



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JANUARY 27, 2025 AT 6:00 PM

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

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, January 27, 2025

ADOPTION OF MINUTES

2. Special Council Meeting Minutes, January 13, 2025
3. Workshop Council Meeting Minutes, January 20, 2025

PROCLAMATIONS

Alzheimer's Awareness Month – January 2025

International Holocaust Remembrance Day – January 27, 2025

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *4, *5, *6, *7, *8, *9 and *10 are listed in the Consent Agenda for consideration.

CORRESPONDENCE

- *4. Board in Brief – Metro Vancouver Regional District, November 29, 2024

REPORTS

- *5. Integrated Transportation Committee Terms of Reference
- *6. Social Planning Advisory Committee Terms of Reference
- *7. Advisory Planning Commission Bylaw, 2025, No. 9105

BYLAW – FIRST, SECOND AND THIRD READINGS

- *8. “Advisory Planning Commission Bylaw, 2025, No. 9105”

REPORT

- *9. Heritage Advisory Committee Bylaw, 2025, No. 9019

BYLAW – FIRST, SECOND AND THIRD READINGS

- *10. “Heritage Advisory Committee Bylaw, 2025, No. 9019”

PUBLIC HEARING – 311 West 14th Street

BYLAWS – THIRD READING

11. “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street)
12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14th Street, CD-768)

FINANCE COMMITTEE MEETING

Draft 2025-2029 Financial Plan

REPORTS

13. Draft 2025-2029 Financial Plan
14. Zoning Bylaw Amendment for 146-160 East 2nd Street (Anthem LMV East 2nd Developments Limited Partnership)

BYLAWS – FIRST, SECOND AND THIRD READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9100” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment)
16. “Housing Agreement Bylaw, 2025, No. 9101” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment, Rental Housing Commitments)

REPORT

17. 2024 Round Two Community Grant Recommendations

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)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, January 27, 2025

ADOPTION OF MINUTES

2. Special Council Meeting Minutes, January 13, 2025
3. Workshop Council Meeting Minutes, January 20, 2025

PROCLAMATIONS

Alzheimer's Awareness Month – January 2025

International Holocaust Remembrance Day – January 27, 2025

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".

CONSENT AGENDA

Items *4, *5, *6, *7, *8, *9 and *10 are listed in the Consent Agenda for consideration.

RECOMMENDATION:

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

START OF CONSENT AGENDA

CORRESPONDENCE

- *4. Board in Brief, Metro Vancouver Regional District, November 29, 2024
– File: 01-0400-60-0006/2024

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence from Metro Vancouver, dated November 29, 2024, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

REPORTS

- *5. Integrated Transportation Committee Terms of Reference
– File: 01-0360-20-0040/2025

Report: Acting Corporate Officer, January 8, 2025

RECOMMENDATION:

PURSUANT to the report of the Acting Corporate Officer, dated January 8, 2025, entitled “Integrated Transportation Committee Terms of Reference”:

THAT the proposed Terms of Reference for the Integrated Transportation Committee (ITC) be approved.

- *6. Social Planning Advisory Committee Terms of Reference
– File: 01-0360-20-0088/2025

Report: Acting Corporate Officer, January 8, 2025

RECOMMENDATION:

PURSUANT to the report of the Acting Corporate Officer, dated January 8, 2025, entitled “Social Planning Advisory Committee Terms of Reference”:

THAT the proposed Terms of Reference for the Social Planning Advisory Committee (SPAC) be approved.

REPORTS – Continued

- *7. Advisory Planning Commission Bylaw, 2025, No. 9015
– File: 01-0360-20-0002/2025

Report: Acting Corporate Officer, January 8, 2025

RECOMMENDATION:

PURSUANT to the report of the Acting Corporate Officer, dated January 8, 2025, entitled “Advisory Planning Commission Bylaw, 2025, No. 9105”:

THAT “Advisory Planning Commission Bylaw, 2025, No. 9105” be considered for readings.

Item 8 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

- *8. “Advisory Planning Commission Bylaw, 2025, No. 9105”

RECOMMENDATION:

THAT “Advisory Planning Commission Bylaw, 2025, No. 9105” be given first and second readings;

AND THAT “Advisory Planning Commission Bylaw, 2025, No. 9105” be given third reading.

REPORT

- *9. Heritage Advisory Committee Bylaw, 2025, No. 9019
– File: 01-0360-20-0036/2025

Report: Acting Corporate Officer, January 8, 2025

RECOMMENDATION:

PURSUANT to the report of the Acting Corporate Officer, dated January 8, 2025, entitled “Heritage Advisory Committee Bylaw, 2025, No. 9019”:

THAT “Heritage Advisory Committee Bylaw, 2025, No. 9019”, be considered for readings.

Item 10 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

- *10. “Heritage Advisory Committee Bylaw, 2025, No. 9019”

RECOMMENDATION:

THAT “Heritage Advisory Committee Bylaw, 2025, No. 9019” be given first and second readings;

AND THAT “Heritage Advisory Committee Bylaw, 2025, No. 9019” be given third reading.

END OF CONSENT AGENDA

PUBLIC HEARING – 311 West 14th Street

“Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street) would facilitate the retention and rehabilitation of the existing Heritage “A” Building on the subject property, known as the Follis House, and to establish it as a Designated Municipal Heritage Site.

Bylaw No. 9095 to be considered under Item 11.

AGENDA

Staff presentation

Representations from the public

Questions from Council

Motion to conclude the Public Hearing

BYLAWS – THIRD READING

11. “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street)

RECOMMENDATION:

THAT “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street) be given third reading.

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14th Street, CD-768)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14th Street, CD-768) be given third reading.

FINANCE COMMITTEE MEETING

Re: Draft 2025-2029 Financial Plan – File: 05-1700-01-0001/2025

Chair: Mayor Linda Buchanan

Purpose: The purpose of the Finance Committee Meeting is to present the City of North Vancouver's Draft 2025-2029 Financial Plan for consideration.

AGENDA

1. Presentation – 2025-2029 Draft Financial Plan Overview – Chief Financial Officer
2. Public Comments – 3 minutes per speaker

Members of the community are provided an opportunity to submit written comments prior to the Finance Committee Meeting or attend the meeting in person, by phone or by Webex.

3. Questions / Comments of the Finance Committee
4. RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated January 8, 2025, entitled "Draft 2025-2029 Financial Plan":

THAT Council provide input on the 2025 Draft Operating Budget, 2025 Draft Shipyards Budget, 2025 Draft Cemetery Budget, and Proposed New Items that reflects a baseline tax rate increase of 4.75%, transfers to Capital of 1.25% and New Items of 0.89%;

THAT Council provide feedback on the 2025-2029 Draft Capital Plan;

AND THAT the 2025 Draft Operating Budget, 2025 Draft Shipyards Budget, 2025 Draft Cemetery Budget, and 2025-2029 Draft Capital Plan be adjusted on the basis of feedback received and brought back at a subsequent meeting for consideration.

5. Adjourn

Item 13 refers.

REPORTS

13. Draft 2025-2029 Financial Plan – File: 05-1700-01-0001/2025

Report: Chief Financial Officer, January 8, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated January 8, 2025, entitled “Draft 2025-2029 Financial Plan”:

THAT Council provide input on the 2025 Draft Operating Budget, 2025 Draft Shipyards Budget, 2025 Draft Cemetery Budget, and Proposed New Items that reflects a baseline tax rate increase of 4.75%, transfers to Capital of 1.25% and New Items of 0.89%;

THAT Council provide feedback on the 2025-2029 Draft Capital Plan;

AND THAT the 2025 Draft Operating Budget, 2025 Draft Shipyards Budget, 2025 Draft Cemetery Budget, and 2025-2029 Draft Capital Plan be adjusted on the basis of feedback received and brought back at a subsequent meeting for consideration.

14. Zoning Bylaw Amendment for 146-160 East 2nd Street (Anthem LMV East 2nd Developments Limited Partnership) – File: 08-3400-20-0095/1

Report: Planner 3, January 8, 2025

RECOMMENDATION:

PURSUANT to the report of the Planner 3, dated January 8, 2025, entitled “Zoning Bylaw Amendment for 146-160 East 2nd Street (Anthem LMV East 2nd Developments Limited Partnership)”:

THAT the application submitted by Anthem LMV East 2nd Developments Limited Partnership for a text amendment to the Comprehensive Development 7 (CD-007) Zone, associated with the property located at 146-160 East 2nd Street, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9100” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment) be considered for first, second and third readings, with no Public Hearing held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited]*;

THAT “Housing Agreement Bylaw, 2025, No. 9101” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007, Rental Housing Commitments) be considered for first, second and third readings;

Continued...

REPORTS – Continued

14. Zoning Bylaw Amendment for 146-160 East 2nd Street (Anthem LMV East 2nd Developments Limited Partnership) – File: 08-3400-20-0095/1 – Continued

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 required legal agreements, including an encroachment agreement to permit solar shades, which are permanently affixed to the proposed building and encroach over City property, and any other necessary documentation to give effect to this resolution.

Items 15 and 16 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9100” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9100” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9100” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment) be given third reading.

No Public Hearing held. Notice published on January 22 and January 29, 2025.

16. “Housing Agreement Bylaw, 2025, No. 9101” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2025, No. 9101” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment, Rental Housing Commitments) be given first and second readings;

AND THAT “Housing Agreement Bylaw, 2025, No. 9101” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment, Rental Housing Commitments) be given third reading.

REPORT

17. 2024 Round Two Community Grant Recommendations
– File: 05-1850-20-0005/2024

Report: Community Planner, January 8, 2025

RECOMMENDATION:

PURSUANT to the report of the Community Planner, dated January 8, 2025, entitled “2024 Round Two Community Grant Recommendations”:

THAT the 2024 Round Two Community Grants be awarded to the list of organizations as proposed in the report, in the total amount of \$80,869, with funds allocated from the 2024 Community Grants budget;

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

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*, Sections 90(1)(a) [personal information], 90(1)(e) [land matter], 90(1)(k) [contract negotiations/proposed service], 90(2)(b) [intergovernmental relations] and 90(2)(d) [other enactments], 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)

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING / PUBLIC MEETING GUIDELINES

The purpose of **Public Hearings** is to provide members of the public an opportunity to provide written submissions and make representations to Council regarding proposed changes to zoning bylaws, heritage designations or the Official Community Plan (OCP). Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*. Recent changes to the *Act* provide that Public Hearings are prohibited in respect of some zoning bylaws and not required in respect of others.

The purpose of **Public Meetings** is to provide members of the public an opportunity to make representations to Council regarding various issues and/or proposed changes that have never required a Public Hearing, such as a Development Variance Permit or Temporary Use Permit. North Vancouver residents can participate in the civic process of a Public Meeting on such permit matters that may affect their community, property and interests. These opportunities are generally held in conjunction with Regular Council Meetings.

Subject to the provisions of the *Act* prohibiting or otherwise not requiring a Public Hearing on certain zoning bylaws, all persons who believe their interest in property is affected by a proposed bylaw or permit are afforded a reasonable opportunity at a Public Hearing or Public Meeting to be heard, voice concerns or present written submissions regarding matters contained within the bylaw/permit. **Where a zoning bylaw will not be going to Public Hearing, written submissions are the only means by which the public may address the bylaw.**

All written submissions, regardless of whether a Public Hearing or Public Meeting is held, and all representations made at a Public Hearing or Public Meeting, will form part of the official public record. Minutes of any Public Hearing or Public Meeting and a video recording of the proceedings will be posted on the City's website at cnv.org.

To provide written input: All written submissions must include your name and address. If this information is not provided, it cannot be included as part of the public record. Email submissions addressed to the Corporate Officer at input@cnv.org are preferred, and hand-delivered or mailed submissions will also be accepted. **The deadline for submit written submissions is 12:00 noon on the day of the Public Hearing/Public Meeting or, in the case of no Public Hearing on a zoning bylaw, at a 12 noon on the day of the Council Meeting set for first reading of the bylaw.**

To speak at a Public Hearing or Public Meeting:

In person at City Hall: On the day of the meeting, a sign-up sheet will be available in the lobby, outside the Council Chamber, from 5:30 to 5:50 pm. Enter City Hall through the doors at the southwest corner of the building (off 13th Street) after 5:30pm.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Via Webex/Phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4234 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on the day of the Public Hearing/Public Meeting.**

Non-registered speakers: Speakers who have not pre-registered will also have an opportunity to provide input.

PUBLIC HEARING / PUBLIC MEETING GUIDELINES

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

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

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

Once the Public Hearing/Public Meeting concludes, no further information or submissions can be considered by Council until the bylaw or permit is approved or rejected.

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

THIS PAGE INTENTIONALLY LEFT BLANK



**MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD IN
CONFERENCE ROOM A, CITY HALL, 141 WEST 14TH STREET, NORTH
VANCOUVER, BC, ON **MONDAY, JANUARY 13, 2025 AT 6:00 PM****

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
P. DeJong, Acting Corporate Officer
L. Sawrenko, Chief Financial Officer
H. Granger, City Solicitor
E. Doran, Director, People, Culture and Transformation
A. Gibbs, Sr. Manager, Communications and Engagement
S. Peters, Manager, Projects and Initiatives

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

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Back

1. Special Council Meeting Agenda, January 13, 2025

CARRIED UNANIMOUSLY

S2025-01-13/1

RECESS TO CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Shahriari

THAT Council recess to the Special Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(g) [legal matter], 90(1)(i) [legal advice] and 90(1)(k) [contract negotiations/proposed service], and where required, Council considers that 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 Special Committee of the Whole, Closed Session, at 6:02 pm and reconvened at 7:57 pm.

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

Moved by Councillor Valente, seconded by Councillor Back

THAT the following items from the Special Committee of the Whole (Closed Session), of January 13, 2025, be ratified:

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

2. Legal Matter / Legal Advice – File: 06-2210-01-0001/2024

Report: City Solicitor, December 23, 2024

PURSUANT to the report of the City Solicitor, dated December 23, 2024, regarding a legal matter / legal advice:

THAT the wording of the resolution and the report of the City Solicitor, dated December 23, 2024, remain in the Closed session.

S2025-01-13/2

3. Contract Negotiations/Proposed Service – File: 01-0510-20-0003/2025

Report: Chief Administrative Officer, January 13, 2025

PURSUANT to the report of the Chief Administrative Officer, dated January 13, 2025, regarding contract negotiations/proposed service:

THAT the wording of the resolution and the report of the Chief Administrative Officer, dated January 13, 2025, remain in the Closed session.

S2025-01-13/3

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Shahriari

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:58 pm.

