre-plan information, including floor plans and diagrams showing the type and location of any Building service, Fire Protection Equipment, Fire Department connection, fire hydrant, Fire Department Access Route and Hazardous Materials storage or processing, in a form prescribed by the Fire Chief, and must pay the review fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

#### **Occupancy Contact Requirements**

- 4.23 The Owner(s) or Owner's Authorized Agent of a Building that has a Fire Alarm System or an automatic fire sprinkler system, monitored or non-monitored, must:
  - (a) Provide a twenty-four hour emergency contact name and phone numbers for persons able to respond to a phone call and attend the premise immediately; and
  - (b) Provide additional Building contact names and phone numbers.
- 4.24 The contact persons required under section 4.23 must:
  - (a) Have full access to the entire Building for which they have responsibility;
  - Be available to attend, enter and secure the premises at all times of day and night to respond to an Incident Response;
  - Be able to take responsibility for the Building from the Member on completion of an Incident Response;
  - (d) Attend all alarms at the Building within forty-five (45) minutes of being requested by the Fire Department; and
  - (e) Secure the premises within a reasonable time or when directed to do so by the Fire Chief.

#### PART 5 - REGULATION OF FIRE HAZARDS

#### Fire Hazards

- 5.1 The Fire Chief or any Fire Inspector may, at all reasonable hours enter any premises to inspect them and ascertain whether:
  - (a) A fire hazard exists on the premises;
  - (b) The premises are in such a state of disrepair that a fire starting in them might spread rapidly to endanger life or other property;
  - (c) The premises are so used or occupied that fire would endanger life or property; or
  - (d) Combustible or explosive material is kept or other flammable conditions exist on the premises so as to endanger life or property.
- 5.2 A person must not cause a fire hazard.

# **Disposal of Material**

- 5.3 A person must not:
  - (a) Dispose of any liquid, flammable substance or hazardous substance in any manner that could cause a fire hazard;
  - (b) Dispose of any explosive, Flammable and Combustible Liquid, Hazardous Material or any liquid of a petro-chemical nature without written permission from the Fire Chief;
  - (c) Dispose of any lighted or extinguished cigarette, cigar, match, smoking or vaporizing equipment or other burning substance except into a garbage container or other container designed for such disposal; or
  - (d) Dispose of yard waste or trimmings, trees, branches or any other materials which could cause a fire hazard.

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#### **Garbage and Recycling Containers**

- 5.4 Containers for the disposal, removal or storage of garbage, refuse, building debris, paper, recyclable materials or Combustible material with any dimension greater than 1.5 meters must comply with the following requirements:
  - (a) Be constructed of non-Combustible material;
  - (b) Be equipped with a non-Combustible tight-fitting lid;
  - (c) Have lids kept closed at all times, unless otherwise approved by the Fire Chief;
  - (d) If the container is located outside of a Building, it must not be located within 5 meters of any Combustible Building or structure, unless stored within a non-Combustible structure or in a location approved by the Fire Chief; and
  - (e) If the container is located outside of a Building and is a non-Combustible container with a self-closing lid and no hold-open devices, it must be located no closer than 1 meter from any Combustible Building or structure.

Combustible containers with dimensions greater than 1.5 meters are permitted to be stored in storage rooms specifically designed for the storage of garbage and recycling.

# Combustible Waste Near Buildings

- 5.5 An Owner(s) or Owner's Authorized Agent must not allow Combustible waste materials or garbage to remain adjacent to such Building for longer than forty-eight (48) hours.
- 5.6 The Municipality may facilitate or cause the removal of Combustible materials from, in or around Buildings and in such event, the Owner(s) or Owner's Authorized Agent of the Building must pay the cost of such removal. Any such measures taken are considered services provided in relation to lands or improvements.

#### Explosion or Potential Explosion - Hazardous Substance

5.7 It is the duty of the Owner(s)or Owner's Authorized Agent of any property, Building, premises, motor vehicle, vessel or railway rolling stock, to immediately report the potential

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for or the occurrence of any Explosion, discharge, emission, escape or spill of a Hazardous Materials to the Fire Chief.

#### **Open Air Fires**

#### 5.8 Restrictions:

- (a) Except as specifically permitted in this bylaw, a person must not light, ignite, start or cause to be lighted, ignited or started, a fire of any kind whatsoever in the open air, including airborne fire holding devices not under the control of the user (e.g. wish lanterns):
- (b) Burning for land clearing and/or construction purposes is prohibited;
- (c) All exterior solid fuel-fired appliances or devices are prohibited, including pizza ovens and outdoor fireplaces that were built without a municipal Building Permit;
- (d) Existing wood-fired pizza ovens and outdoor fireplaces that were constructed and inspected through a municipal Building Permit may be permitted to operate, but must be in compliance with the Metro Vancouver Air Quality Bylaw.

#### Exemptions:

- (e) The Fire Chief may issue a Permit for open air burning fires. Any person to whom such a Permit has been issued must comply with the Metro Vancouver Air Quality Bylaw, as amended or replaced
- (f) The Fire Chief or designate may suspend an open air fire Permit if on the date specified, the wind and weather conditions, or other conditions such as fire danger rating, are not conducive to fire safety;
- (g) CSA/ULC approved briquette, natural gas, electric or propane appliances are permitted provided such appliance is operated in accordance with its listed use and manufacturer's instructions. In the absence of defined operating instructions, the operator must:
  - (i) maintain a minimum of 1-meter clearance from the nearest structure, property line, overhead tree or other combustible material;
  - (ii) keep the appliance under constant supervision when in use;
  - (iii) provide an adequate extinguishing agent, such as a fire extinguisher or garden hose; and
  - (iv) dispose of used briquettes in a non-combustible container;
- Open air burning for the purposes of Fire Department approved training is permitted;
- (i) Smokers that are ULC rated and fueled by electricity, propane, or natural gas where wood/mesquite is supplemental, and the appliance is used in accordance with the manufacturer's specifications, including clearance to combustibles, are permitted. Smoke generated from such device must be in compliance with Metro Vancouver Air Quality Bylaw;

#### **Forest Fire Danger**

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- 5.9 For the purpose of preventing forest fires within the Municipality, the Fire Chief may:
  - (a) Order the temporary closure to public use of outdoor trails, camping areas and other facilities located in or near forested areas, whether on municipal land, Crown land or private land;
  - Order the notification of the public regarding a closure under this section, including without limitation, the erection of signs and the publication and broadcasting of notices;
  - (c) Order that a person not light, ignite, start, or maintain, or allow or cause to be lighted, ignited, started or maintained, a campfire or other kind of fire outdoors or within a grill, barbecue or other outdoor fireplace or appliance which uses wood, charcoal, briquettes;
  - (d) Order that any procedures, activity or work program of any business, contractor, facility or their operations adjacent to a forest or park be stopped or modified as directed by the Fire Chief;
  - (e) Modify and rescind any order under this section;
  - (f) Exempt in writing any person or group of persons from an order issued under this section where the Fire Chief considers that such an exemption is unlikely to result in a fire, increase the danger of a fire or increase the danger to persons or property from fire; and
  - (g) Suspend, revoke or deny any Permits.
- 5.10 An order under section 5.9 does not prevent any person from travelling to and from or occupying his or her residence or using a Highway.
- 5.11 A person must not:
  - (a) Tamper with or remove any sign or notice placed pursuant section 5.9; or
  - (b) Violate any order issued pursuant to section 5.9.

#### **Interface Construction Protocols**

- 5.12 High-risk construction and demolition activity, as defined in the North Shore Interface Construction and Maintenance Protocol for High Risk Work During Periods of Extreme Fire Danger Ratings, will require a site-specific Construction Fire Safety Plan which must be available on site for review by the Fire Chief on request.
- 5.13 High-risk construction and demolition activity during high and extreme fire danger rated days, as established or declared by the Province, requires submission and acceptance of an interface construction mitigation checklist in the form required by the Fire Department.
- 5.14 The Owner(s) or Owner's Authorized Agent must:
  - (a) Provide all mitigation measures that are required in the Construction Fire Safety Plan and/or the interface construction risk mitigation checklist, as applicable;

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- (b) Where a site inspection is required to confirm that mitigation measures are in place during construction and/or demolition, pay the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"; and [Bylaw 9047, July 22, 2024]
- (c) Ensure that the mitigation measures required pursuant to subsection 5.14(a) are complied with and/or must comply with any order by the Fire Chief to cease and desist any or all activities on site.

#### Delegation of Authority - Fire Risk in Forest/Woodlands

- 5.15 Where the Fire Chief determines that there is a fire or a risk of fire in a forest or woodland, the Fire Chief has the authority to take the following measures to prevent or suppress the fire:
  - (a) Order the Owner(s) or Owner's Authorized Agent, Occupier or any other person who has contributed or may contribute to the risk of fire to cease any activity that may contribute to the risk of fire;
  - (b) Order the Owner(s) or Owner's Authorized Agent, Occupier or any other person who has contributed or may contribute to a risk of fire to take specified reasonable actions to prevent or suppress a fire, including, but not limited to, cutting, removing and demolishing any trees, vegetation, Buildings and other things;
  - (c) Order that no person enter or be in all or a portion of the forest or woodland unless authorized by the Fire Chief;
  - (d) Enter on private or public forest or woodland and take any reasonable action to prevent or suppress a fire, including, but not limited to, cutting, removing and demolishing any trees, vegetation, Buildings and other things.

#### **Compliance with Orders**

- 5.16 If the Fire Chief makes an Order under section 5.15, any person to whom the Order is directed must:
  - (a) Cease the activity specified in the Order; and/or
  - (b) Take the actions specified in the Order.
- 5.17 If the Fire Chief makes an Order under sub-section 5.15(c), a person must not enter or be in the forest or woodland specified in the Order unless authorized by the Fire Chief.

#### Right to Enter

- 5.18 The Fire Chief may:
  - (a) On reasonable notice, enter on property for the purpose of fire protection;
  - (b) In the case of an emergency, as determined by the Fire Chief or any person authorized to act in the place of the Fire Chief, enter on property for the purpose of fire protection;
  - (c) On reasonable notice, enter on property that is subject to a direction in or requirement of a bylaw to ascertain whether the direction or requirement is being met or the regulations under the bylaw are being observed.

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# PART 6 - INSPECTION OF PREMISES AND FIRE PROTECTION EQUIPMENT

#### **Fire Department Access**

- 6.1 Ån Owner(s) or Owner's Authorized Agent must in relation to all property they own or control:
  - (a) Maintain and keep all streets, yards and roadways provided for Fire Department Access Routes on private property clear and ready for use by Fire Department vehicles at all times;
  - (b) Post signs in all fire lanes prohibiting parking with the wording "FIRE LANE NO PARKING":
  - Ensure that all fire lanes are designed to meet Fire Department response needs and to meet the operational restrictions of Fire Department vehicles and apparatus;
  - (d) Maintain Fire Department Access Routes in compliance with all applicable codes and standards;
  - (e) Ensure the address of the Building is visible from the street frontage at all times;
  - (f) Provide directional signage for entrances not visible from the primary Fire Department Response Point;
  - (g) Maintain and keep corridors used by the public and exits free of obstructions; and
  - (h) Design, install, keep, maintain and use devices on all required exit doors in accordance with the Building Code.

#### **Fire Department Lock Boxes**

- All premises, not including single family dwellings, with a monitored or unmonitored fire alarm or an automatic fire sprinkler system, must install a Fire Department Lock Box conforming to the Fire Department Lock Box key and:
  - (a) Maintenance and upgrades of the Fire Department Lock Box is the responsibility of the Owner(s) or Owner's Authorized Agent.
  - (b) The Owner(s) or Owner's Authorized Agent is responsible for ensuring that the building access, service rooms, and common area keys that are provided in the Fire Department Lock Box, are kept current.
  - (c) Additional Fire Department Lock Boxes may be required to accommodate additional sets of access keys for high or complex Buildings.
- 6.3 For all new construction, the interior access stairs for providing access to all levels of each Building must be located within close proximity to the Fire Department Response Point, in a location acceptable to the Fire Chief.

#### **Indoor and Outdoor Storage**

6.4 An Owner(s) or Owner's Authorized Agent of a Building must in relation to all property they own or control:

- (a) Ensure indoor and outdoor storage is in compliance with the Fire Code;
- (b) Not permit Combustible materials to accumulate or be stored in and around Buildings in quantities or locations that constitute a fire hazard;
- (c) Ensure that all storage is contained within rooms designed for storage and that such storage rooms are designed in compliance with the requirements of the Building Code;
- (d) Not permit Combustible materials to accumulate or be stored in a Storage Garage or Underground Storage Garage designed for the parking of motor vehicles;
- (e) Not permit limited non-Combustible materials such as bicycles and metal ladders to be stored in a Storage Garage unless, they can remain in place during a fire without affecting aisles and means of egress and so as not to interfere with firefighting activities which is to be determined at the discretion of the Fire Chief;
- Ensure that no storage units, cabinets or shelving, whether Combustible or non-Combustible, are located within a Storage Garage;
- (g) Not Permit storage in the common area of a Storage Garage; storage is only to be permitted in storage rooms designed for storage use; and
- (h) Not permit storage in portable storage containers or bike lockers in the common area of a Storage Garage.

#### **Fire Separations**

6.5 Where Fire Separations are damaged so as to affect their integrity, the Owner(s) or Owner's Authorized Agent must, without delay, repair them in conformance with the Fire Code and Building Code.

#### **Fire Doors**

- 6.6 The Owner(s) or Owner's Authorized Agent of any Building must not block, wedge or keep open closures in Fire Separations or allow such action.
- 6.7 Every door used as a closure within a Fire Separation must have a permanent sign posted on the visible side of the door when the door is in the open position with the words "FIRE DOOR KEEP CLOSED".

#### Identification of Floors

- 6.8 The Owner(s) or Owner's Authorized Agent of every Building greater than 4 stories must ensure that the following requirements are complied with:
  - (a) Display conspicuous signage of the floor level in all stairwells at each floor level. If numbers are used, the minimum height of those numbers is 100 mm. If wording is used, the dimensions and type must be not less than 50 mm by 100 mm on permanent plastic laminate or equivalent material;
  - (b) Have stair numbering as follows:
    - (i) main exit stair from lobby to floor levels above is to be Stair #1;

- (ii) other exit stair is to be Stair #2; and
- (iii) no Building or complex may duplicate stair numbers, other than as stated in section 6.8(c);
- (c) For complex sites where there is more than one tower on a common podium and/or parkade, Stair #1 and Stair #2 should be duplicated in each tower. There must be no further duplication of Stair #1 and Stair #2;
- (d) Lettering must not be used for stair signage;
- Stair number plan for complex sites is to be submitted to the Fire Department and the Building Official for review;
- Stair numbers are to be clearly posted on both the inside of the stairwell and on the corridor side;
- (g) Cross Over Floors in a high building as defined by the Building Code, must be posted on the inside of the stairwell and identified on the fire alarm graphic annunciator; and
- (h) Stair numbers in a high building as defined by the Building Code, must be identified on the fire alarm graphic annunciator.

#### Portable Extinguishers

- 6.9 Portable fire extinguishers must be:
  - (a) Selected and installed in conformance with the Fire Code and NFPA 10;
  - (b) Located so as to be visible and readily accessible at all times; and
  - (c) Inspected, tested and tagged annually by a Certified Fire Protection Technician.

#### **Exit Signs**

- 6.10 Illuminated exit signage must be installed in Buildings in accordance with the Building Code.
- 6.11 Illuminated exit signage with internal battery backup systems must be inspected, tested and maintained in conformance with the Fire Code and CAN/CSA C282-M, "Emergency Electrical Power Supply for Buildings".
- 6.12 Emergency power systems for illuminated exit signage must be inspected, tested and tagged annually by a Certified Fire Protection Technician.
- 6.13 Replacement of illuminated exit signage must be consistent to avoid combining current code green signs with previous code versions of red signs.
- 6.14 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

#### **Emergency Power Systems and Emergency Lighting Systems**

6.15 Emergency power systems and emergency lighting systems must be:

- (a) Installed in Buildings in accordance with the Building Code;
- (b) Inspected, tested and maintained in operable condition at all times in conformance with the Fire Code and CAN/CSA C282-M "Emergency Electrical Power Supply for Buildings"; and
- (c) Inspected, tested and tagged annually by a Certified Fire Protection Technician.
- 6.16 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

#### **Exit Systems**

- 6.17 There must be no storage in access to exits and exits, including elevators, stair shafts, hallways and fire escapes.
- 6.18 Exit systems must be inspected, tested and maintained in operational condition at all times
- 6.19 For multi-family residential buildings and commercial buildings with any Fire Escape where the difference in floor or ground level is more than 2 metres:
  - (a) All such Fire Escapes, including their guards, handrails and connection to the building, shall be inspected for structural integrity by a Registered Professional at intervals not greater than 5 years; and
  - (b) All Fire Escapes, including their guards, handrails, and connection to the building, shall be maintained so as to be structurally sound and operational at all times.
- 6.19.1 Records of monthly inspections and the lasts two consecutive records of inspection by a Registered Professional for Fire Escapes must be kept on site and available for the examination by the Fire Chief on request.

#### **Smoke Control Systems and Fire Dampers**

- 6.20 Smoke control systems and fire dampers must be:
  - (a) Installed in accordance with the Building Code;
  - (b) Inspected, tested and maintained in operable condition at all times in conformance with the Fire Code and CAN/ULC-S1001 "Integrated Systems Testing of Fire Protection and Life Safety Systems"; and
  - (c) Inspected, tested and maintained annually by a Certified Fire Protection Technician.
- 6.21 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.
- 6.22 Inspection is required to confirm operation of smoke control systems and fire dampers, and the Owner(s) or Owner's Authorized Agent must pay the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

#### Fire Alarm and Voice Communication Systems

6.23 Fire Alarm Systems and related systems must be:

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6.19 . Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

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- (a) Maintained in operable conditions at all times;
- (b) Inspected and tested in conformance with the Fire Code and CAN/ULC-S536 "Inspection and Testing of Fire Alarm Systems"; and
- (c) Inspected, tested and tagged annually by a Certified Fire Protection Technician.
- 6.24 Records of monthly inspections of Fire Alarm Systems and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

#### Fire Alarm System Monitoring and Certificate Posting

- 6.25 The Owner or Owner's Authorized Agent of any Building required by the Building Code or Construction Regulation Bylaw to have a monitored Fire Alarm System installed as per ULC S561 must obtain a ULC Certificate or equivalent as approved by the Fire Chief and post it in a permanent manner in close proximity to the monitoring equipment or such other location acceptable to the Fire Chief.
- 6.26 The Owner(s) or Owner's Authorized Agent of any Building containing a ULC monitored Fire Alarm System must immediately notify the Fire Chief if the monitoring service has been cancelled or changed or the ULC Certificate has been removed.
- 6.27 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

#### Smoke Alarms

- 6.28 Smoke alarms must be:
  - (a) Installed in accordance with the Building Code and the Fire Code; and
  - (b) Maintained in operable condition at all times and in conformance with CAN/ULC-S552 Inspection, Testing and Maintenance of Smoke Alarms.
- 6.29 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

#### Standpipe and Hose Systems

- 6.30 Standpipe and hose systems must be:
  - Installed in accordance with the Building Code and NFPA 14 Installation of Standpipe and Hose Systems and be operable at all times;
  - (b) Inspected, tested and maintained in conformance with the Fire Code and NFPA 25 Inspections, Testing and Maintenance of Water-Based Fire Protection Systems;
  - (c) Inspected, tested and tagged annually by a Certified Fire Protection Technician.
- 6.31 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

- 6.32 Unless otherwise approved by the Fire Chief, Fire Department connections must be located not less than 0.61m (24 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade or access level.
- 6.33 Fire Department Connections for standpipe and hose systems must:
  - (a) Be clearly identified, clean, functional and with protective caps in place;
  - (b) Have signage in place to clearly identify the area that the Fire Department connection serves and the maximum pumping pressure, if applicable; and
  - (c) Be kept free and clear by at least one metre (three feet) from all shrubbery, trees, other vegetation, structures, Buildings and obstructions and be clearly visible at all times from the Fire Department access route.

#### **Automatic Sprinkler Systems**

- 6.34 Automatic sprinkler systems must be:
  - (a) <u>Jnstalled in conformance with the Building Code, Fire Code and the Construction</u>
    Regulation Bylaw:
  - (b) Inspected, tested and maintained annually in conformance with the Fire Code and NFPA 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems; and
  - (c) Inspected, tested and tagged annually by a Certified Fire Protection Technician.
- 6.35 Fire Department Connections for automatic sprinkler systems must be:
  - (a) Clearly identified, clean, functional and with protective caps in place;
  - (b) Located not less than 0.61 m (24 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade or access level, Unless otherwise approved by the Fire Chief; and
  - (c) Kept free and clear by at least one metre (three feet) from all shrubbery, trees, other vegetation, structures, buildings and obstructions, and be clearly visible at all times from the Fire Department Access Route.
- 6.36 Signage must be in place to clearly identify the area the Fire Department Connection serves and the maximum pumping pressure if applicable.
- 6.37 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

### Water Supply Systems for Fire Protection

- 6.38 Fire hydrants must be maintained in operable condition at all times.
- 6.39 The colour coding and location of all fire hydrants in the Municipality will be subject to the approval of the Fire Chief and the Municipal Engineer.
- 6.40 No person, except a Member, may use or take water from any water supply system nor make any attachment thereto without first obtaining authorization from the Fire Chief.

**Deleted:** Installed in conformance with the Building Code, NFPA 13 Installation of Sprinkler Systems and the Construction Bylaw:

- 6.41 Fire hydrants must be in clear view from the driving lane when approached from either direction.
- 6.42 There must be a clear and unobstructed radius of one metre (three feet) around fire hydrants.
- 6.43 Fire hydrants must be maintained so that the center of the 0.1 m (4 inch) port is not less than 0.46 m (18 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade.
- 6.44 Fire pumps must be inspected, serviced and tested at full rated capacity by a Certified Fire Protection Technician at least once per year to ensure that they are capable of delivering the rated flow.
- 6.45 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.
- 6.46 The owner of any property being used for manufacturing or industrial uses must ensure that the property is equipped with sufficient fire hydrants and water supply with pressure and quantity that is adequate to meet the demands for fire protection purposes to the satisfaction of the Fire Chief.
- 6.47 The Owner(s) or Owner's Authorized Agent of a property on which a private fire hydrant has been installed must:
  - (a) Have the private fire hydrant flushed and drained and have all the threads of outlets and caps greased with waterproof grease not less than twice per calendar year;
  - (b) Before November 1 of each year, provide the Fire Chief with a written report of the inspection, servicing and testing performed on the private fire hydrant during the previous 12 months;
  - (c) Maintain the private fire hydrant so that the center of the 0.1 m (4 inch) port is not less than 0.46 m (18 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade; and
  - (d) Keep the ground surface clear of shrubs, trees, structures, debris and any obstructions of any kind within a radius of one meter around the private fire hydrant.

#### **Special Fire Suppression Systems**

- 6.48 Where a Special Fire Suppression System has been installed, inspection, testing and maintenance must be provided in conformance with the Fire Code and/or applicable NFPA standard.
- 6.49 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

#### **Commercial Cooking Equipment**

6.50 Commercial cooking equipment, fire suppression, hood, vent and exhaust systems must be installed in accordance with the Fire Code and NFPA 96 - "Ventilation Control and Fire Protection of Commercial Cooking Operations."

- 6.51 Commercial cooking equipment and fire suppression systems must be inspected, tested and maintained in conformance with the Fire Code by a Certified Fire Protection Technician at intervals not greater than 6 months or more often if required to remove grease and other Combustible residues.
- 6.52 Commercial kitchen hood, vent and exhaust systems must be inspected, tested, maintained, and cleaned by a Certified Fire Protection Technician at intervals not greater than 6 months or more often <u>as ordered by the Fire Chief</u> if required to remove grease and other Combustible residues.
- 6.53 Records of monthly inspections and the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

#### In Building Emergency Responder Communication Enhancement Systems

6.54 Radio amplification systems must be installed, maintained and inspected in Buildings as per the Radio Amplification Bylaw, 2021, No. 8853.

#### Carbon Monoxide/Gas Monitoring Systems

- 6.55 Carbon monoxide and gas monitoring systems must be inspected, tested and maintained in conformance with the Fire Code and the manufacturer's instructions.
- 6.56 Records of the last two consecutive testing and service reports must be kept on site and available for examination by the Fire Chief on request.

#### **Access to Storage Areas**

6.57 The Owner(s) or Owner's Authorized Agent of a property must maintain adequate access for firefighting purposes to all portions of a storage area in accordance with the Fire Code.

#### **Enclosed Storage Garages for Vehicles**

- 6.58 Enclosed Storage Garages in any multifamily residential development must be used for the parking of vehicles only (including bicycles, scooters, motorcycles and watercraft).
- 6.59 Private Storage Garages are not permitted.
- 6.60 "NO STORAGE PERMITTED" signage must be installed in all Enclosed Storage Garages.
- 6.61 The Fire Safety Plan for an Enclosed Storage Garage must require the Owner or Strata Corporation to inspect the Enclosed Storage Garages monthly and enforce for compliance with sections 6,58 through 6,63, inclusive.
- 6.62 Enclosed Storage Garages must be available for inspection by the Fire Department at any time without notice and must not have the access or visibility of the garage blocked at any time.
- 6.63 Replacement of the door at the entrance to an Enclosed Storage Garage with a solid door is not permitted.

#### **Shipping Containers**

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- 6.64 All Shipping Containers used for storage of Dangerous Goods, including but not limited to any flammable or combustible liquids or Combustible materials must have the following identification information:
  - (a) UN (United Nations) Placards for all stored Dangerous Goods must be visible on the two container sides most visible to emergency responders;
  - (b) The name of the company/person responsible for the storage and an emergency telephone contact number must be marked on the shipping container in lettering visible from 10m; and
  - (c) The shipping container and contents must be identified in the Fire Safety Plan for the property.
- 6.65 Any Shipping Containers being used for any kind of storage must have the following safety features in place prior to any use for storage:
  - (a) One ventilation opening must be added within 150 mm of the floor in the container door primarily used for opening;
  - One ventilation opening must be added within 150 mm from the top of the container on the opposite end from the doors for cross ventilation;
  - (c) The high ventilation opening required in subsection 6.65(b) must not directly vent toward a structure and must be equipped with a wind vent device designed to generate a venturi effect during low wind speeds; and
  - (d) Where heavier than air flammable or combustible liquids are stored in the shipping container, a ventilation opening at a low level as referenced in 6.65(a) must also be installed at the opposite end from the doors.
- 6.66 The ventilation openings in a Shipping Containers required in section 6.65 must be constructed in accordance with the following minimum requirements:
  - (a) Containers 6m or less in length must have two 0.3 m x 0.3 m ventilation openings;
  - (b) Containers over 6m in length must have two 0.5 m x 0.5 m ventilation openings;
  - (c) Both ventilation openings must be covered by open grate wire mesh with greater than 50% free area; and
  - (d) Both ventilation openings must remain unobstructed by stored materials at all times and must be kept clean of internal and external debris.
- 6.67 Where 1A flammable liquids (as defined in the Fire Code) in quantities greater than 4 litres are stored in a Shipping Containers, the Shipping Containers must be modified to withstand an internal Explosion as per the Fire Code, Building Code and NFPA 68.
- 6.68 Compressed gasses must not be stored within Shipping Containers.
- 6.69 Alternate engineered solutions for ventilation and Explosion protection in a Shipping Containers may be submitted to the Fire Chief for consideration.

#### **Construction and Demolition Sites**

- 6.70 All construction and demolition sites must have a Construction Fire Safety Plan in accordance with Section 4.17.
- 6.71 Prior to construction of any new water supply system or extension of an existing water supply system, the Owner of the property must submit plans for the water supply system, including the proposed fire hydrant locations and all components of the water supply system to the Municipal Engineer and the Fire Chief for review and acceptance.
- 6.72 Fire hydrants must not be decommissioned prior to review and acceptance by the Municipal Engineer and the Fire Chief.
- 6.73 All construction and demolition sites must immediately advise the Municipal Engineer and the Fire Department of all fire hydrant conditions affecting fire safety during the installation of the water supply to the site for mitigation measures, including, but not limited to, fire hydrants temporarily out of service, low water volumes and low water pressure.
- 6.74 Construction and demolition sites must maintain a Fire Department access route as required in the Building Code and Fire Code.
- 6.75 The Owner(s) or Owner's Authorized Agent of all construction and demolition sites must:
  - (a) Comply with the site-specific Construction Fire Safety Plan;
  - (b) Comply with the site-specific BCFC 5.6.1.2 Protection of Adjacent Buildings Report and
  - (c) Ensure that the water supply to the site for mitigation measures proposed in the Construction Fire Safety Plan and the BCFC 5.6.1.2. Protection of Adjacent Buildings Report is installed at the beginning of construction and is functionally operational before a hazard exists.

#### **New Fire Hydrants**

- 6.76 As part of the development of a property, the Fire Chief may require an Owner to provide additional fire hydrant(s) to be located and installed to address Fire Department operational requirements.
- 6.77 New fire hydrants must be installed so that the distribution density and fire flow requirements will meet the needs for each Building, structure or use that the new fire hydrant serves.
- 6.78 Fire hydrants must be installed in accordance with the following requirements:
  - (a) Installed in accordance with the City's standard;
  - (b) In residential areas located generally at street intersections and no more than 150m apart. In high density residential, commercial or industrial areas, - located a maximum of 75m apart or as otherwise approved by the Municipal Engineer and the Fire Department;

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(c) Installed so that the center of the 0.1 m (4 inch) port is not less than 0.46 m (18 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade.

#### Flammable and Combustible Liquids

6.79 Flammable and Combustible liquids must be handled and stored in accordance with the Fire Code.

#### **Hazardous Processes and Operations**

6.80 Any processes or operations that involve a risk from Explosion, high flammability or related conditions that may create a hazard to life safety must only be carried out in compliance with the Fire Code

#### **Dangerous Goods**

6.81 Dangerous Goods must be stored in accordance with the Fire Code.

#### **Mobile Food Vendors**

- 6.82 Every Mobile Food Vendor operation must:
  - (a) Apply for and obtain an annual inspection by the Fire Chief;
  - (b) Comply with the commercial cooking equipment requirements in this bylaw; and
  - (c) Situate all cooking appliances on a stable non-Combustible base with clearance from Combustibles.
- 6.83 All Mobile Food Vendor tents and awnings must have flame resistance conforming with CAN/ULC S-109 and identified with a factory label. Flame retardant treatments to tents and awnings must be renewed as often as required to meet the match test of NFPA 705.
- 6.84 All Mobile Food Vendors must have fire extinguishers that meet the requirements in sections 6.9 and comply with the following, where applicable:
  - (a) At least one portable multi-purpose extinguisher (minimum 4.54 kg (10-pound) 4A-10B:C);
  - (b) A portable Class K wet chemical extinguisher for all deep fryers; and
  - (c) A 2A rated water-type extinguisher or a 6L wet chemical fire extinguisher listed for Class K Fires if using solid fuel cooking appliances.

#### Special Events

- 6.85 Any person organizing or hosting any Special Event must submit an application for an occupant load certificate together with a dimensioned site plan prepared by a Registered Professional must ensure that:
  - (a) All cooking and Mobile Food Vendor operations comply with the commercial cooking equipment requirements in sections 6.50 through 6.53, inclusive;
  - (b) Aisles with a minimum width of 3.0 metres are maintained between displays at all times:

- (c) The line of travel to an exit door by an aisle is not more than 45 metres;
- (d) Lobbies, foyers or access to exit are not blocked; and
- (e) A special inspection is scheduled; and
- (f) All prescribed fees for Special Events as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" have been paid. [Bylaw 9047, July 22, 2024]
- 6.86 Any person holding a Special Event that displays automobiles, motorcycles, scooters, or other fuel-operated vehicles in any public Building must ensure that the vehicles comply with the Fire Code, including, but not limited to:
  - (a) The battery must be disconnected and the battery cable placed or tied in a position to prevent accidental battery contact;
  - (b) Fuel tanks must be equipped with a key-locking cap or other similar locking device;
     and
  - (c) The quantity of fuel in the fuel tank must not exceed the lesser of one quarter of the tank capacity or nineteen (19) litres (5 gallons).

#### **Service Station Safety**

- 6.87 The operator of a service station must ensure that:
  - Every employee who acts as an attendant successfully completes a training program in fire safety and protection designed for service station employees within 30 days of being hired;
  - (b) All fire extinguishers comply with the requirements in this bylaw;
  - (c) One fire extinguisher is mounted on each of the dispensing service islands with conspicuous signs that clearly identify the location of each fire extinguisher;
  - (d) Emergency signage is provided in each attendant's booth and in the office of the service station, providing instructions for dealing with any emergency involving a fire or potential fire, including instructions on how to shut off all electrical power to the pumps, evacuate the area and notify the Fire Department.

#### Integrated Fire Protection and Life Safety Systems Testing

- 6.88 As per CAN/ULC-S1001, an Integrated Testing Plan must be submitted to the Fire Department for review as required by the Building Code.
- 6.89 The Integrated Testing Coordinator must ensure that system testing is coordinated with the Fire Department in advance of the occupancy of a Building being authorized by the Fire Chief.
- 6.90 The Integrated Testing Coordinator must coordinate with the Fire Department to conduct an Integrated Test one year after completion of the initial Integrated Test.
- 6.91 The Integrated Testing Coordinator must ensure that subsequent Integrated Tests are conducted at intervals not exceeding five years.

- 6.92 Integrated Testing Reports must be kept on site and available for examination by the Fire Chief on request.
- 6.93 As outlined in CAN/ULC-S1001, the Municipality may request that any Building which has not undergone an initial Integrated Test provide an Integrated Testing Plan, conduct an Integrated Test and submit an Integrated Testing Report.
- 6.94 A functional demonstration of the Integrated Test may be required by the Fire Department and the owner of the property must pay the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

#### PART 7 - COST RECOVERY AND FEES

#### **Fees for Permits and Services**

- 7.1 Every person who requests any Permits, inspections and services from the Fire Department listed in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" must pay the applicable fee unless otherwise exempted under this bylaw. [Bylaw 9047, July 22, 2024]
- 7.2 Payment of a fee or charge under this bylaw or Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" does not relieve a person from an obligation to pay any fee or change prescribed under another enactment. [Bylaw 9047, July 22, 2024]

#### Special Inspections, Follow-up and Re-inspections

- 7.3 Where a special inspection is required to determine compliance with the Fire Code and/or municipal bylaws, the applicant may be required to pay the fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]
- 7.4 Where a second and subsequent inspections are required to determine compliance with instructions noted on a Fire Department "Fire Inspection Violation Report", the applicant must pay the re-inspection fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

#### Fire Investigations

- 7.5 Every Owner of property which requires a Fire Department investigation and report pursuant to the Fire <u>Safety Act</u> must pay the minimum fee for fire investigation services as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" and, in addition, may have to pay other costs, including, but not limited to, overtime costs of fire investigators for an investigation lasting 4+ hours and/or requiring more than one fire investigator, tools/equipment/supplies that are lost, damaged or consumed as a result of Fire Department investigation or operations, and/or rentals of Fire Department equipment. [Bylaw 9047, July 22, 2024]
- 7.6 If, while completing an investigation pursuant to the Fire Safety Act, the Fire Chief deems it necessary to obtain the services of a private investigation company, service contractor, industry specialist or consultant, site security or structure securing services and/or testing fees from an independent agency, the Owner(s) or Owner's Authorized Agent of the property shall pay all expenses incurred by the Municipality in relation to such services. Any charges remaining unpaid on December 31 of that year will be added to and form part of the taxes payable on the property as taxes in arrears.

#### **Comfort Letter Requests**

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7.7 Comfort letter requests may be fulfilled on payment of the fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". Additional fees may be charged for any requested on-site inspection to complete a comfort letter. [Bylaw 9047, July 22, 2024]

#### **Damaged or Contaminated Vehicles or Equipment**

7.8 The Fire Chief may charge an Owner or Occupier of a premise for the costs of decontamination, replacement or repair of Fire Department vehicles or equipment where such vehicles or equipment has been damaged or contaminated by a hazardous substance or Dangerous Goods and requires decontamination, repair or replacement as a result of an incident at that Owner or Occupier's property.

7.9

#### **Development Review Fees**

When the Fire Department is involved in the process of Building Permit issuance or is required to perform an inspection or inspections in order to determine compliance with an issued Building Permit, the Building Permit holder must pay a fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". Such fee must be paid at the time of Building Permit issuance and may be waived for City-led civic projects on City-owned land in whole or in part, at the discretion of the Fire Chief.

#### **Occupant Load**

- 7.10 An owner or Owner(s) or Owner's Authorized Agent of a premise must ensure that the number of persons in a room does not exceed the maximum occupant load for that room for that use. Occupant loads are calculated as follows:
  - (a) For all new construction calculated in conformance with the Building Code; and/or
  - (b) For all existing construction calculated in conformance with the Fire Code.
- 7.11 Occupant load signage must be posted as required by the Fire Code:
  - (a) In a conspicuous location near the principal entrance to the room or floor area;
  - (b) In the form prescribed by the Fire Commissioner; and
  - (c) Signed by the Fire Chief.
- 7.12 Every person who requires an occupant load certificate for the purpose of assembly in an existing Building or area within the Municipality must apply in the form specified by the Fire Chief and must include with the application:
  - (a) Drawings certified by an architect or other Registered Professional;
  - (b) Occupant load calculation form; and
  - (c) Any other documentation required by the Fire Chief.
- 7.13 Every person who receives an occupancy load certificate must pay to the Municipality the fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

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#### **Event Approval**

- 7.14 If the approval of the Fire Chief is required by any Act, bylaw or procedure for an event to be permitted within the Municipality, the Fire Chief will review the details of the event application and may:
  - (a) Refuse approval if the Fire Chief determines that the event may be hazardous or create a nuisance;
  - (b) Provide approval without condition; or
  - (c) Provide approval subject to the conditions and restrictions that they deem necessary for safety and the prevention or the spread of fire.
- 7.15 If as a condition of event approval, the Fire Chief requires any number of Members to inspect or attend at an event site for any time before, during or after the event, for any reason, the person applying to the Municipality for the event shall pay to the Municipality the fees as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

#### Filming Special Effects and Pyrotechnics

- 7.16 Fire protection is required for Special Effects and pyrotechnics. A Permit is required in the form prescribed by the Fire Chief and must include a site plan, a description of the event including time and date, the risks of the event, training of staff, and the proposed mitigation measures for the event. The Fire Chief will review for acceptance the level of fire protection required based on the location and event specific risks.
- 7.17 Permit, inspection, and fire protection fees for the event must be paid to the Municipality as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

#### **Notification of Fire and Sprinkler Alarm Testing**

- 7.18 Any Owner or Occupier of premises where there is a monitored Fire Alarm System must notify their fire alarm monitoring company prior to any service, test, repair, maintenance, adjustment alteration or installation of the system which might activate a false alarm which would normally result in an emergency response.
- 7.19 Where an Owner or Occupier of premises fails to notify as required in section 7.18, such Owner or Occupier must pay the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

#### **False Alarms and Nuisance Alarms**

7.20 The Owner or Occupier of premises must pay the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" on the occurrence of a second False Alarm, or Nuisance Alarm, and for each subsequent False Alarm or Nuisance Alarm, respecting the premises occurring in a calendar year. [Bylaw 9047, July 22, 2024]

#### PART 8 - PERMITS

#### **Issuance of Permit**

8.1 If a Permit is required under this bylaw, the Fire Chief will only issue such Permit if:

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- (a) The proposed operation or occupancy conforms to this bylaw, the Fire Code and any other applicable bylaws or codes;
- (b) Receptacles, vehicles, Buildings and storage places to be used for the activity have been reviewed and accepted by the Fire Chief;
- (c) The proposed location for the activity is acceptable to the Fire Chief with respect to topography, proximity to other occupancies and adequacy of water supply for fire control; and
- (d) The Permit fee, if required, has been paid.

#### **Conditions of Permit**

- 8.2 A Permit issued by the Fire Chief:
  - (a) Is not transferable and any change in use or Occupancy of a Building or premises or change in operations to be conducted, requires a new Permit;

(b) Is revocable where there is a violation of any condition under which the Permit was issued or any violation of this bylaw;

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(d) Any violation of this bylaw;

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(c) Must be posted in the premises in a conspicuous place on the Building or structure to the satisfaction of the Fire Chief; and

(d) May be revoked at any time at the discretion of the Fire Chief.

#### **Permit Form**

8.3 Where in this bylaw a Permit is required for any activity, the application for a Permit must be in the form prescribed by the Fire Chief for such Permit.

#### PART 9 - ENFORCEMENT

#### **Orders**

9.1

If any provision of this bylaw has been contravened or has not been complied with, or has been complied with improperly or only in part, or conditions exist in or upon a Building or property to which the bylaw applied and which, in the opinion of the Fire Chief, constitute a fire hazard or otherwise constitute a hazard to life or property or both:

- (a) The Fire Chief may make an Order to ensure full and proper compliance with this bylaw and in particular, but without limiting the generality of the foregoing, may make such recommendations to the Owner or Occupier of the Building or property as the Fire Chief deems necessary to correct the contravention or to ensure compliance with this bylaw or to remove the hazards referred to in the bylaw; and
- (b) A person who is delivered an Order, whether by mail, sign, posting or personal delivery, must comply with it, either promptly or, if a time period for compliance is specified, within that time period. Any and all costs and expenses associated with

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compliance are the responsibility of the property Owner or other person to whom the Order is directed.

- 9.2 Where an Order issued by the Fire Chief is not complied with within the time specified, the Fire Chief may give such notice as the Fire Chief deems sufficient for entry onto the property or premises and carrying out of any remedial work required to bring the property into a safe, compliant condition, including, without limitation:
  - (a) Removal and safe disposal of any accumulation of Combustible material;
  - (b) Installation of a fire safety device; or
  - (c) Work to secure a vacant or fire-damaged Building.
- 9.3 In any circumstance where the Fire Chief has arranged for work to be carried out on, within, or for a property or Building to achieve compliance with an Order, the Owner of the property is liable to pay the Municipality the total amount of all costs incurred by the Fire Department for the purpose.
- 9.4 Jf fees are charged for fire inspections or reviews or charges payable in respect of other services to land or improvements that are undertaken under this bylaw, are not paid to the Municipality by December 31st of the year in which they are due and payable, the amounts owing may be collected from the Owner in the same manner as for property taxes in arrears in accordance with Section 258(1) of the Community Charter.

#### Standard of Work

9.5 The Fire Chief may, where work being completed is not covered by this bylaw or applicable codes, in the interest of safety adopt the latest edition of the National Fire Protection Association codes, standards, recommended practices and manuals by reference or equivalent.

#### Rejection of Work

9.6 The Fire Chief may, after the examination of any work, issue a written rejection which shall have the same force and effect as an Order issued under this bylaw.

#### Form of Order

9.7 An Order made under this bylaw will be in writing and may be directed to the Owner, Occupier or lessee of the Building or property in respect of which the Order is made.

#### Serving and Compliance with Order

- 9.8 An Order made under this bylaw will be served by delivering it or causing it to be delivered to the person to whom it is directed.
- 9.9 An Owner(s) or Owner's Authorized Agent of a Building or premises must, after receipt of a violation report, inspection report or Order issued by the Fire Chief, comply within the stated timelines.
- 9.10 Where an Order has been made pursuant to this bylaw, the Owner must pay applicable fees for inspection as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" and if upon re-inspection, a Member determines that the Order has not been complied with, the Owner must pay the applicable fee for each additional inspection as

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set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

#### **Cost Recovery**

- 9.11 The Municipality may recover the costs and expenses of providing services to lands or improvements and/or incident response as outlined in this bylaw, jointly and severally from any person, Owner(s) or Owner's Authorized Agent responsible for the Building or premises.
- 9.12 Fees and charges payable in relation to services provided to or in relation to lands or improvements may be collected as property taxes as per section 258(1) of the Community Charter. If the Owner does not pay the cost of the service, on or before December 31st in the year in which the service was done the cost shall be added to and form part of the taxes payable on the parcel as taxes in arrears.

#### **Compensation to Municipality**

- 9.13 Every person who, without necessary cause or required Permit, sets a fire to which the Fire Department responds, or in any manner makes or causes to be made a False Alarm, or causes a fire, damage to property or injury to persons that can be attributed to the use of fireworks contrary to the "Fireworks Regulation Bylaw, 2005, No. 7677", or to the unauthorized cultivation, processing, manufacturing or storage of a controlled substance contrary to the Controlled Drugs and Substances Act (Canada), SC 1996, c. 19, is deemed to have caused a nuisance in the community and, in addition to any fine or other penalty, as an extraordinary service fee is liable to compensate the Municipality for the actual costs and expenses incurred by the Fire Department in responding to the fire, False Alarm or unauthorized activity. The amount of the extraordinary service fee will be calculated in accordance with the rates as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]
- 9.14 Whether or not a Permit is in effect, any person who fails to comply with this bylaw must, upon direction of the Fire Chief, immediately and completely extinguish any fire that the person has started, maintained or otherwise is responsible for, and at their own cost, promptly take any and all remedial measures that the Fire Chief considers necessary or advisable in the interest of fire safety and protection of life or property as communicated to that person.
- 9.15 If a person fails to extinguish a fire as directed by the Fire Chief or Fire Officer, the Fire Chief or Fire Officer may direct or cause it to be extinguished and in that circumstance, the Permit holder or other persons responsible is liable to pay the Municipality the costs and expenses of extinguishment incurred by the Fire Department.
- 9.16 Every person who is not a resident or ratepayer of the Municipality and who causes, directs, allows or suffers an incident attended by the Fire Department is liable to pay the Municipality for all costs and expenses incurred by the Fire Department in response to the incident as well as any fees imposed under Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". [Bylaw 9047, July 22, 2024]

#### Designation of the Bylaw (Bylaw Notices)

9.17 Pursuant to section 4 of the Local Government Bylaw Notice Enforcement Act, SBC 2003, c. 60, this bylaw is designated as a bylaw that may be enforced by bylaw notice and the Fire Chief, Fire Inspectors, and Bylaw Enforcement Officers are designated to enforce this

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bylaw pursuant to the Bylaw Notice Enforcement Bylaw, 2018, No. 8675, or as otherwise provided by this or any other bylaw of the City of North Vancouver.

#### Obstruction

9.18 A person must not interfere with, delay, obstruct or impede any person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

#### Default

9.19 Whenever a person is in default of doing any matter or thing required to be done under this bylaw, the Municipality, through its employees or agents, may do what is required to be done, at the expense of the person in default and such costs will constitute a debt due and owing in accordance with section 17 of the Community Charter.

#### Offences and Penalties

#### 9.20 A person who:

- (a) contravenes a provision of this bylaw;
- (b) causes, consents to, allows or permits an act or thing to be done contrary to this bylaw;
- (c) neglects or refrains from doing anything required by a provision of this bylaw; or
  - fails to comply with any order, direction or notice given under this bylaw

commits an offence and is subject to the penalties imposed by this bylaw and the Offence Act.

- 9.21 Each instance that a contravention of a provision of this bylaw occurs and each day that a contravention occurs or continues shall constitute a separate offence.
- 9.22 A person found guilty of an offence under this bylaw is subject to a fine of not less than \$1,000.00 and not more than \$50,000.00 for every instance that an offence occurs or each day that it occurs or continues, plus the costs of prosecution

#### **Ticketing (Municipal Ticket Information)**

9.23 Pursuant to sections 264(1)(c) and 265(1)(a) of the Community Charter, this bylaw is designated as a bylaw that may be enforced by means of a ticket in the form prescribed and the Fire Chief, Fire Inspectors, and Bylaw Enforcement Officers are designated to enforce this bylaw pursuant to the Ticket Information Utilization Bylaw, 1992, No 6300 or as otherwise provided by this or any other bylaw of the City of North Vancouver.

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**Deleted:** Every person who violates any of the provisions of this bylaw, or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this bylaw, is deemed to be guilty of an offence against this bylaw and of a separate offence each day the violation is caused or allowed to continue and is liable upon conviction to a fine of up to \$50,000.

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The Corporation of the City of North Vancouver Bylaw No. 8852 CONSOLIDATED

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The Corporation of the City of North Vancouver Bylaw No. 8852 CONSOLIDATED

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#### PART 10 - MISCELLANEOUS

#### Severability

10.1 If a section, subsection, paragraph, subparagraph or phrase of this bylaw is for any reason declared invalid by a Court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw.

#### Repeal

10.2 "Fire Bylaw, 2005, No. 7709" and all its amendments are hereby repealed, and all references in other bylaws of the City to "Fire Bylaw, 2005, No. 7709" are hereby amended to refer to this "Fire Bylaw, 2021, No. 8852".

READ a first time on the 5<sup>th</sup> day of July, 2021.

READ a second time on the 5<sup>th</sup> day of July, 2021

READ a third time on the 5<sup>th</sup> day of July, 2021.

ADOPTED on the 12th day of July, 2021.

"Linda C. Buchanan"

MAYOR

"Karla D. Graham"

CORPORATE OFFICER

#### Appendix A - Definitions

In this bylaw, unless the context otherwise requires:

- "Alternate Solution" means a proposed alternate design solution for a Building that is produced by a Registered Professional to comply with the requirements of the Building Code, Fire Code or other statutory or regulatory requirements.
- "Area of Refuge" means a space that facilitates a safe delay in egress, is sufficiently protected from fire conditions developing in the floor area, and provides direct access to an exit or firefighters elevator.
- "Authority Having Jurisdiction" means the governmental agency having regulatory authority over a specific aspect of a project.
- "Building" means any structure used or intended for supporting or sheltering any use or Occupancy as defined by the Fire Code.
- "Building Code" means the current edition of the British Columbia Building Code as adopted by the Minister responsible under provincial legislation, as amended or replaced.
- "Building Official" means the Municipality's Chief Building Official and the building inspectors, plan checkers, plumbing inspectors, mechanical inspectors and electrical inspectors designated or appointed by the Municipality.
- "Building Permit" has the meaning prescribed in the Construction Bylaw.
- "Bylaw Enforcement Officer" means a Park Ranger, Royal Canadian Mounted Police officer, a Member, or any official or employee of the Municipality whose designated duties include the enforcement of bylaws within the Municipality;
- "Certified Fire Protection Technician" means a person certified by ASTTBC (Applied Science Technologists and Technicians of British Columbia) to inspect and test Fire Protection Equipment, or an equivalent acceptable to the Fire Chief.
- "City" means the Corporation of the City of North Vancouver or the geographic area within the municipal boundaries of the City, as the context requires.
- "Combustible" refers to the chemical reaction that is demonstrated when matter (substance, product) bursts into flame, through combustion or being exposed to fire. Combustion is a self-sustaining chemical reaction yielding energy or products that cause further reactions of the same kind.
- "Community Charter" means the Community Charter, SBC 2003, c. 26, as amended or replaced.
- "Construction Bylaw" means the "Construction Regulation Bylaw, 2003, No. 7390", as amended or replaced;
- "Construction Fire Safety Plan" means a plan meeting Fire Department Guidelines for construction fire safety submitted for acceptance in accordance with the Fire Code and Building Code.

"Cross Over Floors" has the meaning prescribed in the Building Code.

"CSA/ULC" means the Canadian Standards Association/Underwriters Laboratory of Canada.

"Dangerous Goods" means those products or substances which are regulated by the Transportation of Dangerous Goods Act, SC 1992, c. 34 and its Regulations, as amended or replaced.

"Enclosed Storage Garage" means a structure built within a common area of a Storage Garage as defined in the Building Code, where the interior space can be fully viewed from the exterior through a gated or mesh overhead door.

"Explosion" means a rapid release of energy that may or may not be preceded or followed by a fire which produces a pressure wave or shock wave in air and is usually accompanied by a loud noise.

"False Alarm" means the activation of a Fire Alarm System, regardless of how caused, as a result of which Fire Department resources and services are provided and a Member does not find any evidence of fire, fire damage or smoke.

"Fees and Charges Bylaw" means the "Fees and Charges Bylaw, 2024, No. 9000", as amended or replaced. [Bylaw 9047, July 22, 2024]

"Fire Alarm System" means a device or devices installed on or in real property and designed to issue a warning of a fire by activating an audible alarm signal and/or alerting a monitoring service, but does not include local smoke alarms that are intended to alert only the occupants of a single family dwelling unit in which it is installed.

"Fire Chief" means the person appointed as the Chief of the Fire Department of the Municipality or an authorized designate.

"Fire Code" means the BC Fire Code adopted as Regulation 263/2012 to the Fire Services Act;

"Fire Commissioner" means the person appointed as the fire commissioner for British Columbia pursuant to the *Fire Safety Act*.

"Fire Department" means the department that provides municipal emergency and non-emergency fire and rescue services.

"Fire Department Access Route" means an approved route designed to Building Code and municipal standards that the Fire Department uses to respond to a building or occupancy.

"Fire Department Connection" means a Siamese connection through which the Fire Department pumps supplemental water into a sprinkler or standpipe system.

"Fire Department Response Point" means an identified primary response point on a property where the Fire Department would access and operate the site specific fire protection equipment and life safety systems during an incident response.

<u>"Fire Escape" means an emergency exit, typically fastened to the outside of a building, intended for use by building occupants and firefighters during emergencies.</u>

Deleted: Services

"Fire Inspector" means an individual designated in writing as a fire inspector pursuant to this bylaw and Section 8 of the Fire, Safety Act.

**Deleted:** "Fire Inspector" means a local assistant to the Fire Commissioner as appointed or authorized by the Fire Chief.

Deleted: Services

**Deleted:** Services

"Fire Investigator" means an individual designated in writing as a fire investigator pursuant to this bylaw and section 23 of the Fire Safety Act.

with

"Fire Investigation Report" means a report prepared by a Fire Investigator in accordance with the Fire Safety Act.

"Fire Officer" means Fire Department personnel who have achieved the rank of Lieutenant or Captain.

"Fire Protection Equipment" means, but is not limited to, fire alarm systems, automatic sprinkler systems, special extinguisher systems, portable fire extinguishers, fire hydrants, water supplies for fire protection, standpipe and hose systems, fixed pipe fire suppression systems in commercial cooking exhaust systems, smoke control measures and emergency power installations.

"Fire Safety Plan" means a documented plan outlining fire safety measures, procedures and equipment as required in accordance with the Fire Code and the Building Code.

"Fire Separation" has the meaning prescribed in the Building Code.

**Deleted:** "Fire Services Act" means the Fire Services Act, RSBC 1996, c. 144, as amended or replaced.¶

# "Fire Safety Act" means the Fire Safety Act, S.B.C., c.19, as amended or replaced.

"Fire Watch" is a temporary measure intended to ensure continuous and systematic surveillance of a Building or portion thereof by an assigned fire watch person, for the purposes of identifying and controlling fire hazards, detecting early signs of fire, raising an alarm for fire and notifying occupiers and the Fire Department.

"Flammable and Combustible Liquid" means a liquid classified as flammable or combustible in the Fire Code.

"Hazardous Materials" means products, materials, or substances that are considered Dangerous Goods.

"Highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right of way on private property.

"Hot Works" means processes that involve open flames or that produce heat or sparks, including but not limited to cutting, welding, soldering, brazing, grinding, adhesive bonding, roofing operations, thermal spraying and thawing pipes.

"Incident Response" means aid provided in response to fires, Explosions, medical emergencies, earthquakes or other natural disasters, escape of Dangerous Goods, rail or marine incidents, motor vehicle or other accidents and other circumstances to which the Fire Department responds or attends.

"Integrated Test" means a test of the interconnections between fire protection and life safety systems as per CAN/ULC-S1001 "Integrated Systems Testing of Fire Protection and Life Safety Systems".

"Integrated Testing Coordinator" means a person, firm, corporation, or organization responsible for developing and implementing the Integrated Testing Plan and who are knowledgeable and experienced in the design, installation and operation of the Fire Protection Equipment included in the Integrated Testing Plan. The Integrated Testing Coordinator is to be certified by ULC as an Integrated Systems Testing Service Provider or equivalent acceptable to the Fire Chief.

"Integrated Testing Plan" means a written project-specific document, prepared by the Integrated Testing Coordinator, outlining the required tests and necessary functional results to conduct integrated fire protection and life safety system testing.

"Integrated Testing Report" means a written project-specific document, prepared by the integrated testing coordinator, documenting the implementation of the integrated testing plan.

"Interface Construction Guidelines" means the municipal permit process for reporting risks and mitigating measures related to construction work adjacent to or in parks and forest, which must be submitted by the Owner to the Authority Having Jurisdiction before the fire danger rating, as declared by the Province, for the area becomes high or extreme.

"Life Safety Systems" means components or combinations of equipment of Fire Alarm Systems, sprinkler systems, special suppression systems, means of egress, and other emergency equipment as regulated by the Fire Code, its regulations and this bylaw.

"Lock Box" means a locked metal enclosure designed to securely hold the keys to a Building, structure or complex where the Lock Box is to be located, as approved by the Fire Department.

"Member" means any employee of the Fire Department.

"Metro Vancouver Air Quality Bylaw" means the "Metro Vancouver Air Quality Management Bylaw No. 1082, 2008" as amended or replaced.

"Mobile Food Vendor" means a person carrying on a business of preparing food and offering it for sale from a vehicle and includes, but is not limited to, vehicles, trailers and carts with cooking equipment that produce smoke or grease laden vapors in a confined compartment.

"Municipal Council" or "Council" means the elected council of the Municipality.

"Municipal Engineer" means the General Manager – Engineering, Parks and Environment or a person designated to act in his/her place.

"Municipality" means the Corporation of the City of North Vancouver or the geographic area within the municipal boundaries of the District, as the context requires.

"NFPA" means the National Fire Protection Association.

"Nuisance Alarms" means activation of a Fire Alarm System regardless of how it is caused necessitating a fire response where a fire or emergency does not exist.

"Occupancy" means the use or intended use of a Building or part thereof for the shelter or

support of persons, animals or property as defined in Fire Code.

- "Occupier" means the owner, tenant, lessee, agent or other person who has the right of access to and responsibility for any Building or premises.
- "Order" means an order, direction, remedial action, approval, decision, determination, or Permit made under this bylaw and/or the Fire Code by the Fire Chief, Fire Inspector or a member.
- "Owner" has the meaning prescribed in the *Community Charter*, SBC 2003, c. 26, as amended or replaced.
- "Owner's Authorized Agent" means the person or persons appointed by the Owner to make decisions in relation to the Owner's property in their absence.
- "Permit" means a Permit issued by the Fire Chief or any Member pursuant to this bylaw.
- "Private Storage Garage" means a structure built within a common area of a Storage Garage as defined in the Building Code where the interior space cannot be fully viewed from the exterior due to the installation of solid doors and walls.
- "Registered Professional" means a person who is registered or licensed to practice as an architect under the Architects Act, RSBC 1996, c. 17, as amended or replaced, a person who is registered or licensed to practice as a professional engineer under the Professional Governance Act, SBC 2018, c. 47, as amended or replaced, or other professionals as approved by the Fire Chief.
- "Shipping Container" means a large standardized container designed and built for intermodal freight transport.
- "Special Effects" means images and/or sounds used to represent real or imaginary spectacles in a television or movie production or other similar activity, including but not limited to an Explosion or fire.
- "Special Event" means any exhibit, market, outdoor concert, fair display, trade show, vehicle display or outdoor event or other similar event.
- "Special Fire Suppression System" includes low, medium and high expansion foam systems, foam-water, carbon dioxide, dry chemical and wet chemical systems.
- "Storage Garage" as defined by the BC Building Code means a Building or part thereof intended primarily for the storage or parking of motor vehicles and containing no provision for the repair or servicing of such vehicles, but do not include entrances at which vehicles stop for a short time beneath an unenclosed canopy to pick up and drop off passengers. For certainty, Storage Garages may also contain space for parking or storing other vehicles, including, but not limited to bicycles and boats.
- "Test Operator" means an individual or company with experience in testing radio communications signals and whose credentials are acceptable to the Fire Chief.
- "Transportation of Dangerous Goods Act" means the Transportation of Dangerous Goods Act, SC 1992, c. 34, as amended or replaced

"ULC Certificate" is a certificate issued under the Certificate Service of Underwriters Laboratories of Canada.

"Value of the Work" has the meaning prescribed in the Construction Bylaw.

"Water Supply System" means the system for supplying water for fire protection purposes and includes, but is not limited to, fire hydrants, fire pumps, water towers and tanks, Fire Department connections and any other hose connections necessary for Fire Department operations.



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

# "Bylaw Notice Enforcement Bylaw, 2018, No. 8675"

# **CONSOLIDATED FOR CONVENIENCE - DECEMBER 4, 2023**

Amendment #	Adoption Date	Subject
8756	July 20, 2020	Smoking Penalties
8787	September 14, 2020	Street and Traffic Bylaw – Updates to Fines
8760	October 19, 2020	Stream and Drainage System Protection
8792	December 7, 2020	E-Bike Share Permit Enforcement
8816	February 8, 2021	Street and Traffic Bylaw – Updates to Fines
8825	April 19, 2021	Electric Vehicle Parking – Update to Fines
8856	July 21, 2021	Fire Bylaw Penalties; Fireworks Regulation Bylaw Penalties; Radio Amplification Bylaw Penalties
8862	July 28, 2021	St. Roch Dock Hourly Moorage Fees
8886	November 22, 2021	Noise Control Bylaw, 2021, No. 8885
8895	March 28, 2022	Tree Bylaw, 2022, No. 8888
8983	December 4, 2023	Schedule A – Street and Traffic Bylaw Penalties

#### THE CORPORATION OF THE CITY OF NORTH VANCOUVER

#### **BYLAW NO. 8675**

#### A Bylaw to enable enforcement of Bylaw Notices

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 "Bylaw Notice Enforcement Bylaw, 2018, No. 8675".

#### **Definitions**

- 2. In this Bylaw:
  - A. "Act" means the Local Government Bylaw Notice Enforcement Act, SBC 2003, c 60;
  - B. "City" means the City of North Vancouver; and
  - C. "City Hall" means the location of the City's municipal offices.
- 3. The terms in this bylaw have the same meaning as the terms defined in the Act.

#### **Bylaw Contraventions**

 The bylaws and bylaw contraventions designated in Schedule "A" as attached to this bylaw may be dealt with by bylaw notice.

#### **Penalty**

- 5. The penalty for a contravention referred to in Section 4 is as follows:
  - subject to paragraphs B to D, is the Penalty amount set out in column A2 of Schedule "A" as attached to this bylaw;
  - B. if received by the City within 14 days of the person receiving or being presumed to have received the notice, is the Early Payment Penalty set out in column A3 of Schedule "A" as attached to this bylaw;
  - C. if more than 34 days after the person received or is presumed to have received the bylaw notice, is subject to a late payment surcharge in addition to the penalty under paragraph A, and is the Late Payment Penalty set out in column A4 of Schedule "A" as attached to this bylaw; or
  - D. if paid under a compliance agreement, may be reduced as provided under column A5 of Schedule "A" as attached to this bylaw.

#### **Period for Paying or Disputing Notice**

6. A person who receives a bylaw notice must, within 14 days of the date on which the person received or is presumed to have received the bylaw notice:

- A. pay the penalty; or
- B. request dispute adjudication;

by filling in the appropriate portion of the bylaw notice indicating either a payment or a dispute and delivering it by the methods detailed on the bylaw notice.

- 7. A person may pay the indicated penalty after 14 days of receiving the notice, subject to the applicable surcharge for late payment accordance with Section 5 (c) of this bylaw, but no person may dispute the notice after 14 days of receiving the bylaw notice.
- 8. Where a person was not served personally with a bylaw notice and advises the City that they did not receive a copy of the original notice, the time limits for responding to a bylaw notice under Sections 5, 6, and 7 of this bylaw do not begin to run until a copy of the bylaw notice is re-delivered to them in accordance with the Act.

#### **Bylaw Notice Dispute Adjudication System**

- 9. A Bylaw Notice Adjudication Hearing is established as the bylaw notice dispute adjudication system in accordance with the Act to resolve disputes in relation to bylaw notices.
- 10. Every person who is unsuccessful in a dispute adjudication in relation to a bylaw notice or a compliance agreement under the dispute adjudication system established under this Section must pay the City an additional fee of \$25 for the purpose of the City recovering the costs of the adjudication system.

#### **Screening Officers**

- 11. The position of screening officer is established.
- 12. The following are designated classes of persons that are appointed as Screening Officers:
  - A. Manager, Bylaw Services;
  - B. The immediate Manager of a Division or Department whose staff are authorized to issue Bylaw Notices;
  - C. Bylaw Enforcement Supervisor;
  - D. Bylaw Ticket Screening Clerk;
  - E. Bylaw Enforcement Officer as per Part 16 of this Bylaw;

and Council may appoint additional screening officers from other classes of persons by name of office or otherwise.

#### Powers, Duties and Functions of Screening Officers

13. The powers, duties and functions of screening officers are as set out in the Act, and include the following powers:

- A. Where requested by the person against whom a contravention is alleged, communicate information respecting the nature of the contravention, the provision of the bylaw contravened, the facts on which the contravention allegation is based, the penalty for a contravention, the opportunity to enter into a compliance agreement, the opportunity to proceed to the bylaw notice dispute adjudication system and the fee or fees payable in relation to the bylaw notice enforcement process;
- B. To communicate with any or all of the following for the purposes of performing their functions under this bylaw or the Act:
  - (1) the person against whom a contravention is alleged or their representative;
  - (2) the officer issuing the notice;
  - (3) the complainant or their representative;
  - (4) the City's staff and records regarding the disputant's history of bylaw compliance;
- C. To prepare and enter into compliance agreements under the Act with persons who dispute bylaw notices, including to establish terms and conditions for compliance that the screening officer considers necessary or advisable, including time periods for payment of penalties and compliance with the bylaw;
- D. To provide for payment of a reduced penalty if a compliance agreement is entered into, as provided in column A5 of Schedule "A" as attached to this bylaw; and
- E. To cancel bylaw notices in accordance with the Act or City policies and procedures.
- 14. The bylaw contraventions in relation to which a screening officer may enter into a compliance agreement are indicated in column A1 of Schedule "A" as attached to this bylaw.
- 15. The maximum duration of a compliance agreement is one year.

#### **Bylaw Enforcement Officers**

- 16. Persons acting as any of the following are designated as bylaw enforcement officers for the purposes of this bylaw and the Act:
  - A. members of the Royal Canadian Mounted Police;
  - B. bylaw enforcement officers under Section 36 of the Police Act,
  - C. Fire Inspectors under Section 8 of the Fire Safety Act,
  - D. "Manager Bylaw Services, bylaw enforcement supervisor, bylaw enforcement officer, licensing inspectors, building officials, animal control officers, fire prevention officers, public health inspectors, environmental health officers, or other persons acting in another capacity on behalf of the City properly delegated by council for the purpose of enforcement of one or more of the bylaws of the City."

**Deleted:** local assistants to the Fire Commissioner under Section 6 of the *Fire Services Act* 

#### Form of Bylaw Notice

17. The City may from time to time provide for the form or forms of the bylaw notice, provided the bylaw notice complies with Section 4 of the Act.

#### **Schedules**

- 18. The following schedule is attached to and forms part of this bylaw:
  - A. Schedule A Designated Bylaw Contraventions and Penalties.

#### **Effective Date**

19. This Bylaw shall come into force and take effect on January 1, 2019.

#### Repeal

 "Bylaw Notice Enforcement Bylaw, 2005, No. 7675" and all associated Bylaw Amendments are hereby repealed effective January 1, 2019.

READ a first time on the 17<sup>th</sup> day of September, 2018

READ a second time on the 17<sup>th</sup> day of September, 2018.

READ a third time on the 17<sup>th</sup> day of September, 2018.

ADOPTED on the 24th day of September, 2018.