“Certified Correct by the Acting Corporate Officer”

ACTING CORPORATE OFFICER



**MINUTES OF THE WORKSHOP MEETING OF COUNCIL HELD IN
CONFERENCE ROOM A/B, CITY HALL, 141 WEST 14TH STREET,
NORTH VANCOUVER, BC, ON **MONDAY, JANUARY 20, 2025****

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
P. DeJong, Acting Corporate Officer
J. Peters, Manager, Legislative and Election Services
L. Sawrenko, Chief Financial Officer
H. Granger, City Solicitor
K. Magnusson, Director, Engineering, Parks and Environment
S. Galloway, Director, Planning and Development
J. Draper, Deputy Director, Planning and Development
M. Friesen, Manager, Planning (Urban Regeneration and Analytics)
D. Fergusson, Manager, Planning (City Design and Planning)
E. Macdonald, Development Planner
T. Ryce, Chief Building Official
E. Doran, Director, People, Culture and Transformation
A. Gibbs, Sr. Manager, Communications and Engagement
S. Peters, Manager, Projects and Initiatives

ABSENT

Councillor J. McIlroy

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

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Girard

1. Workshop Council Meeting Agenda, January 20, 2025

CARRIED UNANIMOUSLY

W2025-01-20/1

ADOPTION OF MINUTES

Moved by Councillor Back, seconded by Mayor Buchanan

2. Regular Council Meeting Minutes, December 9, 2024

THAT the Regular Council Meeting Minutes of December 9, 2024 be amended by adding the following active clause after the second active clause of Item 8 – “2024 Interim Housing Needs Report”:

“THAT a copy of the correspondence be sent to the District of North Vancouver, the District of West Vancouver, the Squamish Nation and the Tsleil-Waututh Nation;”

AND THAT the Regular Council Meeting Minutes of December 9, 2024 be approved, as amended.

CARRIED UNANIMOUSLY

W2025-01-20/2

RECESS TO COMMITTEE OF THE WHOLE (WORKSHOP SESSION)

Moved by Councillor Shahriari, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole, Workshop Session.

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Workshop Session, at 6:02 pm.

MOTION TO SUSPEND THE RULES OF PROCEDURE

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT the rules of procedure be suspended for the purposes of informal consideration of the Workshop matters.

CARRIED UNANIMOUSLY

PRESENTATION

Provincial Legislation Alignment – Director, Planning and Development; Manager, Planning (Urban Regeneration and Analytics); Manager, Planning (City Design and Planning); and Planner 2

The Director, Planning and Development, provided a PowerPoint presentation regarding “Provincial Legislation Alignment” and, along with the Manager, Planning (Urban Regeneration and Analytics), the Director, Engineering, Parks and Environment, and the Manager, Planning (City Design and Planning), responded to questions from Council.

Councillor Back left the meeting at 7:12 pm and returned at 7:14 pm.

RISE AND REPORT

None.

ADJOURN – COMMITTEE OF THE WHOLE (WORKSHOP SESSION)

Moved by Councillor Girard, seconded by Councillor Bell

THAT the Committee of the Whole meeting adjourn.

CARRIED UNANIMOUSLY

The Committee of the Whole meeting adjourned and the Workshop Council meeting reconvened at 7:50 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (WORKSHOP SESSION)

None.

MOTION

3. Provincial Legislation Alignment

Moved by Councillor Girard, seconded by Councillor Bell

WHEREAS the City requires comprehensive growth strategies to meet the new provincial housing legislation;

AND WHEREAS the December 2024 Interim Housing Needs Report has identified several challenges that require ministerial attention;

THEREFORE BE IT RESOLVED:

THAT staff be directed to prepare three distinct growth strategies for both:

- (a) a five-year planning horizon (2025-2030), and
- (b) a twenty-year planning horizon (2025-2045);

THAT staff be directed to provide Council with the historical context of CNV growth over the decades, both in terms of populations and percentage changes;

AND THAT the Mayor be directed to write to the Minister of Housing and Municipal Affairs and to the Premier, on behalf of Council, to:

- (a) outline the specific challenges identified in the City's December 2024 Interim Housing Needs Report,
- (b) request ministerial consideration and support in addressing the City of North Vancouver challenges, and
- (c) seek clarification on provincial funding and support mechanisms available to address identified housing needs.

CARRIED UNANIMOUSLY

W2025-01-20/3

ADJOURN

Moved by Councillor Back, seconded by Councillor Shahriari

THAT the Workshop Council meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:54 pm.

"Certified Correct by the Acting Corporate Officer"

ACTING CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK



Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

ALZHEIMER'S AWARENESS MONTH

Whereas

Alzheimer's disease and other forms of dementia are degenerative brain disorders affecting thousands of people across British Columbia and early detection can provide individuals and their families the chance to adjust to the diagnosis and plan for the future;

Whereas

all British Columbians can become better informed to bring about more support for the social, emotional and financial impacts experienced by persons with dementia, their families, caregivers and communities;

Whereas

the Alzheimer Society of BC offers support, information and education to families, health care professionals and the public through their dementia-friendly community initiatives, and support for research is designed to reduce stigma and build more inclusive communities;

And Whereas

the Alzheimer Society is reminding all Canadians that the Alzheimer Society is the First Link® to Support, Community, Knowledge and Expertise;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **January 2025** as **Alzheimer's Awareness Month** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, January 27, 2025

Linda C. Buchanan

Mayor Linda Buchanan



Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

INTERNATIONAL HOLOCAUST REMEMBRANCE DAY

- Whereas* in 2005, the United Nations General Assembly designated January 27 – the anniversary of the liberation of Auschwitz-Birkenau – as International Holocaust Remembrance Day;
- Whereas* on this annual day of commemoration, every member state of the United Nations has an obligation to honour the victims of the Nazi era and to develop educational programs to help prevent future genocides;
- Whereas* the United Nations resolution that created International Holocaust Remembrance Day rejects denial of the Holocaust and condemns discrimination and violence based on religion or ethnicity;
- Whereas* Canada offers refuge and new hope to immigrants, refugees and survivors, some of whom have escaped more recent genocides – and it is a place where people learn from each other and share cultures;
- And Whereas* we join the Vancouver Holocaust Education Centre, the Centre for Israel and Jewish Affairs, the Jewish Federation of Greater Vancouver and our Jewish community on an annual day of commemoration to honour the victims of the Nazi era;
- Now Therefore* I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **January 27, 2025** as **International Holocaust Remembrance Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, January 27, 2025

Mayor Linda Buchanan

Reviewed by CAO



For Metro Vancouver meetings on Friday, November 29, 2024

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

media@metrovanancouver.org.

Metro Vancouver Regional District

Election of Board Chair

Director Mike Hurley was acclaimed Board Chair.

Election of Board Vice Chair

Director John McEwen was acclaimed Board Vice Chair.

E1.1 Metro 2050 – 2023 Annual Performance Monitoring Report

RECEIVED

The *Metro 2050* Performance Monitoring Dashboard tracks 29 key performance measures for *Metro 2050*, and provides a framework for discussing its implementation for the Metro Vancouver Board, member jurisdictions, TransLink, other regional agencies, and the general public. The dashboard details each measure's vision, offers transparency on the status, and supports information with relevant data. With these insights, the MVRD Board can review and evaluate the state of growth management in the region, monitor progress, address emerging issues, and facilitate collective decision-making among stakeholders.

A highlight of selected performance measures include:

- Between 2016 and 2021, 98% of Metro Vancouver's total dwelling unit growth occurred within the Urban Containment Boundary, meeting the regional target of 98%;
- Between 2016 and 2021, 41% of Metro Vancouver's total dwelling unit growth occurred within Urban Centres, with a total increase of 31,635 units, which exceeds the regional target of 40%;
- In 2021, 56% of Metro Vancouver residents live in the region's priority growth areas (22% in Urban Centres, 2% in Frequent Transit Development Areas, and 32% in Major Transit Growth Corridors); and
- The 2020 Regional Industrial Lands Inventory identified 10,250 hectares of land with an Industrial or Employment regional land use designation. 81.61% was developed lands and 18.39% was vacant lands.

The *Local Government Act* and *Metro 2050* require annual reporting on the regional growth strategy's progress. The 2023 Annual Performance Monitoring Report provides a summary of progress towards the 29 performance measures set out in *Metro 2050*. A complete profile of the performance measures with detailed data breakdown is available on the new *Metro 2050* Performance Monitoring Dashboard.

The Board received this report for information and directed staff to forward a copy of the report to the Ministry of Municipal Affairs, the Ministry of Citizen's Services, and member jurisdictions.

E1.2 Economic Impact of Industrial Lands in Metro Vancouver Study

RECEIVED

Metro Vancouver updated the *Economic Impact of Industrial Lands Study* to document the economic value and employment contribution of the region's industrial lands using the latest available data, including employment counts from the 2021 Census and land uses from the 2020 *Regional Industrial Lands Inventory*. The previous study was completed in 2019.

The updated study illustrates that:

- industrial lands continue to represent 4% of the Metro Vancouver land base and 22% of the region's jobs;
- total industrial activity accounts for 31% of the jobs in the region and pays 14% higher on average;
- through indirect and induced impacts, activity located on industrial lands contributes a total of 468,600 jobs to the regional economy, 513,700 jobs in British Columbia, and 584,100 jobs in Canada;
- industrial lands account for 30% (\$43 billion) of the region's overall GDP, and contribute \$8 billion annually in government tax revenues.

The updated and enhanced 2024 *Economic Impact of Industrial Lands Study* reiterates for Metro Vancouver, member jurisdictions, and stakeholders, that industrial lands are the foundation for a significant amount of the region's total economic activity, with a disproportionately large amount of employment and wages above the regional average. The study also informs the ongoing implementation of the *Regional Industrial Lands Strategy* and *Metro 2050*.

The Board received this report for information and directed staff to forward a copy of the report member jurisdictions and offer to present findings to councils.

E1.3 Streamlining Rental Housing through Standardized Designs and Regulations: Project Update

RECEIVED

Metro Vancouver, in partnership with the Province, member jurisdictions, and other partners, is developing a blueprint to accelerate the delivery of six-storey rental housing through simplification of regulatory requirements and standardized design approaches. The project is supported by both the Metro Vancouver Regional District Sustainability Innovation Fund (SIF) and the Canada Mortgage and Housing Corporation's (CMHC) Housing Supply Challenge Round 5 – 'Level Up' and is rapidly advancing due to recently confirmed additional funding from the CMHC program and associated timelines.

The Rental Housing Blueprint project is focused on six-storey multi-family apartment buildings, a housing form with strong potential to help meet the acute need for rental housing in the region. Project objectives include reducing overall housing delivery timelines, addressing skilled trade labour shortages, and creating a supportive environment for off-site construction. Using technology and innovation, and moving toward off-site construction, there is potential to reduce the cost and complexity of rental housing delivery, while still constructing quality housing with high standards for livability and sustainability. A final

draft of the standardized regulation is being reviewed by key partners, and will be presented to the Regional Planning and Housing Committees in early 2025. It is also anticipated that a full suite of reference designs will be available by February 2025, as well as training and support for municipalities who want to move toward using digital Building Information Modelling (BIM) and e-compliance systems in their approval processes.

There are opportunities for ongoing collaboration with member jurisdictions who want to participate in shaping the outcomes of the standardized regulatory and design approaches, and project milestones will be presented to the Regional Planning Advisory Committee (RPAC), the Regional Planning and Housing Committees, and the Metro Vancouver Board at regular intervals. Resources will also be available through the project to support implementation and demonstration of the project's outcomes in municipalities that are currently advancing initiatives related to simplification and digitization, and will be coordinated through the Regional Administrators' Advisory Committee (RAAC).

This report provided a project update and overview, including upcoming opportunities for support to Metro Vancouver member jurisdictions, and was presented to both the Regional Planning and Housing Committees for information.

The Board received this report for information.

E1.4 Metro Vancouver Dwelling Unit Projections Update

RECEIVED

This report follows the recently completed update on regional population projections. The region is expected to add, on average, approximately 21,000 net new units annually from 2021 to 2051. A higher growth rate is anticipated in the future for the region in comparison to previous projections in *Metro 2050*, with an average annual growth rate of 1.55%.

Metro Vancouver updates regional and municipal dwelling unit projections regularly. Metro Vancouver's projections have been the main source for estimating future demand for land, housing, jobs, and utilities for many years and guide land use and infrastructure planning initiatives among Metro Vancouver's utilities, member jurisdictions, TransLink, and other regional agencies. Projection modeling intends to promote collaboration and consistency among provincial, regional, and municipal planning agencies and establish a common basis of information, assumptions, and implementation methods. The projections incorporate recent higher federal immigration targets, but do not fully account for the impact of recent provincial housing legislation and housing targets. Staff will continue to work on analyzing the implications the updated projected growth will have on capital programs as well as changes in growth distribution across the region.

The Board received this report for information.

E1.5 Metro Vancouver Residents' Housing and Neighbourhood Preferences Model

RECEIVED

Metro Vancouver has been leading a multi-year *Social and Community Data Land Use Project* to better understand housing and neighbourhood needs and preferences across the region. The “Metro Vancouver Residents' Housing and Neighbourhood Preferences Model” extrapolates the survey-based movement behaviour (as “stickers”, “movers”, “bouncers”) and dwelling structure type preferences (single detached and multi-attached housing, row houses, apartments) of long-term residents to all households/household maintainers across the region. Key findings include:

- Most households can be classified as “stickers” (i.e., no recent relocations), who were more likely to prefer single detached housing.
- Those who relocated more often (i.e., “movers” and “bouncers”) were more likely to prefer a greater diversity of dwelling structure types.
- Multi-attached housing was a common second choice, especially by those who were younger (aged 18–44), with high household incomes (i.e., at least \$85,0000/year, total before-tax), and high household cost to income ratios.
- Apartment preference was greatest in areas with high current supplies (i.e., Burnaby, Vancouver, New Westminster) and was associated with low household cost to income ratios.

This study illustrates that some dwelling structure type preferences may not be fully aligned with current housing supplies, regional plans, and the new provincial housing legislation. The outcomes of this project may assist in the planning of future regional growth and urban design patterns.

The Board received this report for information.

E2.1 Metro Vancouver's 2024 Financial Performance Report

RECEIVED

The 2024 Financial Performance Report indicates a forecasted year-end net operating surplus to budget of \$8.0M (0.7% of the total \$1.2 billion operating budget). Surpluses are forecasted in Liquid Waste (\$3.6M), Housing (\$4.7M), and Regional District (\$7.4M), primarily a result of staff vacancies, delays in projects, and lower debt service costs.

Budget shortfalls are expected in Water (\$4.8M) due to lower than anticipated water sales, and Solid Waste (\$2.9M) from increased contingency disposal costs. Year-end capital expenditures are forecasted at approximately 70% of the annual cash flow target of \$1.4B. Significant work has progressed on several multi-year projects and the majority of the 30% underspend is related to the status of major projects, such as the Coquitlam Water Main, Iona Island Waste Water Treatment Plant, and North Shore Waste Water Treatment Plant which have been accounted for in the 2025-2029 Financial Plan.