"Darrell R. Mussatto"

MAYOR

"Karla D. Graham"

CITY CLERK

# SCHEDULE A

# DESIGNATED BYLAW CONTRAVENTIONS & PENALTIES FOR BYLAW CONTRAVENTIONS

"Business Licence Bylaw, 2018, No. 8640"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Occupying Premises Prior to Approval	401	No	\$200	\$180	\$220	n/a
Failure to Produce Certificates or Letters of Approval	401	No	\$200	\$180	\$220	n/a
False information given	404	No	\$100	\$80	\$120	n/a
No Business Licence	407	Yes	\$400	\$350	\$500	\$100
Licence Not Posted	408	No	\$100	\$80	\$120	n/a
Licence Transfers	411	No	\$100	\$80	\$120	n/a
Fail to Notify of Changes	413	No	\$50	\$40	\$60	n//a
Operating While Suspended	414	No	\$450	\$400	\$500	n/a
Operating Contrary to Terms or Conditions	418 (2)	No	\$450	\$400	\$500	n/a
Minimum Seating Movie Theatre	500	No	\$100	\$80	\$120	n/a
Adult Publications Offences	501	No	\$100	\$80	\$120	n/a
Alteration and Repair Soliciting Offences	502	No	\$100	\$80	\$120	n/a
Animal Acts Offences	503	No	\$100	\$80	\$120	n/a
Auctioneer Offences	504	No	\$100	\$80	\$120	n/a
Bed & Breakfast Offences	505	No	\$100	\$80	\$120	n/a
Billiard Hall & Arcade Offences	506	No	\$100	\$80	\$120	n/a
Body Rub Business Offences	507	No	\$100	\$80	\$120	n/a
Building Contractor Offences	508	No	\$100	\$80	\$120	n/a
Child Care Facility Offences	509	No	\$100	\$80	\$120	n/a
Chimney Sweep Offences	510	No	\$100	\$80	\$120	n/a
Commercial Parking Lot Offences	511	No	\$100	\$80	\$120	n/a
Commercial Vehicle Offences	512	No	\$100	\$80	\$120	n/a
Food Truck , Mobile Offences	513	No	\$100	\$80	\$120	n/a
Greenhouse Gas Label Offences	514	No	\$100	\$80	\$120	n/a
Group Child Care Offences	515	No	\$100	\$80	\$120	n/a
Private Patrol Agency Licensing Offences	516	No	\$100	\$80	\$120	n/a
Restriction of House Calls Offences	517	No	\$100	\$80	\$120	n/a
Ice Cream Vendor, Mobile Offences	518	No	\$100	\$80	\$120	n/a
Fail to Permit Inspection of Business	519	No	\$200	\$180	\$220	n/a
Carnival/Exhibition Insurance Offences	520	No	\$100	\$80	\$120	n/a
Inter-municipal Business Licence Offences	521	No	\$100	\$80	\$120	n/a
Liquor Licensed Establishment Offences	522	No	\$200	\$180	\$220	n/a
Massage Therapist (Registered) Offences	523	No	\$100	\$80	\$120	n/a
Massage Therapist (Unregistered) Offences	524	No	\$100	\$80	\$120	n/a
Cannabis – Licensed Medical Production Offences	525	No	\$450	\$400	\$500	N/A
Mobile Cart Offences	526	No	\$100	\$80	\$120	n/a
Peddler Offences	527	No	\$100	\$80	\$120	n/a
Post Box Rental Offences	528	No	\$100	\$80	\$120	n/a
Second Hand & Junk Dealers & Pawnbroker Offences	529	No	\$200	\$180	\$220	n/a
Selling and Soliciting on Streets Offences	530	No	\$100	\$80	\$120	n/a
Shark Fins Offences	531	No	\$100	\$80	\$120	n/a
Soliciting for Charity Offences	532	No	\$100	\$80	\$120	n/a
Vending Machine Offences	533	No	\$100	\$80	\$120	n/a

"Construction Regulation Bylaw, 2003, No. 7390"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discounts
Construction Without Authority	5.1	Yes	\$450	\$400	\$500	\$125
Modify Plans Without Approval	5.2	No	\$150	\$100	\$200	N/A
Change Grade or Property Boundaries Without Approval	5.3	No	\$200	\$150	\$300	N/A
Submit False Information	5.4	No	\$200	\$150	\$300	N/A
Using or Occupying Without Approval	5.5	Yes	\$450	\$400	\$500	\$125
Interfere With or Hinder a Building Official	5.6	Yes	\$450	\$400	\$500	\$125
Failure to Comply With Order	5.7	Yes	\$450	\$400	\$500	\$125
Creating a Hazard	5.8	Yes	\$450	\$400	\$500	\$125
Moving a Building Without Approval	5.9	Yes	\$450	\$400	\$500	\$125
Unprotected Open Excavation	5.10	Yes	\$300	\$250	\$350	\$75
Remove or Deface Labels, Notices or Certificates	5.11	Yes	\$300	\$250	\$350	\$75
Unauthorized Sewage Disposal	5.12	No	\$200	\$150	\$300	N/A
Unauthorized Private Sewage Disposal System	5.13	No	\$150	\$100	\$200	N/A
Improper Sewage Disposal System Connection	5.14	No	\$150	\$100	\$200	N/A
Improper Sewer Connection Depth or Capacity	5.15	No	\$150	\$100	\$200	N/A
Failure to Protect Public Sewer System from surcharge	5.16	No	\$150	\$100	\$200	N/A
Unauthorized Security Shutters or Closures	5.17	Yes	\$300	\$250	\$350	\$75

"Dog Tax and Regulation Bylaw, 2010, No. 8113"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
No Dog Licence	10 (a)	No	\$60	\$50	\$75	N/A
No Dog Licence (Vicious Dog)	10 (a)	No	\$400	\$350	\$450	N/A
Failure to Affix Licence Tag	10 (b)	No	\$60	\$50	\$75	N/A
Dog At Large	10 (c)	No	\$60	\$50	\$75	N/A
Vicious Dog at Large	10 (c)	No	\$200	\$150	\$300	N/A
Removal of Licence Tag	10 (d)	No	\$60	\$50	\$75	N/A
Fail to Ensure Dog does not bite person	10 (e)(i)	No	\$120	\$100	\$150	N/A
Fail to Ensure Vicious Dog does not bite person	10 (e)(i)	No	\$240	\$200	\$300	N/A
Fail to Ensure Dog does not injure person	10 (e)(ii)	No	\$120	\$100	\$150	N/A
Fail to Ensure Vicious Dog does not injure person	10 (e)(ii)	No	\$240	\$200	\$300	N/A
Fail to Ensure a Dog does not aggressively harass or chase person	10 (e)(iii)	No	\$120	\$100	\$150	N/A
Fail to Ensure Vicious Dog does not aggressively harass or chase person	10 (e)(iii)	No	\$240	\$200	\$300	N/A
Fail to Ensure a Dog does not bite another animal	10 (e)(iv)	No	\$120	\$100	\$150	N/A
Fail to Ensure Vicious Dog does not bite another animal	10 (e)(iv)	No	\$240	\$200	\$300	N/A
Un-muzzled Vicious Dog	10 (f)(i)	No	\$240	\$200	\$300	N/A
Unleashed Vicious Dog	10 (f)(i)	No	\$240	\$200	\$300	N/A
Un-muzzled Vicious Dog on Private Property	10 (f)(ii)(a)	No	\$170	\$150	\$200	N/A
Unleashed Vicious Dog on Private Property	10 (f)(ii)(a)	No	\$120	\$100	\$150	N/A
Unconfined Vicious Dog on Private Property	10 (f)(ii)(b)	No	\$120	\$100	\$150	N/A
Insecure Diseased Dog	10 (g)	Yes	\$120	\$100	\$150	\$50
More Than Three Dogs	10 (h)	No	\$60	\$50	\$75	N/A
Dog in Park Contrary to Schedule A	10 (i)	No	\$120	\$100	\$150	N/A
Leaving Excrement	10 (j)	No	\$60	\$50	\$75	N/A
Cruelty to Dog	11	No	\$120	\$100	\$150	N/A
Pen Requirement Not Met	11 (f)	Yes	\$200	\$150	\$250	\$75
Unlawful Removal of Impounded Animal	20	No	\$200	\$150	\$250	N/A
Interfere/Obstruct/Impede Bylaw Officer	21	No	\$120	\$100	\$150	N/A

"Drinking Water Conservation Plan Bylaw, 2018, No. 8627"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Fail to Follow Water Use Restrictions - Stage 1 (Sched. A)	5	No	\$100	\$50	\$150	N/A
Fail to Follow Water Use Restrictions - Stage 2 (Sched. A)	5	No	\$200	\$150	\$250	N/A
Fail to Follow Water Use Restrictions - Stage 3 (Sched. A)	5	No	\$300	\$250	\$400	N/A
Fail to Follow Water Use Restrictions - Stage 4 (Sched. A)	5	No	\$400	\$350	\$500	N/A

"Election Sign Bylaw, 2018, No. 8643"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Placing Election Sign not permitted by the Bylaw	4.1(a)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign that has an area exceeding 0.4 square metres	4.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign that has a height exceeding 1.8 metres	4.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign that is an Electric Sign	4.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign that is a Banner	4.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign that is illuminated, electrified, animated, moving or flashing	4.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign in a manner or location that obscures line of vision	4.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign in a manner or location that hinders traffic	4.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign on a tree, a utility pole or a flagpole	4.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign on a Chattel or a Mobility Device	4.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign before writ of election	5.1(a)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign before end of nomination period	5.1(b)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign earlier than 30 days before assent voting opportunity	5.1(c)	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Failure to remove Election Sign within 7 days of voting day	5.2	Yes	\$100	\$90	\$110	\$0 penalty upon compliance
Placing Election Sign on public property or highway without authorization	6.2	Yes	\$100	\$90	\$110	\$0 penalty upon compliance

"Fire Bylaw, 2021, No. 8852"		Λ1	A 2	A 2	A4	A.E.
Description	Section	A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	A3 Late Payment: After 28 days (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
Obstruct Member	3.6(a)	450	400	500	NO	N/A
Enter incident area	3.6(b)	200	<b>√</b> 150	<b>3</b> 00	NO	N/A
Drive over fire hose	3.6(c)	200	<b>150</b>	<b>3</b> 00	NO	N/A
Impersonate Member	3.6(d)	450	400	500	NO	N/A
Fail to secure vacant/damaged Building	3.8	450	400	500	NO	N/A
Tamper with Fire Protection Equipment	3.15(a)	450	400	500	NO	N/A
Reset Fire Alarm System without authorization	3.15(b)	200	150	300	NO	N/A
Fail to comply with Order	4.4	200	150	300	NO	N/A
Fail to have inspection by Certified Fire Protection Technician	4.6(a)	200	150	300	NO	N/A
Fail to have Fire Protection Equipment tagged	4.6(b)	200	150	300	NO	N/A
Falsify records	4.8	300	225	450	NO	N/A
Fail to evacuate	4.9	200	<u>150</u>	300	NO	N/A
Fail to have Fire Watch	4.10	200	150	300	NO	N/A
Fail to comply with Fire Watch requirements	4.11	450	400	500	NO	N/A
Fail to submit update to Construction Fire Safety Plan	4.19(a)	200	150	300	NO	N/A
Fail to submit Fire Safety Plan	4.21(a)	200	150	300	NO	N/A
Fail to have occupancy contact information	4.23	200	150	300	NO	N/A
Fail to attend in 45 minutes	4.24(d)	200	<u>150</u>	<u>300</u>	NO	N/A
Fail to secure premises	4.24(e)	200	<u>150</u>	300	<u>NO</u>	N/A
Cause fire hazard	5.2	200	150	300	NO	N/A
Unsafe disposal of hazardous substance	5.3(a)	450	400	500	NO	N/A
Unauthorized disposal of Hazardous Materials	5.3(b)	450	400	500	NO	N/A
Unsafe disposal of smoking equipment	5.3(c)	450	400	500	NO	N/A
Fail to comply with container requirements	5.4	200	150	300	NO	N/A
Combustible waste near Building	5.5	200	150	300	NO	N/A
Fail to report potential explosion/Hazardous Materials spill	5.7	450	400	500	NO	N/A
Start open air fire	5.8(a)	450	400	500	NO	N/A
Burn land for clearing	5.8(b)	300	225	450	NO	N/A
Unpermitted cooking fire	5.8(c)	200	150	300	NO	N/A
Smoke from outdoor cooking fire	5.8(d)	200	150	300	NO	N/A
Smoke from open air burning	5. <u>8(e)</u>	200	150	300	NO	N/A
Fail to comply with propane appliance requirements	5. <u>8(g)</u>	200	150	300	NO	N/A
Smoke from smoker	5. <u>8(i)</u>	200	150	300	NO	N/A
Tamper with fire ban sign	5.11(a)	200	150	300	NO	N/A
Violate fire ban Order	5.11(b)	300	225	450	NO	N/A
Unauthorized high-risk construction/demolition Fail to obtain approval of construction Fire Safety Plan	5.12 5.13	200	150 150	300 300	NO NO	N/A N/A
mitigation checklist Fail to comply with Construction Fire Safety Plan mitigation	5.14	200	150	300	NO	N/A
checklist						
Fail to comply with Order	5.16	300	225	450	NO	N/A
Enter forest contrary to Order	5.17	200	150	300	NO	N/A
Fail to provide entry	5.18	200	<u>150</u>	300	NO	N/A
Fail to keep access routes clear	6.1(a)	200	150	300	NO	N/A
Fail to post fire lane sign Fail to maintain access routes in compliance with Fire	6.1(b) 6.1(d)	200	150 150	300 300	NO NO	N/A N/A
Code	. ,					
Fail to have address visible from street	6.1(e)	100	<u>75</u>	<u>150</u>	NO	N/A
Fail to provide directional signage	6.1(f)	100	<u>75</u>	<u>150</u>	NO	N/A
Fail to keep corridors free of obstructions	6.1(g)	200	150	300	NO	N/A
Fail to have devices on exit doors per Building Code	6.1(h)	200	150	300	NO	N/A
Fail to maintain Fire Department Lock Box	6.2	200	150	300	NO	N/A
Storage contrary to Fire Code	6.4(a)	200	150	300	NO	N/A
Permit Combustibles around Building	6.4(b)	200	150	300	NO	N/A
Fail to contain storage in room	6.4(c)	200	150	300	NO	N/A
Storage room fails to comply with Building Code	6.4(c)	200	150	300	NO	N/A
Store combustible materials in Storage Garage or Underground Storage Garage	6.4(d)	200	150	300	NO	N/A
Storage impeding firefighting access	6.4(e)	200	150	300	NO	N/A
Have storage unit in Storage Garage	6.4(f)	200	150	300	NO	N/A
Storage in common area of Storage Garage	6.4(q)	200	150	300	NO	N/A

Deleted: 225	
Deleted: 450	
Deleted: 75	
Deleted: 150	

Deleted: 9(a)
Deleted: 9(c)
Deleted: 9(e)

"Fire Bylaw, 2021, No. 8852"							
Description	Section	A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	A3 Late Payment: After 28 days (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount	
Storage in portable storage container in common area of Storage Garage	6.4(h)	200	150	300	NO	N/A	
Fail to maintain Fire Separation Fail to keep fire door closed  ▼	6.5 6.6	200 200	150 150	300 300	NO NO	N/A N/A	Dalatada Kasa
Fail to have sign on Fire Separation door	6.7	200	150	300	NO	N/A	Deleted: Keep
Fail to comply with stair numbering requirements	6.8	200	150	300	NO	N/A	
Fail to comply with fire extinguisher requirements	6.9	200	150	300 300	NO NO	N/A N/A	Deleted: 8
Exit sign not in compliance with Building Code Fail to maintain exit sign	6.10 6.11	200 200	150 150	300	NO	N/A N/A	
Fail to maintain emergency power for exit sign	6.12	200	150	300	NO	N/A	
Exit sign not consistent with current Fire Code	6.13	200	150	300	NO	N/A	
Fail to keep records for exit sign	6.14 6.15	200 200	150 150	300 300	NO NO	N/A N/A	
Emergency power system does not meet requirements Fail to keep records for emergency power system	6.16	200	150	300	NO	N/A	Deleted: 4
Storage in exit system area	6.17	200	150	300	NO	N/A	
Fail to inspect exit systems	6.18	200	150	300	NO	N/A	
Fail to provide report	6.19(a)	200	<u>150</u>	300	NO	N/A	
Fail to keep records for exit system	6.19(b) 6.19.1	200 200	150 150	300 300	NO NO	N/A N/A	
Fail to comply with smoke control system requirements	6.20	450	400	500	NO	N/A	Deleted: 500
Fail to keep records for smoke control system	6.21	200	150	300	NO	N/A	
Fail to obtain inspection of smoke control system	6.22	200	150	300	NO	N/A	Deleted: 375
Fail to inspect or maintain fire alarm system	6.23 6.24	450, 200	400, 150	500 300	NO NO	N/A N/A	Deleted: 750
Fail to keep records for Fire Alarm System Fail to obtain certificate for installation of monitored fire	6.25	200	150	300	NO	N/A	Deleted: 200
alarm system Fail to notify of cancellation of monitored Fire Alarm						,	Deleted: 150
System	6.26	200	150	300	NO	N/A	Deleted: 300
Fail to keep records of monitored fire alarm system	6.27	200	150	300	NO	N/A	Deletea: 300
Fail to install smoke alarm Fail to maintain smoke alarm	6.28(a) 6.28(b)	200	150 150	300 300	NO NO	N/A N/A	
Fail to keep records for smoke alarm	6.29	200	150	300	NO	N/A	
Fail to comply with standpipe requirements	6.30	200	150	300	NO	N/A	
Fail to keep records for standpipe	6.31	200	150	300	NO	N/A	
Fail to comply with standpipe siting requirements	6.33	200	150	300	NO	N/A	
Fail to comply with automatic sprinkler system requirements	6.34	450	400	500	NO	N/A	
Fail to comply with automatic sprinkler system connection requirements	6.35	200	150	300	NO	N/A	
Fail to post sign for automatic sprinkler system connection Fail to keep records for automatic sprinkler system	6.36 6.37	200 200	150 150	300 300	NO NO	N/A N/A	
Take water without authorization	6.40	200	150	300	NO	N/A	
Fail to maintain fire pump	6.44	200	150	300	NO	N/A	
Fail to keep records for fire pump	6.45	200	150	300	NO	N/A	
Fail to comply with private fire hydrant requirements	6.47 6.48	300 200	225 150	450 300	NO NO	N/A N/A	
Fail to maintain Special Fire Suppression System Fail to keep records for special fire suppression system	6.49	200	150	300	NO	N/A N/A	
Fail to install fire suppression system for commercial cooking equipment	6.50	200	150	300	NO	N/A	
Fail to maintain fire suppression system for commercial cooking equipment	6.51	200	150	300	NO	N/A	
Fail to maintain exhaust system for commercial cooking equipment	6.52	200	150	300	NO	N/A	
Fail to keep records of commercial cooking equipment	6.53	200	150	300	NO	N/A	
Fail to install radio amplification system	6.54	200	150	300	NO	N/A	
Fail to maintain carbon monoxide monitoring system Fail to keep records for carbon monoxide monitoring	6.55 6.56	200	150 150	300 300	NO NO	N/A N/A	
system  Eail to maintain access to storage areas	6.57	200	150	300	NO	N/A	
Fail to maintain access to storage areas  Enclosed Storage Garage used for other than parking vehicles	6.58	200	150	300	NO	N/A N/A	
Have Private Storage Garage	6.59	200	150	300	NO	N/A	

Deleted: Keep fire door open
Deleted: 8
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Deleted: 750
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"Fire Bylaw, 2021, No. 8852"		A1	A2	A3	A4	A5
Description	Section	Penalty Amount (\$)	Discounted Penalty: Within 14 days (\$)	Late Payment: After 28 days (\$)	Compliance Agreement Available	Compliance Agreement Discount
Fail to install no storage sign in Enclosed Storage Garage	6.60	200	150	300	NO	N/A
Access to Enclosed Storage Garage blocked	6.62	200	150	300	NO	N/A
Solid door on Enclosed Storage Garage	6.63	200	150	300	NO	N/A
Fail to have required info. on Shipping Container	6.64(a)	200	150	300	NO	N/A
Fail to have required contact info. on Shipping Container	6.64(b)	200	150	300	NO	N/A
Fail to identify shipping container in Fire Safety Plan	6.64(c)	200	150	300	NO	N/A
Fail to install safety features in Shipping Container	6.65	200	150	300	NO	N/A
Fail to install ventilation for Shipping Container	6.66	200	150	300	NO	N/A
Fail to modify Shipping Container as required	6.67	200	150	300	NO	N/A
Store compressed gas in shipping container	6.68	300	225	450	NO	N/A
Fail to have Construction Fire Safety Plan	6.70	200	150	300	NO	N/A
Decommission fire hydrant without authorization	6.72	200	150	300	NO	N/A
Fail to notify of fire hydrant conditions	6.73	200	150	300	NO	N/A
Fail to maintain access route	6.74	200	150	300	NO	N/A
Fail to comply with Construction Fire Safety Plan	6.75(a)	200	150	300	NO	N/A
Fail to comply with Exposure Report	6.75(b)	200	150	300	NO	N/A
Fail to install water supply	6.75(c)	200	150	300	NO	N/A
New fire hydrant fail to meet requirements	6.78	200	150	300	NO	N/A
Handle flammable and combustible liquids contrary to Fire Code	6.79	200	150	300	NO	N/A
Hazardous process contrary to Fire Code	6.80	300	225	450	NO	N/A
Store Dangerous goods contrary to Fire Code	6.81	300	225	450	NO	N/A
Fail to obtain Mobile Food Vendor inspection	6.82(a)	200	150	300	NO	N/A
Mobile Food Vendor fail to comply with commercial cooking equipment requirements	6.82(b)	200	150	300	NO	N/A
Mobile food vendor fail to safely situate cooking appliances	6.82(c)	200	150	300	NO	N/A
Mobile food vendor with non-flame retardant tent	6.83	200	150	300	NO	N/A
Mobile food vendor fail to have required fire extinguishers	6.84	200	150	300	NO	N/A
Fail to comply with commercial cooking requirements for special event	6.85(a)	200	150	300	NO	N/A
Fail to have required aisle width at Special Event	6.85(b)	200	150	300	NO	N/A
Fail to have required line of travel at Special Event	6.85(c)	200	150	300	NO	N/A
Access to exit blocked at Special Event	6.85(d)	200	150	300	NO	N/A
Fail to obtain inspection for Special Event	6.85(e)	200	150	300	NO	N/A
Fail to comply with requirements for motor vehicle display	6.86	200	150	300	NO	N/A
Service station attendant not qualified	6.87(a)	200	150	300	NO	N/A
Service station fire extinguishers do not meet requirements	6.87(b)	200	150	300	NO	N/A
Service station fire extinguishers not mounted as required	6.87(c)	200	150	300	NO	N/A
Fail to post service station emergency signage	6.87(d)	200	150	300	NO	N/A
Fail to submit Integrated Testing Plan	6.88	200	150	300	NO	N/A
Fail to conduct Integrated Test before occupancy	6.89	200	150	300	NO	N/A
Fail to conduct Integrated Test after one year	6.90	200	150	300	NO	N/A
Fail to conduct Integrated Test every 5 years	6.91	200	150	300	NO	N/A
Fail to keep records for Integrated Test on site	6.92	200	150	300	NO	N/A
Fail to provide Integrated Testing Plan	6.93	200	150	300	NO	N/A
Fail to give functional demonstration of Integrated Test	6.94	200	150	300	NO	N/A
Exceed occupant load	7.10	300	225	450	NO	N/A
Fail to post occupant load	7.11	200	150	300	NO	N/A
Fail to provide fire protection for Special Effects	7.16	200	150	300	NO	N/A
Fail to comply with Order	9.1	300	225	450	NO	N/A
Fail to extinguish fire	9.15	300	225	450	NO	N/A
Obstruction	9.18	450	400	500	NO	N/A

[Bylaw 8856, July 12, 2021]

"Fireworks Regulation Bylaw, 2005, No. 7677"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
No Business Licence	3(b)	No	\$450	\$400	\$500	N/A
Selling Fireworks	4	No	\$450	\$400	\$500	N/A
Public Safety Risk	7(a)	No	\$100	\$80	\$120	N/A
False or inaccurate information	7(b)	No	\$100	\$80	\$120	N/A
Breach of Permit	7( c)	No	\$100	\$80	\$120	N/A
Dangerous Use	7(d)	No	\$100	\$80	\$120	N/A
Discharge in public place	7(e)	No	\$100	\$80	\$120	N/A
Discharge within City [Bylaw 8856, July 12, 2021]	7(f)	No	\$450	\$400	\$500	N/A
No written permission	8(a)	No	\$450	\$400	\$500	N/A
No Business Licence	8(b)	No	\$450	\$400	\$500	N/A
Selling without written permission	8(c)	No	\$450	\$400	\$500	N/A
Discharging firecrackers	9	No	\$450	\$400	\$500	N/A

"Life Safety Upgrade Bylaw, 2011, No. 8090"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Maintain Fire Alarm	304	No	\$450	\$400	\$500	N/A
Failure to apply for permit by January 1, 2014	404	Yes	\$450	\$400	\$500	N/A
Failure to finalize permit	404	Yes	\$450	\$400	\$500	N/A
Hindering member in execution of duty	505	No	\$450	\$400	\$500	N/A

"Noise Control Bylaw, 2021, No. 8885"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Person or Animal Noise	4.1(a)	Yes	\$200	\$150	\$250	\$100
Vehicle/Equipment Noise	4.1(b)	No	\$200	\$150	\$250	n/a
Activity Noise	4.1(c)	No	\$200	\$150	\$250	n/a
Vehicle / Equipment Noise (on Real Property)	4.2(a)	No	\$200	\$150	\$250	n/a
Animal Noise (on Real Property)	4.2(b)	Yes	\$200	\$150	\$250	\$100
Unlawful use of Vehicle Horn	4.3(d)	No	\$150	\$100	\$200	n/a
Amplified Sound	4.3(f)	No	\$200	\$150	\$250	n/a
House Alarm Without Shut Off	4.3(g)	No	\$150	\$100	\$200	n/a
Construction Noise	4.4	No	\$450	\$400	\$500	n/a
Power Gardening and Building Maintenance Equipment Noise	4.5	No	\$200	\$150	\$250	n/a
Collection of Refuse at Night	4.6	No	\$450	\$400	\$500	n/a
Commercial Premise Noise	4.7	No	\$350	\$300	\$400	n/a
Refusal to Allow Noise Control Officer	4.8	No	\$450	\$400	\$500	n/a
No Noise Control Construction Sign	7.2	Yes	\$200	\$150	\$250	\$150

[Bylaw 8886, November 22, 2021]

"Nuisance Abatement Bylaw, 1986, No. 5659"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Accumulation of Rubbish	3(a)	Yes	\$150	\$100	\$200	\$75
Untidy or Unsightly Premise	3(c)	Yes	\$150	\$100	\$200	\$75
Nuisance Construction Lighting	3(e)	Yes	\$200	\$150	\$300	\$100
Fail to Comply with Order	6	No	\$300	\$200	\$400	N/A

"Parks Regulation Bylaw, 1996, No. 6611"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Unlawful Concession in Park	501	No	\$125	\$100	\$150	N/A
Unlawful Presence in Park (Hours)	702	No	\$125	\$100	\$150	N/A
Damage to Trees	901.1	No	\$75	\$50	\$100	N/A
Erection of Structure	901.2	No	\$75	\$50	\$100	N/A
Damage Thing or Area	901.3	No	\$75	\$50	\$100	N/A
Remove or Dump Materials	901.4	No	\$225	\$200	\$250	N/A
Unlawful Fire or Lit Material	901.5	No	\$500	\$500	\$500	N/A
Interfere with Drainage/ Watercourse	901.6	No	\$75	\$50	\$100	N/A
Interfering with Persons	901.7	No	\$75	\$50	\$100	N/A
Interfering with Lawful Use	901.8	No	\$75	\$50	\$100	N/A
Unlawful Organized Use	901.9	No	\$75	\$50	\$100	N/A
Disorderly Conduct/loitering	901.10	No	\$75	\$50	\$100	N/A
Animal or Fowl at Large	1001.1	No	\$75	\$50	\$100	N/A
Feeding/Interfering with Animal, Wildlife, Bird or Fish	1001.2	No	\$75	\$50	\$100	N/A
Riding Animal in Prohibited Area	1002.1	No	\$75	\$50	\$100	N/A
Out of Control Animal	1002.2	No	\$75	\$50	\$100	N/A
Rider Failing to Obey Lawful Traffic Direction	1002.3	No	\$75	\$50	\$100	N/A
Dog in Park Contrary to Schedule F	1003.1	No	\$120	\$100	\$150	N/A
Conveyance Unlawfully on Pedestrian Path or Roadway	1101.1	No	\$125	\$100	\$150	N/A
Unlawful Use of Vehicle	1101.2	No	\$125	\$100	\$150	N/A
Disobey Lawful Traffic Direction	1101.3	No	\$125	\$100	\$150	N/A
Skateboarding/ Rollerblading with no Helmet	1101.5	No	\$50	\$40	\$80	N/A
Parent or Guardian Permitting no Helmet	1101.6	No	\$75	\$50	\$100	N/A

[Bylaw 8983, December 4, 2023]

"Pet Establishment Regulation Bylaw, 1993	B, No. 7040"					
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Cage Not Maintained	5	No	\$125	\$100	\$150	N/A
Inadequate Cage	5	No	\$125	\$100	\$150	N/A
No Segregation Area	6	No	\$125	\$100	\$150	N/A
Veterinarian Name Not Posted	7(a)	No	\$125	\$100	\$150	N/A
III/Injured Animal Not Treated by Vet	7(b)	No	\$125	\$100	\$150	N/A
III/Injured Animal Not Segregated	7(c)	No	\$125	\$100	\$150	N/A
Improper Euthanasia/Disposal	7(d)	No	\$200	\$150	\$250	N/A
Fail to Keep/Maintain Register	8	No	\$125	\$100	\$150	N/A
Inadequate Record in Register	8,9	No	\$125	\$100	\$150	N/A
Fail to Produce Register	10	No	\$125	\$100	\$150	N/A
Fail to Give Information to Purchaser	11	No	\$125	\$100	\$150	N/A
Fail to Post Notice/Description of Animals	12	No	\$125	\$100	\$150	N/A
Confine Incompatible Species Together	13(a)	No	\$200	\$150	\$250	N/A
Separate or Deliver Prior to Weaning	13(b)	No	\$125	\$100	\$150	N/A
Sell or Offer for Sale Dyed Animal	13(c)	No	\$125	\$100	\$150	N/A
Sell / Offer for Sale / Display Wild Animal	13(d)	No	\$125	\$100	\$150	N/A
Sell III or Injured Animal	13(e)(i)(ii)(iii)	No	\$125	\$100	\$150	N/A
Obstruct or Impede Inspector	14	No	\$250	\$200	\$300	N/A
Prohibited Animal Sale	13(f)	No	\$125	\$100	\$150	N/A

"Radio Amplification Bylaw, 2021, No. 8853"						
Description	Section	A1 Penalty Amount	A2 Discounted Penalty: Within 14 days	A3 Late Payment: After 28 days	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
Fail to provide Adequate Radio Coverage	402	\$200	\$150	\$300	No	N/A
Fail to test Enhancement System	601	\$200	\$150	\$300	No	N/A
Fail to maintain Enhancement System	605	\$200	\$150	\$300	No	N/A
Fail to upgrade Enhancement System	606	\$200	\$150	\$300	No	N/A
Obstruction	901	\$450	\$400	\$500	No	N/A
Fail to comply with order	1101	\$450	\$400	\$500	No	N/A

[Bylaw 8856, July 12, 2021]

"Real Property Regulation Bylaw, 2006, No. 783	1"					
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Placing thing(s) on Real Property	3(a)	Yes	\$150	\$100	\$200	\$75
Building Structure or Occupying Real Property	3(b)	Yes	\$150	\$100	\$200	\$75

"Rodent Control Bylaw, 1988, No. 5899"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Permitting Conditions which Provide Shelter, Refuge or Food for Rodents	3	Yes	\$200	\$150	\$300	\$100
Failing to Remove Material Attracting Rodents	4(a)	Yes	\$200	\$150	\$300	\$100
Foodstuffs Not Contained	4(b)	Yes	\$200	\$150	\$300	\$100
Building Fails to Prevent Entry of Rodents	4(c)	Yes	\$200	\$150	\$300	\$100
Animals Not Maintained to Prevent Rodents	4(d)	Yes	\$200	\$150	\$300	\$100
Brush, Weeds or other Growth Not Removed to Prevent Rodents	4(e)	Yes	\$200	\$150	\$300	\$100
Not Destroying Food Contaminated by Rodents	4(f)	No	\$300	\$250	\$400	N/A

"Small Creatures Limitation Bylaw, 1970, No. 4213"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Keeping more creatures than permitted	1	No	\$60	\$50	\$75	N/A

"Smoking Regulation Bylaw, 1998, No. 7026"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Smoking Where Prohibited	2(a)-(f) 3(a)-(f)	No	\$230	\$200	\$260	N/A
Permitting Smoking Where Prohibited	4(a)-(d)	No	\$120	\$100	\$150	N/A
Failure to Post Sign	5(a)-(e) 6(a)-(f)	No	\$120	\$100	\$150	N/A
Removing, Altering, Concealing, Defacing or Destroying a Sign	7	No	\$120	\$100	\$150	N/A
Interfere with Entry of a Bylaw Officer	8	No	\$120	\$100	\$150	N/A
Obstruct Bylaw Officer performing duties	9	No	\$120	\$100	\$150	N/A

[Bylaw 8756, July 20, 2020]

"Solid Waste Management Service Bylaw, 1997, I	No. 6920"					
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Garbage containers not protected from disturbance by animals	701.4	Yes	\$100	\$80	\$120	\$75
Garbage or recycling containers placed for emptying prior to designated collection day.	704.1	Yes	\$50	\$40	\$60	\$35

"Stream and Drainage System Protection Bylaw, 2003, No. 7541"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Discharge of Prohibited Substance	4	Yes	\$450	\$400	\$500	\$75
Obstruct/Impede Drainage System	4	Yes	\$450	\$400	\$500	\$75
Improper Materials Storage	6.1	Yes	\$450	\$400	\$500	\$75
Fail to Submit ESC Plan	6.2	Yes	\$450	\$400	\$500	\$75
Fail to Install and Maintain ESC Measures	6.8	Yes	\$450	\$400	\$500	\$75
Fail to Follow Plans	7.3	Yes	\$450	\$400	\$500	\$75
Fail to Monitor	7.4	Yes	\$450	\$400	\$500	\$75
Fail to Submit Reports	7.4	Yes	\$450	\$400	\$500	\$75
Fail to Notify	8.1	No	\$450	\$400	\$500	N/A

[Bylaw 8760, October 19, 2020]

"Street and Traffic Bylaw, 1991, No. 6234"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Overtime Parking	501.15	No	\$60	\$45	\$100	N/A
Parked Longer than 72 Hours	505	No	\$45	\$35	\$75	N/A
Recreational Vehicle 24 hour parking	519	Yes	\$300	\$250	\$400	\$75
Overtime - parked on the Same Block	513	No	\$55	\$40	\$95	N/A
Jaywalking	1103.1	No	\$45	\$35	\$75	N/A
No Valid Payment Coupon	1304	No	\$55	\$40	\$95	N/A
Expired Meter	1304.4	No	\$55	\$40	\$95	N/A
Parked on Sidewalk or Boulevard	501.1	No	\$110	\$95	\$150	N/A
Within 3m of Driveway	501.2	No	\$60	\$45	\$100	N/A
Within 3m of Lane	501.3	No	\$60	\$45	\$100	N/A
Within 5m of Fire Hydrant	501.4	No	\$110	\$95	\$150	N/A
Parked on Crosswalk	501.5	No	\$110	\$95	\$150	N/A
Parked in Intersection	501.5	No	\$110	\$95	\$150	N/A
Within 6m of Crosswalk	501.6	No	\$110	\$95	\$150	N/A
Within 6m of Intersection	501.6	No	\$110	\$95	\$150	N/A
Within 6m of Stop Sign	501.7	No	\$110	\$95	\$150	N/A
Parked in a Lane	501.8	No	\$60	\$45	\$100	N/A
Within 15m of Rail Crossing	501.9	No	\$60	\$45	\$100	N/A
Advertising Selling or Repairing	501.10	No	\$60	\$45	\$100	N/A
Double Parking	501.12	No	\$60	\$45	\$100	N/A
On a Bridge or In a Tunnel	501.13	No	\$60	\$45	\$100	N/A
Contrary to Traffic Control Device	501.14	No	\$60	\$45	\$100	N/A
Obstructing Visibility of Sign	501.16	No	\$60	\$45	\$100	N/A
In Front of a School	501.17	No	\$60	\$45	\$100	N/A
Against Yellow Curb	501.18	No	\$60	\$45	\$100	N/A
Impeding Snow Removal	501.19	No	\$110	\$95	\$150	N/A
Impeding Fire Fighting	501.20	No	\$110	\$95	\$150	N/A
Impeding Traffic	501.21	No	\$110	\$95	\$150	N/A
Impeding Street Work	501.22	No	\$110	\$95	\$150	N/A
Insecure Vehicle	501.23	No	\$60	\$45	\$100	N/A
Drive over Hose	501.24	No	\$60	\$45	\$100	N/A
Parked Facing Traffic Flow	503.1	No	\$60	\$45	\$100	N/A