In 2024, \$350.0M has been borrowed versus \$482.0M targeted, resulting in lower debt servicing costs. Investment returns are currently averaging 4.59% and are expected to remain favorable for the remainder of the year. Year-to-date procurement activity includes 12 awards approved by the Board representing 84% of the total value of awarded contracts and across the organization there are over 120 continuous improvement initiatives underway.

The Board received this report for information.

E3.1 Atmospheric River Event – Flooding & Operational Impacts

RECEIVED

The Flood Resiliency Committee received a presentation on recent Atmospheric River Events and resolved to forward the presentation to the Board for information.

The Board received this presentation for information.

E4.1 Strategic Initiatives Update

RECEIVED

In 2024, Invest Vancouver focused on implementing and exploring strategic initiatives that would increase global profile and support transformational economic development opportunities. These efforts aimed to attract foreign direct investment and facilitate the creation of high-quality jobs for Metro Vancouver residents.

Invest Vancouver’s strategic initiatives include:

- working with partners on Web Summit Vancouver 2025 and the 2026 FIFA Men’s World Cup for global investment opportunities and to draw international attention to the region’s thriving tech sector and key industries;
- promoting innovation through cleantech initiatives at renowned events such as Globe Forum 2024 and hy-fcell Canada to support the green economy; and
- exploring opportunities for a maritime green shipping corridor and zero-emissions aviation innovation hub for sustainable growth and de-carbonization.

The Board received this report for information.

E4.2 Investment Attraction Update – Q3 2024

RECEIVED

The Metro Vancouver region continues to attract sustained interest from international companies looking to expand their operations to the Metro Vancouver region. Invest Vancouver added 15 new leads to the investor pipeline in Q3, contributing an additional \$270 million in potential direct investment and 370 local jobs. As of September 30, 2024, staff were working with a total of 90 prospective leads. The prospective leads represent \$2.6 billion in potential direct investment and 1,825 jobs in the Metro Vancouver region.

Two Digital Media and Entertainment companies, Peliplat and Code Wizards, decided to expand their operations to the region. Additionally, Samsung Research Canada (SRCA) and Akcelo – well established companies in the region – have expanded their operations in the last three months. Collectively, these four companies represent 55 jobs and \$16 million in direct investment. Invest Vancouver also welcomed three inbound delegations from key markets including Germany, Hong Kong, and Mexico, fostering international connections and promoting investment opportunities in these jurisdictions.

The Board received this report for information.

E4.3 Coordinated Approach to Address Issues Related to Recent Changes to Immigration Policy **DEFEATED**

The Invest Vancouver Management Board discussed the impact of recent changes to immigration policy and resolved to request that the Board send a letter to the Premier of British Columbia regarding the need for a coordinated approach to address arising issues.

The Board did not resolve to send a letter.

E5.1 Proposed Updates to Metro Vancouver’s Ambient Air Quality Objectives **APPROVED**

Health research shows that degraded air quality harms people and the environment. Metro Vancouver uses ambient air quality objectives to help manage air quality in the region. The Canadian Ambient Air Quality Standards (CAAQS) are national objectives adopted by the Canadian Council of Ministers of the Environment (CCME) that are used by air quality agencies across Canada to protect human health and the environment. The CCME is increasing the stringency of the CAAQS for ground-level ozone, nitrogen dioxide, and sulphur dioxide in 2025.

Consistent with past MVRD Board direction and practice, Metro Vancouver staff sought the Board’s endorsement to update four regional ambient air quality objectives to align with the national objectives. This alignment will ensure continuous improvement in regional air quality, maintaining Metro Vancouver’s leadership in North America for air quality management. Staff notified interest holders of the intended update by email in early October. To achieve the updated objectives, Metro Vancouver would continue to work with member jurisdictions and other partners to implement actions in the Board-adopted *Clean Air Plan* that reduce emissions of air contaminants that degrade regional air quality. If the proposed updates were not endorsed, the regional air quality management framework would be inconsistent with national objectives and the principles of the *Clean Air Plan*, which could cause confusion for interest holders.

The Board endorsed the updates to Metro Vancouver’s ambient air quality objectives.

E5.2 Air Quality Advisories During the Summer of 2024 **RECEIVED**

Another active wildfire season was experienced in BC in 2024, with more than twice the 10-year average area burned. Wildfire smoke covered much of the province for long periods, while the Lower Fraser Valley was largely unaffected, mainly due to its coastal location and prevailing winds. Elevated levels of ground-level ozone (smog) were experienced in the region for only a few days during the summer of 2024.

Metro Vancouver issued the only advisory of 2024 on July 8, a three-day smog advisory for eastern parts of Metro Vancouver and the Fraser Valley, due to a combination of emission sources in the region and hot, sunny weather. Metro Vancouver issues air quality advisories and bulletins for the Lower Fraser Valley airshed, including Metro Vancouver and the Fraser Valley Regional District, to help protect residents’ health during periods of degraded air quality.

The Board received this report for information.

E5.3 Climate 2050 Progress Report 2023/2024

RECEIVED

The *Climate 2050 Progress Report 2023/2024* provides a status update on progress towards *Climate 2050* and its roadmap actions. Between 2010 and 2022, Metro Vancouver's population increased by 22 percent, and regional GHG emissions increased by 9 percent, reaching 17.2 million tonnes per year of CO₂e in 2022. This increase was driven by growth in emissions from buildings, industrial facilities, and non-road engines (including construction and other equipment). For example, emissions from construction, manufacturing, and other commercial equipment (e.g., backhoes, generators, and forklifts) was responsible for about half of the growth in total regional emissions.

At the same time, effective climate policies and solutions are starting to have positive impacts. For example, since 2010, GHG emissions per person dropped 10% from 6.7 tonnes to 6.0 tonnes annually, and emissions in some sectors such as on-road transportation have reduced. Clean energy technologies are becoming more available and affordable, such as heat pumps, solar panels, electric vehicles, and batteries for energy storage. For another example, in 2023, electric vehicles made up 27% of new vehicle sales in the region and more residential heat pumps than natural gas furnaces were imported into BC. Local governments are building protected and connected walking and cycling networks, and micro-mobility (including e-bikes and e-scooters) is growing in popularity, collectively displacing motor vehicle trips.

Total regional emissions are expected to be reduced in future years, provided that *Climate 2050* and policies from other orders of government continue to be supported, resourced, and implemented, alongside continued development and roll-out of clean technology. Expanded and accelerated climate action in the region is needed to achieve GHG reduction and resilience to climate impacts, to align with global efforts needed to avoid the worst impacts of climate change.

The Board received this report for information.

E5.4 BC Hydro's 2024 Call for Power

RECEIVED

In April 2024, BC Hydro launched a competitive Call for Power to acquire approximately 3,000 GWh/y of clean electricity from independent power producers, adding 5% to the current supply. This supply is needed to support growing electricity demand driven by population growth, technology change, and GHG reduction efforts. The call yielded proposals totaling over 9,000 GWh/y, three times the target. The substantial interest from proponents signals opportunities to further expand and diversify the province's energy supply and enhance grid resilience.

The 2024 Call for Power aligns with BC Hydro's long-term plans and commitments to enhance energy efficiency, streamline connections, and introduce optional rates. These initiatives are essential to promote affordability, housing development, job creation, and climate action. BC Hydro projects new clean-energy projects from this call to generate \$2.3–3.6 billion in private investment, create 800–1,500 jobs annually, and benefit Indigenous communities. The call is one component of energy management planning, systems

and investments needed to support an efficient and affordable energy transition in BC and Metro Vancouver.

The Board received this report for information.

G1.1 MVRD Regional Parks Regulation Amendment Bylaw No. 1400, 2024 – Amends Bylaw No. 1177, 2012

ADOPTED

The annual update of the *Regional Parks Regulation Bylaw* ensures that fees and charges are appropriate and based upon current market conditions. Fee changes brought forward as part of the bylaw amendment are for implementation in the coming calendar year. While most fee increases are inflationary including parking permit rates, camping fees, and indoor facility rental rates, a number of additional changes are proposed that will affect administration of the schedule and the fees charged for public services provided by Regional Parks. Proposed changes are expected to generate a net increase of approximately \$100,000 in revenues to offset increasing operational costs. Proposed changes to Schedule A – Fees and Charges are included in the amendment bylaw and are to take effect January 1, 2025.

Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1400, 2024 was adopted.

G2.1 Sasamat Volunteer Fire Department Service Conversion Bylaw No. 1402, 2024

APPROVED

On June 19, 2024, the Village of Belcarra initiated a Service Review of the Sasamat Volunteer Fire Department (SVFD) Service under the *Local Government Act*, with the goal of updating the capital cost apportionment and recovery structures of the SVFD Service. The Sasamat Volunteer Fire Department Service is operating as a continued service authorized by Supplementary Letters Patent (SLPs). Before any changes can be made to a continued service, a service conversion bylaw must be adopted. At the preliminary meeting for the Service Review held on September 27, 2024, all participants of the Service Review agreed that a service conversion bylaw should be drafted as soon as possible based on the existing terms set out in the SLPs.

The Board gave the bylaw three readings and directed staff to refer it to participating areas for approval, and upon obtaining participating area consent, refer it to the Inspector of Municipalities for approval.

G2.2 Adoption of MVRD Electoral Area A Zoning Amendment Bylaw 1399, 2024

ADOPTED

Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1399, 2024—a bylaw to amend *Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011* to align with the current provincial housing policy guidance—was given three readings at the MVRD Board meeting held on November 1, 2024. *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1399, 2024* was subsequently forwarded to the Ministry of Transportation and Infrastructure for approval. Approval was received on November 18, 2024.

The Board adopted *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1399, 2024*.

I 1 Committee Information Items and Delegation Summaries

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

Regional Parks Committee – November 6, 2024

Information Items:

E2 Regional Parks Public Programming Strategy Implementation Update

Public programs and events in regional parks are designed to inspire appreciation and understanding of the environment. In 2023, Regional Parks interpretation specialists delivered 578 total programs, events and outreach activities throughout the region and connected 49,828 participants to nature.

All programs and events are guided by the *Metro Vancouver Regional Parks Public Programming Strategy* that was approved by the MVRD Board on April 24, 2020. Significant progress has been made regarding the implementation of the adopted strategic actions. This report provided an update on the deliverables of the strategy in the following five theme areas that are described in the report:

- Broaden Your Base
- Extend Your Reach
- Make a Deeper Connection
- Invest in Children and Youth
- Ensure Financial Sustainability

This report fulfilled the commitment to report out on the progress of the strategy as part of the Regional Parks Committee 2024 work plan.

E3 Manager's Report – Regional Parks

Status updates to the Regional Parks Committee Work Plan for 2024 were presented.

Regional Planning Committee – November 8, 2024

Information Items:

E6 Scott Road Supply and Demand Study

Metro Vancouver regularly supports member jurisdictions and TransLink through the completion of collaborative corridor studies. In 2023, Metro Vancouver hired Urban Systems to prepare a supply and demand study for Scott Road on behalf of Metro Vancouver, the City of Delta, and the City of Surrey. The study's aim is to support and unify ongoing planning efforts by the members along this busy inter-municipal corridor, which recently received RapidBus service from TransLink.

Key study findings include:

- The Scott Road corridor can accommodate a broader range of housing types and densities to help support increased transit ridership and provide developers with greater flexibility to meet housing demand;
- 6-storey wood frame apartments and concrete towers are expected to be the most viable development form along the corridor; and
- The future retail-commercial potential of the Scott Road area is expected to be relatively modest.

The completed study was presented to the City of Surrey Council on July 8, 2024, as part of its Imagine Scott Road Visioning Study, and to the City of Delta Council on July 10, 2024, where it was used to inform the City of Delta's new official community plan. The study is an example of how Metro Vancouver partners with member jurisdictions on inter-municipal planning projects that help support the goals and objective of *Metro 2050*.

Finance Committee – November 13, 2024

Information Items:

E1 MVRD Audit Plan from KPMG LLP

Metro Vancouver Districts and the Metro Vancouver Housing Corporation are required under provincial legislation to prepare annual financial statements, audited by a public accounting firm and approved by the Board by May 15th each year. The 2024 Annual Financial Statements, along with the draft auditors report, will be presented to the Finance Committee at its April meeting, prior to Board approval.

Flood Resiliency Committee – November 20, 2024

Information Items:

E2 Committee Discussion of Impacts of the October 2024 Atmospheric River on Member Jurisdictions

The October 19, 2024 atmospheric river impacted number Metro Vancouver member jurisdictions. Given the widespread and varying impacts, this report set up an opportunity for members of the Flood Resiliency Committee to discuss how their communities were impacted and responded to the atmospheric river event.

Invest Vancouver Management Board – November 21, 2024

Information Items:

E1 Streamlining Rental Housing through Standardized Designs and Regulations: Project Update

Metro Vancouver, in partnership with the Province, member jurisdictions, and other partners, is developing a blueprint to accelerate the delivery of six-storey rental housing through simplification of regulatory requirements and standardized design approaches. The project is supported by both the Metro Vancouver Regional District Sustainability Innovation Fund (SIF) and the Canada

Mortgage and Housing Corporation's (CMHC) Housing Supply Challenge Round 5 – 'Level Up' and is rapidly advancing due to recently confirmed additional funding from the CMHC program and associated timelines.

The Rental Housing Blueprint project is focused on six-storey multi-family apartment buildings, a housing form with strong potential to help meet the acute need for rental housing in the region. Project objectives include reducing overall housing delivery timelines, addressing skilled trade labour shortages, and creating a supportive environment for off-site construction. Using technology and innovation, and moving toward off-site construction, there is potential to reduce the cost and complexity of rental housing delivery, while still constructing quality housing with high standards for livability and sustainability. A final draft of the standardized regulation is being reviewed by key partners, and will be presented to the Regional Planning and Housing Committees in early 2025. It is also anticipated that a full suite of reference designs will be available by February 2025, as well as training and support for municipalities who want to move toward using digital Building Information Modelling (BIM) and e-compliance systems in their approval processes.

There are opportunities for ongoing collaboration with member jurisdictions who want to participate in shaping the outcomes of the standardized regulatory and design approaches, and project milestones will be presented to the Regional Planning Advisory Committee (RPAC), the Regional Planning and Housing Committees and the Metro Vancouver Board at regular intervals. Resources will also be available through the project to support implementation and demonstration of the project's outcomes in municipalities that are currently advancing initiatives related to simplification and digitization, and will be coordinated through the Regional Administrators' Advisory Committee (RAAC).

This report provides a project update and overview, including upcoming opportunities for support to Metro Vancouver member jurisdictions, and was presented to both the Regional Planning and Housing Committees for information.