"Street and Traffic Bylaw, 1991, No. 6234"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
2 way Street - Parked More 30cm From Curb	503.1	No	\$60	\$45	\$100	N/A
1 way Street - Parked More 30cm From Curb	503.2	No	\$60	\$45	\$100	N/A
Parallel Parking - Parked Outside Painted Stall	503.3	No	\$60	\$45	\$100	N/A
Parallel Parking – Occupying More than 2 Painted Stalls	503.3	No	\$60	\$45	\$100	N/A
Improperly Parked on Grade	503.4	No	\$60	\$45	\$100	N/A
Improper Angle Parking – Outside lines	504	No	\$60	\$45	\$100	N/A
Improper Angle Parking – backed in/Front tires more than 30 cm from Curb	504	No	\$60	\$45	\$100	N/A
Improper Use of a Loading Zone	509.1	No	\$60	\$45	\$100	N/A
Improper Use of a Commercial Loading Zone	509.2	No	\$60	\$45	\$100	N/A
Improper Use of a Passenger Loading Zone	509.3	No	\$60	\$45	\$100	N/A
Improper Use of a Bus Zone as bus	509.4	No	\$110	\$95	\$150	N/A
Improper Use of a Bus Zone as Canada Post	509.5	No	\$60	\$45	\$100	N/A
Improper Use of a Bus Zone as taxi	509.6	No	\$60	\$45	\$100	N/A
Improper Use of a Taxi Zone	509.7	No	\$60	\$45	\$100	N/A
Improper Use of a Fire Zone	509.8	No	\$60	\$45	\$100	N/A
Improper Use of a Shared Vehicle Zone	509.11	No	\$60	\$45	\$100	N/A
Improper Use of a Resident Permit Only Zone	509.12	No	\$60	\$45	\$100	N/A
Improper Use of a Special Parking Permit Zone	509.13	No	\$60	\$45	\$100	N/A
Improper Use of an E-Bike Share Zone [Bylaw 8792, December 7, 2020]	509.14	No	\$60	\$45	\$100	N/A
Skateboarding Without Helmet	408.8	No	\$60	\$45	\$100	N/A
Skateboarding Without Helmet Under 16 Years of Age	408.9	No	\$60	\$45	\$100	N/A
Blocking Intersection while in Traffic	502	No	\$65	\$50	\$105	N/A
Over 4500kg GVWR: 6pm to 6am	506	No	\$110	\$95	\$150	N/A
Over 6.1 m length: 6pm to 6am	506	No	\$110	\$95	\$150	N/A
No Permit for Oversize	507	No	\$65	\$50	\$105	N/A
Parked Unattached Trailer	514	No	\$110	\$95	\$150	N/A
Parked Trailer attached to Vehicle incapable of Towing Trailer	514	No	\$110	\$95	\$150	N/A
Excessive Vehicle Idling	516	No	\$65	\$50	\$105	N/A
No Municipal Decal	820.2	No	\$65	\$50	\$105	N/A
Studded Tires May 1 to Sept 30	903.1	No	\$65	\$50	\$105	N/A
Tire(s) Not In Good Order	903.2	No	\$65	\$50	\$105	N/A
Sounding Horn in Quiet Zone	1001	No	\$65	\$50	\$105	N/A
Driving on Closed Streets	404.1	No	\$110	\$95	\$150	N/A
Loitering on Street	405	No	\$110	\$95	\$150	N/A
Unauthorized crowds/groups	406	No	\$110	\$95	\$150	N/A
Tethering Animals	407	No	\$110	\$95	\$150	N/A
Sports on Streets	408	No	\$110	\$95	\$150	N/A
Obey Peace Officer Direction	409	No	\$110	\$95	\$150	N/A
Improper Use of a Disability Zone	509.9	No	\$110	\$95	\$150	N/A
Noise Nuisance/Horns, Alarms	515	No	\$110	\$95	\$150	N/A
Obey All Traffic Control Devices	601	No	\$110	\$95	\$150	N/A
Obey Direction of Fire Dept.	602	No	\$110	\$95	\$150	N/A
Remove Notice If Not Owner	603	No	\$110	\$95	\$150	N/A
Erase Chalk Mark	603	No	\$110	\$95	\$150	N/A
Parade Without Permit	701	No	\$110	\$95	\$150	N/A
Interfere with Processions	703	No	\$110	\$95	\$150	N/A
Unapproved Structure/Posters	801	No	\$110	\$95	\$150	N/A
Deposit Waste Matter/goods on Street	802	No	\$450	\$400	\$500	N/A
Spill Substance on Street	803	No	\$450	\$400	\$500	N/A
Not Using Street for Normal Use	805	No	\$110	\$95	\$150	N/A
Awning, Canopy, Marquee without Approval	806	No	\$110	\$95	\$150	N/A
Damage/Excavate Street without Approval	807	No	\$450	\$400	\$500	N/A
Drive on/across Boulevard/Sidewalk	810	No	\$110	\$95	\$150	N/A
Barricade for Street Work not Provided/Insufficient	811	No	\$450	\$400	\$500	N/A

"Street and Traffic Bylaw, 1991, No. 6234"						
-		A1	A2	A3	A4	A5
Description	Section	Compliance Agreement	Penalty	Early Payment	Late Payment	Compliance Agreement
Town or With Dowing doe	812	Available No	£110	Penalty \$95	Penalty	Discount N/A
Tamper With Barricades			\$110	• • • • • • • • • • • • • • • • • • • •	\$150	
Obstruct/Impede Traffic on Street/Sidewalk	813.1	No	\$450	\$400	\$500	N/A
Remove Snow/Ice From Sidewalk	814	No	\$110	\$95	\$150	N/A
Remove Leaves/Rubbish or Dirt From Sidewalk	815	No	\$110	\$95	\$150	N/A
Improper Commercial Use of Sidewalk	816	No	\$110	\$95	\$150	N/A
Non-compliant Sandwich Board Sign on Sidewalk	816.2	No	\$110	\$95	\$150	N/A
Obstructive Solicitation	817	No	\$105	\$90	\$145	N/A
Alter/remove Street Landscaping	818.1(a)	No	\$110	\$95	\$150	N/A
Alter/Damage Street Trees	818.1(b)	No	\$450	\$400	\$500	\$225 having consideration for the damage done
Street Trees	818.1(c)	No	\$450	\$400	\$500	N/A
Tag Day Solicitation without Approval	819	No	\$110	\$95	\$150	N/A
No Valid Licence Plates	820.1	Yes for decals missing only, not for uninsured	\$110	\$95	\$150	\$50 for decals missing
Truck off Designated Truck Route without Approval	902.1	No	\$450	\$400	\$500	N/A
Board or Alight Vehicle Safely	1002	No	\$110	\$95	\$150	N/A
Drive Over Wet Painted Lines	1006	No	\$110	\$95	\$150	N/A
Neighbourhood Zero Emission Vehicle on Unapproved Street	1007.1	No	\$110	\$95	\$150	N/A
Neighbourhood Zero Emission Vehicle Improper Use on Street	1007.2	No	\$110	\$95	\$150	N/A
Neighbourhood Zero Emission Vehicle on Restricted Street without Permit	1007.3	No	\$110	\$95	\$150	N/A
Use Right Hand Side Crosswalk	1101	No	\$110	\$95	\$150	N/A
Care When Exiting Bus	1102	No	\$110	\$95	\$150	N/A
Jaywalking (signalized crosswalk)	1103.2	No	\$45	\$35	\$75	N/A
Bicycle with Inadequate Brakes	1201	No	\$110	\$95	\$150	N/A
Damage a Parking Metre	1306	No	\$110	\$95	\$150	N/A
Vehicle Weight, Loads	901	No	\$200	\$180	\$250	N/A
Dimensions	901	No	\$200	\$180	\$250	N/A
Unsecured Vehicle Load	901.2	No	\$200	\$180	\$250	N/A
Vehicle as Living Quarters	517	N/A	\$205	\$155	\$255	N/A
Vehicle as Working Quarters	518	N/A	\$205	\$155	\$255	N/A
Unauthorized Street Closure	404.2	No	\$450	\$400	\$500	N/A
Improper Use of a Building Zone	509.10	No	\$450	\$400	\$500	N/A
Contravene Street Use Permit Conditions	1501	N/A	\$450	\$400	\$500	N/A
E-Bike Share Permit Infraction [Bylaw 8792, December 7, 2020]	822	No	\$50	\$40	\$80	N/A
Impeding Permitted Traffic in a Transit Lane [Bylaw 8787, September 14, 2020]	501.25	No	\$120	\$100	\$150	N/A
Improper Use of an Electric Vehicle Parking Space [Bylaw 8787, September 14, 2020] [ Bylaw 8825, April 19, 2021]	508.3	No	\$60	\$45	\$100	N/A
Impeding Traffic in a Mobility Lane [Bylaw 8816, February 8, 2021]	501.26	No	\$200	\$180	\$250	N/A

[Bylaw 8983, December 4, 2023]

"Tree Bylaw, 2022, No. 8888"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Cut, remove or damage a tree, or any part of a tree	4 (a)	No	\$450	\$400	\$500	n/a
Cause or allow a tree or any part of a tree to be cut, removed or damaged	4 (b)	No	\$450	\$400	\$500	n/a
Take, cause or allow any other action likely to compromise the health or structural integrity of a tree	4 (c)	No	\$450	\$400	\$500	n/a

[Bylaw 8895, March 28, 2022]

"Water Utility Bylaw, 1994, No. 6417"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Prevent Inspections	609	No	\$70	\$50	\$90	N/A
Willfully wasting water	601	No	\$450	\$400	\$500	N/A

"Wharf Regulation Bylaw, 2005, No. 7665"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Unauthorized Selling Goods on Wharf	701(a)	No	\$350	\$300	\$400	N/A
Moor Commercial Vessel Without Permission	701(b)	No	\$350	\$300	\$400	N/A
Vessel Over Length	703	No	\$250	\$200	\$300	N/A
Unauthorized Moorage	802	No	\$350	\$300	\$400	N/A
Fail to Pay Moorage Fees [Bylaw 8862, July 28, 2021]	804(1)(a)	No	\$250	\$200	\$300	N/A
Fail to Display Moorage Fee Payment [Bylaw 8862, July 28, 2021]	804(1)(a)	No	\$250	\$200	\$300	N/A
Over 3hr time limit [Bylaw 8862, July 28, 2021]	804(1)(b)	No	\$250	\$200	\$300	N/A
Fail to Pay Moorage Agreement Fees [Bylaw 8862, July 28, 2021]	804(2)(a)	No	\$250	\$200	\$300	N/A
Moor Vessel with Dangerous Goods	901(a)	No	\$450	\$400	\$500	N/A
Dispose of Hazardous/ Dangerous Goods at Wharf	901(b)	No	\$450	\$400	\$500	N/A
Load/Unload Seaplane Passengers	902	No	\$250	\$200	\$300	N/A
Abandoned Vessel	903	No				N/A
Unauthorized Anchor of Vessel in Water lot	904	No	\$450	\$400	\$600	N/A
Repair or Maintenance on Wharf Surface	905(a)	No	\$250	\$200	\$300	N/A
Toxic Materials on Wharf	905(b)	No	\$450	\$400	\$500	N/A
Impeding the Use of the Wharf	905(c)	No	\$450	\$400	\$500	N/A
Live Aboard Activity at Wharf	905(d)	No	\$350	\$300	\$400	N/A
Flush Vessel Heads at Wharf	905(e)	No	\$450	\$400	\$500	N/A
Encroach on/ Disturbance of Foreshore or Seabed	905(f)	No	\$250	\$200	\$300	N/A
Mooring while Obstructing other Vessels	905(g)	No	\$450	\$400	\$500	N/A
Improper Fastening of Vessel to Wharf	905(h)	No	\$250	\$200	\$300	N/A
Storing Items on Wharf	905(i)	No	\$250	\$200	\$300	N/A
Unauthorized Construction on Wharf	906	No	\$450	\$400	\$500	N/A
Obstruction of Lawful Use of Wharf	907(a)	No	\$250	\$200	\$300	N/A
Disorderly/Dangerous/Offensive Behaviour	907(b)	No	\$250	\$200	\$300	N/A
Unleashed or Uncaged Animal on Wharf	907(c)	No	\$150	\$100	\$200	N/A
Fish or Crab at Wharf or Water-lot	907(d)	No	\$150	\$100	\$200	N/A
Feeding Birds from Wharf or Water-lot	907(e)	No	\$150	\$100	\$200	N/A
Starting an open-fire on the Wharf	907(f)	No	\$150	\$100	\$200	N/A
Disturbing Noise at Wharf	908	No	\$150	\$100	\$200	N/A
Diving or Jumping Off Wharf	909	No	\$150	\$100	\$200	N/A
Unauthorized Sign on Wharf	910	No	\$150	\$100	\$200	N/A
Damage Wharf or structure on a Wharf	911(a)	No	\$150	\$100	\$200	N/A
Remove or Damage Authorized Notices	911(b)	No	\$150	\$100	`\$200	N/A
Deposit/Leave Refuse or Garbage on Wharf or Water-Lot	911(c)	No	\$150	\$100	\$200	N/A

"Wharf Regulation Bylaw, 2005, No. 7665"						
Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Unauthorized Storage of Material on Wharf	912	No	\$250	\$200	\$300	N/A
Vessel Unattended in Loading Zone	913(a)	No	\$250	\$200	\$300	N/A
Fail to Vacate Loading Zone in Emergency	913(b)	No	\$450	\$400	\$500	N/A
Vessel in Loading Zone in Excess of 15 Minutes	913(c)	No	\$250	\$200	\$300	N/A
Contravene Moorage Rules Schedule C	914	No	\$250	\$200	\$300	N/A
Contravene an Order to Leave the Wharf	1001(b)	No	\$450	\$400	\$500	N/A
Obstruction of Authorized Personnel	1001(c)	No	\$450	\$400	\$500	N/A



### THE CORPORATION OF THE CITY OF NORTH VANCOUVER

# "Ticket Information Utilization Bylaw, 1992, No. 6300" CONSOLIDATED FOR CONVENIENCE – NOVEMBER 22, 2021

Amendment #	Adoption Date	Subject
6577	July 25, 1994	Water Utility/Sprinkling Regulation Enforcement
6624	April 3, 1995	Dog Tax and Regulation Bylaw
6997	April 27, 1998	Standards of Maintenance
7027	July 13, 1998	Smoking
7041	January 11, 1999	Pet Establishment Regulation Bylaw
7090	January 25, 1999	Business Licence Bylaw – Pawnshops and
		Secondhand Dealers
7106	May 10, 1999	Cat Regulation Bylaw
7134	May 10, 1999	Smoking
7256	September 25, 2000	Business Licence Bylaw – Massage and Body Rub
7344	July 30, 2001	Business Licence Bylaw – Pawnshops and
7504	NA 1 45 0004	Secondhand Dealers
7581	March 15, 2004	Schedules B6 and B7
7634	October 25, 2004	Cab Regulation Bylaw
7647	October 25, 2004	Noise Control Bylaw – Construction Regulation Bylaw
7655	December 6, 2004	Schedules B2, B14 and B15
7737	October 24, 2005	Fire Bylaw
7738	October 24, 2005	Fireworks Regulation Bylaw
7739	March 20, 2006	Dog Tax and Regulation Bylaw
7761	March 27, 2006	Development Permit Areas for Streamside Protection
		and Enhancement
7800	July 24, 2006	Schedules A and B20
7821	October 2, 2006	Solid Waste Management Service Bylaw
7833	December 4, 2006	Schedules A, B3 and B22
7855	April 2, 2007	Smoking Prohibition in Bus Shelters
7863	May 14, 2007	Schedule A (2)
7955	July 28, 2008	Schedules A and B10
8129	November 15, 2010	Schedules A and B9
8092	February 28, 2011	Life Safety Upgrade Bylaw
8339	November 18, 2013	Additions to Summary of Designations
8375	October 20, 2014	Schedules A, B11 and B23
8764	March 30, 2020	Schedules A and B16
8755	July 20, 2020	Smoking Penalties
8761	October 19, 2020	Stream and Drainage System Protection

Amendment #	Adoption Date	Subject
8855	July 12, 2021	Fire Bylaw Penalties; Fireworks Regulation Bylaw
		Penalties; Radio Amplification Bylaw Penalties
8887	November 22, 2021	Noise Control Bylaw and Schedule A

### THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### **BYLAW NO. 6300**

### A Bylaw of The Corporation of the City of North Vancouver to authorize the use of the Municipal Ticketing Information System

WHEREAS Section 934.1(1)(a) of the *Municipal Act* empowers the City to, by bylaw, designate those bylaws for which the municipal ticket information may be used as a means of bylaw enforcement;

AND WHEREAS Section 934.1(1)(c) of the *Municipal Act* empowers the Council to, by bylaw, authorize the use of any word or expression on a municipal ticket information to designate an offence against a bylaw;

AND WHEREAS Section 934.1(10) of the *Municipal Act* empowers the Council to, by bylaw, set fine amounts in consultation with the Chief Judge of the Provincial Court;

AND WHEREAS the Council deems it expedient to authorize the use of the municipal ticket information for the enforcement of certain bylaws, to authorize the use of certain words or expressions to designate certain bylaw offences and to set certain fine amounts;

NOW THEREFORE, The Council of The Corporation of the City of North Vancouver in open meeting assembled, enacts as follows:

- This Bylaw may be cited as the "City of North Vancouver Ticket Information Utilization Bylaw, 1992, No. 6300".
- The bylaws listed in Column 1 of Schedule A of this Bylaw, as amended from time to time, may be enforced by means of a ticket in the form prescribed for the purpose of Section 934.1 of the Municipal Act.
- 3. The persons appointed to the job positions or titles listed in Column 2 of Schedule A to this Bylaw are designated as bylaw enforcement officers pursuant to Section 934.1(1)(b) of the Municipal Act for the purpose of enforcing the bylaws listed in Column 1 of Schedule A opposite the respective job positions.
- 4. The words or expressions set forth in Column 1 of Schedules BI through B15 to this Bylaw designate the offences committed under the bylaw section numbers appearing in Column 2 opposite the respective words or expressions.
- The amounts appearing in Column 3 of Schedules BI through B15 to this Bylaw are the fines set pursuant to Section 934.1(6) of the Municipal Act for the corresponding offences designated in Column 1.

6. This Bylaw shall take effect upon the date of its adoption.

READ a first time by the Council on the 23<sup>rd</sup> day of November, 1992.

READ a second time by the Council on the  $23^{\rm rd}$  day of November, 1992.

READ a third time and passed by the Council on the  $23^{\rm rd}$  day of November, 1992.

FINES APPROVED by the Chief Judge of the Provincial Court on the 30<sup>th</sup> day of December, 1992.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk, and sealed with the Corporate Seal on the 15<sup>th</sup> day of March, 1993.

Signed by: Mayor John E. Loucks

Signed by: Bruce A. Hawkshaw, City Clerk

## SCHEDULE A FINES

"Business Licence Bylaw, 2018, No. 8640"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
RCMP Officer		
Business Licence Inspector		
Bylaw Enforcement Officer		
No Business Licence	407	100
Failure to Notify of Changes	412	50
Operating While Suspended	413	200
Fail to Provide Notification of Personnel Change Within 24 Hours	507(1)(b)	100
Fail to Maintain Written Record	507(1)(d)	100
Allow Person Under 19 Years on Premises	507(2)(b)	100
Locking Device on Door	507(4)(b)	100
Additional Means of Viewing	507(4)(f)	100
Lighting Level Not Maintained or Not Kept on When Occupied	507(4)(g)	100
Permit a Person on Premises Between 10:00pm and 8:00am	507(5)	100
Refuse Access to Inspector	514	200
Register Not Maintained	523(1)	100
Daily Register Not Provided	523(9)	100
Item(s) Disposed of Within 30 Days	523(10)	100

"Commercial Vehicle Licence Bylaw, 2006, No. 7832"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
RCMP Officer		
Bylaw Enforcement Officer		
Failure to Display Valid Plate	5(1)	50
Displaying Unauthorized Plate	15	50

"Construction Regulation Bylaw, 2003, No. 7390"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
Building Official		
Business Licence Inspector		
Bylaw Enforcement Officer		
No Permit	5.1	100
Occupying Without Approval	5.5	150
Failure to Comply with Order	5.7	100
Unprotected Open Excavation	5.10	100
Removal of Notice	5.11	50
Occupying Street without Permit	5.18	100

"Dog Tax and Regulation Bylaw, 2010, No. 8113"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
<ul> <li>Animal Control Officer</li> </ul>		
RCMP Officer		
Bylaw Enforcement Officer		
No Dog Licence	11(a)	50
Failure to affix licence tag	11(b)	50
Dog at large	11(c)	50

"Dog Tax and Regulation Bylaw, 2010, No. 8113"	Section	Fine (\$)
Vicious Dog at large	11(c)	100
Removal of licence tag	11(d)	50
Fail to ensure Dog does not bite	11(e)(a)	100
Fail to ensure Vicious Dog does not bite	11(e)(a)	200
Fail to ensure Dog does not injure	11(e)(b)	100
Fail to ensure Vicious Dog does not injure	11(e)(b)	200
Fail to ensure Dog does not aggressively harass or pursue	11(e)(c)	100
Fail to ensure Vicious Dog does not aggressively harass or	11(e)(c)	200
pursue		
Fail to ensure a Dog does not bite another animal	11(e)(d)	100
Fail to ensure a Vicious dog does not bite another animal	11(e)(d)	200
Unmuzzled Vicious Dog at large	11(f)(i)	200
Unleashed Vicious Dog at large	11(f)(i)	150
Unmuzzled Vicious Dog (private property)	11(f)(ii)(a)	150
Unleashed Vicious Dog (private property)	11(f)(ii)(a)	100
Unconfined Vicious Dog (private property)	11(f)(ii)(b)	100
More than three Dogs	11(h)	50
Dog in park contrary to Schedule A	11(i)	50
Leaving excrement	11(j)	50
Cruelty to animal	12	100
Failure to provide Pen	12(F)	150

"Fire Bylaw, 2021, No. 8852"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
<ul> <li>Fire Chief, Fire Inspector and members</li> </ul>		
Obstruct Member	3.6(a)	500
Enter incident area	3.6(b)	200
Drive over fire hose	3.6(c)	200
Impersonate Member	3.6(d)	500
Fail to secure vacant/damaged Building	3.8	500
Tamper with Fire Protection Equipment	3.15(a)	500
Reset Fire Alarm System without authorization	3.15(b)	200
Fail to comply with Order	4.4	200
Fail to have inspection by Certified Fire Protection Technician	4.6(a)	200
Fail to have Fire Protection Equipment tagged	4.6(b)	200
Falsify records	4.8	300
Fail to evacuate	<u>4.9</u>	200
Fail to have Fire Watch	4.10	200
Fail to comply with Fire Watch requirements	4.11	500
Fail to submit update to Construction Fire Safety Plan	4.19(a)	200
Fail to submit Fire Safety Plan	4.21(a)	200
Fail to have occupancy contact information	4.23	200
Fail to attend in 45 Minutes	<u>4.24(d)</u>	<u>200</u>
Fail to secure premises	<u>4.24(e)</u>	200
Cause fire hazard	5.2	200
Unsafe disposal of hazardous substance	5.3(a)	500
Unauthorized disposal of Hazardous Materials	5.3(b)	500
Unsafe disposal of smoking equipment	5.3(c)	500
Fail to comply with container requirements	5.4	200

"Fire Bylaw, 2021, No. 8852"	Section	Fine (\$)
Combustible waste near Building	5.5	200
Fail to report potential explosion/Hazardous Materials spill	5.7	500
Start open air fire	5.8(a)	500
Burn land for clearing	5.8(b)	300
Unpermitted cooking fire	5.8(c)	200
Smoke from outdoor cooking fire	5.8(d)	200
Smoke from open air burning	5. <u>8(e)</u>	200
Fail to comply with propane appliance requirements	5.8(g)	200
Smoke from smoker	5.8(i),	200
Tamper with fire ban sign	5.11(a)	200
Violate fire ban Order	5.11(b)	300
Unauthorized high-risk construction/demolition	5.12	200
Fail to obtain approval of construction Fire Safety Plan mitigation	F 10	200
checklist	5.13	200
Fail to comply with Construction Fire Safety Plan mitigation checklist	5.14	200
Fail to comply with Order	5.16	300
Enter forest contrary to Order	5.17	200
Fail to provide entry	5.18	200
Fail to keep access routes clear	6.1(a)	200
Fail to post fire lane sign	6.1(b)	200
Fail to maintain access routes in compliance with Fire Code	6.1(d)	200
Fail to have address visible from street	6.1(e)	100
Fail to provide directional signage	6.1(f)	100
Fail to keep corridors free of obstructions	6.1(g)	200
Fail to have devices on exit doors per Building Code	6.1(h)	200
Fail to maintain Fire Department Lock Box	6.2	200
Storage contrary to Fire Code	6.4(a)	200
Permit Combustibles around Building	6.4(b)	200
Fail to contain storage in room	6.4(c)	200
Storage room fails to comply with Building Code	6.4(c)	200
Store combustible materials in Storage Garage or Underground	C 4(4)	200
Storage Garage	6.4(d)	200
Storage impeding firefighting access	6.4(e)	200
Have storage unit in Storage Garage	6.4(f)	200
Storage in common area of Storage Garage	6.4(g)	200
Storage in portable storage container in common area of Storage		000
Garage	6.4(h)	200
Fail to maintain Fire Separation	6.5	200
Fail to keep fire door closed.	6.6	200
Fail to have sign on Fire Separation door	6.7	200
Fail to comply with stair numbering requirements	6.8	200
Fail to comply with fire extinguisher requirements	6.9,	200
Exit sign not in compliance with Building Code	6.10	200
Fail to maintain exit sign	6.11	200
Fail to maintain emergency power for exit sign	6.12	200
Exit sign not consistent with current Fire Code	6.13	200
Fail to keep records for exit sign	6.14	200
Emergency power system does not meet requirements	6.15.	200
Fail to keep records for emergency power system	6.16	200
i aii to recept records for efficigency power system	0.10	200

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"Fire Bylaw, 2021, No. 8852"	Section	Fine (\$)
Storage in exit system area	6.17	200
Fail to inspect exit systems	6.18	200
Fail to provide report	6.1 <mark>9</mark> (a)	200
Fire escape not maintained	6.1 <mark>9</mark> (b)	200
Fail to keep records for exit system	6.19 <u>.1</u>	200
Fail to comply with smoke control system requirements	6.20	500
Fail to keep records for smoke control system	6.21	200
Fail to obtain inspection of smoke control system	6.22	200
Fail to inspect or maintain fire alarm system	6.23	,500
Fail to keep records for Fire Alarm System	6.24	200
Fail to obtain certificate for installation of monitored fire alarm system	6.25	200
Fail to notify of cancellation of monitored Fire Alarm System	6.26	200
Fail to keep records of monitored fire alarm system	6.27	200
Fail to install smoke alarm	6.28(a)	200
Fail to maintain smoke alarm	6.28(b)	200
Fail to keep records for smoke alarm	6.29	200
Fail to comply with standpipe requirements	6.30	200
Fail to keep records for standpipe	6.31	200
Fail to comply with standpipe siting requirements	6.33	200
Fail to comply with automatic sprinkler system requirements	6.34	500
Fail to comply with automatic sprinkler system connection	0.05	000
requirements	6.35	200
Fail to post sign for automatic sprinkler system connection	6.36	200
Fail to keep records for automatic sprinkler system	6.37	200
Take water without authorization	6.40	200
Fail to maintain fire pump	6.44	200
Fail to keep records for fire pump	6.45	200
Fail to comply with private fire hydrant requirements	6.47	300
Fail to maintain Special Fire Suppression System	6.48	200
Fail to keep records for special fire suppression system	6.49	200
Fail to install fire suppression system for commercial cooking	6.50	200
equipment	6.50	200
Fail to maintain fire suppression system for commercial cooking	6.51	200
equipment	0.31	200
Fail to maintain exhaust system for commercial cooking equipment	6.52	200
Fail to keep records of commercial cooking equipment	6.53	200
Fail to install radio amplification system	6.54	200
Fail to maintain carbon monoxide monitoring system	6.55	200
Fail to keep records for carbon monoxide monitoring system	6.56	200
Fail to maintain access to storage areas	6.57	200
Enclosed Storage Garage used for other than parking vehicles	6.58	200
Have Private Storage Garage	6.59	200
Fail to install no storage sign in Enclosed Storage Garage	6.60	200
Access to Enclosed Storage Garage blocked	6.62	200
Solid door on Enclosed Storage Garage	6.63	200
Fail to have required info. on Shipping Container	6.64(a)	200
Fail to have required contact info. on Shipping Container	6.64(b)	200
Fail to identify shipping container in Fire Safety Plan	6.64(c)	200
Fail to install safety features in Shipping Container	6.65	200

"Fire Bylaw, 2021, No. 8852"	Section	Fine (\$)
Fail to install ventilation for Shipping Container	6.66	200
Fail to modify Shipping Container as required	6.67	200
Store compressed gas in shipping container	6.68	300
Fail to have Construction Fire Safety Plan	6.70	200
Decommission fire hydrant without authorization	6.72	200
Fail to notify of fire hydrant conditions	6.73	200
Fail to maintain access route	6.74	200
Fail to comply with Construction Fire Safety Plan	6.75(a)	200
Fail to comply with Exposure Report	6.75(b)	200
Fail to install water supply	6.75(c)	200
New fire hydrant fail to meet requirements	6.78	200
Handle flammable and combustible liquids contrary to Fire Code	6.79	200
Hazardous process contrary to Fire Code	6.80	300
Store Dangerous goods contrary to Fire Code	6.81	300
Fail to obtain Mobile Food Vendor inspection	6.82(a)	200
Mobile Food Vendor fail to comply with commercial cooking	6 92(b)	200
equipment requirements	6.82(b)	200
Mobile food vendor fail to safely situate cooking appliances	6.82(c)	200
Mobile food vendor with non-flame retardant tent	6.83	200
Mobile food vendor fail to have required fire extinguishers	6.84	200
Fail to comply with commercial cooking requirements for special event	6.85(a)	200
Fail to have required aisle width at Special Event	6.85(b)	200
Fail to have required line of travel at Special Event	6.85(c)	200
Access to exit blocked at Special Event	6.85(d)	200
Fail to obtain inspection for Special Event	6.85(e)	200
Fail to comply with requirements for motor vehicle display	6.86	200
Service station attendant not qualified	6.87(a)	200
Service station fire extinguishers do not meet requirements	6.87(b)	200
Service station fire extinguishers not mounted as required	6.87(c)	200
Fail to post service station emergency signage	6.87(d)	200
Fail to submit Integrated Testing Plan	6.88	200
Fail to conduct Integrated Test before occupancy	6.89	200
Fail to conduct Integrated Test after one year	6.90	200
Fail to conduct Integrated Test every 5 years	6.91	200
Fail to keep records for Integrated Test on site	6.92	200
Fail to provide Integrated Testing Plan	6.93	200
Fail to give functional demonstration of Integrated Test	6.94	200
Exceed occupant load	7.10	300
Fail to post occupant load	7.11	200
Fail to provide fire protection for Special Effects	7.16	200
Fail to comply with Order	9.1	300
Fail to extinguish fire	9.15	300
Obstruction	9.18.	500

"Fireworks Regulation Bylaw, 2005, No. 7677"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
RCMP Officer		
<ul> <li>Fire Chief, Fire Inspector and members,</li> </ul>		
Business Licence Inspector		
Bylaw Enforcement Officer		
Selling, offering for sale, giving or otherwise distributing Fireworks	3(b)	500
without a business licence		
Selling firecrackers	4(c)	500
Public safety risk	7(a)	100
False or inaccurate information	7(b)	100
Breach of permit	7(c)	100
Dangerous use	7(d)	100
Discharge in public place	7(e)	100
Discharge within City [Bylaw 8855, July 12, 2021]	7(f)	500
No written permission to purchase, possess, dispose or discharge	8(a)	500
Fireworks		
Selling to persons without written permission	8(c)	500
Discharging firecrackers	9	500

"Life Safety Upgrade Bylaw, 2011, No. 8090"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
<ul> <li>Fire Chief, Fire Inspector and members,</li> </ul>		
Building Official		
Maintain Fire Alarm Operations	304	500
Failure to apply for permit by January 1, 2014	404	500
Failure to finalize permit	404	500
Hindering member in execution of duty	505	500

"Noise Control Bylaw, 2021, No. 8885"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
RCMP Officer		
<ul> <li>Building Official</li> </ul>		
Bylaw Enforcement Officer		
Animal/Person Noise	4.1(a)	1000
Vehicle/Equipment Noise	4.1(b)	1000
Activity Noise	4.1(c)	1000
Vehicle Equipment Noise (Real Property)	4.2(a)	1000
Animal Noise (Real Property)	4.2(b)	1000
Amplified Sound	4.3(f)	1000
Construction Noise	4.4	1000
Commercial Premise Noise	4.7	1000

"Nuisance Abatement Bylaw, 1986, No. 5659"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
Bylaw Enforcement Officer		
Accumulation of Rubbish	3(a)	100
Untidy or Unsightly Premises	3(c)	100
Nuisance Construction Lighting	3(e)	150

Deleted:

"Nuisance Abatement Bylaw, 1986, No. 5659"	Section	Fine (\$)
Failure to Comply with Order	9(a)(iv)	150

"Park Regulation Bylaw, 1996, No. 6611"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
RCMP Officer		
Bylaw Enforcement Officer		
Unlawful concession in a park	501	100
Unlawful presence in a park - hours	702	100
Damage to trees	901.1	50
Erection of structure	901.2	50
Damage to a thing or area	901.3	50
Removal/dumping of materials	901.4	200
Fires/lit materials	901.5	50
Interfere with drainage/watercourse	901.6	50
Interfering with persons	901.7	50
Interfering with use	901.8	50
Use without permit	901.9	50
Disorderly conduct/loitering	901.10	50
Animal or fowl at large	1001.1	50
Feeding/interfering with animal bird or fish	1001.2	50
Unlawfully riding on animal	1002.1	50
Dogs unlawfully in a park	1003.1	50
Unlawful use of roller-skates or conveyance	1101.1	100
Unlawful use of vehicle	1101.2	100
Disobeying traffic person	1101.3	100
Parking contrary to signs	1101.4	50
Skateboard or rollerblade - No helmet	1101.5	50
Parent or guardian allowing - No helmet	1101.6	50

"Pet Establishment Regulation Bylaw, 1998, No. 7040"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
• RCMP Officer		
<ul> <li>Business Licence Inspector</li> </ul>		
Bylaw Enforcement Officer		
Pet Establishment/Cage not maintained	5	100
Inadequate Cage	5	100
No segregation area	6	100
Name of veterinarian not posted	7(a)	100
Fail to have ill/injured animal treated properly by veterinarian	7(b)	100
Fail to segregate ill/injured animal	7(c)	100
Improper euthanasia/disposal of animal	7(d)	150
Fail to keep/maintain Pet Establishment Register	8	100
Inadequate record in Pet Establishment Register	8, 9	100
Fail to produce Pet Establishment Register	10	100
Fail to provide information to purchaser	11	100
Fail to post notice describing animals	12	100
Confine incompatible species together	13(a)	150
Separate or deliver animal prior to weaning	13(b)	100

"Pet Establishment Regulation Bylaw, 1998, No. 7040"	Section	Fine (\$)
Sold or offered for sale a dyed animal	13(c)	100
Sell, offer for sale or display a wild animal	13(d)	100
Sell ill/injured animal	13(e)(i)(ii)(iii)	150
Obstruct or impede Inspector	14	200

"Radio Amplification Bylaw, 2021, No. 8853"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
Fire Chief, Fire Inspector and members		
Fail to provide Adequate Radio Coverage	402	200
Fail to test Enhancement System	601	200
Fail to maintain Enhancement System	605	200
Fail to upgrade Enhancement System	606	200
Obstruction	901	500
Fail to comply with order	1101	500

"Real Property Regulation Bylaw, 2006, No. 7831"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
<ul> <li>Building Inspector</li> </ul>		
Business License Inspector		
• RCMP Officer		
Bylaw Enforcement Officer		
Placing thing(s) on Real Property	3(a)	150
Building Structure or Occupying Real Property	3(b)	150

"Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
<ul> <li>Building Official</li> </ul>		
<ul> <li>Building Inspector</li> </ul>		
Bylaw Enforcement Officer		
Foundation not maintained	15	100
Walls not maintained	16(1)(a) - (d)	100
Exterior equipment not maintained	16(2)	100
Exterior features not maintained	16(3)	100
Air conditioner not maintained	16(4)	100
Ventilating system not maintained	16(4)	100
Door/Window/Skylight/Hatchway not maintained	17(1)	100
Unprotected exterior wall opening	17(2)	100
Latch/Lock not maintained	17(3)	50
Roof not maintained	18(1)	100
Roof water not drained	18(2)	100
Stairs/Balcony/Porch/Landing not maintained/obstructed	19	100
Fire Escape not maintained/obstructed	19	200
Basement/cellar floor not maintained	20(2)	100
Floor not maintained/level	21(1)	100
Floor covering not maintained	21(2)	100
Bathroom floor covering not maintained	21(3)	100
Wall/Ceiling not maintained	22	100
Plumbing not maintained	23(1)	100