I2 Update from CAO on Staff Travel and 2025 PNE

RECEIVED

The CAO provided a verbal report on staff travel and Metro Vancouver's engagement at the Pacific National Exhibition.

I3 Identifying Cost Savings to Inform 2026 Budget Deliberations

APPROVED

The Board directed staff to report back in Q1 of 2025 with potential operational cost savings by department, including details of financial and service implications for any potential service revisions, to be considered as input into the 2026 budget and 2026-2030 Financial Plan.

Metro Vancouver Housing

I 1 Committee Information Items and Delegation Summaries

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

Housing Committee – November 8, 2024

Information Items:

E1 Streamlining Rental Housing through Standardized Designs and Regulations: Project Update

Metro Vancouver, in partnership with the Province, member jurisdictions, and other partners, is developing a blueprint to accelerate the delivery of six-storey rental housing through simplification of regulatory requirements and standardized design approaches. The project is supported by both the Metro Vancouver Regional District Sustainability Innovation Fund (SIF) and the Canada Mortgage and Housing Corporation's (CMHC) Housing Supply Challenge Round 5 – 'Level Up' and is rapidly advancing due to recently confirmed additional funding from the CMHC program and associated timelines.

The Rental Housing Blueprint project is focused on six-storey multi-family apartment buildings, a housing form with strong potential to help meet the acute need for rental housing in the region. Project objectives include reducing overall housing delivery timelines, addressing skilled trade labour shortages, and creating a supportive environment for off-site construction. Using technology and innovation, and moving toward off-site construction, there is potential to reduce the cost and complexity of rental housing delivery, while still constructing quality housing with high standards for livability and sustainability. A final draft of the standardized regulation is being reviewed by key partners, and will be presented to the Regional Planning and Housing Committees in early 2025. It is also anticipated that a full suite of reference designs will be available by February 2025, as well as training and support for municipalities who want to move toward using digital Building Information Modelling (BIM) and e-compliance systems in their approval processes.

There are opportunities for ongoing collaboration with member jurisdictions who want to participate in shaping the outcomes of the standardized regulatory and design approaches, and project milestones will be presented to the Regional Planning Advisory Committee (RPAC), the Regional Planning and Housing Committees and the Metro Vancouver Board at regular intervals. Resources will also be available through the project to support implementation and demonstration of the project's outcomes in municipalities that are currently advancing initiatives related to simplification and digitization, and will be coordinated through the Regional Administrators' Advisory Committee (RAAC).

This report provides a project update and overview, including upcoming opportunities for support to Metro Vancouver member jurisdictions, and was presented to both the Regional Planning and Housing Committees for information.

E2 2024 Canadian Multi-Residential Satisfaction Survey Results

The 2024 *Canadian Multi-Residential Satisfaction Survey* gathers data on residents' living experiences, preferences, and satisfaction levels in multi-family rental properties. The simplydb's survey team approached Metro Vancouver Housing (MVH) to participate in the survey to capture responses from the non-profit rental housing sector in addition to private rental. This report provides a high-level overview of the general survey results as well as some specific data for MVH. In future years, MVH could request additional questions to better understand trends and tenant preferences as well as measure satisfaction and performance.

MVH ranked as one of the top three performers in the overall survey with scores notably higher than the average rental provider across all categories for tenant satisfaction. MVH residents are more likely to feel they are getting good value for the rent they pay. Resident preferences also reflected walkable communities close to schools, jobs, and transit as well as energy efficiency.

Greater Vancouver Water District

E1.1 Update on the Development of a Construction Impact Mitigation Framework

RECEIVED

Metro Vancouver staff continue to work with member jurisdictions to review practices to improve how member jurisdictions and Metro Vancouver staff coordinate and liaise on regional infrastructure projects in member jurisdictions.

Construction impacts of Metro Vancouver utility capital projects on member jurisdictions are currently mitigated through case-by-case negotiations directly between Metro Vancouver staff and the member jurisdiction where the project is located. This results in varied levels of mitigation as well as unpredictable and often significant impacts on project scope, cost and schedule.

The *Construction Impact Mitigation Framework* has been developed as a transparent, consistent, equitable, and fiscally responsible approach to mitigating impacts on member jurisdictions during construction of region-serving utility infrastructure. The framework enables collaboration between Metro Vancouver staff and members by following a standard approach to assessing and mitigating construction-related impacts. This will support discussions with members in seeking mutually agreeable solutions and reduce risks and uncertainty for project delivery.

The Board received this report for information.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from a standing committee as follows.

Water Committee – October 6, 2024

Information Items:

E1 Summer 2024 Water Supply Performance

The water supply system performed well during the 2024 high-demand season. Metro Vancouver experienced a low snowpack year due to a milder winter caused by the El Nino weather pattern, however the spring was relatively cool and wet, which allowed the snowpack to build at higher elevations, and slowed snow melt. The climate outlook called for drier and warmer summer weather and in preparation Metro Vancouver took proactive steps to manage the water supply by starting seasonal dam and reservoir operations earlier than usual to maximize the storage ahead of the dry season.

Overall, the water supply areas received near-normal precipitation for the period of May 1 to October 15, 2024. July and September were notably dry and warm, but June and August saw above average precipitation. As a result, daily and peak day demands were slightly lower in 2024 than in 2023.

E2 2024 Water Conservation Communications and Public Outreach Results

Metro Vancouver undertakes annual communications to educate residents on the value of drinking water and to support drinking water conservation across the region. This includes communication of the annual water restrictions, the water conservation campaign, and the Water Wagon program. Also in 2024 was a promotion to celebrate the 100th anniversary of drinking water service in our region.

Media placements (broadcast, print, digital, and out-of-home) reached residents across the region, delivering 68.5 million impressions (compared to 59.6 million in 2023) and over 40,000 website visits. There were 277 earned media hits, delivering 324 million impressions for a total ad value equivalent of \$10.3 million. The post-campaign survey indicates that the campaign is effectively capturing attention (48% recall) and driving incremental change (23% made changes to use less water). The Water Wagon program resulted in 8,227 water bottle refills and fountain uses, and nearly 3,000 conversations with residents.

E4 Water Supply Tunnel Projects Updates

Metro Vancouver is upgrading its water transmission system to ensure resilience in the event of an earthquake. Included in these upgrades are six major water supply tunnels being managed and delivered by the Project Delivery department. These high risk, high value, and complex projects are in various stages of design and construction and are being designed to meet current seismic standards, protect against scour and other marine activities, and meet the drinking water needs of the growing region.

Once complete, these projects will significantly contribute to Metro Vancouver’s goals to ensure that the transmission components of the drinking water system are expanded and strengthened to allow the continued supply of high-quality drinking water to the region’s residents and businesses.

Greater Vancouver Sewerage and Drainage District

E1.1 Solid Waste Management Plan Independent Consultation and Engagement Panel Updated Terms of Reference

RECEIVED

The Solid Waste Management Plan Independent Consultation and Engagement Panel provides advice on engagement related to the development of an updated solid waste management plan. The Terms of Reference for the Engagement Panel were originally received by the Board in 2020. This report provides an updated Terms of Reference including:

- Approval of new Engagement Panel members by the GVS&DD Board
- New Engagement Panel members to reside within the Metro Vancouver region to facilitate attendance at in-person meetings
- Addition of new members will follow a publicly promoted application process
- Board determines the number of Engagement Panel members

The updated Terms of Reference are being presented to the Zero Waste Committee and GVS&DD Board for information prior to launching a recruitment process to add new members to the Engagement Panel.

The Board received this report for information.

E2.1 Liquid Waste Management Plan Phase 2 Engagement

RECEIVED

During the second phase of engagement on the *Liquid Waste Management Plan* review and update, Metro Vancouver worked with member jurisdictions to develop draft goals, strategies, and actions for the next plan. Metro Vancouver sought input from First Nations, the public, and a public advisory committee. First Nations expressed strong interest in regional and municipal actions that result in measurable water quality improvements (including a return to shellfish harvesting), actions to address stormwater pollutants and their impact on marine life, and access to detailed water quality data online. Comments received from the public and public advisory committee focused on reducing the quantity of wastewater and its contaminants at the source, capital project cost increases, and desire for expanded green infrastructure to manage rainwater. Staff will initiate the final phase of engagement following Board endorsement of the draft plan.

The Board received this report for information.

E2.2 Endorsement of the Interim Draft Liquid Waste Management Plan

APPROVED

The Liquid Waste Committee held a special workshop meeting on October 30, 2024 to review draft updates to the *Liquid Waste Management Plan* (LWMP). Feedback received by the Committee, First Nation delegations, and other stakeholders were considered and adjustments to the Interim Draft Liquid Waste Management Plan were made.

Staff sought endorsement on the draft LWMP and approval to proceed to Phase 3, which will include further consultations with municipal councils, First Nations councils, and stakeholders. The final LWMP is scheduled for submission to the provincial Ministry of Environment and Climate Change Strategy in the summer of 2025.

The Board endorsed the Interim Draft Liquid Waste Management Plan.

E2.3 Update on the Development of a Construction Impact Mitigation Framework

RECEIVED

Metro Vancouver staff continue to work with member jurisdictions to review practices to improve how member jurisdictions and Metro Vancouver staff coordinate and liaise on regional infrastructure projects in member jurisdictions.

Construction impacts of Metro Vancouver utility capital projects on member jurisdictions are currently mitigated through case-by-case negotiations directly between Metro Vancouver staff and the member jurisdiction where the project is located. This results in varied levels of mitigation as well as unpredictable and often significant impacts on project scope, cost and schedule.

The *Construction Impact Mitigation Framework* has been developed as a transparent, consistent, equitable, and fiscally responsible approach to mitigating impacts on member jurisdictions during construction of region-serving utility infrastructure. The framework enables collaboration between Metro Vancouver staff and members by following a standard approach to assessing and mitigating construction-related impacts. This will support discussions with members in seeking mutually agreeable solutions and reduce risks and uncertainty for project delivery.

The Board received this report for information.

E2.4 Authorization of a Contract Amendment to 19-112 Utility Residuals Management Hauling Services

APPROVED

Liquid Waste Services proposed to amend contract 19-112 Utility Residuals Management Hauling Services to incorporate the use of greenhouse gas (GHG) emission reduction measures associated with the residuals hauling fleet. These measures include replacing traditional fossil fuel-based diesel with renewable diesel and initiating a trial of a hydrogen fuel cell electric vehicle for long distance hauling. The additional cost of incorporating these GHG emission reduction measures is \$5,616,000 over five years, with a projected reduction of 11,210 tonnes of CO₂e. The next five-year extension term of the hauling contract is valued at \$75.6 million; amending the contract to add these two options represents an additional 7.4% increase to the cost of residuals hauling. Emissions reduction measures have been included in the 2025-2029 plan and there are sufficient funds in the operating budget to accommodate

this cost. Implementing these emission reduction measures will better align Metro Vancouver’s residuals management program with Metro Vancouver’s Climate 2050 strategy.

The trial of a hydrogen fuel cell electric vehicle in the residuals hauling fleet was referred to staff at the Liquid Waste Committee meeting held on November 13, 2024. The resolution passed by the committee was presented for GVS&DD Board consideration.

The Board approved the amendment of the contract.

E2.5 Seeking Federal Support for the Development of a Flushability Standard

APPROVED

Municipal wastewater systems have experienced significant issues with non-biodegradable wipes being labelled and advertised as “flushable” wipes. Due to product mislabeling and consumer misinformation, “flushable” wipes have had compromising effects on sewer infrastructure, resulting in equipment damage, clogs, and sewer overflows. These issues have led to avoidable and costly expenditures. Currently, there is no recognized standard for what can be defined as “flushable” and as a result, no regulations on what commercial product manufacturers can label as “flushable”. Metro Vancouver is working to address this challenge by seeking federal support for the development of a Canada-wide recognizable flushability standard through an accredited standards development organization by submitting a resolution to the Federation of Canadian Municipalities (FCM).

The Board resolved to submit a resolution to the Federation of Canadian Municipalities to advocate for federal government support on this initiative.

I 1 Committee Information Items and Delegation Summaries

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

Liquid Waste Committee – October 30, 2024

Information Items:

C1 Draft Updates to the Liquid Waste Management Plan

Over the last three years, municipal and Metro Vancouver staff have worked to update the 2011 *Liquid Waste Management Plan* (LWMP). The plan covers all aspects of municipal and regional sanitary and rainwater systems. The new LWMP focuses on reducing demands at source to extend the deferral of capacity expansions and ultimately lower future costs. The plan includes strategies and actions related to sanitary and rainwater systems, and creating more meaningful opportunities for First Nations to have a voice in the delivery of sewer services. The Regional Engineers Advisory Committee (REAC) and the REAC Liquid Waste subcommittee have been extensively engaged throughout 2024 in co-developing updated strategies and actions for the LWMP.

Key elements in the attached LWMP will be reviewed on October 30, 2024, and subsequently submitted to the Liquid Waste Committee and the GVS&DD Board for consideration at their November 2024 meetings. If endorsed, the LWMP will be shared with municipal councils and First Nations councils to gather additional comments before the Board's final approval to submit the LWMP to the Province in 2025.

Zero Waste Committee – November 7, 2024

Information Items:

E2 Solid Waste and Recycling Industry Advisory Committee 2024 Feedback Summary

The Solid Waste and Recycling Industry Advisory Committee provides a forum for industry contribution, discussion, and advice on management planning, operations, and policy issues related to solid waste and recycling services in Metro Vancouver, as well as the ongoing solid waste management plan update. Committee activities are reported out to the Zero Waste Committee on an annual basis.

Discussion topics in 2024 were developed in collaboration with the committee and Co-Chairs and focus on collecting input for the solid waste management plan and increasing opportunities for member input.

The generator levy was a key topic of discussion, with some committee members commenting that the levy increases costs and stifles competition and innovation, as it discourages the use of private disposal sites and prevents private entities from disposing of waste outside the region. Other committee members commented that the levy benefits recyclers as it incentivizes recycling over disposal, and has helped to fund recycling initiatives such as mattress recycling and education. Other discussion topics in 2024 included recycling capacity, product markets, and long-term disposal planning.

E3 Construction and Demolition Waste Reduction Forum

Metro Vancouver regularly collaborates with member jurisdictions, industry, non-profits, and academia on programs and initiatives to encourage waste reduction in the construction and demolition sector. Metro Vancouver has initiated work to collaboratively plan and deliver a Construction and Demolition Waste Reduction Forum – a one-day event aimed at facilitating information sharing and discussions on strategies and policy incentives to reduce and prevent construction and demolition waste, such as interventions like house moving and deconstruction. The event would bring together member jurisdictions, and potentially other local governments outside of the region, with industry members invited to provide insights on demolition alternatives such as house moving and deconstruction. Metro Vancouver would provide financial and staff support for the forum, including contracting with Light House (a local non-profit organization focused on advancing circular practices in the built environment) to deliver the event. The work is supported by the Research and Knowledge Initiative federal grant secured by Light House and partner organizations.

In parallel, Metro Vancouver and its member jurisdictions continue to actively work on reducing construction and demolition waste in the region.

Liquid Waste Committee – November 13, 2024

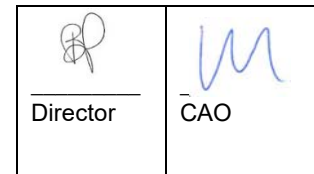
Delegations:

C1 Lee Selzer, ACE Tank Services Inc.

No executive summary provided.

C2 Ravi Daniels, Pumperguys Tank Service Ltd

No executive summary provided.



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Peter DeJong, Acting Corporate Officer

Subject: INTEGRATED TRANSPORTATION COMMITTEE TERMS OF REFERENCE

Date: January 8, 2025 File No: 01-0360-20-0040/2025

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

RECOMMENDATION

PURSUANT to the report of the Acting Corporate Officer, dated January 8, 2025, entitled "Integrated Transportation Committee Terms of Reference":

THAT the proposed Terms of Reference for the Integrated Transportation Committee (ITC) be approved.

ATTACHMENTS

1. Current ITC Terms of Reference dated November 2013 with tracked comments re. proposed changes (CityDocs [1110619 – v2](#))
2. Proposed ITC Terms of Reference (CityDocs [2606328](#))

SUMMARY

The purpose of this report is to introduce a proposed new Terms of Reference for the Integrated Transportation Committee for Council's consideration.

BACKGROUND

The current ITC Terms of Reference were approved in February 2012, with minor updates in November 2013 and January 2022. It presently does not reflect the City's current transportation policy context with the 2022 Council adoption of the Mobility Strategy, and there are discrepancies between the operations of the committee and the Terms of Reference that create confusion for staff and committee members regarding the scope of

the committee. Amendments consistent with Attachment 2 were presented to the ITC in June 2023 and the Committee was supportive of those changes. A general committee review paused the refresh, but the foundation of the proposed Terms of Reference and this report is built upon the work of Sarah Tremblay, Transportation Planner 1.

DISCUSSION

The ITC was established in 2012 and has historically provided recommendations to Council and staff on transportation policy, planning and mobility issues, with a particular focus on active transportation. With Council adoption of the Mobility Strategy on April 11, 2022, as well as significant advancements in sustainable transportation policy since 2012, ITC's Terms of Reference no longer encompasses the City's multi-modal transportation mandate.

As well, the City has set its transportation policy through the Mobility Strategy and would like advice from ITC on the alignment of projects, programs, policies and development applications with the Mobility Strategy. This strategic shift in the City's vision for planning and making decisions about our streets and how we get around warrants an update to ITC's Terms of Reference.

Efforts have been made to review and clarify the ITC's composition and mandate, with an amendment enabling the business representative to not necessarily be tied to the Chamber of Commerce. There is emphasis on the multi-modal nature of the Mobility Strategy and the Committee's advisory role in ensuring that projects, programs, policies and development applications are in alignment with the Mobility Strategy's strategic objectives. This was reviewed by staff in Transportation Planning, Development Planning, Public Realm Infrastructure and Transportation Engineering to ensure alignment with the City's current planning and policy context. As noted above, Committee members were also supportive and felt the changes brought clarity to their role.

The proposed new Terms of Reference also better define staff's role in supporting the Committee in a collaborative way between two departments (Engineering, Parks & Environment and Planning & Development), and provide for annual reporting to Council. Additionally, the updated Advisory Body Procedures Manual is referenced for guidance on procedural matters common to all City Advisory Bodies, resulting in a clear and concise Terms of Reference in a new table format to be used consistently for all Advisory Bodies.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the proposed new Terms of Reference.

INTER-DEPARTMENTAL IMPLICATIONS

ITC's staff liaison confirmed the substance of the changes with staff across the involved departments and divisions in 2023 and the Director of Planning and Development has provided input and feedback for the current updates and formatting of the new Terms of Reference.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The updated ITC Terms of Reference is consistent with the Vision and Goals in the Official Community Plan, as well as the Mobility Strategy's Vision to create healthy streets that work for everyone, aligning with Council's strategic priority for a Connected City for People.

RESPECTFULLY SUBMITTED:



Peter DeJong, BA, LLB
Acting Corporate Officer

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

INTEGRATED TRANSPORTATION COMMITTEE

TERMS OF REFERENCE

1. **PURPOSE:**

The Integrated Transportation Committee (ITC) shall advise Council and staff on transportation policy, planning and mobility issues within the City of North Vancouver with a focus on active transportation (walking and cycling), transit and integration of all modes of transportation (walking, cycling, transit, goods movements, and general purpose vehicles). More specifically, the committee will:

- (a) Work towards creating, promoting, developing and improving an energy efficient, affordable and safe transportation network that supports a variety of transportation choices, minimizes environmental impacts, including the reduction of greenhouse gas emissions, energy consumption and potential for noise pollution.
- (b) Provide advice on federal, provincial, regional or neighbouring municipality transportation policies and plans which may affect the City's Transportation Plan.
- (c) Review and consider transportation policy in a regional context as it affects the City; provide options on how to promote, advance, and improve the movement of people and goods to, from and within the City.
- (d) Provide advice on City's plans or strategies, such as land use plans, economic development strategies or strategic plans which may affect the City's Transportation Plan.
- (e) Provide advice on City's transportation plans and projects.
- (f) Review and prepare recommendations on various matters related to transportation, including consideration of the planning and development projects as referred by Council that may impact mobility. Provide multi-modal input to the allocation, design and use of public space and planning of future developments.
- (g) Encourage regulations and policy changes that support and strengthen active transportation and transit.
- (h) Advise on matters related to active transportation and trails, and encourage, promote and participate in the planning of active transportation policies, programs and facilities.
- (i) Assist in educating public on the benefits, necessities and safety aspects of active transportation.
- (j) Work towards improved cycling and pedestrian safety and better cyclist and pedestrian access to public transit, schools, workplaces, shops,

Commented [PDJ1]: Alignment with Council's Strategic Priorities included in new Vision/Goal Statement

Commented [PDJ2]: Encompassed in new Mandate section which condenses this Purpose section to review and advise on alignment of multi-modal transportation related matters with the Mobility Strategy, preview public engagement materials, review unique, major or complex development applications and opportunities for public realm improvements and active transportation.

libraries, community centres, parks, including roads and other public spaces.

- (k) Promote and enhance continuous pedestrian and bicycle network (trails, sidewalks, bicycle lanes) within the City and with its neighbouring municipalities.
- (l) Provide input on the City's Capital projects as pertains to the transportation and mobility issues; and
- (m) Support staff in preparing and updating transportation policies, guidelines and standards to support implementation and advancing of the City's transportation Plan.

2. COMPOSITION:

Membership

1. The Committee, to be appointed by the Mayor and Council of the City of North Vancouver, shall consist of eleven voting members, who represent the community at large. The Committee shall be balanced with consideration given to the geography, demographic composition of the City and a range of interests that include, but are not limited to, walkers, cyclists (recreational or commuter, novice or expert), seniors, youth, people with disabilities, motorists, transit users, bus drivers, truck drivers, business representative (Chamber of Commerce), School District #44 representative.
2. One member of Council who is appointed to the Committee shall not have a vote and shall act in a liaison role.
3. One representative from the Squamish Nation, the Port and the RCMP to be invited as non-voting members.
4. Representatives from the District of North Vancouver, District of West Vancouver TransLink, Ministry of Transportation, North Shore VACC and other groups, to be invited as needed, as observers or guest speakers.

Staff Resource

1. A Committee Clerk/Secretary shall be provided to the Committee who shall be responsible for agenda preparation, minute taking and meeting preparations.
2. Transportation Section of the Engineering, Parks and Environment Department shall provide professional advice and other staff assistance to the Committee. When needed, planning and environmental staff may also provide professional advice and assistance.

Commented [PDJ3]: See new Voting and Non-Voting Members sections

Commented [PDJ4]: Changed to "Representative from the City of North Vancouver Business Community (1 appointed by Council)"

Commented [PDJ5]: School District representative designated by the Board annually in September per current practice

Commented [PDJ6]: See new Committee Resources section (b)

Commented [PDJ7]: See new Committee Resources section (a)

Staff persons will not be voting members of the Committee.

Commented [PDJ8]: Staff are neither Voting nor Non-Voting Members

Term of Appointment

1. The Committee general members are appointed for a term of two calendar years. An individual can serve on the committee for up to two consecutive terms. Approximately half of the committee's members will be appointed each year to ensure continuity.
2. A member who is absent, except for reasons of illness or with the leave of the Committee, from three consecutive regular meetings of the Committee is deemed to have resigned effective at the end of the third such meeting.

Commented [PDJ9]: See new Attendance section

3. **OPERATIONS OF THE COMMITTEE:**

Commented [PDJ10]: Covered more succinctly by new Terms of Reference and Advisory Body Procedures Manual

1. Chair and Vice Chair

The Committee shall elect from its membership, a Chair and Vice-Chair at the first meeting of each calendar year.

2. Quorum

A quorum of the Committee will be fifty percent (50%) of filled voting memberships.

3. Meeting Schedule

The Committee will meet on the first Wednesday of each month and the meeting times will be established by the Committee at the first meeting.

There will be a meeting in the form of a 'field trip' and generally held in the summer months.

4. Delegations

- A scheduled delegation will be given a specified time frame to make a presentation.
- Information from a delegation will be received and if required, this information will be forwarded to the Council.

5. Meeting Minutes

Minutes will record all motions and shall be signed by the Committee Clerk and the Chair.

6. Sub Committees

The Committee may appoint sub-committees charged with reviewing specific projects or issues related to ITC's mandate such as the Bicycle Master Plan, neighbourhood plans.

Sub-committee members need not be limited to Committee members.

Approved by Council November 25, 2013



Commented [PDJ11]: Added Reporting, Governance and Procedure Manual references in new Terms of Reference

Integrated Transportation Committee (ITC)

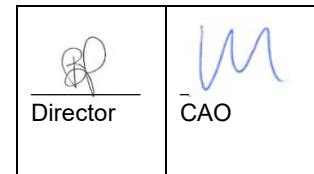
Terms of Reference

Committee Name	Integrated Transportation Committee (ITC)
Vision / Goal Statement	To provide input and feedback to the City on multi-modal transportation related matters in support of Council's strategic priority for a Connected City, which provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently.
Mandate	<p>The Committee's role is to provide advice on multi-modal transportation matters within the City, including active transportation (walking, rolling and cycling), transit, vehicles and goods movement, as well as multi-modal integration.</p> <p>Items that may be referred to the Committee by Council or staff include:</p> <ul style="list-style-type: none"> (a) Transportation or transportation-related capital and policy projects, pilots and programs to: <ul style="list-style-type: none"> (i) seek feedback on their alignment with the Mobility Strategy; and (ii) test or shape education and engagement materials for the public; (b) Unique, major or complex development applications that: <ul style="list-style-type: none"> (i) fall outside of established City policy, such as the Official Community Plan or Mobility Strategy; and (ii) include unique opportunities for public realm improvements or active transportation.
Voting Members	<p>The Committee will be comprised of up to 11 voting members in accordance with the following provisions:</p> <ul style="list-style-type: none"> (a) Members of the Community at Large reflecting the demographic diversity of the City and the perspectives of pedestrians, cyclists, new mobility users, transit users, drivers, those in the goods movement industry, those who use mobility devices and other modes of transportation (9 appointed by Council) (b) Representative from the City of North Vancouver Business Community (1 appointed by Council) (c) Representative from School District No.44 (1 designated annually in September by SD44)

Non-Voting Members	<p>The Committee will include 4 seats for the following non-voting members:</p> <ul style="list-style-type: none"> (a) Council Liaison (1 appointed annually by Council) (b) Representative from Squamish Nation (1 designated annually by Skwxwú7mesh) (c) Representative from Port of Vancouver (1 designated annually by Vancouver Fraser Port Authority) (d) Representative from North Vancouver RCMP (1 designated annually by NV RCMP)
Terms of Service	<p>The following terms are applicable to the Voting and Non-Voting Members of the Committee:</p> <ul style="list-style-type: none"> (a) Terms for Community Members and the Business Community representative are for 2 years to a maximum of 2 terms. Mid-term vacancies may be addressed immediately or at the end of a term at the option of the supporting staff Director(s). (b) All other terms for voting and non-voting members are continuous, subject only to: <ul style="list-style-type: none"> (i) the elected office or good standing of the member; and (ii) the designation of the member as the organization's representative for the year or portion thereof.
Committee Resources	<p>The Committee shall have the following resources:</p> <ul style="list-style-type: none"> (a) Internal: <ul style="list-style-type: none"> (i) Primary staff support and oversight will be the shared responsibility of the Director of Planning and Development and the Director of Engineering, Parks and Environment through their designated professional staff for the provision of the following in general support of the Committee: <ul style="list-style-type: none"> A. annual work plans in alignment with the Committee's mandate, and B. agendas and meeting materials reflecting the annual work plans, (ii) Secondary staff support may be provided by other departments; (iii) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office. (b) External: Intergovernmental partners and transportation advocacy groups may be invited as appropriate to provide specialized knowledge and perspectives to the Committee.
Chair	<p>A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Committee will select from amongst its voting members an Acting Chair.</p>

Quorum	A quorum shall consist of a majority of the Committee's voting members. If a quorum is not present within 15 minutes following the time at which the meeting was to commence, the Committee Clerk shall record the names of the members present at the meeting, and the meeting shall stand adjourned.
Attendance	<p>Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting. Any member who is absent from three consecutive meetings of the Committee, without leave of absence from the Committee, or a reason satisfactory to the Committee, shall by Committee resolution cease to be a member of the Committee.</p> <p>Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.</p>
Meeting Frequency	The Committee shall meet monthly subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Committee.
Reporting	Committee recommendations shall be communicated regularly through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time.
Governance	<i>Community Charter</i> , Section 142
Rules of Procedure and Conduct	<p>City of North Vancouver Advisory Body Procedures Manual, as amended from time to time, including but not limited to:</p> <ul style="list-style-type: none"> (a) Advisory Body Appointee Agreement, to be signed at first meeting; (b) Respectful Communication Policy; (c) Respectful Workplace Policy No. 203; (d) Social Media Policy No. 212; (e) "Council Procedure Bylaw, 2015, No. 8500" (excerpts applicable to Advisory Bodies).

Adopted on <>



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Peter DeJong, Acting Corporate Officer

Subject: SOCIAL PLANNING ADVISORY COMMITTEE TERMS OF REFERENCE

Date: January 8, 2025 File No: 01-0360-20-0088/2025

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

RECOMMENDATION

PURSUANT to the report of the Acting Corporate Officer, dated January 8, 2025, entitled "Social Planning Advisory Committee Terms of Reference":

THAT the proposed Terms of Reference for the Social Planning Advisory Committee (SPAC) be approved.