"Rental Premises Standards of Maintenance and Prevention	Section	Fine (\$)
of Nuisances Bylaw, 2008, No. 7931"		
Hot/Cold water not maintained	23(2)	100
Gas appliance/system not maintained	24	100
Heating system not provided/maintained	25	100
Electrical system not maintained	26	100
Common area not lighted	27	100
Lighting/Ventilation not provided/maintained	28	100
Cooking/Refrigeration facilities not maintained	29	100
Fire Protection systems not maintained	30	100
Elevator not maintained	31(a)	100
Elevator part not working	31(b)	100
Parking or storage garage not kept as required	32	150
Sleeping unit standards not maintained	33	100
Insufficient hand basins	35(a)	100
Insufficient bathrooms	35(b) - (c)	100
inadequate sanitary facility	36(a) - (d)	100
Inadequate kitchen	37	100
Inadequate food storage	38	100
Bedding not maintained	39(a)	100
Furniture not maintained	39 (b)	100
Unit identification not maintained	39(c)	50
Fail to maintain building free of vermin or pests	41(a)	200
Fail to keep garbage or refuse in proper receptacle	41(b)	100
Fail to keep garbage bags in enclosed garage or receptacle	41(c)	100
Fail to provide garbage storage facility or sufficient number of	41(d)	100
receptacles		
Fail to maintain receptacles rodent or pest proof or clean and tidy	41(e)	100
Fail to maintain garbage storage area, receptacle or container clean and odour free	41(g)	100

"Smoking Regulation Bylaw, 1998, No. 7026"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
• RCMP Officer		
Business Licence Inspector		
Bylaw Enforcement Officer		
Smoking where prohibited	2(a)-(f), 3(a)-(f)	230
Permitting smoking where prohibited	4(a)-(d)	120
Failure to post sign	5(a)-(e), 6(a)-(f)	120
Removing, altering, concealing, defacing or destroying sign	7	120
Interfere with entry of Bylaw Officer	8	120
Obstruct bylaw officer performing duties	9	120

"Solid Waste Management Service Bylaw, 1997, No. 6920"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
<ul> <li>RCMP Officer</li> </ul>		
Bylaw Enforcement Officer		
Garbage containers not protected from disturbance by animals	701.4	200
Garbage or recycling containers placed for emptying prior to	703.1(b)	100
designated collection day		

"Stream and Drainage System Protection Bylaw, 2003, No. 7541"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
Building Inspector		
Bylaw Enforcement Officer		
Discharge of "prohibited substance"	4	500
Obstruct/Impede Drainage System	4	500
Improper Materials Storage	6.1	500
Fail to Submit ESC Plan	6.2	500
Fail to Install and Maintain ESC Measures	6.8	500
Fail to Follow Plans	7.3	500
Fail to Monitor	7.4	500
Fail to Submit Reports	7.4	500
Fail to Notify	8.1	500

"Streamside Protection and Enhancement Development Permit Guidelines" of "Zoning Bylaw, 1995, No. 6700"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
Building Official		
Bylaw Enforcement Officer		
Failure to obtain a Development Permit	8.1	100

"Water Utility Bylaw, 1994, No. 6417"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
Bylaw Enforcement Officer		
Failure to follow water use restriction	604	50
Failure to allow admission to City employees	609	50

"Wharf Regulation Bylaw, 2005, No. 7665"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
<ul> <li>Wharf Manager</li> </ul>		
• RCMP Officer		
Bylaw Enforcement Officer		
Sell goods on Wharf	701(a)	300
Moor commercial boat	701(b)	300
Boat over Length	703	200
Unauthorized Moorage	802	300
Pay Moorage fees	804(a)	200
Over 3hr time limit	804(b)	200
Pay Moorage Agreement fees	804(c)	200
Moor Dangerous Goods at Wharf	901(a)	500
Dispose of hazardous materials	901(b)	500
Loading or unloading of passengers from Seaplane	902	200
Abandoned boat	903	500
Anchor Vessel or Watercraft in Waterlot	904	500
Repair boat on Wharf	905(a)	200
Toxic materials on Wharf	905(b)	500
Impede use of Wharf	905(c)	500
Live-aboard activity at Wharf	905(d)	300
Flush Vessel heads at Wharf	905(e)	500

"Wharf Regulation Bylaw, 2005, No. 7665"	Section	Fine (\$)
Encroach on foreshore	905(f)	200
Obstruct other Vessels	905(g)	500
Improper Tying of Lines	905(h)	200
Structure on a Wharf	906	500
Obstruct a person on Wharf	907(a)	200
Dangerous behavior on Wharf	907(b)	200
Animal on Wharf without leash or cage	907(c)(i)	100
Crabbing or fishing on Wharf	907(d)	100
Feeding birds on or from Wharf	907(e)	100
Noise on Wharf	908	100
Diving or Jumping off Wharf	909	100
Sign on Wharf	910	100
Damage a Wharf	911(a)	500
Remove notices	911(b)	100
Garbage on Wharf	911(c)	100
Store material on Wharf	912	200
Vessel unattended in Loading Zone	913(a)	200
Fail to vacate in emergency	913(b)	500
Vessel in Loading Zone for more than 15 minutes	913(c)	200
Contravene an order	1001(a)	500
Fail to move when ordered	1001(b)	500
Obstruct a Manager	1001 (c)	500
Moored overnight	Schedule C 12	500
Permanently Secure Berth	Schedule C 13	500
Rafting more than 2 Vessels or Watercraft	Schedule C 14	300
Charge fee or solicit donations	Schedule C 17	200

[Bylaw 8887, November 22, 2021]

### THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### **BYLAW NO. 9059**

### A Bylaw to amend "Fire Bylaw 2021, No. 8852"

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 "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9059" (Fire Safety Act and Housekeeping).
- 2. "Fire Bylaw, 2021, No. 8852" is amended as follows:
  - A. Throughout the bylaw, by deleting all references to "Fire Services Act" and replacing with "Fire Safety Act".
  - B. In Contents, under Part 9 Enforcement:
    - (1) In section 9.17 after "Designation of the Bylaw", by adding the words "(Bylaw Notices)".
    - (2) By replacing "9.21" with "9.23".
  - C. In Part 1 Introduction, by deleting section 1.2 in its entirety and replacing it with the following:
    - "1.2 The City of North Vancouver Fire Department is a Full Service Operation according to the British Columbia Structural Firefighting Minimum Training Standards, prepared by the Officer of the Fire Commissioner of British Columbia, pursuant to paragraph 4(1)(d) of the *Fire Safety Act*."
  - D. In Part 3 Fire Department Operations:
    - (1) In section 3.3, by adding the following subsections:
      - "(d) Designate, in writing, persons or classes of persons as Fire Inspectors to conduct fire safety inspections provided that any such designated individual meets the applicable standards established by the Fire Commissioner in accordance with the Fire Safety Act;
      - (e) Designate, in writing, persons or classes of persons as Fire Investigators to conduct fire investigations provided that any such designated individual meets the applicable standards established by the Fire Commissioner in accordance with the Fire Safety Act; and
      - (f) Make such Orders as the Fire Chief deems necessary with respect to any of the matters referred to in this bylaw."
    - (2) In section 3.4, in the first sentence after the words "The Fire Chief", by adding the words "Fire Inspectors, Fire Investigators".

Document: 2578724-v2

- (3) By deleting section 3.8 in its entirety and replacing it with the following:
  - "3.8 The Owner(s) or Owner's Authorized Agent of a vacant or fire-damaged Building must promptly take all steps necessary to secure the Building against the entry of unauthorized persons, including, but not limited to, guarding the Building and securing all openings to the Building and land surrounding the building, if so ordered by the Fire Chief, to the satisfaction of the Fire Chief. In such events, the Owner(s) or Owner's Authorized Agent or Occupier of the property must pay the cost to secure the Building and land surrounding the building."
- (4) By deleting section 3.9 in its entirety and replacing it with the following:
  - "3.9 The Fire Chief or any Member has the authority, at all times, by day or night, to provide a post-incident watch for a period of time deemed necessary to secure the vacant or fire-damaged Building and any necessary surrounding land against further incident, or to engage the services of a security company or security person to maintain a Fire Watch for the Building and surrounding land, to perform site security or to secure vacant or fire-damaged Building and any necessary surrounding land at the expense of the Owner(s) or Owner's Authorized Agent or Occupier and any such measures taken are considered services provided in relation to lands or improvements."

### E. In Part 4 – Public Safety:

(1) By deleting section 4.1 in its entirety and replacing it with the following:

# "Risk-based Compliance Monitoring System – Regular System of Inspections

- 4.1 The Fire Chief is authorized and required to implement a risk-based compliance monitoring system for public buildings consisting of fire safety inspections and fire safety assessments as required by the *Fire Safety Act* to ensure that owners of public buildings comply with the *Fire Safety Act* and its regulations."
- (2) In section 4.3, by deleting subsection (e) in its entirety and replacing it with the following:
  - "(e) Exercise any of the powers conferred to a Fire Chief or Fire Inspector under the *Fire Safety Act*;"
- (3) In section 4.5, by adding the following sentence at the end of the paragraph:
  - "Any such measures taken are considered services provided in relation to lands or improvements."
- (4) In section 4.18, by deleting subsection (b) in its entirety and replacing it with the following:
  - "(b) The changing hazards or risks at the construction site and mitigation strategies."

Document: 2578724-v2

- F. In Part 5 Regulation of Fire Hazards:
  - (1) In section 5.1, in the first sentence after "The Fire Chief", by adding the words "or any Fire Inspector".
  - (2) In section 5.3, subsection (d), by deleting the words "onto property of the Municipality".
  - (3) In section 5.4, by deleting the comma at the end of subsection (e) and replacing it with a period and by deleting the words "Provided that" in the last paragraph.
  - (4) By deleting section 5.6 in its entirety and replacing it with the following:
    - "5.6 The Municipality may facilitate or cause the removal of Combustible materials from, in or around Buildings and in such event, the Owner(s) or Owner's Authorized Agent of the Building must pay the cost of such removal. Any such measures taken are considered services provided in relation to lands or improvements."
  - (5) In section 5.8, subsection (a), after the words "Except as specifically permitted in", by deleting the words "section 5.8" and replacing with the words "this bylaw".
  - (6) In section 5.12, after the words "as defined in the", by deleting the words "Interface Construction Guidelines" and replacing with the words "North Shore Interface Construction and Maintenance Protocol for High Risk Work During Periods of Extreme Fire Danger Rating".
  - (7) In section 5.15, subsection (c), by deleting the words "With the consent of the Fire Chief".
- G. In Part 6 Inspection of Premises and Fire Protection Equipment:
  - (1) By deleting 6.19 in its entirety and replacing it with the following:
    - "6.19 For multi-family residential buildings and commercial buildings with any Fire Escape where the difference in floor or ground level is more than 2 metres:
      - (a) All such Fire Escapes, including their guards, handrails and connection to the building, shall be inspected for structural integrity by a Registered Professional at intervals not greater than 5 years; and
      - (b) All Fire Escapes, including their guards, handrails, and connection to the building, shall be maintained so as to be structurally sound and operational at all times.
    - 6.19.1 Records of monthly inspections and the last two consecutive records of inspection by a Registered Professional for Fire Escapes must be kept on site and available for examination by the Fire Chief on request."

- (2) In section 6.34, by deleting subsection (a) in its entirety and replacing it with the following:
  - "(a) Installed in conformance with the Building Code, Fire Code and the Construction Regulation Bylaw;"
- (3) In section 6.52, after the words "or more often", by adding the words "as ordered by the Fire Chief".
- (4) In section 6.61, by deleting the words "6.63 through 6.68" and replacing with "6.58 through 6.63".
- (5) In section 6.75, subsections (b) and (c), by deleting the words "Exposure Report" and replacing with "Protection of Adjacent Buildings Report".
- H. In Part 7 Cost Recovery and Fees:
  - (1) By deleting section 7.9 in its entirety and replacing it with the following:

### "Development Review Fees

- 7.9 When the Fire Department is involved in the process of Building Permit issuance or is required to perform an inspection or inspections in order to determine compliance with an issued Building Permit, the Building Permit holder must pay a fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000". Such fee must be paid at the time of Building Permit issuance and may be waived for City-led civic projects on City-owned land in whole or in part, at the discretion of the Fire Chief."
- (2) In section 7.18 after the words "fire alarm monitoring company", by deleting the words "and/or fire dispatch".
- I. In Part 8 Permits:
  - (1) In section 8.2, by deleting subsection (b) in its entirety and replacing it with the following:
    - "(b) Is revocable where there is a violation of any condition under which the Permit was issued or any violation of this bylaw;"
  - (2) In section 8.2, by deleting subsections (c) and (d) in their entirety and renumbering subsequent subsections.
- J. In Part 9 Enforcement:
  - (1) By deleting section 9.1 in its entirety and replacing it with the following:
    - "9.1 If any provision of this bylaw has been contravened or has not been complied with, or has been complied with improperly or only in part, or conditions exist in or upon a Building or property to which the bylaw applied and which, in the opinion of the Fire Chief, constitute a fire hazard or otherwise constitute a hazard to life or property or both:

- (a) The Fire Chief may make an Order to ensure full and proper compliance with this bylaw and in particular, but without limiting the generality of the foregoing, may make such recommendations to the Owner or Occupier of the Building or property as the Fire Chief deems necessary to correct the contravention or to ensure compliance with this bylaw or to remove the hazards referred to in the bylaw; and
- (b) A person who is delivered an Order, whether by mail, sign, posting or personal delivery, must comply with it, either promptly or, if a time period for compliance is specified, within that time period. Any and all costs and expenses associated with compliance are the responsibility of the property Owner or other person to whom the Order is directed."
- (2) By deleting section 9.4 in its entirety and replacing it with the following:
  - "9.4 If fees are charged for fire inspections or reviews or charges payable in respect of other services to land or improvements that are undertaken under this bylaw, are not paid to the Municipality by December 31st of the year in which they are due and payable, the amounts owing may be collected from the Owner in the same manner as for property taxes in arrears in accordance with Section 258(1) of the Community Charter."
- (3) In section 9.11, after the words "expenses of providing", by adding the words "services to lands or improvements";
- (4) In section 9.12, after the word "Fees", by adding the words "and charges payable in relation to services provided to or in relation to lands or improvements".
- (5) By deleting section 9.17 in its entirety and replacing it with the following:

### "Designation of the Bylaw (Bylaw Notices)

- 9.17 Pursuant to section 4 of the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c. 60, this bylaw is designated as a bylaw that may be enforced by bylaw notice and the Fire Chief, Fire Inspectors, and Bylaw Enforcement Officers are designated to enforce this bylaw pursuant to the Bylaw Notice Enforcement Bylaw, 2018, No. 8675, or as otherwise provided by this or any other bylaw of the City of North Vancouver."
- (6) By deleting sections 9.20 and 9.21 in their entirety and replacing them with the following:

### "Offences and Penalties

9.20 A person who:

- (a) contravenes a provision of this bylaw;
- (b) causes, consents to, allows or permits an act or thing to be done contrary to this bylaw;
- (c) neglects or refrains from doing anything required by a provision of this bylaw: or
- (d) fails to comply with any order, direction or notice given under this bylaw

- commits an offence and is subject to the penalties imposed by this bylaw and the *Offence Act*.
- 9.21 Each instance that a contravention of a provision of this bylaw occurs and each day that a contravention occurs or continues shall constitute a separate offence.
- 9.22 A person found guilty of an offence under this bylaw is subject to a fine of not less than \$1,000.00 and not more than \$50,000.00 for every instance that an offence occurs or each day that it occurs or continues, plus the costs of prosecution.

### **Ticketing (Municipal Ticket Information)**

9.23 Pursuant to sections 264(1)(c) and 265(1)(a) of the *Community Charter*, this bylaw is designated as a bylaw that may be enforced by means of a ticket in the form prescribed and the Fire Chief, Fire Inspectors, and Bylaw Enforcement Officers are designated to enforce this bylaw pursuant to the Ticket Information Utilization Bylaw, 1992, No 6300 or as otherwise provided by this or any other bylaw of the City of North Vancouver."

### K. In Appendix A – Definitions:

- (1) By adding the following definition in alphabetical order:
  - ""Fire Escape" means an emergency exit, typically fastened to the outside of a building, intended for use by building occupants and firefighters during emergencies."
- (2) By deleting the definition of "Fire Inspector" and replacing it with the following:
  - "Fire Inspector" means an individual designated in writing as a fire inspector pursuant to this bylaw and Section 8 of the *Fire Safety Act*."
- (3) By adding the following definition in alphabetical order:
  - "Fire Investigator" means an individual designated in writing as a fire investigator pursuant to this bylaw and section 23 of the *Fire Safety Act*."

(4)	By deleting the definition of "Fi	re Services Act" and replacing it with the following:
	""Fire Safety Act" means the replaced."	Fire Safety Act, S.B.C., c.19, as amended or
		READ a first time on the <> day of <>, 2024.
		READ a second time on the <> day of <>, 2024.
		READ a third time on the <> day of <>, 2024.
		ADOPTED on the <> day of <>, 2024.
		MAYOR
		ACTING CORPORATE OFFICER

Page 7 Document: 2578724-v2



### THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### **BYLAW NO. 9090**

### A Bylaw to amend "Bylaw Notice Enforcement Bylaw, 2018, No. 8675"

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 "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2024, No. 9090" (Fire Bylaw Penalties).
- 2. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675" is amended as follows:
  - A. In section 16. C., by deleting the text in its entirety and replacing it with the following:
    - C. Fire Inspectors under Section 8 of the Fire Safety Act,
  - B. In Schedule "A" Designated Bylaw Contraventions and Penalties for Bylaw Contraventions, by deleting the "Fire Bylaw, 2021, No. 8852" table in its entirety and replacing it with the following:

"Fire Bylaw, 2021, No. 8852"						
<b></b> ,,		A1	A2	A3	Α4	A5
	Bylaw	Penalty	Discounted	Late Payment:	Compliance	Compliance
Description	Section		Penalty: Within		Agreement	Agreement
		(\$)	14 days (\$)	(\$)	Available	Discount
Obstruct Member	3.6(a)	450	400	500	NO	N/A
Enter incident area	3.6(b)	200	150	300	NO	N/A
Drive over fire hose	3.6(c)	200	150	300	NO	N/A
Impersonate Member	3.6(d)	450	400	500	NO	N/A
Fail to secure vacant/damaged Building	3.8	450	400	500	NO	N/A
Tamper with Fire Protection Equipment	3.15(a)	450	400	500	NO	N/A
Reset Fire Alarm System without authorization	3.15(b)	200	150	300	NO	N/A
Fail to comply with Order	4.4	200	150	300	NO	N/A
Fail to have inspection by Certified Fire Protection	4.6(a)	200	150	300	NO	N/A
Technician	4.0(a)	200	150	300	INO	IN/A
Fail to have Fire Protection Equipment tagged	4.6(b)	200	150	300	NO	N/A
Falsify records	4.8	300	225	450	NO	N/A
Fail to evacuate	4.9	200	150	300	NO	N/A
Fail to have Fire Watch	4.10	200	150	300	NO	N/A
Fail to comply with Fire Watch requirements	4.11	450	400	500	NO	N/A
Fail to submit update to Construction Fire Safety Plan	4.19(a)	200	150	300	NO	N/A
Fail to submit Fire Safety Plan	4.21(a)	200	150	300	NO	N/A
Fail to have occupancy contact information	4.23	200	150	300	NO	N/A
Fail to attend in 45 minutes	4.24(d)	200	150	300	NO	N/A
Fail to secure premises	4.24(e)	200	150	300	NO	N/A
Cause fire hazard	5.2	200	150	300	NO	N/A
Unsafe disposal of hazardous substance	5.3(a)	450	400	500	NO	N/A
Unauthorized disposal of Hazardous Materials	5.3(b)	450	400	500	NO	N/A
Unsafe disposal of smoking equipment	5.3(c)	450	400	500	NO	N/A
Fail to comply with container requirements	5.4	200	150	300	NO	N/A
Combustible waste near Building	5.5	200	150	300	NO	N/A
Fail to report potential explosion/Hazardous Materials spill	5.7	450	400	500	NO	N/A
Start open air fire	5.8(a)	450	400	500	NO	N/A
Burn land for clearing	5.8(b)	300	225	450	NO	N/A
Unpermitted cooking fire	5.8(c)	200	150	300	NO	N/A
Smoke from outdoor cooking fire	5.8(d)	200	150	300	NO	N/A

The Corporation of the City of North Vancouver Page 1
Bylaw, 2024, No. 9090 Document: 2578743-v1

"Fire Bylaw, 2021, No. 8852"						
Description	Bylaw Section	A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	A3 Late Payment: After 28 days (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
Smoke from open air burning	5.8(e)	200	150	300	NO	N/A
Fail to comply with propane appliance requirements	5.8(g)	200	150	300	NO	N/A
Smoke from smoker	5.8(i)	200	150	300	NO	N/A
Tamper with fire ban sign	5.11(a)	200	150	300	NO	N/A
Violate fire ban Order	5.11(b)	300	225	450	NO	N/A
Unauthorized high-risk construction/demolition	5.12	200	150	300	NO	N/A
Fail to obtain approval of construction Fire Safety Plan mitigation checklist	5.13	200	150	300	NO	N/A
Fail to comply with Construction Fire Safety Plan mitigation checklist	5.14	200	150	300	NO	N/A
Fail to comply with Order	5.16	300	225	450	NO	N/A
Enter forest contrary to Order	5.17	200	150	300	NO	N/A
Fail to provide entry	5.18	200	150	300	NO	N/A
Fail to keep access routes clear	6.1(a)	200	150	300	NO	N/A
Fail to post fire lane sign	6.1(b)	200	150	300	NO	N/A
Fail to maintain access routes in compliance with Fire	6.1(d)	200	150	300	NO	N/A
Code	` ,					-
Fail to have address visible from street	6.1(e)	100	75	150	NO	N/A
Fail to provide directional signage	6.1(f)	100	75	150	NO	N/A
Fail to keep corridors free of obstructions	6.1(g)	200	150	300	NO	N/A
Fail to have devices on exit doors per Building Code	6.1(h)	200	150	300	NO	N/A
Fail to maintain Fire Department Lock Box	6.2	200	150	300	NO	N/A
Storage contrary to Fire Code	6.4(a)	200	150	300	NO	N/A
Permit Combustibles around Building	6.4(b)	200	150	300	NO	N/A
Fail to contain storage in room	6.4(c)	200	150	300	NO	N/A
Storage room fails to comply with Building Code	6.4(c)	200	150	300	NO	N/A
Store combustible materials in Storage Garage or Underground Storage Garage	6.4(d)	200	150	300	NO	N/A
Storage impeding firefighting access	6.4(e)	200	150	300	NO	N/A
Have storage unit in Storage Garage	6.4(f)	200	150	300	NO	N/A
Storage in common area of Storage Garage	6.4(g)	200	150	300	NO	N/A
Storage in portable storage container in common area of Storage Garage	6.4(h)	200	150	300	NO	N/A
Fail to maintain Fire Separation	6.5	200	150	300	NO	N/A
Fail to keep fire door closed	6.6	200	150	300	NO	N/A
Fail to have sign on Fire Separation door	6.7	200	150	300	NO	N/A
Fail to comply with stair numbering requirements	6.8	200	150	300	NO	N/A
Fail to comply with fire extinguisher requirements	6.9	200	150	300	NO	N/A
Exit sign not in compliance with Building Code	6.10	200	150	300	NO	N/A
Fail to maintain exit sign	6.11	200	150	300	NO	N/A
Fail to maintain exit sign	6.12	200	150	300	NO	N/A
Exit sign not consistent with current Fire Code	6.13	200	150	300	NO	N/A
Fail to keep records for exit sign	6.14	200	150	300	NO	N/A
Emergency power system does not meet requirements	6.15	200	150	300	NO	N/A
Fail to keep records for emergency power system	6.16	200	150	300	NO	N/A N/A
Storage in exit system area	6.17	200	150	300	NO	N/A N/A
Fail to inspect exit systems	6.18	200	150	300	NO	N/A N/A
Fail to provide report	6.19(a)	200	150 150	300 300	NO NO	N/A N/A
Fire escape not maintained	6.19(b) 6.19.1	200 200	150	300	NO NO	N/A N/A
Fail to keep records for exit system						
Fail to comply with smoke control system requirements	6.20	450	400	500	NO	N/A
Fail to keep records for smoke control system	6.21	200	150	300	NO	N/A
Fail to obtain inspection of smoke control system	6.22	200	150	300	NO	N/A
Fail to inspect or maintain fire alarm system	6.23	450	400	500	NO	N/A
Fail to keep records for Fire Alarm System	6.24	200	150	300	NO	N/A
Fail to obtain certificate for installation of monitored fire alarm system	6.25	200	150	300	NO	N/A
Fail to notify of cancellation of monitored Fire Alarm System	6.26	200	150	300	NO	N/A

"Fire Bylaw, 2021, No. 8852"						
Description		A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	(\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
Fail to keep records of monitored fire alarm system	6.27	200	150	300	NO	N/A
Fail to install smoke alarm	6.28(a)	200	150	300	NO	N/A
Fail to maintain smoke alarm	6.28(b)	200	150	300	NO	N/A
Fail to keep records for smoke alarm	6.29	200	150	300	NO	N/A
Fail to comply with standpipe requirements	6.30	200	150	300	NO	N/A
Fail to keep records for standpipe	6.31	200	150	300	NO	N/A
Fail to comply with standpipe siting requirements	6.33	200	150	300	NO	N/A
Fail to comply with automatic sprinkler system requirements	6.34	450	400	500	NO	N/A
Fail to comply with automatic sprinkler system connection requirements	6.35	200	150	300	NO	N/A
Fail to post sign for automatic sprinkler system connection	6.36	200	150	300	NO	N/A
Fail to keep records for automatic sprinkler system	6.37	200	150	300	NO	N/A
Take water without authorization	6.40	200	150	300	NO	N/A
Fail to maintain fire pump	6.44	200	150	300	NO	N/A
Fail to keep records for fire pump	6.45	200	150	300	NO	N/A
Fail to comply with private fire hydrant requirements	6.47	300	225	450	NO	N/A
Fail to maintain Special Fire Suppression System	6.48	200	150	300	NO	N/A
Fail to keep records for special fire suppression system	6.49	200	150	300	NO	N/A
Fail to install fire suppression system for commercial cooking equipment	6.50	200	150	300	NO	N/A
Fail to maintain fire suppression system for commercial cooking equipment	6.51	200	150	300	NO	N/A
Fail to maintain exhaust system for commercial cooking equipment	6.52	200	150	300	NO	N/A
Fail to keep records of commercial cooking equipment	6.53	200	150	300	NO	N/A
Fail to install radio amplification system	6.54	200	150	300	NO	N/A
Fail to maintain carbon monoxide monitoring system	6.55	200	150	300	NO	N/A
Fail to keep records for carbon monoxide monitoring system	6.56	200	150	300	NO	N/A
Fail to maintain access to storage areas	6.57	200	150	300	NO	N/A
Enclosed Storage Garage used for other than parking vehicles	6.58	200	150	300	NO	N/A
Have Private Storage Garage	6.59	200	150	300	NO	N/A
Fail to install no storage sign in Enclosed Storage Garage	6.60	200	150	300	NO	N/A
Access to Enclosed Storage Garage blocked	6.62	200	150	300	NO	N/A
Solid door on Enclosed Storage Garage	6.63	200	150	300	NO	N/A
Fail to have required info. on Shipping Container	6.64(a)	200	150	300	NO	N/A
Fail to have required contact info. on Shipping Container	6.64(b)	200	150	300	NO	N/A
Fail to identify shipping container in Fire Safety Plan	6.64(c)	200	150	300	NO	N/A
Fail to install safety features in Shipping Container	6.65	200	150	300	NO	N/A
Fail to install ventilation for Shipping Container	6.66	200	150	300	NO	N/A
Fail to modify Shipping Container as required	6.67	200	150	300	NO	N/A
Store compressed gas in shipping container	6.68	300	225	450	NO	N/A
Fail to have Construction Fire Safety Plan Decommission fire hydrant without authorization	6.70 6.72	200 200	150 150	300 300	NO NO	N/A N/A
Fail to notify of fire hydrant conditions	6.73	200	150	300	NO	N/A
Fail to maintain access route	6.74	200	150	300	NO	N/A
Fail to comply with Construction Fire Safety Plan	6.75(a)	200	150	300	NO	N/A
Fail to comply with Exposure Report	6.75(b)	200	150	300	NO	N/A
Fail to install water supply	6.75(c)	200	150	300	NO	N/A
New fire hydrant fail to meet requirements Handle flammable and combustible liquids contrary to	6.78 6.79	200	150 150	300 300	NO NO	N/A N/A
Fire Code						
Hazardous process contrary to Fire Code	6.80	300	225	450	NO	N/A
Store Dangerous goods contrary to Fire Code	6.81	300	225	450	NO	N/A
Fail to obtain Mobile Food Vendor inspection	6.82(a)	200	150	300	NO	N/A
Mobile Food Vendor fail to comply with commercial cooking equipment requirements	6.82(b)	200	150	300	NO	N/A

Page 3 Document: 2578743-v1

"Fire Bylaw, 2021, No. 8852"						
Description	Bylaw Section	A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	A3 Late Payment: After 28 days (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
Mobile food vendor fail to safely situate cooking appliances	6.82(c)	200	150	300	NO	N/A
Mobile food vendor with non-flame retardant tent	6.83	200	150	300	NO	N/A
Mobile food vendor fail to have required fire extinguishers	6.84	200	150	300	NO	N/A
Fail to comply with commercial cooking requirements for special event	6.85(a)	200	150	300	NO	N/A
Fail to have required aisle width at Special Event	6.85(b)	200	150	300	NO	N/A
Fail to have required line of travel at Special Event	6.85(c)	200	150	300	NO	N/A
Access to exit blocked at Special Event	6.85(d)	200	150	300	NO	N/A
Fail to obtain inspection for Special Event	6.85(e)	200	150	300	NO	N/A
Fail to comply with requirements for motor vehicle display	6.86	200	150	300	NO	N/A
Service station attendant not qualified	6.87(a)	200	150	300	NO	N/A
Service station fire extinguishers do not meet requirements	6.87(b)	200	150	300	NO	N/A
Service station fire extinguishers not mounted as required	6.87(c)	200	150	300	NO	N/A
Fail to post service station emergency signage	6.87(d)	200	150	300	NO	N/A
Fail to submit Integrated Testing Plan	6.88	200	150	300	NO	N/A
Fail to conduct Integrated Test before occupancy	6.89	200	150	300	NO	N/A
Fail to conduct Integrated Test after one year	6.90	200	150	300	NO	N/A
Fail to conduct Integrated Test every 5 years	6.91	200	150	300	NO	N/A
Fail to keep records for Integrated Test on site	6.92	200	150	300	NO	N/A
Fail to provide Integrated Testing Plan	6.93	200	150	300	NO	N/A
Fail to give functional demonstration of Integrated Test	6.94	200	150	300	NO	N/A
Exceed occupant load	7.10	300	225	450	NO	N/A
Fail to post occupant load	7.11	200	150	300	NO	N/A
Fail to provide fire protection for Special Effects	7.16	200	150	300	NO	N/A
Fail to comply with Order	9.1	300	225	450	NO	N/A
Fail to extinguish fire	9.15	300	225	450	NO	N/A
Obstruction	9.18	450	400	500	NO	N/A

READ a first time on the <> day of <>, 2024.

READ a second time on the <> day of <>, 2024.

READ a third time on the <> day of <>, 2024.

ADOPTED on the <> day of <>, 2024.