ATTACHMENTS

1. Current Terms of Reference dated April 2007 with tracked comments re. proposed changes (CityDocs [560584 – v2](#))
2. Proposed New Terms of Reference (CityDocs [2608214](#))

SUMMARY

The purpose of this report is to introduce a proposed new updated Terms of Reference for the Social Planning Advisory Committee for Council's consideration.

BACKGROUND

The original SPAC Terms of Reference were established in April 1991 and updated periodically thereafter; the current SPAC Terms of Reference were approved in April 2007 with a stated purpose to "make recommendations to Council on matters concerning the planning and development of Municipal strategies, such as the City's Social Plan, to meet community social needs." It goes on to list a number of more specific functions pertinent to that point in time some eighteen years ago. Practically speaking, the Committee's

Terms of Reference are in need of an update in respect of current City strategies and goals, Committee resources and procedures.

DISCUSSION

In 2024, Council adopted the Community Wellbeing Strategy, which contains current guidance for SPAC, especially through Pathway 6: Partnerships, Advocacy & Financial Supports with respect to the Committee's role in reviewing community grants, helping promote Council's strategic priorities for a Prosperous, Vibrant City for People.

With direction from Community Planning staff and oversight from the Director, Planning and Development, the proposed new Terms of Reference provide for a streamlined mandate for the Committee, better define staff's role in supporting the Committee and providing annual reporting to Council, and referencing the updated Advisory Body Procedures Manual for guidance on matters common to all City Advisory Bodies, resulting in a clear and concise Terms of Reference presented in table format for clarity and consistency across all Advisory Bodies.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the proposed new Terms of Reference.

INTER-DEPARTMENTAL IMPLICATIONS

The proposed new Terms of Reference provide role clarity for staff in both Community Planning and the Corporate Officer's division in support of the Committee.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The updated SPAC Terms of Reference is consistent with the Vision and Goals in the Official Community Plan, as well as the Community Wellbeing Strategy to promote Council's strategic priority for a Prosperous, Vibrant City for People.

RESPECTFULLY SUBMITTED:



Peter DeJong, BA, LLB
Acting Corporate Officer

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

SOCIAL PLANNING ADVISORY COMMITTEE

TERMS OF REFERENCE

A Committee, to be known as the **City of North Vancouver Social Planning Advisory Committee**, is hereby established by the Council for The Corporation of the City of North Vancouver.

Purpose

1. On Council's request, the Committee shall advise and advocate to Council on broad social, cultural and ethnic concerns that affect residents of the City of North Vancouver and shall make recommendations to Council on matters concerning the planning and development of Municipal strategies, such as the City's Social Plan, to meet community social needs. More specifically, the Committee shall:
 - (a) Advise and advocate to Council on community social needs (facilities and programs) and recommend appropriate responses.
 - (b) Comment on Municipal social planning goals, objectives, policies and priorities as set by Council including consideration of the Social Plan implications of major physical planning and development projects.
 - (c) Advise Council on the allocation of community grants (on Council's request).
 - (d) Serve as a resource to various Council committees and Municipal staff on matters with potential social implications so as to avoid duplication of effort and encourage effective responses to such issues.
 - (e) Liaise with public and private agencies, including senior government, to encourage coordination and cooperation in the planning, development and provision of community social services.
 - (f) Encourage input on relevant matters from individuals and groups serving the community.
 - (g) Encourage the continuation and extension of volunteer services in the municipality by involving the community in facilitating the work plan of the Committee.
 - (h) Annually file a work plan for approval by Council. Said plan shall:
 - detail issues and areas of concern which the Committee feels should be examined;

Commented [PDJ1]: Covered under new Vision/Goal Statement

Commented [PDJ2]: See new Mandate section (a)

Commented [PDJ3]: "Comment" changed to "review, monitor and advise" under new Mandate section (b), which also adds the context of the Community Wellbeing Strategy.

Commented [PDJ4]: See new Mandate section (a)

Commented [PDJ5]: Deleted

Commented [PDJ6]: See new under Committee Resources section (b)

Commented [PDJ7]: See new under Committee Resources section (b)

Commented [PDJ8]: Work plan of Committee prepared by staff to align with Mandate – Committee has opportunity for input

Commented [PDJ9]: Covered in new Reporting section and under Procedures Manual

- indicate the method of soliciting “public input” for each (if applicable); and
- provide an estimate of the time required to complete each of the listed activities.

Composition

1. The Committee, to be appointed by the Mayor and Council of the City of North Vancouver, shall consist of nine voting members, who represent the community at large. One of the members will possess an educational background and one will have a recreational background.
2. The Committee shall be balanced with consideration given to geography, areas of interest and expertise when appointing the nine members at large. Members at large shall be residents of the City of North Vancouver.
3. The member of Council who is appointed to the Committee in a liaison capacity shall not have a vote and shall act in a liaison role. They may assist in discussion but shall not try to influence the Committee. The Council Member shall not attend nor participate in discussions related to the awarding of grants.

Commented [PDJ10]: See new sections for Voting and Non-Voting members

Staff Resource

1. A Committee Clerk/Secretary shall be provided to the Committee who shall be responsible for agenda preparation, minute taking and meeting preparations.
2. Municipal social planning staff shall provide professional advice and other staff assistance to the Committee at the discretion of the Director of Development Services. Staff persons will not be voting members of the Committee.

Commented [PDJ11]: See new Committee Resources section (a)

Procedure

1. Initially, four of the members at large will be appointed by Council for two years and three members for one year, with the terms concluding on January 31. Thereafter, all members will be appointed for two-year terms. Members may serve for no more than three consecutive two-year terms. Members will not receive remuneration.
2. Any vacancy caused by the death, removal or resignation of a member shall be filled by Mayor and Council for the unexpired term of such member.
3. A Chair and Vice-chair shall be elected from the community members by the Committee annually each February. If both are absent from any meeting, an Acting Chair shall be chosen by those members present.

Commented [PDJ12]: See new section on Terms of Service

Commented [PDJ13]: See new Terms of Service section (a)

Commented [PDJ14]: See new section on Chair

4. The Chair and Vice-chair shall vote on all questions submitted and, in the case of equal division, the question shall be disposed of in the negative. **Commented [PDJ15]:** Covered by Procedures Manual
5. A total of five members, including the Chair, Vice-chair or Acting Chair but excluding the Council member, who acts in a liaison capacity, shall constitute a quorum. **Commented [PDJ16]:** Covered by new Quorum section
6. If any member misses three regularly called consecutive monthly meetings without giving a reasonable cause to the Chair or Committee Clerk in advance, he or she will be deemed to have resigned. **Commented [PDJ17]:** See new Attendance section
7. All decisions of the Committee shall be determined by a simple majority vote of the members present. **Commented [PDJ18]:** See Procedures Manual
8. The duties of the Chair shall include the calling of, and presiding at, meetings of the Committee in accordance with the regulations of the Committee with respect thereto, and such other duties as the Committee may prescribe, but not less than one meeting shall be called in each three-month period. **Commented [PDJ19]:** Procedures Manual
Commented [PDJ20]: See new Meeting Frequency section
9. Minutes shall be kept of the meetings, and shall be filed with the office of the City Clerk for submission to Council. **Commented [PDJ21]:** Procedures Manual
10. The regular monthly meetings of the Committee shall be open to the general public, with provision for in-camera sessions at the discretion of the Committee. **Commented [PDJ22]:** Per Procedures Manual and s.90 of Charter
11. The Committee shall annually file a budget appropriation request with the City's Director of Finance to enable it to conduct its affairs. The Committee must operate within the approved budget appropriation, and any unexpended or uncommitted portions of the budget will revert to the City budget surplus. **Commented [PDJ23]:** Part of annual budget process
12. All points of procedure not specifically provided for in these Terms of Reference shall be decided and determined in accordance with the City's Procedure Bylaw No. 5191 (1979) and Robert's Rules of Order. **Commented [PDJ24]:** See Procedures Manual



Social Planning Advisory Committee

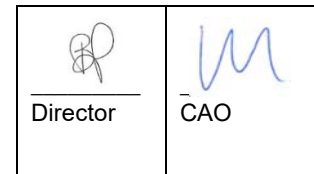
Terms of Reference

Committee Name	Social Planning Advisory Committee (SPAC)
Vision / Goal Statement	To provide community input on advancing the pathways of the Community Wellbeing Strategy, especially Pathway 6: Partnerships, Advocacy & Financial Supports with respect to the Committee's role in reviewing community grants, helping promote Council's strategic priorities for a Prosperous, Vibrant City for People.
Mandate	<p>The Committee will:</p> <ul style="list-style-type: none"> (a) Advise Council on community social needs (facilities, programs, etc.), appropriate responses, and the allocation of community grants. (b) Review, monitor and advise on the City's social and community planning goals, objectives, policies and priorities as guided by Council's Strategic Plan, including consideration of the Community Wellbeing Strategy and implications of major City-led planning and development projects.
Voting Members	<p>The Committee will be comprised of up to 9 voting members in accordance with the following provisions:</p> <ul style="list-style-type: none"> (a) Members of the Community at Large reflecting a diversity of experiences and perspectives and the demographic diversity of the City and (9 appointed by Council).
Non-Voting Members	<p>The Committee will include 1 seat for the following non-voting member:</p> <ul style="list-style-type: none"> (a) Council Liaison (1 appointed annually by Council – member to be excluded from consideration of grant applications)
Terms of Service	<p>The following terms are applicable to the Voting and Non-Voting Members of the Committee:</p> <ul style="list-style-type: none"> (a) Terms for Community Members are for 2 years to a maximum of 3 terms. Mid-term vacancies may be addressed immediately or at the end of a term at the option of the supporting staff Director(s). (b) All other terms for voting and non-voting members are continuous, subject only to: <ul style="list-style-type: none"> (i) the elected office or good standing of the member; and (ii) the designation of the member as the organization's representative for the year or portion thereof.

Committee Resources	<p>The Committee shall have the following resources:</p> <ul style="list-style-type: none"> (a) Internal: <ul style="list-style-type: none"> (i) Primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of: <ul style="list-style-type: none"> A. annual work plans in alignment with the Committee's mandate, and B. agendas and meeting materials reflecting the annual work plans, in general support of the Committee; (ii) Secondary staff support may be provided by other departments; (iii) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office (b) External: As appropriate, representatives may be invited from external agencies and community serving organizations to provide specialized knowledge and perspectives to the Committee.
Chair	A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Committee will select from amongst its voting members an Acting Chair.
Quorum	A quorum shall consist of a majority of the Committee's voting members. If a quorum is not present within 15 minutes following the time at which the meeting was to commence, the Committee Clerk shall record the names of the members present at the meeting, and the meeting shall stand adjourned.
Attendance	<p>Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting. Any member who is absent from three consecutive meetings of the Committee without leave of absence from the Committee, or a reason satisfactory to the Committee, shall by Committee resolution cease to be a member of the Committee.</p> <p>Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.</p>
Meeting Frequency	The Committee shall meet monthly, subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Committee.

Reporting	Committee recommendations shall be communicated regularly through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time.
Governance	<i>Community Charter</i> , Section 142
Rules of Procedure and Conduct	City of North Vancouver Advisory Body Procedures Manual, as amended from time to time, including but not limited to: <ul style="list-style-type: none"> (a) Advisory Body Appointee Agreement, to be signed at first meeting; (b) Respectful Communication Policy; (c) Respectful Workplace Policy No. 203; (d) Social Media Policy No. 212; (e) "Council Procedure Bylaw, 2015, No. 8500" (excerpts applicable to Advisory Bodies).

Adopted on <>



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Peter DeJong, Acting Corporate Officer

Subject: ADVISORY PLANNING COMMISSION BYLAW, 2025, NO. 9105

Date: January 8, 2025 File No: 01-0360-20-0002/2025

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

RECOMMENDATION

PURSUANT to the report of the Acting Corporate Officer, dated January 8, 2025, entitled "Advisory Planning Commission Bylaw, 2025, No. 9105":

THAT "Advisory Planning Commission Bylaw, 2025, No. 9105" be considered for readings.

ATTACHMENTS

1. Consolidated current "Advisory Planning Commission Bylaw, 1990, No. 6138", with tracked comments re. proposed changes (CityDocs [501354 – v2](#))
2. Proposed "Advisory Planning Commission Bylaw, 2025, No. 9105" (CityDocs [2620046](#))
3. Advisory Body Formatted Terms of Reference (APC) (CityDocs [2607085](#))

SUMMARY

The purpose of this report is to introduce a new Advisory Planning Commission Bylaw for Council's consideration.

BACKGROUND

The current Advisory Planning Commission Bylaw 6138 was adopted in 1990 pursuant to Part 26, section 898 of the *Local Government Act* (the "Act") as it existed at that time. The current provision enabling establishment of an advisory planning commission is found at Part 14, section 461 of the *Act*, but is virtually unchanged, other than in respect of

references to applicable divisions of Part 14 under which such a commission may advise the Council.

DISCUSSION

Tracked comments regarding proposed changes are included as Attachment 1. Apart from updating the statutory references in the Bylaw, efforts have been made to review and clarify the Commission's mandate, eliminating perceived overlap with other advisory bodies or functions such as transportation and economic development, defining staff's role in supporting the Committee and providing annual reporting to Council, and referencing the updated Advisory Body Procedures Manual for guidance on procedural matters common to all City Advisory Bodies, resulting in a clear and concise Terms of Reference. A new Advisory Body formatted Terms of Reference, to be consistently used for all Advisory Bodies, whether established through bylaw or not, is also attached.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the proposed new Terms of Reference under Bylaw 9105.

INTER-DEPARTMENTAL IMPLICATIONS

The Director of Planning and Development has provided input and feedback for the new Terms of Reference.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The proposed new Terms of Reference under Bylaw 9105 will continue to provide a community perspective on general planning and land use issues in support of Council's strategic priority to foster a Prosperous, Vibrant City for People.

RESPECTFULLY SUBMITTED:



Peter DeJong, BA, LLB
Acting Corporate Officer



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**“Advisory Planning Commission Bylaw,
1990, No. 6138”**

CONSOLIDATED FOR CONVENIENCE – JUNE 27, 2005

Amendment Bylaw, 1995, No. 6730	Procedures and Rules of Order Section 11
Amendment Bylaw, 1996, No. 6759	Procedures and Rules of Order Section 19
Amendment Bylaw, 1997, No. 6907	Appointment of School Trustee
Amendment Bylaw, 2005, No. 7671	Terms of Reference, Attendance, Housekeeping
Amendment Bylaw, 2005, No. 7705	Procedures and Rules of Order Section 11

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 6138

A Bylaw to re-establish and reconstitute the Advisory Planning Commission

WHEREAS Section 898 of the *Local Government Act* being Chapter 323 of the Revised Statutes of British Columbia, 1977, as amended, provides that Council may by bylaw establish an Advisory Planning Commission which may advise Council on matters respecting land use, community planning or proposed bylaws and permits under Division 2, 7, 9 and 11 of Part 26 of the Act that are referred to it by Council; [Bylaw 7671, April 18, 2005]

Commented [PDJ1]: Addressed in new s.12 re. Governance

Commented [PDJ2]: Covered under new s.2

THEREFORE the Council of the Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Advisory Planning Commission Bylaw, 1990, No. 6138**”.
2. There is hereby established, in accordance with the provisions of Section 898 of the *Local Government Act*, an Advisory Planning Commission which shall be known as the City of North Vancouver Advisory Planning Commission. [Bylaw 7671, April 18, 2005]

Commented [PDJ3]: Addressed in new s.12

Membership and Appointment

Commented [PDJ4]: Covered more succinctly in new s.4

3. Council may, by resolution, appoint nine (9) members of the Commission as follows:
 - a) in the year 1990 three (3) members for terms expiring on January 31, 1991 or until their successor shall be appointed;
 - b) in the year 1990 three (3) members for terms expiring on January 31, 1992 or until their successor shall be appointed;
 - c) in the year 1990 three (3) members for terms expiring on January 31, 1993 or until their successor shall be appointed;
 - d) upon the expiration of a member's term, Council shall, subject to paragraph 6, re-appoint that member or appoint a new member for a term of three (3) years.

Any voting member who fails to attend (3) consecutive regular meetings of the Commission without leave of the Commission, shall herewith cease to be a member and his/her appointment shall be automatically terminated. [Bylaw 7671, April 18, 2005]

Commented [PDJ5]: New s.9 provided Commission with opportunity to consider circumstances.

4. Council may appoint two Council members to attend Commission meetings in a resource capacity.
 - a) The School District No. 44 may appoint one member of its choice. [Bylaw 6907, May 5, 1997]
5. Council may fill casual vacancies on the Commission by appointing a member for the unexpired term of the former member.

Commented [PDJ6]: Timing clarified in new s.5(b)

Commented [PDJ7]: Flexibility re. timing through new s.6(c)

6. No member of the Advisory Planning Commission may serve for more than six consecutive years.

Commented [PDJ8]: At large members covered under new s.6(a); Council and School Board terms covered under new s.6(b)

7. At least two-thirds of the members of the Advisory Planning Commission shall be residents of the City of North Vancouver.

Commented [PDJ9]: Covered under new s.4(a)

Duties

Commented [PDJ10]: See new Mandate section 3

8. The Advisory Planning Commission shall advise Council on the community planning aspects of the following:

(a) Official Community Plans, including amendments and implementation strategies;

Commented [PDJ11]: Deleted "implementation strategies"

(b) Federal, Provincial, regional or neighbouring municipality development plans which may affect the City's Official Community Plan;

(c) City plans or strategies, such as transportation plans, economic development strategies or strategic plans which may affect the City's Official Community Plan;

Commented [PDJ12]: Deleted to avoid conflicting mandate for ITC and duplication of effort

(d) zoning bylaws, development permits and development variance permits, including amendments which are referred to the Advisory Planning Commission by the Director of Development Services under the authority of Development Procedures Bylaw No. 6029;

Commented [PDJ13]: Updated bylaw reference

(e) any other matter referred by Council;

Commented [PDJ14]: Added "Community Planning" to clarify types of referrals

(f) matters respecting proposed bylaws and permits under Division 2, 7, 9 and 11 of Part 26 of the *Local Government Act* that are referred to it by Council; [Bylaw 7671, April 18, 2005]

Commented [PDJ15]: Updated to current Part and Divisions of Local Government Act

(g) matters related to the City becoming a sustainable community; [Bylaw 7671, April 18, 2005]

Commented [PDJ16]: Deleted

(h) other matters related to community planning or land use that the Commission considers relevant to the City; [Bylaw 7671, April 18, 2005]

Commented [PDJ17]: Deleted as covered under (e)

The Advisory Planning Commission shall prepare an annual Work Program that identifies those policy matters, if any, that the Commission intends to consider during the course of the year. The Work Program shall be submitted to Council for information annually. [Bylaw 7671, April 18, 2005]

Commented [PDJ18]: Annual Work Plans covered under new s.11 and Procedures Manual

Procedures and Rules of Order

9. The Commission may adopt rules for its procedures and may vary its rules by a majority vote of its members.

Commented [PDJ19]: Covered by new s.13 and Procedures Manual

10. The Commission shall, at its first meeting after January 31 in each year, elect a chairperson and a vice chairperson who shall act in the absence of the chairperson.

11. Five (5) members constitute a quorum and each member (excluding Council representatives) is entitled to vote. In an occasional circumstance where a conflict of

Commented [PDJ20]: Covered under new s.4(b)

interest is declared by one of the members, then the quorum may be reduced to four (4). [Bylaw 7705, June 27, 2005]

12. All decisions of the Commission shall be made by resolution and by a majority vote of all members present, a member who abstains from voting being deemed to have voted in the affirmative; and on a tie vote, the question shall be negative.
13. Unless otherwise resolved by the Commission, meetings will be held in-camera, except that the applicant for an amendment to a bylaw or for a permit is entitled to attend at the meeting and be heard.
14. Council shall provide a Secretary for the Commission who shall keep minutes of the meetings and prepare agendas and correspondence.
15. Minutes of Commission meetings shall be retained by the City Clerk and, where requested, made available to the public.
16. City employees, officers and the approving officer may attend in a resource capacity.
17. Where a member of the Commission or his family, employer or business associates, have any interest in any matter being considered by the Commission, that member shall absent himself or herself from all aspects of that consideration.
18. All matters referred to the Commission shall be resolved within thirty days of referral. If a report is not provided within the time designated, then Council may:
 - (a) extend the time within which the report is to be provided; or
 - (b) determine the matter without the report.

General

19. An application to the Advisory Planning Commission (APC) is automatically deleted from the APC agenda when an applicant fails to attend a meeting of the APC; AND THAT applicants should notify the APC in writing if they do not intend to be present. [Bylaw 6759, February 5, 1996]
20. Council shall, in its annual budget, provide for the necessary funds to pay for the cost of the Commission.
21. The Commission shall keep its expenditures within the sum appropriated by the Council for the expenses of the Commission.

Commented [PDJ21]: Covered by Procedures Manual

Commented [PDJ22]: Deleted per Charter requirements for open meetings except where grounds to close under s.90

Commented [PDJ23]: Sections 14-16 covered by new s.7 and Procedures Manual

Commented [PDJ24]: Conflict of interest covered by Procedures Manual

Commented [PDJ25]: Deleted

Commented [PDJ26]: Deleted

Commented [PDJ27]: Sections 20-21 Deleted - Part of the annual budget process

22. Bylaw No. 5066, entitled "Advisory Planning Commission Bylaw, 1978" and all amendments thereto are hereby repealed.

READ a first time by the Council on the 24th day of September, 1990.

READ a second time by the Council on the 24th day of September, 1990.

READ a third time and passed by the Council on the 24th day of September, 1990.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the 1st day of October, 1990.

"John E. Loucks, Mayor"

"Bruce A. Hawkshaw, City Clerk"

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9105

A Bylaw to re-establish and reconstitute an Advisory Planning Commission

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

Citation

1. This Bylaw shall be known and cited for all purposes as “**Advisory Planning Commission Bylaw, 2025, No. 9105**”.

Vision Statement

2. To provide a community perspective on general planning and land use issues in support of Council's strategic priority to foster a Prosperous, Vibrant City for People.

Mandate

3. The Commission's role is to provide advice on the community planning aspects of the following:
 - (a) the Official Community Plan, including proposed amendments;
 - (b) Federal, Provincial, regional or neighbouring municipality development plans which may affect the City's Official Community Plan;
 - (c) zoning bylaws and amendments which are referred to the Advisory Planning Commission by the Director of Planning and Development under the authority of Development Procedures Bylaw, 2001, No. 7343;
 - (d) matters respecting proposed bylaws and permits under Part 14, Divisions 4-14 and section 546 of the *Local Government Act* that are referred to it by Council or the Director of Planning and Development;
 - (e) any other Community Planning matter referred by Council.

Voting Members

4. The Commission will be comprised of up to nine (9) voting members in accordance with the following provisions:
 - (a) up to nine (9) members appointed by Council from the Community at Large, reflecting the demographic diversity of the City, at least two-thirds of whom are City residents;
 - (b) a quorum shall consist of a majority of the Commission's voting members.

Non-Voting Members

5. The Commission will include three (3) seats for the following non-voting members:
 - (a) two (2) Council Liaisons appointed annually by Council;
 - (b) one (1) School Trustee representative from School District No. 44, designated annually in September by SD44.

Terms of Service

6. The following terms are applicable to the Voting and Non-Voting Members of the Commission:
 - (a) terms for Community Members are for three (3) years, renewable by Council to a maximum of two (2) terms;
 - (b) terms for Council Liaisons and School District members are continuous, revolving 1 year terms, subject only to:
 - (i) the elected office or good standing of the member; and
 - (ii) the designation of the member as the organization's representative for the year or portion thereof; and
 - (c) mid-term vacancies may be addressed by Council immediately or at the end of a term.

Commission Resources

7. The Commission shall have the following resources:
 - (a) Internal:
 - (i) Primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of the following in general support of the Commission:
 - A. annual work plans in alignment with the Commission's mandate, and
 - B. agendas and meeting materials reflecting the annual work plans;
 - (ii) Secondary staff support may be provided by other departments;
 - (iii) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office;
 - (b) External:
 - (i) As appropriate, representatives may be invited from external governments, agencies or organizations to provide specialized knowledge and perspectives to the Commission.

Chair

8. A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Commission will select from amongst its voting members an Acting Chair.

Attendance

9. Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting; any member who is absent from three consecutive meetings of the Commission without leave of absence from the Commission, or a reason satisfactory to the Commission, shall by Committee resolution cease to be a member of the Commission.

Meeting Frequency

10. The Commission shall meet monthly subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Commission as determined by the Director, Planning and Development.

Reporting

11. Commission recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time.

Governance

12. The Advisory Planning Commission is established under section 461 of the *Local Government Act*.

Rules of Procedure and Conduct

13. Procedure and conduct shall be in accordance with the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time, including but not limited to the following City documents:
 - (a) Advisory Body Appointee Agreement, to be signed at the first meeting;
 - (b) Respectful Communication Policy;
 - (c) Respectful Workplace Policy No. 203;
 - (d) Social Media Policy No. 212;
 - (e) "Council Procedure Bylaw, 2015, No.8500" (excerpts applicable to Advisory Bodies).

Repeal

14. "Advisory Planning Commission Bylaw, 1990, No. 6138" and all amendments thereto are hereby repealed.

READ a first time on the <> day of <>, 2025.

READ a second time on the <> day of <>, 2025.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

ACTING CORPORATE OFFICER

Advisory Planning Commission Terms of Reference

Committee Name	Advisory Planning Commission (APC)
Vision / Goal Statement	To provide a community perspective on general planning and land use issues in support of Council's strategic priority to foster a Prosperous, Vibrant City for People.
Mandate	<p>The Commission's role is to provide advice on the community planning aspects of the following:</p> <ul style="list-style-type: none"> (a) the Official Community Plan, including proposed amendments; (b) Federal, Provincial, regional or neighbouring municipality development plans which may affect the City's Official Community Plan; (c) zoning bylaws and amendments which are referred to the Advisory Planning Commission by the Director of Planning and Development under the authority of Development Procedures Bylaw, 2001, No. 7343; (d) matters respecting proposed bylaws and permits under Part 14, Divisions 4-14 and section 546 of the <i>Local Government Act</i> that are referred to it by Council or the Director of Planning and Development; (e) any other Community Planning matter referred by Council.
Voting Members	<p>The Commission will be comprised of up to 9 voting members in accordance with the following provisions:</p> <ul style="list-style-type: none"> (a) Members of the Community at Large reflecting the demographic diversity of the City, at least 2/3 of whom are City residents (up to 9 appointed by Council)
Non-Voting Members	<p>The Commission will include 3 seats for the following non-voting members:</p> <ul style="list-style-type: none"> (a) Council Liaisons (up to 2 appointed annually by Council) (b) Representative from School District No.44 (1 designated annually by SD44)

Terms of Service	<p>The following terms are applicable to the Voting and Non-Voting Members of the Commission:</p> <ul style="list-style-type: none"> (a) Terms for Community Members are for 3 years to a maximum of 2 terms. Mid-term vacancies may be addressed immediately or at the end of a term. (b) Terms for Council Liaisons and School District 44 members are continuous, revolving 1 year terms, subject only to: <ul style="list-style-type: none"> (i) the elected office or good standing of the member; and (ii) the designation of the member as the organization's representative for the year or portion thereof.
Commission Resources	<p>The Commission shall have the following resources:</p> <ul style="list-style-type: none"> (a) Internal: <ul style="list-style-type: none"> (i) Primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of: <ul style="list-style-type: none"> A. annual work plans in alignment with the Committee's mandate, and B. agendas and meeting materials reflecting the annual work plans, in general support of the Committee; (ii) Secondary staff support may be provided by other departments (iii) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office (b) External: As appropriate, representatives may be invited from external governments, agencies or organizations to provide specialized knowledge and perspectives to the Committee.
Chair	<p>A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Commission will select from amongst its voting members an Acting Chair.</p>
Quorum	<p>A quorum shall consist of a majority of the Commission's voting members. If a quorum is not present within 15 minutes following the time at which the meeting was to commence, the Clerk shall record the names of the members present at the meeting, and the meeting shall stand adjourned.</p>

Attendance	<p>Members shall advise the Clerk of their intent to attend or to be absent from a meeting. Any member who is absent from three consecutive meetings of the Committee without leave of absence from the Commission, or a reason satisfactory to the Commission, shall by Commission resolution cease to be a member of the Commission.</p> <p>Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.</p>
Meeting Frequency	The Commission shall meet monthly on the second Wednesday of each month, subject to cancellation by the Clerk due to impending lack of quorum or matters for consideration by the Commission as determined by the Director, Planning and Development.
Reporting	Committee recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the CNV Advisory Body Procedures Manual.
Governance*	<p>Section 461 of the <i>Local Government Act</i></p> <p>Advisory Planning Commission Bylaw, 1990, No. 6138, as amended</p> <p><i>*Any conflict between this Terms of Reference and Bylaw 6138 shall be governed by the Bylaw.</i></p>
Rules of Procedure and Conduct	<p>City of North Vancouver Advisory Body Procedures Manual, including but not limited to:</p> <ol style="list-style-type: none"> 1. Advisory Body Appointee Agreement, to be signed at first meeting 2. Respectful Communication Policy 3. Respectful Workplace Policy No. 203 4. Social Media Policy No. 212 5. "Council Procedure Bylaw, 2015, No. 8500" (excerpts applicable to Advisory Bodies) <p><i>*This refers to the most recent version.</i></p>

Adopted on <>

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9105

A Bylaw to re-establish and reconstitute an Advisory Planning Commission

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

Citation

1. This Bylaw shall be known and cited for all purposes as “**Advisory Planning Commission Bylaw, 2025, No. 9105**”.

Vision Statement

2. To provide a community perspective on general planning and land use issues in support of Council's strategic priority to foster a Prosperous, Vibrant City for People.