MAYOR

**ACTING CORPORATE OFFICER** 

### THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### **BYLAW NO. 9091**

### A Bylaw to amend "Ticket Information Utilization Bylaw, 1992, No. 6300"

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 "Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2024, No. 9091" (Fire Bylaw Penalties).
- 2. "Ticket Information Utilization Bylaw, 1992, No. 6300" is amended as follows:
  - In Schedule A Fines, by adding the following "Designated Bylaw Enforcement Officers" to the tables of the respective "Designated Bylaws":
    - (1) "Business Licence Bylaw, 2018, No. 8640":

Designated Bylaw Enforcement Officers:

- **RCMP Officer**
- Business Licence Inspector
- Bylaw Enforcement Officer
- (2) "Commercial Vehicle Licence Bylaw, 2006, No. 7832":

**Designated Bylaw Enforcement Officers:** 

- **RCMP Officer**
- Bylaw Enforcement Officer
- (3) "Construction Regulation Bylaw, 2003, No. 7390":

Designated Bylaw Enforcement Officers:

- **Building Official**
- Business Licence Inspector
- Bylaw Enforcement Officer
- "Dog Tax and Regulation Bylaw, 2010, No. 8113": (4)

Designated Bylaw Enforcement Officers:

- **Animal Control Officer**
- **RCMP Officer**
- Bylaw Enforcement Officer
- "Fireworks Regulation Bylaw, 2005, No. 7677": (5)

Designated Bylaw Enforcement Officers:

- **RCMP Officer**
- Fire Chief, Fire Inspector and members
- **Business Licence Inspector**
- Bylaw Enforcement Officer

The Corporation of the City of North Vancouver Bylaw, 2024, No. 9091

(6) "Life Safety Upgrade, 2011, No. 8090":

**Designated Bylaw Enforcement Officers:** 

- Fire Chief, Fire Inspector and members
- Building Official
- (7) "Noise Control Bylaw, 2021, No. 8885":

**Designated Bylaw Enforcement Officers:** 

- RCMP Officer
- Building Official
- Bylaw Enforcement Officer
- (8) "Nuisance Abatement Bylaw, 1986, No. 5659":

**Designated Bylaw Enforcement Officers:** 

- Bylaw Enforcement Officer
- (9) "Park Regulation Bylaw, 1996, No. 6611":

**Designated Bylaw Enforcement Officers:** 

- RCMP Officer
- Bylaw Enforcement Officer
- (10) "Pet Establishment Regulation Bylaw, 1998, No. 7040":

Designated Bylaw Enforcement Officers:

- RCMP Officer
- Business Licence Inspector
- Bylaw Enforcement Officer
- (11) "Radio Amplification Bylaw, 2021, No. 8853":

Designated Bylaw Enforcement Officers:

- Fire Chief, Fire Inspector and members
- (12) "Real Property Regulation Bylaw, 2006, No. 7831":

**Designated Bylaw Enforcement Officers:** 

- Building Inspector
- Business Licence Inspector
- RCMP Officer
- Bylaw Enforcement Officer
- (13) "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931":

**Designated Bylaw Enforcement Officers:** 

- Building Official
- Building Inspector
- Bylaw Enforcement Officer

(14) "Smoking Regulation Bylaw, 1998, No. 7026":

**Designated Bylaw Enforcement Officers:** 

- RCMP Officer
- Business Licence Inspector
- Bylaw Enforcement Officer
- (15) "Solid Waste Management Service Bylaw, 1997, No. 6920":

**Designated Bylaw Enforcement Officers:** 

- RCMP Officer
- Bylaw Enforcement Officer
- (16) "Stream and Drainage System Protection Bylaw, 2003, No. 7541":

Designated Bylaw Enforcement Officers:

- Building Inspector
- Bylaw Enforcement Officer
- (17) "Streamside Protection and Enhancement Development Permit Guidelines" of "Zoning Bylaw, 1995, No. 6700":

**Designated Bylaw Enforcement Officers:** 

- Building Official
- Bylaw Enforcement Officer
- (18) "Water Utility Bylaw, 1994, No. 6417":

Designated Bylaw Enforcement Officers:

- Bylaw Enforcement Officer
- (19) "Wharf Regulation Bylaw, 20052, No. 7665":

Designated Bylaw Enforcement Officers:

- Wharf Manager
- RCMP Officer
- Bylaw Enforcement Officer
- B. In Schedule A, by deleting the "Fire Bylaw, 2021, No. 8852" table in its entirety and replacing it with the following table:

"Fire Bylaw, 2021, No. 8852"	Section	Fine (\$)
Designated Bylaw Enforcement Officers:		
Fire Chief, Fire Inspector and members		
Obstruct Member	3.6(a)	500
Enter incident area	3.6(b)	200
Drive over fire hose	3.6(c)	200
Impersonate Member	3.6(d)	500
Fail to secure vacant/damaged Building	3.8	500
Tamper with Fire Protection Equipment	3.15(a)	500
Reset Fire Alarm System without authorization	3.15(b)	200

"Fire Bylaw, 2021, No. 8852"	Section	Fine (\$)
Fail to comply with Order	4.4	200
Fail to have inspection by Certified Fire Protection Technician	4.6(a)	200
Fail to have Fire Protection Equipment tagged	4.6(b)	200
Falsify records	4.8	300
Fail to evacuate	4.9	200
Fail to have Fire Watch	4.10	200
Fail to comply with Fire Watch requirements	4.11	500
Fail to submit update to Construction Fire Safety Plan	4.19(a)	200
Fail to submit Fire Safety Plan	4.21(a)	200
Fail to have occupancy contact information	4.23	200
Fail to attend in 45 Minutes	4.24(d)	200
Fail to secure premises	4.24(e)	200
Cause fire hazard	5.2	200
Unsafe disposal of hazardous substance	5.3(a)	500
Unauthorized disposal of Hazardous Materials	5.3(b)	500
Unsafe disposal of smoking equipment	5.3(c)	500
Fail to comply with container requirements	5.4	200
Combustible waste near Building	5.5	200
Fail to report potential explosion/Hazardous Materials spill	5.7	500
Start open air fire	5.8(a)	500
		300
Burn land for clearing	5.8(b)	_
Unpermitted cooking fire	5.8(c)	200
Smoke from outdoor cooking fire	5.8(d)	200
Smoke from open air burning	5.8(e)	200
Fail to comply with propane appliance requirements	5.8(g)	200
Smoke from smoker	5.8(i)	200
Tamper with fire ban sign	5.11(a)	200
Violate fire ban Order	5.11(b)	300
Unauthorized high-risk construction/demolition	5.12	200
Fail to obtain approval of construction Fire Safety Plan mitigation checklist	5.13	200
Fail to comply with Construction Fire Safety Plan mitigation checklist	5.14	200
Fail to comply with Order	5.16	300
Enter forest contrary to Order	5.17	200
Fail to provide entry	5.18	200
Fail to keep access routes clear	6.1(a)	200
Fail to post fire lane sign	6.1(b)	200
Fail to maintain access routes in compliance with Fire Code	6.1(d)	200
Fail to have address visible from street	6.1(e)	100
Fail to provide directional signage	6.1(f)	100
Fail to keep corridors free of obstructions	6.1(g)	200
Fail to have devices on exit doors per Building Code	6.1(h)	200
Fail to maintain Fire Department Lock Box	6.2	200
Storage contrary to Fire Code	6.4(a)	200
Permit Combustibles around Building	6.4(b)	200
Fail to contain storage in room	6.4(c)	200
Storage room fails to comply with Building Code	6.4(c)	200
Store combustible materials in Storage Garage or Underground	, ,	
Storage Garage	6.4(d)	200

"Fire Bylaw, 2021, No. 8852"	Section	Fine (\$)
Storage impeding firefighting access	6.4(e)	200
Have storage unit in Storage Garage	6.4(f)	200
Storage in common area of Storage Garage	6.4(g)	200
Storage in portable storage container in common area of Storage		
Garage	6.4(h)	200
Fail to maintain Fire Separation	6.5	200
Fail to keep fire door closed	6.6	200
Fail to have sign on Fire Separation door	6.7	200
Fail to comply with stair numbering requirements	6.8	200
Fail to comply with fire extinguisher requirements	6.9	200
Exit sign not in compliance with Building Code	6.10	200
Fail to maintain exit sign	6.11	200
Fail to maintain emergency power for exit sign	6.12	200
Exit sign not consistent with current Fire Code	6.13	200
Fail to keep records for exit sign	6.14	200
Emergency power system does not meet requirements	6.15	200
Fail to keep records for emergency power system	6.16	200
Storage in exit system area	6.17	200
Fail to inspect exit systems	6.18	200
Fail to provide report	6.19(a)	200
Fire escape not maintained	6.19(b)	200
Fail to keep records for exit system	6.19.1	200
Fail to comply with smoke control system requirements	6.20	500
Fail to keep records for smoke control system	6.21	200
Fail to obtain inspection of smoke control system	6.22	200
Fail to inspect or maintain fire alarm system	6.23	500
Fail to keep records for Fire Alarm System	6.24	200
Fail to obtain certificate for installation of monitored fire alarm system	6.25	200
Fail to notify of cancellation of monitored Fire Alarm System	6.26	200
Fail to keep records of monitored fire alarm system	6.27	200
Fail to install smoke alarm	6.28(a)	200
Fail to maintain smoke alarm	6.28(b)	200
Fail to keep records for smoke alarm	6.29	200
Fail to comply with standpipe requirements	6.30	200
Fail to keep records for standpipe	6.31	200
Fail to comply with standpipe siting requirements	6.33	200
Fail to comply with automatic sprinkler system requirements	6.34	500
Fail to comply with automatic sprinkler system connection		
requirements	6.35	200
Fail to post sign for automatic sprinkler system connection	6.36	200
Fail to keep records for automatic sprinkler system	6.37	200
Take water without authorization	6.40	200
Fail to maintain fire pump	6.44	200
Fail to keep records for fire pump	6.45	200
Fail to comply with private fire hydrant requirements	6.47	300
Fail to maintain Special Fire Suppression System	6.48	200
Fail to keep records for special fire suppression system	6.49	200
		200
Fail to install fire suppression system for commercial cooking	6.50	

"Fire Bylaw, 2021, No. 8852"	Section	Fine (\$)
Fail to maintain fire suppression system for commercial cooking	6.51	200
equipment		
Fail to maintain exhaust system for commercial cooking equipment	6.52	200
Fail to keep records of commercial cooking equipment	6.53	200
Fail to install radio amplification system	6.54	200
Fail to maintain carbon monoxide monitoring system	6.55	200
Fail to keep records for carbon monoxide monitoring system	6.56	200
Fail to maintain access to storage areas	6.57	200
Enclosed Storage Garage used for other than parking vehicles	6.58	200
Have Private Storage Garage	6.59	200
Fail to install no storage sign in Enclosed Storage Garage	6.60	200
Access to Enclosed Storage Garage blocked	6.62	200
Solid door on Enclosed Storage Garage	6.63	200
Fail to have required info. on Shipping Container	6.64(a)	200
Fail to have required contact info. on Shipping Container	6.64(b)	200
Fail to identify shipping container in Fire Safety Plan	6.64(c)	200
Fail to install safety features in Shipping Container	6.65	200
Fail to install ventilation for Shipping Container	6.66	200
Fail to modify Shipping Container as required	6.67	200
Store compressed gas in shipping container	6.68	300
Fail to have Construction Fire Safety Plan	6.70	200
Decommission fire hydrant without authorization	6.72	200
Fail to notify of fire hydrant conditions	6.73	200
Fail to maintain access route	6.74	200
Fail to comply with Construction Fire Safety Plan	6.75(a)	200
Fail to comply with Exposure Report	6.75(b)	200
Fail to install water supply	6.75(c)	200
New fire hydrant fail to meet requirements	6.78	200
Handle flammable and combustible liquids contrary to Fire Code	6.79	200
Hazardous process contrary to Fire Code	6.80	300
Store Dangerous goods contrary to Fire Code	6.81	300
Fail to obtain Mobile Food Vendor inspection	6.82(a)	200
Mobile Food Vendor fail to comply with commercial cooking	, ,	
equipment requirements	6.82(b)	200
Mobile food vendor fail to safely situate cooking appliances	6.82(c)	200
Mobile food vendor with non-flame retardant tent	6.83	200
Mobile food vendor fail to have required fire extinguishers	6.84	200
Fail to comply with commercial cooking requirements for special	0.05(-)	000
event	6.85(a)	200
Fail to have required aisle width at Special Event	6.85(b)	200
Fail to have required line of travel at Special Event	6.85(c)	200
Access to exit blocked at Special Event	6.85(d)	200
Fail to obtain inspection for Special Event	6.85(e)	200
Fail to comply with requirements for motor vehicle display	6.86	200
Service station attendant not qualified	6.87(a)	200
Service station fire extinguishers do not meet requirements	6.87(b)	200
Service station fire extinguishers not mounted as required	6.87(c)	200
Fail to post service station emergency signage	6.87(d)	200
Fail to submit Integrated Testing Plan	6.88	200

"Fire Bylaw, 2021, No. 8852"	Section	Fine (\$)
Fail to conduct Integrated Test before occupancy	6.89	200
Fail to conduct Integrated Test after one year	6.90	200
Fail to conduct Integrated Test every 5 years	6.91	200
Fail to keep records for Integrated Test on site	6.92	200
Fail to provide Integrated Testing Plan	6.93	200
Fail to give functional demonstration of Integrated Test	6.94	200
Exceed occupant load	7.10	300
Fail to post occupant load	7.11	200
Fail to provide fire protection for Special Effects	7.16	200
Fail to comply with Order	9.1	300
Fail to extinguish fire	9.15	300
Obstruction	9.18	500

READ a first time on the <> day of <>, 2024.

READ a second time on the <> day of <>, 2024.

READ a third time on the <> day of <>, 2024.

ADOPTED on the <> day of <>, 2024.

MAYOR

CORPORATE OFFICER







### 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 BUDGET REALLOCATIONS

Date: November 13, 2024 File No: 05-1705-30-0019/2024

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 November 13, 2024, entitled "2024 Budget Reallocations":

THAT an amount of \$55,000 be reallocated from the Public Realm projects to the Chiba Garden Restoration project;

THAT should any of the amount in the Chiba Garden Restoration project remain unexpended as at December 31, 2027, the unexpended balance shall be returned to the credit of the respective reserve;

AND THAT an amount of \$50,600 be reallocated within the 2024 operating budget of the Office of the Chief Administrative Officer to increase the City of North Vancouver's 2024 funding contribution to the Museum & Archives of North Vancouver.

### **SUMMARY**

This report recommends that funds of \$55,000 be reallocated so work can begin on a project with emerging needs - Chiba Garden Restoration, and that, CNV's 2024 funding contribution to the Museum & Archives of North Vancouver ("M&A") be increased by \$50,600 to offset some unanticipated increases in its operating costs. The remaining 50% is expected to be covered by M&A's other funding partner, the District of North Vancouver ("DNV").

Document Number: 2587726

### Date: November 13, 2024

BACKGROUND

Chiba Garden, located on the western side of Waterfront Park, was constructed in 1986 as a traditional Japanese garden to commemorate the 'sister city' relationship between the City of Chiba and the City of North Vancouver.

The M&A is funded equally by CNV and DNV. Council, by way of a Motion passed on June 27, 2016, resolved that "North Vancouver Museum and Archives will not request from their two funding partners, District of North Vancouver and City of North Vancouver, any additional operating funds other than the annual rate of inflation increases". M&A's 2024 operating budget was set at a level that complied with the above resolution.

### DISCUSSION

### **Chiba Garden Restoration**

In October of 2025, a Japanese delegation from Chiba will be coming to North Vancouver to visit. Chiba Gardens is in need of repairs, replanting and restoration to properly honour the visit of the Japanese delegates. Staff recommend engaging a Japanese Garden expert in late 2024 to plan for garden restoration work that can take advantage of the 2025 spring growing season, which would require a funding reallocation, as described below:

Description	Amount (\$s)
Chiba Garden Repairs & Restoration	55,000
Funding Transfer Requested	55,000
Public Realm Accessibility Improvements (Project #53272)	15,000
Public Realm Improvements (Project #51202)	40,000
Total Reallocated Funding	55,000

The two Public Realm improvement projects recommended for this funding reallocation are used to respond to emerging issues or requests from the community, of which there have been few of this year, making the funding available to be repurposed.

#### **Museum & Archives Contribution**

M&A received notification in early 2024 that an error made by its building's Strata Management (the "Strata") resulted in common operating costs being incorrectly allocated between the residential strata units and the commercial strata units of 115 West Esplanade, the building in which M&A is located. The Strata originally incorrectly allocated a total of \$140,000 of Lonsdale Energy ("LEC") charges to the building's residential strata units over a period of 3 years to the benefit of the commercial strata units, including M&A (LEC's customer is the building and Strata, and it's the Strata's responsibility to allocate LEC's charges, as well as other common area charges, to the building's various strata units).

Date: November 13, 2024

The commercial strata units have now reached a settlement with the Strata, which reduced the amount owed to \$120,000 and allowed repayment to be made over a period of 3 years. M&A's share of the \$120,000 owed is \$65,068 (based on a commercial unit entitlement of 0.54223 (1,483sqft / 2,735sqft).

In addition to the historical amounts owing, applying the correct allocation of common costs between residential and commercial strata units from March 2024 onward will result in M&A's annual strata fee expense for 2024 being \$22,321 higher than budget.

M&A is also carrying an accumulated deficit of \$13,800 in its year end 2023 financial accounts after unanticipated urgent repairs were necessary at M&A's Archives location in Lynn Valley.

The proposed \$50,600 increased in CNV's 2024 funding contribution would cover 50% of the above unanticipated Strata costs and the \$13,800 accumulated deficit. The M&A is funded equally by CNV and DNV and it is staff's understanding that DNV, as an equal M&A funding partner, will be providing \$50,600 of additional funding as well.

Description	Amount (\$s)
Historical strata fees owed	65,100
2024 strata fee increases	22,300
Deficit carried forward from prior years	13,800
Total 2024 Funding Contribution Increase	101,200
CNV share of 2024 Funding Contribution Increase	50,600

M&A is a relatively small organization that runs on a break even basis. In 2023, M&A's annual revenues were \$2.3M, and its 2023 year-end balance sheet reported assets of \$300,000 and an accumulated deficit of \$13,800 (as noted above). Given M&A's limited financial capacity, a solution to M&A's current financial situation is needed.

Should Council be in favour of the proposed funding contribution increase, the new contribution would result in a higher funding contribution expense than included in the Office of the Chief Administrative Officer's 2024 operating budget. This unfavourable budget variance can be offset by 2024 budget savings within the CAO's department.

CNV has policy and procedures to enable staff to handle favourable and unfavorable variances as they arise during any given year (ie the "Funding Transfers Between Projects Policy" approved by Council in November 2023). However, given the July 27, 2016 Resolution relating to the funding of the M&A described in the Background section above, this recommended funding transfer is being brought forward to Council for its consideration.

### **FINANCIAL IMPLICATIONS**

Financial implications are covered in the above sections of this report.

### INTER-DEPARTMENTAL IMPLICATIONS

The proposed budget reallocation takes into account CNV's policies and existing departmental work plans. Finance staff relied on their close working relationships with the Engineering, Parks, & Environment department and Museum & Archives in the development of this Report and its recommendation.

### STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

These projects are consistent with the City's 2014 Official Community Plan and Council's Strategic Plan.

### RESPECTFULLY SUBMITTED:

Larry Sawrenko Chief Financial Officer



### Summary

### > 2025 Rate increase :

- ➤ Multi-Unit dwelling of \$107 (14%) proposed
- Duplex unit of \$157 (14%) proposed
- ➤ Single-Unit dwelling of \$173 (14%) proposed

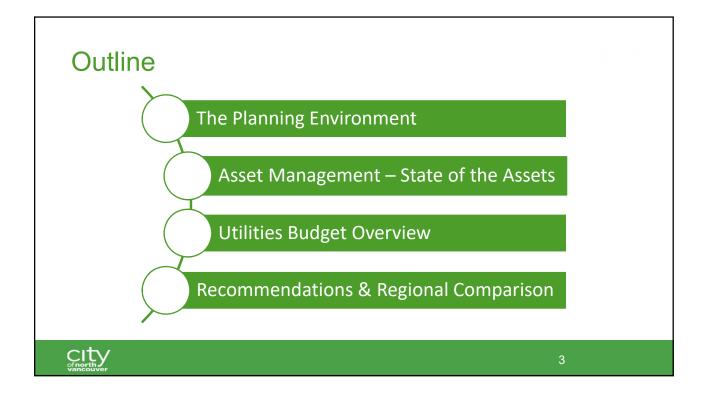
### > Rate Drivers:

➤ Metro Vancouver cost escalations are the major cost driver.

### > Asset Management plans have progressed

➤ Updates provided through 2024 – State of the Assets Report.





### The Planning Environment - Metro Vancouver Costs

Metro Cost	2024 Budget	2025 Budget
GVSⅅ Levy	\$10.0 M	\$16.7M
Water Purchases	\$8.8 M	\$10.1M
Solid Waste Tipping Fees	\$0.6 M	\$0.7 M
	\$19.4 M	\$27.5 M
2025 Increase		\$8.1M (42)%



- ➤ NSWWTP: The updated cost of \$3.86 billion is an increase of \$2.8 billion from the previous budget of \$1.058 billion that was established in 2020. The original cost estimate for the North Shore Wastewater Treatment Plant Program was \$700 million in 2013.
- ➤ The cost increase to \$3.86 billion is attributable to multiple factors according to Metro Vancouver, including the significant rework required to address design and construction deficiencies left by the terminated design-build contractor, the cumulative effect of inflation on construction and labour costs, volatile market conditions, and the large number of infrastructure projects competing for resources across the province.



### The Planning Environment - Metro Vancouver Costs

### Received October 2023:

	2024	2025	2026	2027	2028	2029	5-yr. △
Bulk Water	7.6%	8.9%	6.4%	3.5%	2.7%	-	32.5%
<b>GVSⅅ</b> Levy	14.3%	40.6%	24.1%	11.2%	1.6%	-	125.3%
Tipping Fees	5.5%	5.2%	5.0%	5.4%	5.1%	-	29.1%

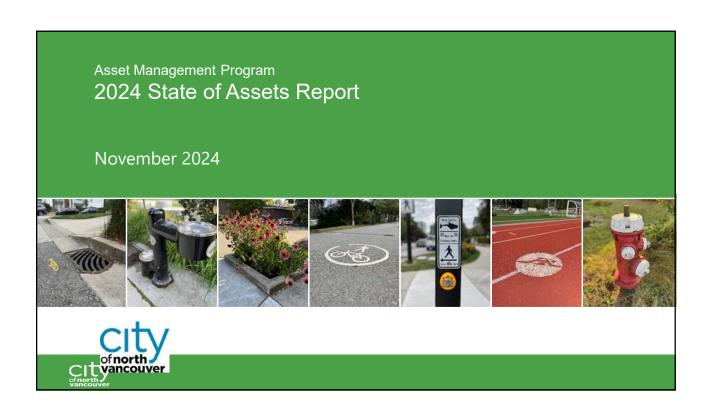
### Received October 2024:

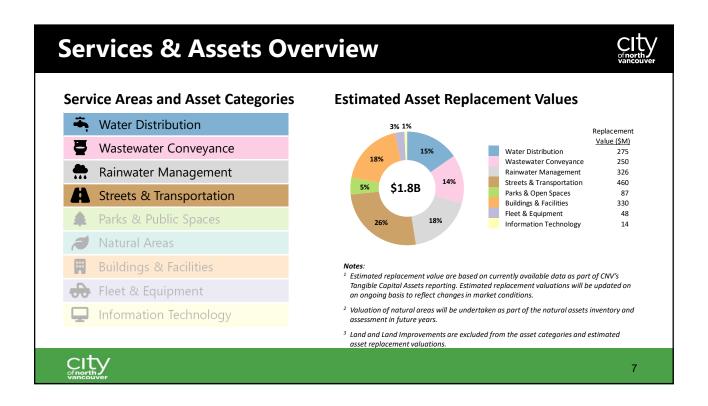
	2024	2025	2026	2027	2028	2029	5-yr. △
Bulk Water	-	7.2%	6.5%	3.0%	2.4%	1.3%	22.0%
GVSⅅ Levy	-	67.9%	26.6%	16.4%	14.0%	12.7%	217.9%
Tipping Fees	-	5.2%	5.0%	5.4%	5.1%	4.9%	28.4%

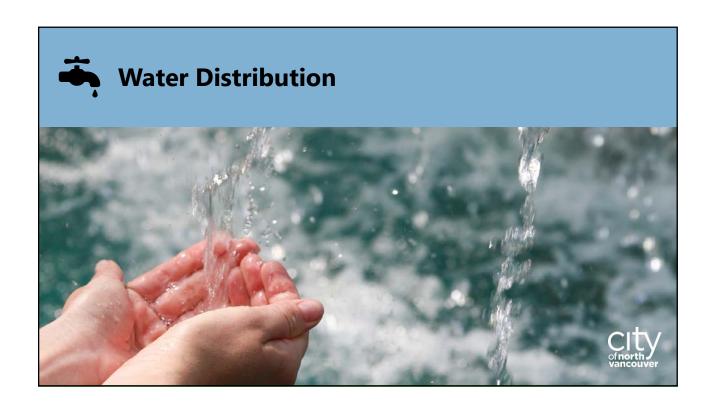
(\$M's)	2024	2025	2026	2027	2028	2029	5-yr. △
GVSⅅ Levy	10.0	16.7	21.2	24.6	28.1	31.6	21.7

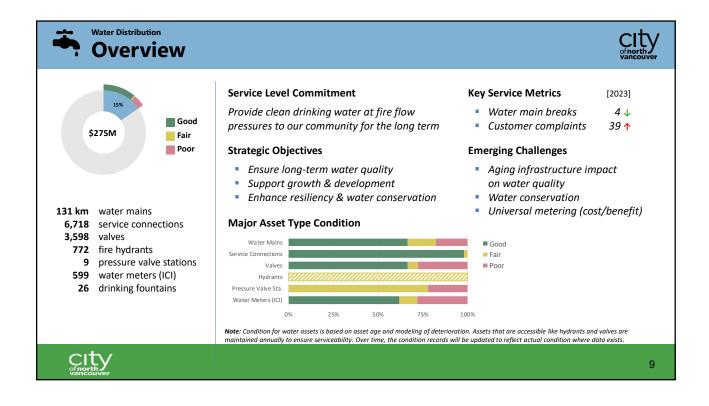
- > Bulk Water and Solid Waste Tipping Fees generally consistent with prior forecast
- > GVS&DD Levy significantly higher

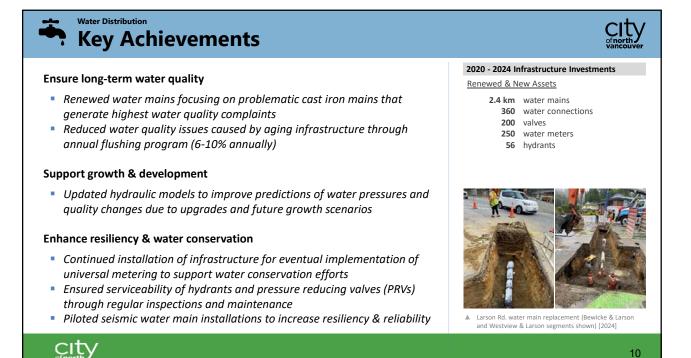














#### **Nater Distribution**

### **Proposed Investments**

### CITY

### **Ensure long-term water quality**

- Establish annual water main and valve replacement rate through upcoming AMP to address aging and undersized pipes and reduce water quality issues to maintain an overall condition rating of "good"
- 2025 investment represents a 1.5% system renewal

### Support growth & development

- Complete modeling scenarios for future growth to inform zoning changes and project prioritization
- Implement system-wide improvements to achieve updated standards for fire protection flow

### **Enhance resiliency & water conservation**

- Assess the water system's vulnerability to climate change and develop strategies to adapt infrastructure and operations accordingly
- Develop targets and strategies for reduction in water consumption

#### 2025 - 2030 Infrastructure Investments

Renewed & New Assets

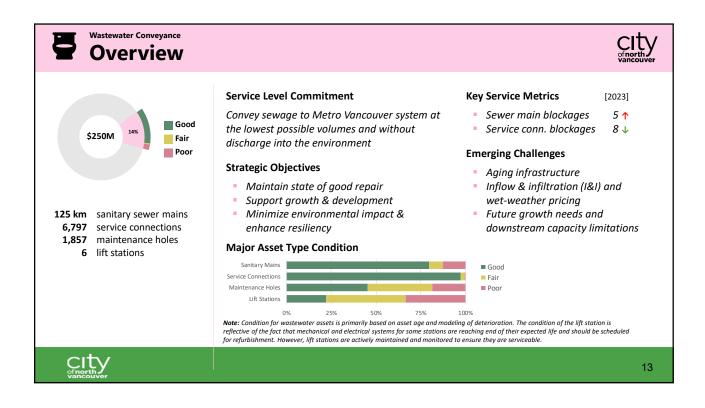
5-10 km water mains 200-400 valves 6 valve chambers



▲ West 27<sup>th</sup> St. water main replacement [2024]









Wastewater Conveyance

### **Key Achievements**



### Maintain state of good repair

- Completed approximately 2.2km of new sanitary mains, replacing aging & undersized segments
- Assessed the condition of sanitary lift stations and identified necessary repairs and improvements

### Support growth & development

 Updated City's hydraulic model to identify current capacity limitation and required upgrades to support future development

#### Minimize environmental impact & enhance resiliency

- Installed sanitary flow monitoring sensors to identify catchments with wet-weather flows and prioritize for relining, repair or replacement
- Investigated areas suspected of I&I with smoke testing to identify possible cross-connections

#### 2020 - 2024 Infrastructure Investments

Renewed & New Assets

2.2 km sanitary sewer mains

**185** sanitary service connections

25 sanitary maintenance holes





▲ East 13<sup>th</sup> Street sanitary decommission





Wastewater Conveyance

### **Proposed Investments**



### Maintain state of good repair

- Establish annual sanitary sewer main replacement through upcoming AMP with a goal to maintain an overall condition rating of "good"
- Replace lift stations reaching end of useful life
- Develop a multi-year CCTV inspection program to assess condition of at least 5% of sanitary sewer system per year and guide future investments
- 2025 investment represents a 1.3% system replacement

### Support growth & development

- Collaborate with external parties to support new housing projects
- Update hydraulic model to reflect upcoming zoning and density changes

### Minimize environmental impact & enhance resiliency

- Continue to monitor inflow & infiltration (I&I) using flow meters and mitigate I&I through ongoing renewal of mains and maintenance holes
- Identify and repair cross-connection from storm system

#### 2025 - 2030 Infrastructure Investments

Renewed & New Assets

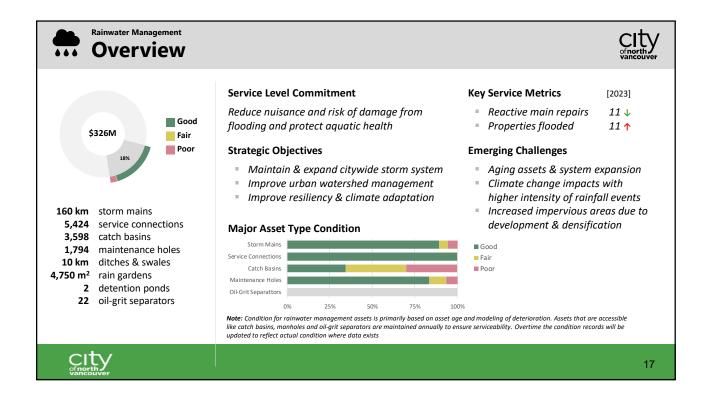
3-8 km sanitary sewer mains

2 lift stations

50 sanitary maintenance holes









Rainwater Management

### **Key Achievements**

#### CITY of north vancouver

### Maintain & expand citywide storm system

- Completed over 3km of new storm mains to build out system
- Replaced over 2 km of aging & undersized segments
- Implemented a citywide flow monitoring data collected network to assess asset performance and improve modeling

#### Improve urban watershed management

- Updated City's hydraulic model to identify current capacity limitation and required upgrades to support future development
- Implemented the Stormwater Management Requirements for new developments

#### Improve resiliency & climate adaptation

- Built new source controls, such as raingardens and exfiltration catch basins, to manage runoff from urban areas and mitigate flooding during extreme weather events
- Collaborated with local organizations to restore riparian and aquatic habitat and increase biodiversity along City's streams

#### 2020 - 2024 Infrastructure Investments

Renewed & New Assets

5.2 km storm mains

190 storm connections

180 catch basins

121 maintenance holes

1,400 m<sup>2</sup> rain gardens



▲ 23<sup>rd</sup> & Ridgeway storm inlet improvement (during



### \*\*\*

Rainwater Management

### Proposed Investments

#### CITY of north vancouver

### Maintain & expand citywide storm system

- Establish annual storm main replacement through upcoming AMP
- Develop a multi-year CCTV inspection program to assess condition of at least 5% of storm sewer system per year and guide future investments
- Construct new storm sewers in areas not currently serviced, replacing open ditches or shallow drain tiles in coordination with development
- 2025 investment represents a 0.6% system replacement

### Improve urban watershed management

 Develop design guidelines and implement blue-green system pilot projects to mitigate flood risks and restore ecosystem functions

### Improve resiliency & climate adaptation

- Improve receiving water health through pre-treatment facilities like rain gardens, infiltration galleries, detention ponds, and oil-grit separators
- Monitor, assess, and mitigate slope stability, erosion, and localized creek flood hazards to address more extreme weather events

#### 2025 - 2030 Infrastructure Investments

Renewed & New Assets

4-8 km storm mains 100 catch basins

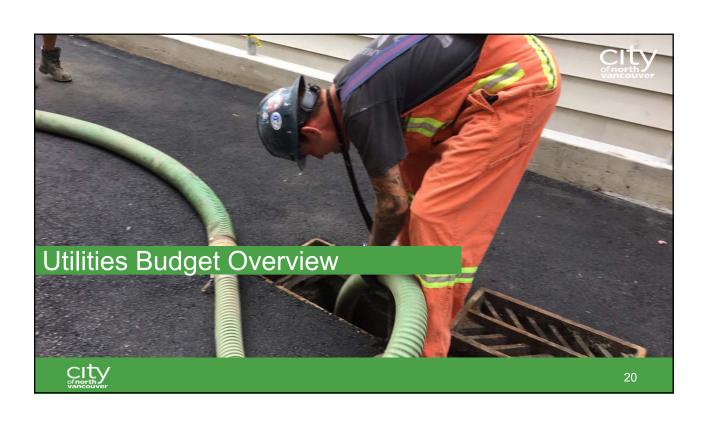
50 maintenance holes





▲ Greenwood Park rain garden [2023]





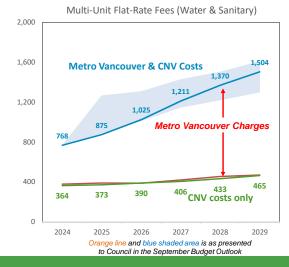
### 2025-2029 DRAFT Utility Rates

#### Metro Vancouver cost drivers

- ➤ NSWWTP
- MV estimated increased water volumes and rates
- ➤ Higher solid waste "tipping fees"

### CNV cost drivers

- Collective bargaining agreements
- General inflation





21

### 2025 Utilities Overview

Division	2024 Budget	2025 Budget	Increase	%
Water	\$19.0M	\$21.5M	\$2.5M	13%
Sewer & Drainage	\$25.5M	\$32.7M	\$7.2M	28%
Solid Waste	\$4.2M	\$4.4M	\$0.2M	5%
Total	\$48.7M	\$58.6M	\$9.9M	20%

- Water: 15% increase in Metro Vancouver's bulk water charges
- > Sewer & Drainage: 68% increase in Metro Vancouver's levy
- > Solid Waste: 6% increase in Metro Vancouver tipping fees, and increased litter pick up.



# 2025 Water Utility Budget Water (000's) 2024 Budget 202

Water (000's)	2024 Budget	2025 Budget	Variance	
Revenue				
Flat Rate Sales	10,438	10,960	522	
Metered Sales	5,382	5,651	269	Consistent with proposed rate increase
Penalties Flat Rate	16	17	1	mercuse
Transfer from DNV	169	175	6	
Water Connection Fees/Permits	815	840	25	
	16,820	17,643	823	
CNV Expenses				
Wages and Benefits	1,564	1,524	-40	Staff costs moved to Financial services
Financial Services	1,188	1,490	302	account, plus new supervision and engineering expenses
Capital	5,814	5,858	44	engineering expenses
Other	522	327	-194	
	9,088	9,199	111	
Metro Expenses				
Water Purchases	8,830	10,137	1,307	Increased Metro Vancouver Rates (See Si
				Reserves can be decreased, off-
Transfers from Reserves (net)	1,097	1,694	597	setting rate impacts, while maintaining adequate contingency
y rer				23

### 2025-2029 Water Capital

2025-2029 Plan6,521	2025	2026	2027	2028	2029	25-29 Avg.
Water Main Replacement	5,242	5,504	5,779	6,068	6,371	5,793
Connection Replacement	210	221	232	243	255	232.2
Water Meter Replacement	180	180	200	200	200	192
Valve Replacement Program	158	165	174	182	191	174
Hydrant Installations	53	55	58	61	64	58.2
Pressure Reducing Station Upgrades	0	50	50	50	50	40
Equipment Water	16	17	17	18	19	17.4
Water Sampling Station	0	17	18	19	20	14.8
Total	5,858	6,208	6,527	6,841	7,171	6,521
2024-2028 Plan	2025	2026	2027	2028	2029	25-29 Avg.

6,072

6,381

6,683

5,973

2025-29 Plan consistent with prior plan

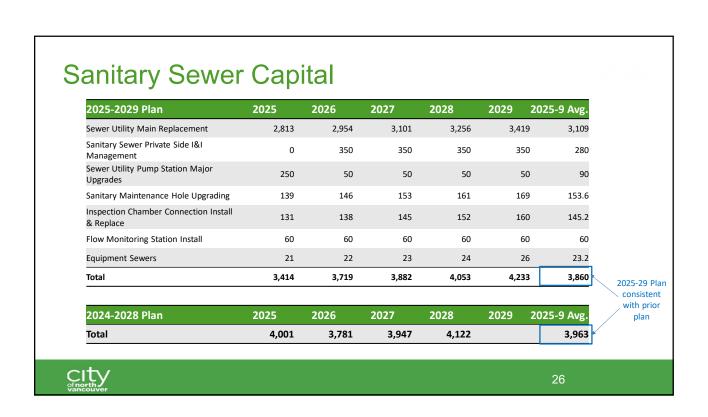


Total

24

6,277

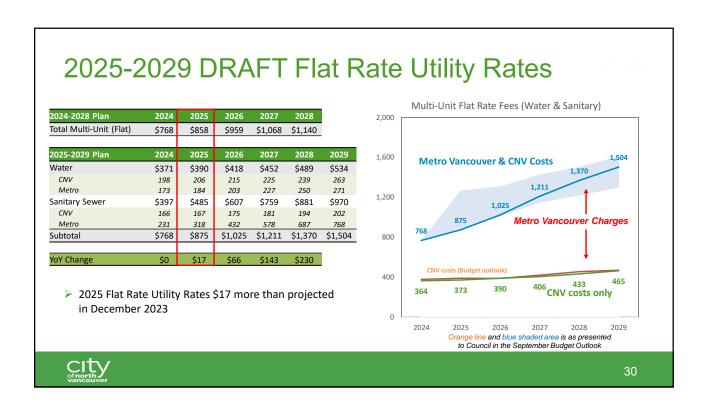
#### 2025 Sewer & Drainage Budget Sewer & Drainage (000's) 2024 Budget 2025 Budget Variance Revenue Consistent with Flat Rate Sales 11.036 13.464 2.428 proposed rate increase Metered Sales 5,083 6,202 1,119 Drainage Levy 4,183 4,768 585 Sewer Connection Fees 1,314 1,380 66 Other 28 29 21,644 25,843 4,199 **CNV Expenses** Staff costs moved to Financial Services, plus Wages and Benefits 1,681 1,624 -57 Financial Services 1,091 1.570 479 Down due to reduction of one-off projects in Capital 9,680 7,979 -1,701 2024 (Mosquito Creek Channel Improvements Other 1,007 730 -277 & Creek Hazard Management). 13,459 11,903 -1,556 **Metro Expenses** Increased Metro Vancouver Rates (See Slide 5) **GVS&DD** Levy 9,964 16,722 6,758 Reserves can be decreased, off-setting Transfers from Reserves (Net) 1,779 2,782 1,003 rate impacts, while maintaining adequate contingency



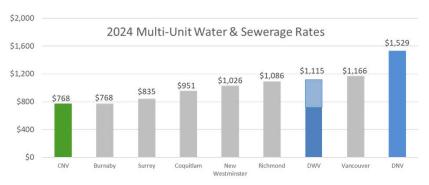
2025-2029 Plan	2025	2026	2027	2028	2029	25-29 Avg.	
Storm Main Replacement	2,041	2,143	2,250	2,363	2,481	2,256	
Storm Infill	1,181	1,240	1,302	1,367	1,436	1,305	
Catch Basin Replacement and Conversion	432	453	476	500	525	477.2	
Maintenance Hole Installations	244	256	269	282	296	269.4	
Clean Storm Water Discharge	250	250	500	525	551	415.2	
Culvert Replace and Rehabilitation	0	50	150	200	210	122	
Creek Hazard Management Infrastructure	50	50	50	50	50	50	
Storm IC and Connection Install and Replace	83	87	91	96	101	91.6	
Flow Monitoring Station Installation	63	66	69	73	77	69.6	
Stream Environmental Enhancement	40	0	0	0	0	8	
Driveway Culvert Installation	0	15	15	15	15	12	
Total	4,384	4,611	5,173	5,471	5,741	5,076	
							202!
2024-2028 Plan	2025	2026	2027	2028	2029	25-29 Avg.	consi:
Total	4,930	4,990	5,332	5,636		5,222	pri

ue				
se Levy	993	1,028	35	Consistent with propose
n Can	1,161	1,196	35	rate increase
evy	1,382	1,424	42	
se Tags	13	13	0	
fers	694	776	82	
	4,243	4,437	194	
ses				
es and Benefits	2,298	2,434	135	Includes additional solid
ls and Supplies	224	316	92	waste supervision and
ncial Services	906	890	-17	new Public Waste Bins
r	814	796	-17	
	4.242	4.436	194	
	evy see Tags fers  ses and Benefits s and Supplies cial Services	evy 1,382 see Tags 13 fers 694  4,243 ses and Benefits 2,298 s and Supplies 224 cial Services 906	evy 1,382 1,424 se Tags 13 13 fers 694 776 4,243 4,437 ses ses and Benefits 2,298 2,434 s and Supplies 224 316 scial Services 906 890 r 814 796	1,382 1,424 42 se Tags 13 13 0 fers 694 776 82  4,243 4,437 194  ses and Benefits 2,298 2,434 135 s and Supplies 224 316 92 scial Services 906 890 -17 r 814 796 -17





### Regional Rates



\*DWV has metered rates. The two tiers are what they publish as an estimated median cost (\$716) and what the CNV has recalculated based on typical water consumption for a multi-unit dwelling (\$1,115).

\*\* Richmond and New West also use meters for water, but have rates within their bylaws for units without meters.

CNV's 2025 Flat Rate Utility fees will remain competitive across the region



21

### Recommendation

- ➤ THAT the 2025 Utilities Budgets and the 2025-2029 Utilities Capital Plan, dated November 6, 2024, be endorsed;
- > AND THAT the following bylaws be considered:
  - > "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096".



### Summary

- > Supports CNV's asset management program
  - > Ensuring sustainable service delivery that residents expect
- > Smooths in rate increases needed to fund Metro Vancouver's North Shore Waste Water Treatment Plant, capital programs, and increasing rates

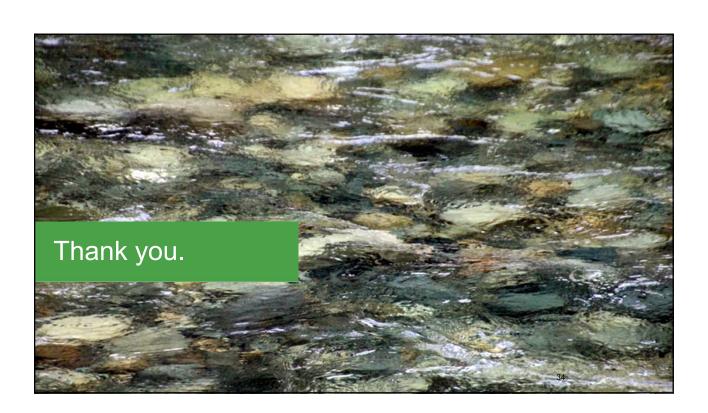






A balanced approach overall











## The Corporation of THE CITY OF NORTH VANCOUVER FINANCE DEPARTMENT ENGINEERING, PARKS AND ENVIRONMENT DEPARTMENT

### **REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Karyn Magnusson, Director, Engineering, Parks and Environment

Subject: 2025 UTILITY RATES AND ASSET MANAGEMENT UPDATE

Date: November 6, 2024 File No: 05-1820-04-0001/2025

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

### RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer and the Director, Engineering, Parks and Environment, dated November 6, 2024, entitled "2025 Utility Rates and Asset Management Update":

THAT the 2025 Utilities Budgets and the 2025-2029 Utilities Capital Plan, dated November 6, 2024, be endorsed;

AND THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096" be considered for readings.

### **ATTACHMENTS**

- 1. 2025 Rates and Levies Summary (CityDocs 2596669)
- 2. 2025-2029 Water Utility Capital Plan (CityDocs 2588414)
- 3. 2025 Water Budget (CityDocs 2587303)
- 4. 2025-2029 Sewerage & Drainage Utility Capital Plan (CityDocs 2588433)
- 5. 2025 Sewerage & Drainage Budget (CityDocs 2588602)
- 6. 2025 Solid Waste Budget (CityDocs 2588627)
- 7. "Fees and Charges Bylaw, 2024, No. 9000" Schedules I, J, K Tracked changes versions (CityDocs <u>2595451</u>)
- 8. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096" (CityDocs Pt. 1 <u>2590573</u>, Pt. 2 <u>2591522</u>)

Document Number: 2590987

Date: November 6, 2024

### **PURPOSE**

The purpose of this report is to provide Council with recommended budgets for the Water, Sewerage & Drainage, and Solid Waste utilities, as well as recommended 2025 utility rates and bylaw amendments.

#### **BACKGROUND**

CNV's utilities fees fund its Water, Sewerage & Drainage, and Solid Waste utilities. Utility rate levels are driven by CNV's requirements for reliable ongoing operations, capital maintenance/renewal programs, and prudent reserves. The rates charged to property owners also include the portion required to fund the Metro Vancouver component, which provides the regionally serving portion of the service. CNV's utility fees are typically set in the fall each year in order to allow the preparation of utility bills for mailing in January.

### DISCUSSION

The proposed 2025 flat rate utility fees for a multi-unit dwelling are follows:

Flat Rate Utility Fees Multi-Unit Dwelling*	2024	2025	Net Change	Net Change %
Water				
City of North Vancouver	\$198.00	\$206.00	\$8.00	4.0%
Metro Vancouver	\$173.00	\$184.00	\$11.00	6.4%
Total Water	\$371.00	\$390.00	\$19.00	5.1%
Sanitary Sewer				
City of North Vancouver	\$166.00	\$167.00	\$1.00	0.6%
Metro Vancouver	\$231.00	\$318.00	\$87.00	<u>37.7%</u>
Total Sanitary Sewer	\$397.00	\$485.00	\$88.00	22.2%
Total Flat Rate Utility Fee				
City of North Vancouver	\$364.00	\$373.40	\$9.00	2.5%
Metro Vancouver	\$404.00	\$502.00	\$98.00	24.3%
Total Flat Rate Utility Fee	\$768.00	\$875.00	\$107.00	13.9%

<sup>\*</sup> Approximately ¾ of the CNV's flat rate residential utility customer base is multi-unit dwellings. Single family homes and duplexes make up the remainder. *Attachment 1* provides a summary of the proposed 2025 utility rates and levies for other dwelling types. Increases for other dwelling types are consistent (and slightly less than) those for Multi-units.

### **Metro Costs**

The above rates incorporate the latest increases to Metro Vancouver's regional rates as provided by Metro Vancouver in October 2024 over the next five years.

Metro Costs % Incr.	2025	2026	2027	2028	2029	5-year
Bulk Water	7.2%	6.5%	3.0%	2.4%	1.3%	22.0%
GVSⅅ Levy	67.9%	26.6%	16.4%	14.0%	12.7%	217.9%
Tipping Fees	5.2%	5.0%	5.4%	5.1%	4.9%	28.4%

The largest increases in Metro Vancouver's rates are from the Greater Vancouver Sewer and Drainage District ("GVS&DD") and are for the North Shore Waste Water Treatment Plant ("NSWWTP"). The original Cost projection for this project was \$700 million, which

Date: November 6, 2024

was subsequently raise to \$1.06 Billion. On June 12, 2024, Metro Vancouver approved a cost allocation and phasing framework for an additional \$2.8 billion increase to the NSWWTP budget, raising the total budget to \$3.86 billion. GVS&DD rates are increasing 218% over the upcoming 5 year period.

GVS&DD's rates come to CNV in the form of an annual levy. This levy is increasing from \$10.0 million to \$31.6 million over the plan period as shown in the table below.

Metro \$M	2024	2025	2026	2027	2028	2029	5-year
GVSⅅ Levy	10.0	16.7	21.2	24.6	28.1	31.6	21.7

Further information on CNV's Asset Management Program, the budgets proposed for each of CNV's three utilities, and the proposed rate increases needed to fund each budget is provided below:

### **Asset Management**

The goal of CNV's Asset Management Program is to develop and implement a systematic and consistent approach to managing the City's physical assets, ensuring that decisions regarding service levels, asset maintenance, renewal, replacement, and funding are sustainable over the long term. This program directly supports capital planning and budget development, ensuring that infrastructure investments are strategic, cost-effective, and aligned with community needs.

The principles and objectives guiding CNV's asset management approach are outlined in CNV's Asset Management Policy and reinforced in the September 9th, 2024, Council Report titled Asset Management Approach and Strategy. These objectives drive initiatives that focus on enhancing CNV's knowledge of its physical assets and using modeling and scenario analysis to inform future planning.

Over the past few years, CNV has invested significantly in advancing asset management work for utility assets and integrating these improvements into capital planning and budgeting. With the completion of first-generation Asset Management Plans ("AMPs") for utilities, CNV now has a baseline inventory and dataset that tracks and models asset condition and performance. This data allows analysis of various investment scenarios to assess potential impacts on City infrastructure. Based on this analysis, CNV increased its annual investment levels last year to maintain the state of good repair over a twenty year time horizon, which remains consistent adjusted for inflation.

Updated utility models, developed with input from staff and consultants, further enable proactive planning by helping CNV evaluate current capacity and plan resource allocation for future growth.

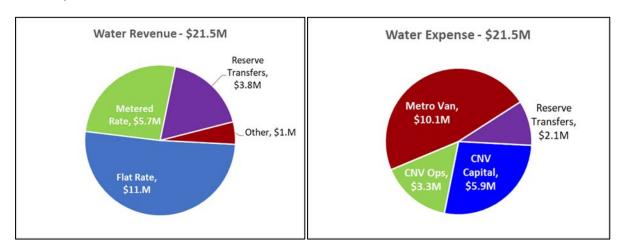
Beyond utilities, staff have also continued to enhance CNV's asset inventory and completed inspections and assessments of critical infrastructure, including bridges, roadways, and marine structures, and are developing a long-range rehabilitation plan to optimize capital spending. Staff are also working to better integrate natural assets and nature-based solutions into asset management and service delivery to support environmental protection, reduce costs, and enhance resilience.

Looking ahead, CNV will focus on developing the Asset Management Strategy to translate organizational and asset management objectives into practice. Additionally, staff will initiate further inventory and condition assessments, including a multi-year CCTV inspection program for sanitary and storm sewer mains. This data will refine asset condition information and support more precise modeling and prioritization of future capital investments.

As part of this year's annual utility budget and capital plan update, staff will present the 2024 State of Assets Report, offering a summary of CNV's water distribution, wastewater conveyance, and rainwater management assets. This annual report aims to provide a consistent, repeatable format for sharing asset information with Council and the community. This information not only includes an overview of the current state of City assets, but also provides the context for the proposed capital initiatives included in the budgets. The presentation will include a snapshot of the current asset inventory, condition, and estimated replacement value across service areas, as well as an overview of asset portfolios, current service levels, and key challenges and opportunities. The information presented is based on available data and is expected to become more complete and accurate over time.

### **Water Utility**

The Water Utility provides a water distribution system for residents and businesses in the City. The proposed overall 2025 Water Utility budget is \$21.5 million, and is comprised of a \$13.5 million Operating Budget and an \$8.0 million Capital Budget (including reserves transfers).



The proposed budget represents a \$2.5 million increase over 2024, driven by increased bulk water purchase charges from Metro Vancouver and increased capital expenditures and transfers to reserves needed to maintain the condition of CNV's water distribution assets.

CNV's 2025 Water revenues consist of flat rate utility fees, metered charges, and other fees (primarily connection and severance fees). CNV utilizes seasonal metered water rates to be consistent with Metro Vancouver's model for selling its bulk water to all member municipalities by charging a higher rate from June 1 to September 30 each year. Seasonal rates are designed to create a pricing strategy that values water more in the

Date: November 6, 2024

summer when alpine lake storage is most stressed. The Water Utility financial model assumes 35% of water usage will be in the peak periods and 65% in non-peak periods.

The 2025 increases proposed for CNV's flat rates, which are primarily residential properties, are shown in the table below.

Dwelling Type (\$ per annum)	2024	2025	Annual Net Change (\$)
Single Unit	631	663	32
Duplex	529	556	27
Multi-Unit	371	390	19
Commercial,	142	150	8
Churches/Halls			
Water Cooling units	980	1,029	49
Schools/classroom	452	475	23
Minimum charge	631	663	32

The 2025 increases proposed for CNV's metered (per cubic meter) rates, which are primarily commercial/industrial/hospital/school properties, are shown in the table below. It's also proposed that the current tiered rate structure remain in place:

Period	2024	2025	Annual Net Change (\$)
Jan1 to May 31	1.5708	1.6493	0.0785
June 1 to Sept 30	1.9634	2.0616	0.0982
Oct 1 to Dec 31	1.5708	1.6493	0.0982

Bulk water purchases from Metro Vancouver account for 75% of CNV's annual Water Utility's operating costs. Metro Vancouver has recently provided CNV with its estimated volumes and 2025 rates. Metro Vancouver's 2025 bulk water rates are increasing 7.2% over 2024. Water volumes consumed in the City are also expected to be increasing.

The proposed Water Utility Capital Budget is \$5.9M, consistent with the 2024 budget. This budget is primarily for construction projects to renew aging mains identified through CNV's asset management program. *Attachment 2* lists the capital projects planned for the Water Utility in 2025-2029.

The 2025 Budget also includes \$0.7M for third party connections to new developments in the City consistent with 2024. Capital expenditures for third party connections are covered by a corresponding revenue increase and there is zero net impact to CNV.

In 2025, there is a net transfer from water reserves of \$1.7M (Transfer from Reserves of \$3.8M and Transfer to Reserves of \$2.1M) as CNV looks to draw down past surpluses that have accumulated due to lower than budgeted past expenditures and to replenish a capital contingency reserve established in 2023 (\$0.3M). Past surpluses enable proposed rate increases to be lower than would otherwise have been needed. The capital contingency reserve was established to provide funds for projects, including those related to extreme weather from climate change, not yet identified in CNV's asset management plans and/or unanticipated costs related to connections to new developments. Should funds in reserves not be used in 2025, they would be retained within the Utility and can

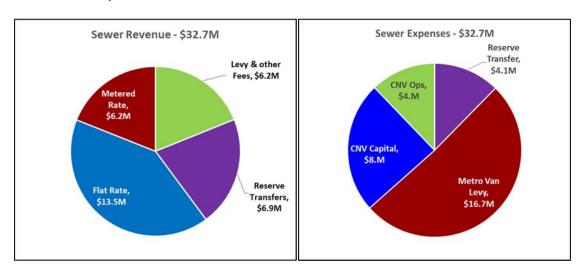
be used for future as yet unidentified capital projects (for example, as identified in future asset management studies) or to bring down rates in the future (ie. rate smoothing).

Attachment 3 provides a full summary of the proposed 2025 Water Utility Budget.

#### **Sewer & Drainage Utility**

The Sewerage & Drainage Utility provides a sanitary and storm water collection system for the residents and businesses of the City.

The proposed overall 2025 Sewerage & Drainage budget is \$32.7 million, and is comprised of a \$20.7 million Operating Budget and a \$12 million Capital Budget (including reserves transfers).



The proposed budget represents a \$7.2 million increase over 2024. This increase is primarily driven by increased charges from Metro Vancouver. The Metro Vancouver levy accounts for approximately 81% of the operating expenses of the Sewerage & Drainage utility, and 51% of the total \$32.7M budget. Metro Vancouver has recently indicated its 2025 rates are increasing 68% over 2024.

CNV's 2025 Sewer & Drainage revenue sources consist of sanitary sewerage flat rates and metered charges, a storm drainage levy, and other revenue streams (primarily connection and severance fees). The 2025 increases proposed for CNV's flat rates (primarily residential) and metered rates per cubic meter (primarily commercial, industrial, hospitals, schools) are shown in the table below:

Dwelling type	2024	2025	Annual Net Change (\$)
Flat Rates			
Single unit	637	778	141
Duplex	590	720	130
Multi-unit	397	485	88
Commercial,	155	190	35
churches/public halls			
Combine/Minimum	637	778	141
Metered Rates	2.5901	3.1600	0.5699

Capital expenditures of \$7.9 million are planned for 2025, a decrease of \$1.7 million vs 2024. The majority of the decrease (\$1.3 million) is related to Drainage Annual Capital Program, resulting from the impact of one-off capital programs in 2024 (Mosquito Creek Channel Improvements and amounts in Creek Hazard Management). *Attachment 4* provides a full listing of the capital projects planned for the Sewerage & Drainage Utility in 2025-2029.

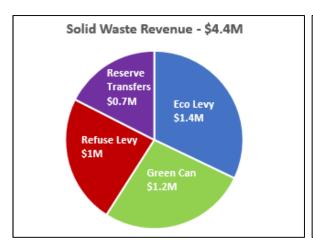
In prior years, the Sewerage & Drainage Utility Budget has included planned transfers to reserves to help moderate future rate increases as part of the "Smoothed Rate Plan" approved by Council in 2021. CNV can now draw down these reserves to help reduce rate impacts on utility customers driven by increasing NSWWTP costs. In 2025, the draft Sewer & Drainage budget shows a net transfer from Sewer & Drainage reserves of \$2.8M as CNV can draw down reserve balances to offset needed rate increases, while maintaining amounts required to fund previously appropriated projects and maintain a general contingency of 5-10% of expenditures.

Attachment 5 provides a summary of the 2025 Sewerage & Drainage Budget.

## **Solid Waste Utility**

CNV's Solid Waste Utility provides for the collection and disposal of residential curbside garbage and the recycling of Green Can materials (yard trimmings and food scraps) from single-family homes and smaller multi-family buildings. It also provides for public realm litter collection (including parks, streetscape, and plazas) and community waste reduction initiatives funded by the Eco Levy.

The proposed overall 2025 Solid Waste Utility budget is \$4.4 million. This Utility's budget is entirely operating expenses.





The proposed 2025 budget represents a \$0.2M increase over 2024 and is primarily driven by inflationary pressures, the addition of additional solid waste supervision, and increased operational costs from collecting larger volumes of litter. Since the onset of the COVID-19 pandemic, the use of City parks, streetscapes and plazas has increased significantly, driving increased litter collection costs funded by the Eco Levy (Multi unit dwelling estimated rate increase of \$0.80). Additional multi-stream refuse and recycling receptacles in the public realm are needed to help manage these increased litter volumes

Date: November 6, 2024

and to support CNV's waste diversion goals. The budget also includes funding for the replacement of aging single stream waste bins with more resilient animal resilient multi-stream bins to improve aesthetics, operations, and encourage recycling of materials.

The increases to Refuse (single unit dwelling increase of \$4) and Green Can (single unit rate dwelling increase of \$5) can be attributed to increased costs from Metro Vancouver, and inflationary increases to CNV costs. Each year, Metro Vancouver establishes the rate or "tipping fee" for materials received at regional Waste and Recycling Centres, with separate rates for garbage and organics (Green Can). The 2025 Metro Vancouver tipping fee for municipal garbage disposal will be \$141 per tonne, representing a \$7 per tonne increase from 2024, while the 2025 tipping fee for municipal organics will be \$115 per tonne, an increase of \$2 per tonne. 2025 projected tipping fees total \$0.6M (\$0.2M and \$0.4M for Refuse and Green Can, respectively), and represent 15% of the Solid Waste Utility annual budget.

In 2011, CNV implemented an Eco Levy so that waste diversion programs are funded by both residential and non-residential sectors. The Eco Levy ensures that CNV's litter program and additional waste diversion initiatives, such as the provision of public realm recycling and the dog waste collection (red bin) program, are managed and funded through CNV's solid waste utility. The use of City parks, streetscapes and plazas increased significantly during the pandemic and the expectation is that this usage will continue. There was approximately 325 tonnes of streetscape and parks litter collected in 2023 representing an increase of approximately 15% from 2022. Additional funding for the Eco Levy program has been used for the associated costs from increased collection of larger volumes of litter, along with a number of multi-stream refuse and recycling receptacles placed in the public realm. These initiatives will support CNV's waste diversion goals and continue to keep parks and streets clean.

Solid Waste Utility revenues are primarily generated by annual per dwelling user fees that vary by type of dwelling and an annual Eco levy based on property assessment values. CNV's Solid Waste Utility also benefits from a reserve generated from past surpluses that has sufficient funds to cover some of the Utility's operating costs.

The 2025 recommended rate increases for Refuse and Green Can are 3.0%, resulting in overall solid waste fee increases of 3.0% for single unit dwellings.

Single Unit Rates	2024	2024	Change	%
Refuse	\$138.00	\$142.00	\$4.00	2.9%
Green Can	\$165.00	\$170.00	\$5.00	3.0%

Multi unit dwellings are usually responsible for their own Refuse and Green Can disposal through third party entities, and only pay the Eco Levy. CNV's financial modelling assumes that, for 2025, the Eco Levy will be increased by 3.0% to cover increasing operational costs from collecting larger volumes of litter. Recommended changes to levies will be made to Council when it reviews the recommended 2025 Tax Rate Bylaw in Q2 2025.

Attachment 6 provides a summary of the 2025 Solid Waste Budget.

Date: November 6, 2024

#### **NSWWTP Cost Recovery**

The GVS&DD Act doesn't establish specific requirements regarding how a municipality member of GVS&DD may recover their portion of MV levies. Council may consider using different methods.

There are two primary tools currently in place and available to CNV for recovering costs related to the NSWWTP:

- Flat rate user fee applied against property parcels.
- Property tax levied on assessed value

The District of West Vancouver ("DWV") is implementing a special property tax levy to cover its share of NSWWTP cost overruns. DWV's reason for this approach is that some property tax levies can be deferred through the Province's Tax Deferral Program, whereas flat rate utility fees cannot.

CNV Finance staff propose the following framework to assess the above two different cost recovery tools:

Considerations	Fee	Levy
Fairness	<b>✓</b>	<b>&gt;</b>
Effectiveness	<b>✓</b>	
Efficiency	<b>✓</b>	

#### **Fairness**

- The Fee option is considered fair from the perspective that sewer usage is more correlated to the number of dwellings/people living in the City than a property's value
- A Levy is considered fair from the perspective that higher property values/net worth are correlated to one's ability to pay. This option also offers an option to residents over 55 (but not businesses or those under 55) to defer the levy.

#### **Effectiveness**

- Fees are the traditional way that municipalities in BC recover Metro Vancouver costs, and are a proven method.
- With regards to the Levy option:
  - Some municipalities use levies to recover portions of their utilities costs, but it is less common. CNV has Drainage and Eco levies.
  - Utilities fees were deferrable up until the 1980s when the Province rescinded the ability to defer these utility fees.
  - The Province does not currently allow CNV's Drainage or Eco levies, used to recover a portion of utility costs, to be deferred.
  - The Province funds the current tax deferment program. It is not known if the Province is supportive of funding a larger property tax deferral program driven by deferrals of NSWWTP levies.

#### **Efficiency**

 CNV has both Fee and Levy utility financing tools in place already, however moving sewer costs into property taxes is a new approach and likely to create additional questions from residents.

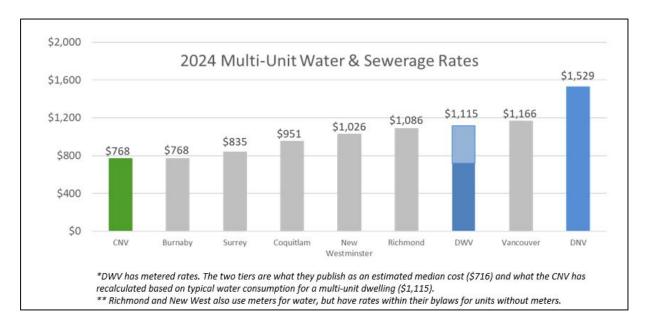
Based on the application of the above framework, Finance Staff have prepared the 2025 Utilities budget and recommended rates assuming NSWWT costs are recovered through CNV's current fee cost recovery model.

#### FINANCIAL IMPLICATIONS

To summarize, the proposed 2025 flat rate utility fees by dwelling type are the following:

Dwelling Type	2024 Net Flat Rate	2025 Net Flat Rate (proposed)	Net Change \$	Change %
Multi-Unit	\$768	\$875	\$107	14%
Duplex	\$1,119	\$1,276	\$157	14%
Single Unit	\$1,268	\$1,441	\$173	14%

CNV's utility rates are currently the lowest on the North Shore and continue to be competitive through the region.



Council adopted the "Development Cost Charges Bylaw, 2026, No 8471" on July 25, 2016. The bylaw provides for the collection of DCC's for the Water and Sewerage & Drainage utilities. The fees collected under the Bylaw are also an important funding source for CNV's utilities as the systems are upgraded and expanded to meet increasing service demands. Staff are in the early stages of a project to update CNV's DCC program and plan to bring proposed updates to Council for consideration in spring 2025. Changes to CNV's DCC rates are outside of the scope of this report.

Date: November 6, 2024

#### INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared collaboratively by CNV's Finance and Engineering, Parks & Environment departments. The Leadership Team also reviewed the recommendations at its November 6, 2024 meeting.

#### STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The recommended rates provide the funding to support the following goals and objectives of the 2014 Official Community Plan:

- 8.1.3 Consider stormwater management opportunities in streets, laneways and open spaces where appropriate;
- 8.1.9 Pursue the reduction of waste throughout the full lifecycle of production, consumption, recycling and disposal to achieve local and regional waste management goals;
- 8.2.1 Maintain or improve service levels related to water supply, sewers, transportation, communication and energy infrastructure;
- 8.2.2 Identify and monitor the condition of our infrastructure on a regular basis in order to identify the remaining operational life of individual elements, and to identify and rectify weaknesses before failure, thereby optimizing capital and maintenance program expenditures;

The proposed utility rates also support Council's commitment to being fiscally responsible through rates that balance operational and capital renewal needs with the impact on the ratepayer.

RESPECTFULLY SUBMITTED:

Larry Sawrenko Chief Financial Officer

RESPECTFULLY SUBMITTED:

Karyn Magnusson

Director, Engineering, Parks and Environment

# The City of North Vancouver Rates and Levies Summary

Rates and Levies Summary	2024	2024		2024		2025		Increa	SP
	**DWV	***DNV		CNV		CNV		\$	%
MULTI-UNIT DWELLING									- 7-
Flat Rate Water	\$ 503.82	\$ 743.20	\$	371.00	\$	390.00			
Multi-Unit Net Water	503.82	743.20	•	371.00		390.00		19.00	5.1%
Flat Rate Sanitary Sewer	611.00	786.70		397.00		485.00			
Storm Drainage Levy (estimate)	17.22	<u> </u>		78.30		89.30 *	•		
Multi-Unit Net Sewer & Drainage	628.22	786.70		475.30		574.30		99.00	20.8%
Water/Sanitary/Storm	\$ 1,132.04	\$ 1.529.90	\$	846.30	\$	964.30	\$	118.00	13.9%
Water/Garmary/Gtorin	Ψ 1,102.04	ψ 1,023.30	Ψ	040.00	Ψ	304.00	<u> </u>	110.00	10.070
Recycling - Multi Unit	_	20.80		_		-			
Eco Levy (estimate)	83.15	-		25.80		26.56 *	,		
Total Multi Family Solid Waste	\$ 83.15	\$ 20.80	\$	25.80		26.56		0.76	2.9%
TOTAL MULTI-UNIT ALL LEVIES	\$ 1,215.19	\$ 1,550.70	\$	872.10	\$	990.85		118.76	13.6%
CINCLE LIMIT DWELLING									
SINGLE UNIT DWELLING Flat Rate Water	\$ 320.50	\$ 872.50	\$	631.00	\$	663.00			
Single Unit Net Water	320.50	\$ 672.50 872.50	Þ	631.00	Þ	663.00		32.00	5.1%
olligie ollic Net Water	020.00	072.00		001.00		000.00		02.00	3.170
Flat Rate Sanitary Sewer	977.04	945.50		637.00		778.00			
Storm Drainage Levy (estimate)	556.90	-		173.10		197.30 *			
Single Unit Net Sewer & Drainage	1,533.94	945.50		810.10		975.30		165.20	20.4%
Total Single Unit Water/Sanitary/Storm	\$ 1,854.44	\$ 1,818.00	\$	1,441.10	\$	1,638.30	\$	197.20	13.7%
Other Rates									
Refuse	\$ 264.53	\$ 320.50	\$	138.00	\$	142.00			
Green Can	Ψ 204.00	Ψ 020.00	Ψ	165.00		170.00			
Recycling - Single Unit	_	_		-		-			
Eco Levy (estimate)	83.15	33.60		57.00		59.25 *	r		
Total Single Unit Solid Waste	\$ 347.68	\$ 354.10	\$	360.00	\$	371.25	\$	11.25	3.1%
_									
TOTAL SINGLE UNIT ALL LEVIES	\$ 2,202.12	\$ 2,172.10	\$	1,801.10	\$	2,009.55	\$	208.44	11.6%
DUDI EV la alcadia a lafilla 0 Otrata OED)									
DUPLEX Including Infills & Strata SFD) Flat Rate Water	\$ 256.40	\$ 743.20	\$	529.00	\$	556.00			
Duplex Net Water	256.40	743.20	Ψ	529.00	Ψ	556.00		27.00	5.1%
Duplox Not Water				020.00					0.170
Flat Rate Sanitary Sewer	781.63	786.70		590.00	\$	720.00			
Storm Drainage Levy (estimate)	618.76	-		138.48		157.84 *	•		
Duplex Net Sewer & Drainage	1,400.39	786.70		728.48		877.84		149.36	20.5%
	A 4 050 50	A 4 500 00		4.055.40		4 400 04		470.00	44.00/
Total Duplex Water/Sanitary/Storm	\$ 1,656.79	\$ 1,529.90	\$	1,257.48	\$	1,433.84	\$	176.36	14.0%
Other Rates									
Refuse	\$ 264.53	\$ 320.50	\$	138.00	\$	142.00			
Green Can	-	0.00	•	165.00		170.00			
Recycling - Duplex	_	33.60		-		-			
Eco Levy (estimate)	83.15	-		45.60		47.40 *	•		
Total Duplex Solid Waste	\$ 347.68	\$ 354.10	\$	348.60	\$	359.40	\$	10.80	3.1%
TOTAL BURLEY TWEE		A 4 22 : 2 :	_	1.000.00		4 =		40= :-	
TOTAL DUPLEX ALL LEVIES	\$ 2,004.47	\$ 1,884.00	\$	1,606.08	\$	1,793.24	\$	187.16	11.8%

<sup>\*</sup> Average storm and eco levy based on average property assessment

<sup>\*\*</sup> DWV is fully metered, therefore the water and sewer rates are estimates based on expected usages

<sup>\*\*\*</sup> DNV does not have a separate storm drainage levy

## 2025-2029 Water Capital Plan

Project Name	2025	2026	2027	2028	2029	2025-2029	Description
Water Main Replacement	5,241,827	5,503,918	5,779,114	6,068,070	6,371,473	28,964,403	To increase function, capacity, and resiliency of the water system.
Connection Replacement	210,000	220,500	231,525	243,101	255,256	1,160,383	To replace existing water connections at a value set by projected asset management needs.
Water Meter Replacement	180,000	180,000	200,000	200,000	200,000	960,000	To install new and replace existing water meters.
Valve Replacement Program	157,500	165,375	173,644	182,326	191,442	870,287	To install new and replace existing water valves.
Hydrant Installations	52,500	55,125	57,881	60,775	63,814	290,096	Capital repairs to fire hydrants throughout the City when either damaged or needing replacement due to age or condition.
Pressure Reducing Station Upgrades	-	50,000	50,000	50,000	50,000	200,000	Capital repairs to pressure reducing stations, which moderate water pressure throughout the City.
Equipment Water	15,750	16,538	17,364	18,233	19,144	87,029	To purchase new and replace aging small equipment used for construction, operation, and maintenance of CNV's Water Utility.
Water Sampling Station	-	16,963	17,811	18,702	19,637	73,113	To keep water monitoring stations working correctly.
Total	5,857,577	6,208,419	6,527,340	6,841,207	7,170,767	32,605,310	

#### **2025 WATER BUDGET**

### REVENUE  FLAT RATE SALES   10,438,100   10,960,000   521,900   Consistent with proposed rate increase   METERED SALES   5,382,327   5,651,400   269,073   Consistent with proposed rate increase   Consistent with proposed   Consistent with	Programs	2024 Annual	2025 Annual	Variance 2025	% Notes
FLAT RATE SALES		Budget	Budget	to 2024	Variance
FLAT RATE SALES					
METERED SALES         5,382,327         5,651,400         269,073         Consistent with proposed rate increase and volume trends           PENALTIES FLAT RATE         15,900         16,500         600           TRANSFER FROM DNV         168,600         174,500         5,900           Water Admin         16,004,927         16,802,400         797,473         5.0%           Water Operations         815,100         839,900         24,800         3.0% Fees for Connection and Severance           Transfers from Reserve         2,141,973         3,815,372         1,673,399         78.1%           Total Water Revenue         18,962,000         21,457,672         2,495,672         13.2%           WATER PURCHASES         8,829,600         10,137,400         1,307,800         7.2% MV rate increase in cost of bulk water and volume projections           WAGES AND BENEFITS         1,563,950         1,524,205         -39,745         Staff costs moved to Financial Services account, offset by new supervision and enginering expenses           GOODS AND SUPPLIES         99,950         102,350         2,400           SERVICES         421,600         224,800         -196,800           FINANCIAL SERVICES         1,188,000         1,489,700         301,700           Water Operating         12,103,100 <t< th=""><th>WATER REVENUE</th><th></th><th></th><th></th><th></th></t<>	WATER REVENUE				
PENALTIES FLAT RATE TRANSFER FROM DNV         15,900 168,600 168,600 174,500 839,900 24,800 3.0% Fees for Connection and Severance           Water Operations Transfers from Reserve         815,100 2,141,973 3,815,372         839,900 1,673,399 78.1%         24,800 3.0% Fees for Connection and Severance           WATER EXPENSES         WATER PURCHASES         8,829,600 4,260,000         10,137,400 1,337,400         1,307,800 1,307,800         7.2% MV rate increase in cost of bulk water and volume projections           WAGES AND BENEFITS         1,563,950 1,563,950         1,524,205 1,524,205         -39,745 -39,745         Staff costs moved to Financial Services account, offset by new supervision and enginering expenses           GOODS AND SUPPLIES SERVICES         99,950 421,600 224,800         102,350 2,400 224,800 -196,800 FINANCIAL SERVICES         2,400 421,600 224,800 1,489,700 301,700 301,700 301,700 301,700         Staff costs moved from Wages and Benefits           TRANSFER TO CAPITAL         5,814,000 5,857,577         43,577         Projects identified through Asset Management studies	FLAT RATE SALES	10,438,100	10,960,000	521,900	Consistent with proposed rate increase
TRANSFER FROM DNV Water Admin         168,600         174,500         5,900           Water Admin Water Operations Transfers from Reserve         16,004,927         16,802,400         797,473         5.0%           Transfers from Reserve         2,141,973         3,815,372         1,673,399         78.1%           Total Water Revenue         18,962,000         21,457,672         2,495,672         13.2%           WATER PURCHASES           WATER PURCHASES         8,829,600         10,137,400         1,307,800         7.2% MV rate increase in cost of bulk water and volume projections           WAGES AND BENEFITS         1,563,950         1,524,205         -39,745         Staff costs moved to Financial Services account, offset by new supervision and enginering expenses           GOODS AND SUPPLIES         99,950         102,350         2,400           SERVICES         421,600         224,800         -196,800           FINANCIAL SERVICES         1,188,000         1,489,700         301,700           Water Operating         12,103,100         13,478,455         1,375,355           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies	METERED SALES	5,382,327	5,651,400	269,073	Consistent with proposed rate increase and volume trends
Water Admin Water Operations         16,004,927 815,100 839,900 24,800 3.0% Fees for Connection and Severance         5.0% 3.0% Fees for Connection and Severance           Transfers from Reserve         2,141,973 3,815,372 1,673,399 78.1%           Total Water Revenue         18,962,000 21,457,672 2,495,672 13.2%           WATER EXPENSES           WATER PURCHASES         8,829,600 10,137,400 1,307,800 514ff costs moved to Financial Services account, offset by new supervision and enginering expenses           WAGES AND BENEFITS         1,563,950 1,524,205 -39,745 39,745 supervision and enginering expenses           GOODS AND SUPPLIES SEVICES 421,600 224,800 -196,800 FINANCIAL SERVICES 1,188,000 1,489,700 301,700 Water Operating 12,103,100 13,478,455 1,375,355 11.4%         Staff costs moved from Wages and Benefits 11.4%           TRANSFER TO CAPITAL         5,814,000 5,857,577 43,577 Projects identified through Asset Management studies		,	,		
Water Operations Transfers from Reserve         815,100 2,141,973         839,900 3,815,372         24,800 1,673,399         3.0% Fees for Connection and Severance 78.1%           Total Water Revenue         18,962,000         21,457,672         2,495,672         13.2%           WATER EXPENSES         WATER PURCHASES         8,829,600         10,137,400         1,307,800         7.2% MV rate increase in cost of bulk water and volume projections Staff costs moved to Financial Services account, offset by new supervision and enginering expenses           GOODS AND SUPPLIES SERVICES         99,950         102,350         2,400 224,800         196,800 224,800         -196,800 301,700         Staff costs moved from Wages and Benefits           FINANCIAL SERVICES Water Operating         1,188,000         1,489,700         301,700 301,700         Staff costs moved from Wages and Benefits           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies	_	,	,	,	
Transfers from Reserve         2,141,973         3,815,372         1,673,399         78.1%           Total Water Revenue         18,962,000         21,457,672         2,495,672         13.2%           WATER EXPENSES         WATER PURCHASES         8,829,600         10,137,400         1,307,800         7.2% MV rate increase in cost of bulk water and volume projections           WAGES AND BENEFITS         1,563,950         1,524,205         -39,745         Staff costs moved to Financial Services account, offset by new supervision and enginering expenses           GOODS AND SUPPLIES SERVICES         99,950         102,350         2,400         224,800         -196,800           FINANCIAL SERVICES Water Operating         1,188,000         1,489,700         301,700         Staff costs moved from Wages and Benefits           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies		, ,		•	
Total Water Revenue         18,962,000         21,457,672         2,495,672         13.2%           WATER EXPENSES         WATER PURCHASES         8,829,600         10,137,400         1,307,800         7.2% MV rate increase in cost of bulk water and volume projections           WAGES AND BENEFITS         1,563,950         1,524,205         -39,745         Staff costs moved to Financial Services account, offset by new supervision and enginering expenses           GOODS AND SUPPLIES SERVICES         99,950         102,350         2,400           SERVICES         421,600         224,800         -196,800           FINANCIAL SERVICES         1,188,000         1,489,700         301,700           Water Operating         12,103,100         13,478,455         1,375,355           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies	•	•	•	,	0.070
WATER EXPENSES           WATER PURCHASES         8,829,600         10,137,400         1,307,800         7.2% MV rate increase in cost of bulk water and volume projections           WAGES AND BENEFITS         1,563,950         1,524,205         -39,745         Staff costs moved to Financial Services account, offset by new supervision and enginering expenses           GOODS AND SUPPLIES SERVICES         99,950         102,350         2,400           SERVICES         421,600         224,800         -196,800           FINANCIAL SERVICES         1,188,000         1,489,700         301,700           Water Operating         12,103,100         13,478,455         1,375,355           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies	Transfers from Reserve	2,141,973	3,815,372	1,673,399	78.1%
WATER PURCHASES         8,829,600         10,137,400         1,307,800         7.2% MV rate increase in cost of bulk water and volume projections           WAGES AND BENEFITS         1,563,950         1,524,205         -39,745         Staff costs moved to Financial Services account, offset by new supervision and enginering expenses           GOODS AND SUPPLIES SERVICES         99,950         102,350         2,400           SERVICES         421,600         224,800         -196,800           FINANCIAL SERVICES         1,188,000         1,489,700         301,700           Water Operating         12,103,100         13,478,455         1,375,355           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies	Total Water Revenue	18,962,000	21,457,672	2,495,672	13.2%
WAGES AND BENEFITS         1,563,950         1,524,205         -39,745         Staff costs moved to Financial Services account, offset by new supervision and enginering expenses           GOODS AND SUPPLIES SERVICES         99,950         102,350         2,400           SERVICES         421,600         224,800         -196,800           FINANCIAL SERVICES Water Operating         1,188,000         1,489,700         301,700           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies	WATER EXPENSES				
WAGES AND BENEFITS         1,563,950         1,524,205         -39,745         supervision and enginering expenses           GOODS AND SUPPLIES         99,950         102,350         2,400           SERVICES         421,600         224,800         -196,800           FINANCIAL SERVICES         1,188,000         1,489,700         301,700           Water Operating         12,103,100         13,478,455         1,375,355           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies	WATER PURCHASES	8,829,600	10,137,400	1,307,800	7.2% MV rate increase in cost of bulk water and volume projections
SERVICES         421,600         224,800         -196,800           FINANCIAL SERVICES         1,188,000         1,489,700         301,700           Water Operating         12,103,100         13,478,455         1,375,355         11.4%           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies	WAGES AND BENEFITS	1,563,950	1,524,205	-39,745	· · · · · · · · · · · · · · · · · · ·
FINANCIAL SERVICES    1,188,000   1,489,700   301,700     Water Operating   12,103,100   13,478,455   1,375,355     TRANSFER TO CAPITAL   5,814,000   5,857,577   43,577   Projects identified through Asset Management studies	GOODS AND SUPPLIES	99,950	102,350	2,400	
Water Operating         12,103,100         13,478,455         1,375,355         11.4%           TRANSFER TO CAPITAL         5,814,000         5,857,577         43,577         Projects identified through Asset Management studies	SERVICES	421,600	224,800	-196,800	
TRANSFER TO CAPITAL 5,814,000 5,857,577 43,577 Projects identified through Asset Management studies	FINANCIAL SERVICES	1,188,000	1,489,700	301,700	Staff costs moved from Wages and Benefits
, , , , , , , , , , , , , , , , , , ,	Water Operating	12,103,100	13,478,455	1,375,355	11.4%
, , , , , , , , , , , , , , , , , , ,					
THIRD PARTY CONNECTIONS 674,900 695,100 20,200		, ,	, ,	- , -	Projects identified through Asset Management studies
TRANSFERO TO DECERNIZO 070.000 4.000.640 4.000.640		,	•	•	
TRANSFERS TO RESERVES 370,000 1,426,540 1,056,540 Transfers to Reserves 6,858,900 7,979,217 1,120,317 16.3%					16 30/
Total Water Expenses 18,962,000 21,457,672 2,495,672 13.2%					

## 2025-2029 Sewerage & Drainage Utility Capital Plan

Project Name	2025	2026	2027	2028	2029	2025-2029	Description
Sewer Utility Main Replacement	2,812,950	2,953,598	3,101,277	3,256,341	3,419,158	15,543,324	To increase function, capacity, and resiliency of the sanitary sewer system.
Sanitary Sewer Private Side I&I Management	-	350,000	350,000	350,000	350,000	1,400,000	Supports the repair of private side sanitary connections to minimize the amount of inflow and infiltration entering the City's sanitary network.
Sewer Utility Pump Station Major Upgrades	250,000	50,000	50,000	50,000	50,000	450,000	To increase function, capacity, and resiliency of the sewer system.
Sanitary Maintenance Hole Upgrading	139,000	145,950	153,248	160,910	168,955	I / no una	Installation of new and replacement and upgrading of existing sanitary maintenance holes.
Sanitary Inspection Chamber Connection Install and Replace	131,250	137,813	144,703	151,938	159,535	173739	Installation and replacement of sanitary sewer inspection chambers and connections.
Flow Monitoring Station Install	60,000	60,000	60,000	60,000	60,000	300,000	To install new flow monitoring stations.
Equipment Sewers	21,000	22,050	23,153	24,310	25,526	116,038	To purchase new and replace aging equipment.
Total - Sanitary Sewer Projects	3,414,200	3,719,410	3,882,381	4,053,500	4,233,175	19,302,665	

Project Name	2025	2026	2027	2028	2029	2025-2029	Description
Storm Main Replacement	2,041,200	2,143,260	2,250,423	2,362,944	2,481,091	11,278,919	To improve function, capacity, and resiliency of the storm sewer system.
Storm Infill	1,181,250	1,240,313	1,302,328	1,367,445	1,435,817	6,527,152	Design and construct storm sewers where none exist.
Catch Basin Replacement and Conversion	431,520	453,096	475,751	499,538	524,515	2,384,420	To install new and replace catch basins.
Maintenance Hole Installations	243,731	255,918	268,714	282,149	296,257	1,346,769	To install new and replace existing manholes.
Clean Storm Water Discharge	250,000	250,000	500,000	525,000	551,250	2,076,250	To fund the installation of stormwater quality infrastructure.
Culvert Replace and Rehabilitation	-	50,000	150,000	200,000	210,000	610,000	To maintain, rehabilitate, and replace culverts.
Creek Hazard Management Infrastructure	50,000	50,000	50,000	50,000	50,000		Proactive monitoring, assessment, and mitigation of slope stability, erosion, and localized creek flood hazards.
Storm Inspection Chamber and Connection Installation and Replacement	82,950	87,098	91,452	96,025	100,826	458,351	To install inspection chambers and repair connections.
Flow Monitoring Station Installation	63,000	66,150	69,458	72,930	76,577	348,115	To install new flow monitoring stations.
Stream Environmental Enhancement	40,000	-	-	-	-	40,000	Improvement and health of surface waters in North Vancouver.
Driveway Culvert Installation	-	15,000	15,000	15,000	15,000	60,000	To repair and replace driveway culverts.
Total - Storm Drainage Projects	4,383,651	4,610,834	5,173,126	5,471,032	5,741,333	25,379,976	
Total	7 707 054	0 220 244	0.055.500	0 524 524	0.074.500	44 692 640	
TOTAL	7,797,851	8,330,244	9,055,506	9,524,531	9,974,508	44,682,640	

Programs	2024 Annual Budget	2025 Annual Budget	Variance 2025 to 2024	% Variance	Notes
Sanitary Sewer and Drainage Revenue					
FLAT RATE SALES	11,036,243	13,464,200	2.427.957	22%	Consistent with proposed rate increases and new units
METERED SALES	5,083,181	6,201,500	1,118,319		Consistent with proposed rate increases and new units
CONNECTION/SEVERANCE FEES	393,400	413,100	19,700	5%	Consistent with proposed rate increases and new arms
OTHER	28.000	28.800	800	3%	
Sanitary Revenue	16,540,824	20,107,600	3,566,776	22%	
DRAINAGE LEVY	4,182,500	4,768,100	585,600	14%	Consistent with proposed rate increase
CONNECTION/SEVERANCE FEES	920,600	966,600	46,000	5%	
Drainage Revenue	5,103,100	5,734,700	631,600	12%	
Sub-Total Operating Revenue	21,643,924	25,842,300	4,198,376	19%	
Transfers from Reserves	3,868,354	6,858,167	2,989,813	77%	Use of capital reserves for significant projects in 2025 and draws from reserves for rate smoothing
Total Sanitary Sewer and Drainage Revenue	25,512,278	32,700,467	7,188,190	28%	
Sanitary Sewer and Drainage Expenses					
GVSⅅ LEVY	9,964,424	16,721,861	6,757,437	67.8%	Increase in the GVSⅅ levy (NSWWTP)
WAGES AND BENEFITS	769.014	734,878	(34,136)	-1%	Staff costs moved to Financial Services account, offset by new supervision and enginering expenses
GOODS AND SUPPLIES	29,700	30,000	300	1%	supervision and enginering expenses
SERVICE EXPENSES AND FEES	419.600	419.600	-	0%	
FINANCIAL SERVICES	670,300	928,200	257,900	*	Staff costs moved from Wages and Benefits
Sanitary Expenses	11,853,038	18,834,539	6,981,501	59%	
WAGES AND BENEFITS	911,985	888,678	(23,307)	-3%	Staff costs moved to Financial Services account, offset by new supervision and enginering expenses
GOODS AND SUPPLIES	39,300	40,300	1,000	3%	supervision and enginering expenses
SERVICES	518,400	240,500	(277,900)	-54%	
FINANCIAL SERVICES	420.600	641.900	221,300		Staff costs moved from Wages and Benefits
Drainage Expenses	1,890,285	1,811,378	(78,907)	-4%	<b>.</b>
Sub-Total Sanitary Sewer and Drainage Expences	13,743,323	20,645,916	6,902,593	50%	
	-	-			Main replacement and infill projects increasing from 2024, but overall down due factors reduction of one-off projects in 2024, including Mosquito Creek Channel Improvements and large
TRANSFER TO CAPITAL	9,679,645	7,978,851	(1,700,794)		amounts in Creek Hazard Management.
THIRD PARTY CONNECTIONS	1,199,200	1,259,200	60,000	5%	
TRANSFERS TO RESERVES	890,110	2,816,500	1,926,390	216%	
Sanitary Sewer and Drainage Transfers	11,768,955	12,054,551	285,596	2%	
Total Sanitary Sewer and Drainage Expenses	25,512,278	32,700,467	7,188,190	28%	

#### **2025 SOLID WASTE BUDGET**

Programs	2024 Annual Budget	2025 Annual Budget	Variance 2025 to 2024	% Variance	Note
SOLID WASTE REVENUE					
Green Can	1,161,100	1,195,900	34,800	3.0%	Consistent with proposed rate increases
REFUSE TAGS COMMERCIAL	3,500	3,500	. 0		• •
REFUSE TAGS RESIDENTIAL	9,000	9,000	0		
REFUSE LEVY	992,547	1,027,725	35,178		
Refuse	1,005,047	1,040,225	35,178	3.5%	Consistent with proposed rate increases
Eco Levy	1,382,200		41,500		Consistent with proposed rate increases
Reserve Transfers	693,874	776,385	82,511		Reserves used to smooth rate increases
Total Solid Waste Revenue	4,242,221	4,436,210	193,989	4.6%	
SOLID WASTE EXPENSES					
WAGES AND BENEFITS	564,945	618,700	53,755		Contractual increases and additional solid waste supervision
GOODS AND SUPPLIES	48,300	48,300	0		
SERVICES	464,910	440,252	-24,658		Bear Attractant program reduction
FINANCIAL SERVICES	436,255	414,975	-21,280		
Green Can	1,514,410	1,522,228	7,817	0.5%	
WAGES AND BENEFITS	432,187	476,789	44,602		Contractual increases and additional solid waste supervision
GOODS AND SUPPLIES	2,000	2,000	0		
SERVICES	227,800	232,356	4,556		
FINANCIAL SERVICES	452,166	435,220	-16,945		
Refuse	1,114,153	1,146,365	32,213	2.9%	
WAGES AND BENEFITS	1,301,307	1,338,317	37,010		Contractual increases and additional solid waste supervision
GOODS AND SUPPLIES	173,300	265,828	92,528		Improved public waste bins
SERVICES	120,851	123,873	3,021		•
FINANCIAL SERVICES	18,200	39,600	21,400		
Eco Levy Programs	1,613,659	1,767,617	153,959	9.5%	
Total Solid Waste Expense	4,242,221	4,436,210	193,989	4.6%	

#### **SCHEDULE I**

#### **WATER UTILITY SERVICES FEES**

#### Water Utility Bylaw, 1994, No. 6417

#### **2025 CONNECTIONS AND SEVERANCE RATES**

1. WATER SERVICE CONNECTIONS Size	Fee
Standard 19 mm	\$ 9,600.00
> 19 mm	a minimum charge equal at cost with to the standard fee.

2. WATER SERVICE SEVERANCE	
Size	Fee
For Standard 19 mm Replacement	\$ 1,290.00
> 19 mm service replacement	a minimum charge equal to the standard fee.

3. WATER CONNECTION REUSE	\$	2,690.00	
4. TURN ON/OFF	\$	52.00	
5. INSTALLATION AND REMOVAL OF TEMPORARY METER	flat fee \$	430.00	

A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the

The Corporation of the City of North Vancouver Bylaw, 2024, No. 9096

# 2025 WATER USE RATES 1. WATER RATES

1.1 Water For Temporary Service during construction				
Building Size (Total Floor Area)	i	ee		Fee
46 sq. m to 460 sq. m	\$	189.00	\$	199.00
Over 460 sq. m but not exceeding 4,600 sq. m	\$	373.00	\$	392.00
Over 4,600 sq. m but not exceeding 23,000 sq. m	\$	619.00	\$	650.00
Over 23,000 sq. m	\$	985.00	\$	1,035.00
1.2 Flat Rates (un-metered premises)	Pe	r year	F	Per year
Single Unit Dwelling	\$	631.00	\$	663.00
Duplexes (including infills) per unit	\$	<del>529.00</del>	\$	556.00
Multiple Unit Dwellings (including extra living units				
within single unit dwellings, apartments,				
condominiums, garden apartments and coach				
houses) for each dwelling	\$	371.00	\$	390.00
Stores, offices, other commercial premises				
not elsewhere designated; Churches and				
Public Halls per fixture	\$	142.00	\$	150.00
Water Cooling Units	\$	980.00	\$	1,029.00
Schools per Classroom	\$	452.00	\$	475.00
Minimum charge for any service	\$	631.00	\$	663.00

#### 2. METERED WATER RATES

2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:	Per cubic metre	Per cubic metre
January 1 to May 31	\$ 1.5708	\$ 1.6493
June 1 to September 30	<del>\$ 1.9634</del>	\$ 2.0616
October 1 to December 31	\$ 1.5708	\$ 1.6493
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed	min charge	

#### 2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flate rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

#### 3. MISCELLANEOUS CHARGES

Testing a Meter as Provided in Section 703	
Water Utility Bylaw, 1994, No. 6417	Fee
For meters 50 mm and smaller	\$ 375.00
For meters over 50 mm	\$ 536.00

The Corporation of the City of North Vancouver Bylaw, 2024, No. 9096

## 4. DATE OF PAYMENT AND PENALTIES

4.1 For Flat Rate (un-metered premises)			
Rates set out above shall be due on the last business day in February			
each year.			
A penalty of 5% shall be added to rates that are not paid on or before	penalty	5%	
the last business day of February	penalty	3 /0	
and a further penalty of 5% shall be added to rates that are not paid			
on or before the last business day of April in the year the rates are	penalty	+ 5%	
due.			

4.2 For Metered Premises			
A penalty of five percent (5%) shall be added to rates which are not	nonalty	5%	
paid on or before the due date as indicated on metered account bills.	penalty	370	

#### **SCHEDULE J**

#### **SEWER AND DRAINAGE UTILITY SERVICES FEES**

Sewerage and Drainage Utility Bylaw, 1995, No. 6746

#### **2025 CONNECTIONS AND SEVERANCE FEES**

1. SANITARY CONNECTION Size	Fee
Standard 100 mm Replacement or Relining	\$ 8,600.00
> 100 mm	a minimum charge equal at cost with to the standard fee
Inspection Chamber	\$ 2,680.00
Private Sewer Connection Inspection and Certification Deposit	\$ 2,680.00
Sanitary Severance	\$ 1,290.00

2. STORM CONNECTION				
Size			Fee	
Standard 150 mm Replacement or Relining		\$	6,900.00	
		á	a minimum	
150 mm	at cost with	ch	arge equal	
> 150 mm	at cost with		to the	
		sta	andard fee	
Inspection Chamber		\$	2,680.00	
	per linear metre			
	based on the			
Storm Sewer Extension and Connection for Single Unit	total width of the			
Developments exceeding \$150,000 and excluding subdivision	lot serviced	\$	1,340.00	
Storm Severance		\$	1,290.00	
	per sq. m of			
	premises lot area			
	or at cost to			
	provide works on			
Off-Site Stormwater Management Facility Fees	public property	\$	34.00	
	per linear metre			
	based on			
	Construction the			
	length of the			
Storm Collection System Ditch Culvert	culvert pipe	\$	270.00	

#### **2025 SEWER AND DRAINAGE RATES**

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

20	24 Rates	2025 Rates
1. SANITARY SEWER	per year	per year

#### 1.1 Annual Sewer Parcel Tax

1.2 Flat Rates (un-metered premises)			
Single Unit Dwelling		\$ 637.00	\$ 778.00
Duplexes (including infills) per unit		\$ <del>590.00</del>	\$ 720.00
Multiple Unit Dwellings (including extra living units within single unit			
dwellings, apartments, condominiums, garden apartments and	for each		
coach houses)	dwelling	\$ 397.00	\$ 485.00
Stores, offices, other commercial premises not elsewhere	per		
designated; Churches and Public Halls	fixture	\$ <del>155.00</del>	\$ 190.00
Minimum charge for any service is		\$ 637.00	\$ 778.00
Rate surcharge for combined connections		\$ 637.00	\$ 778.00

1.3 Metered Rates					
For commercial and industrial properties, hospitals and schools serv	ed by water meter	s the	following s	cale o	of charges
shall apply:					
Per cubic metre		\$	<del>2.5901</del>	\$	3.1600
A minimum bill for 30 cubic metres per month will be charged if a					
lesser quantity or no water is consumed.					
Rate surcharge for combined connections	per cubic metre	\$	<del>2.5901</del>	\$	3.1600

## 1.4 GVS & DD Special Industrial User Charge

Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:

A. the charges payable under this Schedule, 2024 Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3;

B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.

1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer				
Ground Water Discharges	per m <sup>3</sup>	\$	0.38	
or as determined by the GVS & DD.				

#### 1.6 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

#### 1.7 Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, 2024 Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.

In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

1.8 Date of Payment, Penalties and Surcharge Fees			
A. For Flat Rate (un-metered premises)			
Rates set out above shall be due on the last business day in			
February each year.			
A penalty of 5% shall be added to rates that are not paid on or			
before the last business day of February	penalty	5%	
and a further penalty of 5% shall be added to rates that are			
not paid on or before the last business day of April in the year			
the rates are due.	penalty	+ 5%	
A 100% surcharge fee will be applied to any sewer connections			
with combined storm drainage inflow to a sanitary connection			
contrary to City bylaws. The surcharge would be applied at the			
discretion of the City Engineer a minimum of 6 months following			
notification, and would be applied to the annual bill until the			
combined inflow is separated.	surcharge	100%	
B. For Metered Premises			
A penalty of 5% shall be added to rates that are not paid on or			
before the due date as indicated on metered account bills.	penalty	5%	
A 100% surcharge fee will be applied to the unit rate for any			
sewer connections with combined storm drainage inflow to a			
sanitary connection contrary to City bylaws. The surcharge			
would be applied at the discretion of the City Engineer a			
minimum of 6 months following notification, and would be			
applied to the annual bill until the combined inflow is separated.	surcharge	100%	

#### 2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

Residential

Utility

Major Industry

Light Industry

**Business** 

Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

#### 2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, 2024 Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

2.3 Penalty			
5% penalty will be added to the balance owed if unpaid by the end			
of the first working day in July,	penalty	5%	
and a further 5% penalty will be added to the balance owed if			
unpaid by the first working day of September.	penalty	+ 5%	

The Corporation of the City of North Vancouver Bylaw, 2024, No. 9096

## SCHEDULE K

## **SOLID WASTE MANAGEMENT SERVICES FEES**

Solid Waste Management Service Bylaw, 1997, No. 6	920			
Definitions		ı		
Standard Residential Service				
A maximum of two (2) garbage containers per dwelling unit collected every other	week			
Green Can Collection Service	VCCK.			
Weekly collection of a maximum total of six (6) Green Can designated containers,			r tied	bundles
of yard trimmings. With an additional maximum of twelve tags per household in a	calend	ar year.		
ANNUAL USER CHARGE				
ANNOAL USER CHARGE		I		
Garbage	20	24 Rates	20	25 Rates
		724 Mat00		20 110100
Per dwelling unit for single unit dwelling, duplex and infill	-\$	138.00	\$	142.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater	·		·	
than 2 units	\$	93.00	\$	96.00
Per Residential garbage tag	\$	6.00	\$	7.00
Per Residential Green Can tag	\$	6.00	\$	7.00
Green Can	20	24 Rates	20	25 Rates
		724 Itales	20	25 Rates
Per dwelling unit for single unit dwelling, duplex and infill	\$	165.00	\$	170.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater	Ψ	100.00	Ψ	110.00
than 2 units	-\$	100.00	\$	103.00
Eco Levy				
The Eco Levy is based on the taxable assessment of a property and is charged on the	e follow	ing classe	s per	thousand
dollars of taxable assessment based on the BC Assessment assessed value of:				
Residential				
Utility				
Major Industry				
Light Industry				
Business				
Recreation / non-profit				
and is included on the Property Tax Notice payable annually in July of each year as set by Council.				
Set by Council.				

PENALTY			
A 5% penalty will be added to the balance owed if unpaid by	.,	50/	
the end of the first working day in July,	penalty	5%	
and a further penalty of 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty	+ 5%	

Page 8 Document: 2595451-v1

## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

#### **BYLAW NO. 9096**

A Bylaw to amend "Fees and Charges Bylaw, 2024, No. 9000"

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

- 1. This Bylaw shall be known and cited for all purposes as "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9096" (Schedules I, J, K).
- 2. "Fees and Charges Bylaw, 2024, No. 9000" is amended as follows:
  - A. By deleting Schedules I, J and K in their entirety, and replacing them with the new Schedules I, J and K attached to this bylaw.

READ a first time on the <> day of <>, 2024.
READ a second time on the <> day of <>, 2024.
READ a third time on the <> day of <>, 2024.
ADOPTED on the <> day of <>, 2024.
MAYOR

ACTING CORPORATE OFFICER

The Corporation of the City of North Vancouver Bylaw, 2024, No. 9096

## **SCHEDULE I**

## **WATER UTILITY SERVICES FEES**

## Water Utility Bylaw, 1994, No. 6417

#### **2025 CONNECTIONS AND SEVERANCE RATES**

1. WATER SERVICE CONNECTIONS		
Size		Fee
Standard 19 mm		\$ 9,600.00
		a minimum
> 19 mm	at a a t with	charge equal
19 mm at cost with	to the	
		standard fee.

2. WATER SERVICE SEVERANCE				
Size			Fee	
For Standard 19 mm Replacement		\$	1,290.00	
			a minimum	
> 19 mm service replacement	at cost with	charge equ		
	at cost with	to the		
		st	andard fee.	
3. WATER CONNECTION REUSE		\$	2,690.00	
4. TURN ON/OFF		\$	52.00	
5. INSTALLATION AND REMOVAL OF TEMPORARY METER	flat fee	\$	430.00	

A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.

#### **2025 WATER USE RATES**

#### 1. WATER RATES

1.1 Water For Temporary Service during construction	
Building Size (Total Floor Area)	Fee
46 sq. m to 460 sq. m	\$ 199.00
Over 460 sq. m but not exceeding 4,600 sq. m	\$ 392.00
Over 4,600 sq. m but not exceeding 23,000 sq. m	\$ 650.00
Over 23,000 sq. m	\$ 1,035.00
1.2 Flat Rates (un-metered premises)	Per year
Single Unit Dwelling	\$ 663.00
Duplexes (including infills) per unit	\$ 556.00
Multiple Unit Dwellings (including extra living units	
within single unit dwellings, apartments,	
condominiums, garden apartments and coach	
houses) for each dwelling	\$ 390.00
Stores, offices, other commercial premises	
not elsewhere designated; Churches and	
Public Halls per fixture	\$ 150.00
Water Cooling Units	\$ 1,029.00
Schools per Classroom	\$ 475.00
Minimum charge for any service	\$ 663.00

#### 2. METERED WATER RATES

2.1 For commercial and industrial properties, hospitals and	
schools served by water meters the following scale of charges	Per cubic
shall apply:	metre
January 1 to May 31	\$ 1.6493
June 1 to September 30	\$ 2.0616
October 1 to December 31	\$ 1.6493
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed	min charge

## 2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flate rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

#### 3. MISCELLANEOUS CHARGES

Testing a Meter as Provided in Section 703	
Water Utility Bylaw, 1994, No. 6417	Fee
For meters 50 mm and smaller	\$ 375.00
For meters over 50 mm	\$ 536.00

## 4. DATE OF PAYMENT AND PENALTIES

4.1 For Flat Rate (un-metered premises)		
Rates set out above shall be due on the last business day in February		
each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%

4.2 For Metered Premises		
A penalty of five percent (5%) shall be added to rates which are not	penalty	5%
paid on or before the due date as indicated on metered account bills.	penalty	3 /0

## **SCHEDULE J**

## **SEWER AND DRAINAGE UTILITY SERVICES FEES**

## Sewerage and Drainage Utility Bylaw, 1995, No. 6746

#### **2025 CONNECTIONS AND SEVERANCE FEES**

1. SANITARY CONNECTION			
Size			Fee
Standard 100 mm Replacement or Relining		\$	8,600.00
		ä	a minimum
> 100 mm	at cost with	ch	arge equal
100 mm			to the
		st	andard fee
Inspection Chamber		\$	2,680.00
Private Sewer Connection Inspection and Certification Deposit		\$	2,680.00
Sanitary Severance		\$	1,290.00

2. STORM CONNECTION			
Size			Fee
Standard 150 mm Replacement or Relining		\$	6,900.00
			a minimum
150 mm	ot coot with	ch	arge equal
> 150 mm	at cost with		to the
		st	andard fee
Inspection Chamber		\$	2,680.00
	per linear metre		
	based on the		
Storm Sewer Extension and Connection for Single Unit	total width of the		
Developments exceeding \$150,000 and excluding subdivision	lot serviced	\$	1,340.00
Storm Severance		\$	1,290.00
	per sq. m of		
	premises lot area		
	or at cost to		
	provide works on		
Off-Site Stormwater Management Facility Fees	public property	\$	34.00

	per linear metre	
	based on	
	Construction the	
	length of the	
Storm Collection System Ditch Culvert	culvert pipe	\$ 270.00

#### **2025 SEWER AND DRAINAGE RATES**

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

		- 2	2025 Rates
1. SANITARY SEWER			per year
4.4 Appual Cower Derect Toy		Ф.	
1.1 Annual Sewer Parcel Tax		\$	-
1.2 Flat Rates (un-metered premises)			
Single Unit Dwelling		\$	778.00
Duplexes (including infills) per unit		\$	720.00
Multiple Unit Dwellings (including extra living units within single unit			
dwellings, apartments, condominiums, garden apartments and	for each		
coach houses)	dwelling	\$	485.00
Stores, offices, other commercial premises not elsewhere	per		
designated; Churches and Public Halls	fixture	\$	190.00
Minimum charge for any service is		\$	778.00
Rate surcharge for combined connections		\$	778.00
1.3 Metered Rates			
For commercial and industrial properties, hospitals and schools serve	ed by water met	ers the	e following
scale of charges shall apply:	sa by water met	oro are	, ionownig
Per cubic metre		\$	3.1600
A minimum bill for 30 cubic metres per month will be charged if a			0000

For commercial and industrial properties, hospitals and schools serv	∕ed by water meter	s the	following
scale of charges shall apply:			
Per cubic metre		\$	3.1600
A minimum bill for 30 cubic metres per month will be charged if a			
lesser quantity or no water is consumed.			
Rate surcharge for combined connections	per cubic metre	\$	3.1600
_			

#### 1.4 GVS & DD Special Industrial User Charge

Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:

A. the charges payable under this Schedule, 2024 Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or

B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.

1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer			
Ground Water Discharges	per m <sup>3</sup>	\$	0.38
or as determined by the GVS & DD.			

#### 1.6 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

#### 1.7 Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, 2024 Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified. In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

of Payment, Penalties and Surcharge Fees		
r Flat Rate (un-metered premises)		
es set out above shall be due on the last busine	ss day in	
ruary each year.		
enalty of 5% shall be added to rates that are not	paid on or	
re the last business day of February	penalty	5%
d a further penalty of 5% shall be added to rate		
ot paid on or before the last business day of Apr e rates are due.	penalty	+ 5%
00% surcharge fee will be applied to any sewer combined storm drainage inflow to a sanitary c	onnection	
rary to City bylaws. The surcharge would be ap		
retion of the City Engineer a minimum of 6 mon	<u> </u>	
ication, and would be applied to the annual bill		
bined inflow is separated.	surcharge	100%
Metered Premises		
enalty of 5% shall be added to rates that are not	·	
re the due date as indicated on metered accou	nt bills. penalty	5%
20% surcharge fee will be applied to the unit rate of connections with combined storm drainage in tary connection contrary to City bylaws. The suld be applied at the discretion of the City Engine mum of 6 months following notification, and wo	flow to a charge eer a ald be	100%
mum of 6 months following notification, and wo ied to the annual bill until the combined inflow is		ge

#### 2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

Residential

Utility

Major Industry

Light Industry

**Business** 

Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

#### 2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, 2024 Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

2.3 Penalty		
5% penalty will be added to the balance owed if unpaid by the end		
of the first working day in July,	penalty	5%
and a further 5% penalty will be added to the balance owed if		
unpaid by the first working day of September.	penalty	+ 5%

## **SCHEDULE K**

## **SOLID WASTE MANAGEMENT SERVICES FEES**

Solid Waste Management Service Bylaw, 1997, No. 6920		
Definitions		
Standard Residential Service		
A maximum of two (2) garbage containers per dwelling unit collected every other Green Can Collection Service	week.	
Weekly collection of a maximum total of six (6) Green Can designated containers and/or tied bundles of yard trimmings. With an additional maximum of twelve tags in a calendar year.	-	•
ANNUAL USER CHARGE		
Garbage	20	25 Rates
Per dwelling unit for single unit dwelling, duplex and infill	\$	142.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$	96.00
Per Residential garbage tag	\$	7.00
Per Residential Green Can tag	\$	7.00
Green Can	20	25 Rates
Per dwelling unit for single unit dwelling, duplex and infill	\$	170.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$	103.00
Eco Levy		
The Eco Levy is based on the taxable assessment of a property and is charged on th classes per thousand dollars of taxable assessment based on the BC Assessment as Residential  Utility  Major Industry  Light Industry  Business  Recreation / non-profit  and is included on the Property Tax Notice payable annually in July of each year as set by Council.		•

PENALTY		
A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty	5%
and a further penalty of 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty	+ 5%