Mandate

3. The Commission's role is to provide advice on the community planning aspects of the following:
 - (a) the Official Community Plan, including proposed amendments;
 - (b) Federal, Provincial, regional or neighbouring municipality development plans which may affect the City's Official Community Plan;
 - (c) zoning bylaws and amendments which are referred to the Advisory Planning Commission by the Director of Planning and Development under the authority of Development Procedures Bylaw, 2001, No. 7343;
 - (d) matters respecting proposed bylaws and permits under Part 14, Divisions 4-14 and section 546 of the *Local Government Act* that are referred to it by Council or the Director of Planning and Development;
 - (e) any other Community Planning matter referred by Council.

Voting Members

4. The Commission will be comprised of up to nine (9) voting members in accordance with the following provisions:
 - (a) up to nine (9) members appointed by Council from the Community at Large, reflecting the demographic diversity of the City, at least two-thirds of whom are City residents;
 - (b) a quorum shall consist of a majority of the Commission's voting members.

Non-Voting Members

5. The Commission will include three (3) seats for the following non-voting members:
 - (a) two (2) Council Liaisons appointed annually by Council;
 - (b) one (1) School Trustee representative from School District No. 44, designated annually in September by SD44.

Terms of Service

6. The following terms are applicable to the Voting and Non-Voting Members of the Commission:
 - (a) terms for Community Members are for three (3) years, renewable by Council to a maximum of two (2) terms;
 - (b) terms for Council Liaisons and School District members are continuous, revolving 1 year terms, subject only to:
 - (i) the elected office or good standing of the member; and
 - (ii) the designation of the member as the organization's representative for the year or portion thereof; and
 - (c) mid-term vacancies may be addressed by Council immediately or at the end of a term.

Commission Resources

7. The Commission shall have the following resources:
 - (a) Internal:
 - (i) Primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of the following in general support of the Commission:
 - A. annual work plans in alignment with the Commission's mandate, and
 - B. agendas and meeting materials reflecting the annual work plans;
 - (ii) Secondary staff support may be provided by other departments;
 - (iii) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office;
 - (b) External:
 - (i) As appropriate, representatives may be invited from external governments, agencies or organizations to provide specialized knowledge and perspectives to the Commission.

Chair

8. A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Commission will select from amongst its voting members an Acting Chair.

Attendance

9. Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting; any member who is absent from three consecutive meetings of the Commission without leave of absence from the Commission, or a reason satisfactory to the Commission, shall by Committee resolution cease to be a member of the Commission.

Meeting Frequency

10. The Commission shall meet monthly subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Commission as determined by the Director, Planning and Development.

Reporting

11. Commission recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time.

Governance

12. The Advisory Planning Commission is established under section 461 of the *Local Government Act*.

Rules of Procedure and Conduct

13. Procedure and conduct shall be in accordance with the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time, including but not limited to the following City documents:
 - (a) Advisory Body Appointee Agreement, to be signed at the first meeting;
 - (b) Respectful Communication Policy;
 - (c) Respectful Workplace Policy No. 203;
 - (d) Social Media Policy No. 212;
 - (e) "Council Procedure Bylaw, 2015, No.8500" (excerpts applicable to Advisory Bodies).

Repeal

14. "Advisory Planning Commission Bylaw, 1990, No. 6138" and all amendments thereto are hereby repealed.

READ a first time on the <> day of <>, 2025.

READ a second time on the <> day of <>, 2025.

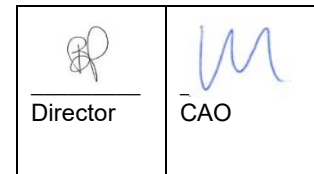
READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

ACTING CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Peter DeJong, Acting Corporate Officer

Subject: HERITAGE ADVISORY COMMITTEE BYLAW, 2025, NO. 9019

Date: January 8, 2025 File No: 01-0360-20-0036/2025

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

RECOMMENDATION

PURSUANT to the report of the Acting Corporate Officer, dated January 8, 2025, entitled "Heritage Advisory Committee Bylaw, 2025, No. 9019":

THAT "Heritage Advisory Committee Bylaw, 2025, No. 9019", be considered for readings.

ATTACHMENTS

1. Consolidated current "Heritage Advisory Commission Bylaw, 1994, No. 6619", with tracked comments re. proposed changes (CityDocs [501365 – v3](#))
2. Proposed "Heritage Advisory Committee Bylaw, 2025, No. 9019" (CityDocs [2471921](#))
3. Advisory Body Formatted Terms of Reference (HAC) (CityDocs [2607236](#))

SUMMARY

The purpose of this report is to introduce a new Heritage Advisory Committee Bylaw for Council's consideration.

BACKGROUND

The current Heritage Advisory Commission Bylaw No. 6619 was adopted in 1994 pursuant to section 1008 of the old *Municipal Act*, with the following powers under subsection 1008(3):

- (a) advise the local government on any matter that is included in its terms of reference;

- (b) advise the local government on matters referred to it by the local government;
- (c) undertake or provide support for such activities as are included in its terms of reference or otherwise authorized by the local government.

DISCUSSION

Current statutory provisions for heritage commissions are not aligned with this advisory body model. To continue with the existing advisory body governance structure for heritage functions, the existing Commission should be reconstituted as a “Heritage Advisory *Committee*” under section 142 of the *Community Charter*. The attached Bylaw 9019 would essentially continue the existing model while addressing some of the issues with the current Terms of Reference found in Bylaw 6619.

Tracked comments regarding proposed changes are included as Attachment 1. In summary, the proposed Bylaw 9019 provides for a streamlined mandate for the Committee, reduces the number of voting members to five in total, with a quorum of three (helping address lack of candidates and quorum in the past), defines staff’s role in supporting the Committee and providing annual reporting to Council, and references the updated Advisory Body Procedures Manual for guidance on matters common to all City Advisory Bodies, resulting in a clear and concise Terms of Reference. A new Advisory Body formatted Terms of Reference, to be consistently used for all Advisory Bodies, whether established through bylaw or not, is also attached.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the proposed new Terms of Reference under Bylaw 9019.

INTER-DEPARTMENTAL IMPLICATIONS

Staff responsible for this Advisory Body have provided input and feedback for the new Terms of Reference.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The proposed new Terms of Reference under Bylaw 9019 will continue to provide community perspectives on heritage awareness and conservation in support of Council’s strategic priority to foster a Vibrant City where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community, and celebrate their culture and history.

RESPECTFULLY SUBMITTED:



Peter DeJong, BA, LLB
Acting Corporate Officer

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER****"HERITAGE ADVISORY COMMISSION BYLAW, 1994, NO. 6619"****CONSOLIDATED FOR CONVENIENCE – JANUARY 15, 2001**

Amendment Bylaw, 2000, No. 7210	Six year term for voting members
Amendment Bylaw, 2001, No. 7289	Eight year term for voting members

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Bylaw No. 6619

A Bylaw to establish a Heritage Advisory Commission pursuant to Section 1008 of the Municipal Act, RSBC 1979.

Commented [PDJ1]: Changed to Committee

Commented [PDJ2]: Changed to section 142,
Community Charter

WHEREAS it is desirable that a Heritage Advisory Commission be established to advise Council on heritage related matters and to assist Council in undertaking initiatives in support of heritage awareness and conservation;

Commented [PDJ3]: Encapsulated in Committee Vision Statement aligned with Council's Strategic Priorities

NOW THEREFORE, the Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as the **"Heritage Advisory Commission Bylaw, 1994, No. 6619"**.

Commented [PDJ4]: Per above

2. There is hereby established, in accordance with Section 1008 of the *Municipal Act*, RSBC 1979, a "Heritage Advisory Commission".

Commented [PDJ5]: Per above

3. The Terms of Reference for the Heritage Advisory Commission are hereby established as follows:

(a) To advise Council and staff on matters related to the City's Heritage Program including:

Commented [PDJ6]: Clarified as referrals to Committee from Council or staff

- (i) public education & awareness of heritage;
- (ii) heritage inventories;
- (iii) incentives for the conservation of heritage resources;
- (iv) regulations to protect heritage resources;
- (v) monitoring of identified heritage resources and the Heritage Program;
- (vi) City owned heritage resources;
- (vii) expenditures from the Heritage Program Account and Heritage Fund;

Commented [PDJ7]: Expanded upon in new bylaw

Commented [PDJ8]: Covered in the new s.3(b)

Commented [PDJ9]: Covered in new s.3(c) and (d)

Commented [PDJ10]: Part of annual budget process

(b) To assist Council through the implementation of public education and awareness activities undertaken as part of the Heritage Program.

Commented [PDJ11]: Included in s.3(a)

4. The Heritage Advisory Commission shall be composed of seven (7) members, all of whom shall be appointed by Council.

Commented [PDJ12]: Next section indicates 6 voting members

5. Membership on the Heritage Advisory Commission shall consist of:

I. Voting Members

- (a) One architect;
- (b) Five members of the community at large.

Commented [PDJ13]: Reduced to 4

II. Non Voting Members

- (a) The Director of Development Services or an appointee;
- (b) A secretary to be provided from City staff who shall record the resolutions and general events of Heritage Advisory Commission meetings, contact members, make appointments, monitor membership, draft correspondence and generally assist with heritage events and activities undertaken by the Heritage Advisory Commission.
- (c) One member of Council.

Commented [PDJ14]: Staff are not "members" of the body. New bylaw s.7 clarifies planning staff role in ensuring work plans align with mandate and agendas align with work plans. Clerical staff's role consistent across all advisory bodies and details not required in Terms of Reference.

6. Voting members of the Heritage Advisory Commission, excluding the member of Council, shall serve without remuneration and shall be appointed by Council on the following basis:

Commented [PDJ15]: Covered in Advisory Body Procedure Manual as applicable to all advisory bodies

- (a) the architect appointee shall be a member, retired member, or intern member in good standing of the Architectural Institute of B.C.;
- (b) the four members of the community at large shall be residents of the City of North Vancouver, or owners of property listed in the City of North Vancouver Heritage Inventory.

7. Unless otherwise indicated, each voting member shall be appointed for a period of two years commencing February 1 of the year of their appointment and terminating January 31st, two years hence. In the initial year of operation of the Heritage Advisory Commission, the representative of the North Vancouver Community Arts Council Heritage Committee and two representatives of the public at large shall be appointed for one year terms. The member of Council shall be appointed annually. Members of the Committee shall be eligible for reappointment.

Commented [PDJ16]: No longer applicable

Vacancies caused by death, removal, or resignation of voting members shall be filled for the unexpired terms of such members. All voting members shall hold office until their successors are appointed.

Commented [PDJ17]: Option to fill immediately or at end of term (flexibility depending on timing)

Any voting member of the Heritage Advisory Commission who fails to attend three (3) consecutive regular meetings of the Commission, without leave of the Commission, shall cease to be a member and their appointment shall be automatically terminated.

Commented [PDJ18]: New bylaw provides Committee with opportunity to review the reason for absence before termination takes effect.

The maximum length of service for voting members to the Heritage Advisory Commission shall be eight consecutive years.

Commented [PDJ19]: AIBC only allows for 2 years with one renewal, subject to their consent

8. The Heritage Advisory Commission shall be presided over by a Chairperson to be chosen annually from amongst its voting members. In the event of the Chairperson's absence, the Heritage Advisory Commission will select from amongst its voting members an Acting Chairperson.

9. A quorum shall consist of four (4) voting members.

Commented [PDJ20]: Changed to 3 voting members

10. Decisions shall be by simple majority vote and all recommendations to Council shall be submitted to the Director of Development Services. Recommendations may be signed by the secretary on behalf of the Chairperson.

Commented [PDJ21]: Covered by Procedures Manual

11. The frequency of Heritage Advisory Commission meetings shall be determined by the needs and dictates of the workload and/or by the Commission. As per Section 1008 (4) of the *Municipal Act*, RSBC 1979, all meetings of the Heritage Advisory Commission shall be open to the public, except that Council hereby authorizes the Commission to meet in-camera during its discussion and voting on resolutions on the following matters of Part 30 of said Act:

Commented [PDJ22]: Closure of any meeting is subject to the requirements of section 90 of the Charter

- (a) Temporary Protection [Division (3)]
- (b) Continuing Protections [Division (4)]
- (c) Heritage Alteration Permits [Division (5)].

12. The Heritage Advisory Commission may adopt rules of procedure and may, from time to time, vary such rules by vote of a majority of the members of the Commission.

Commented [PDJ23]: Covered by Procedure Manual

13. The Heritage Advisory Commission shall annually request an operating appropriation from Council and its expenditures shall be kept within the same appropriation. The unused monies shall be returned to the Treasurer at the end of each year.

Commented [PDJ24]: Part of the annual budget process

Commented [PDJ25]: Additional clarity regarding Reporting, Governance and Rules of Procedure and Conduct covered by new sections 11, 12, and 13.

14. The "City of North Vancouver Heritage Advisory Committee Bylaw, 1987, No. 5810" and all amendments thereto are hereby repealed.

READ a first time by the Council on the 19th day of December, 1994.

READ a second time by the Council on the 19th day of December, 1994

READ a third time and passed by the Council on the 19th day of December, 1994.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the 16th day of January, 1995

Signed by: Mayor John E. Loucks

Signed by: Bruce A. Hawkshaw, City Clerk

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9019

A Bylaw to establish a Heritage Advisory Committee

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

Citation

1. This Bylaw shall be known and cited for all purposes as “**Heritage Advisory Committee Bylaw, 2025, No. 9019**”.

Vision Statement

2. To provide community perspectives on heritage education and awareness in support of Council's strategic priority to foster a Vibrant City where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community, and celebrate their culture and history.

Mandate

3. The Heritage Advisory Committee's role is to provide recommendations on matters referred by Council or staff related to the City's Heritage Program and matters under Part 15 of the *Local Government Act* including:
 - (a) support for heritage education and public awareness through programs such as Heritage Week displays, heritage awards, and the heritage plaque program;
 - (b) maintenance of the community heritage register;
 - (c) planning applications pertaining to heritage property;
 - (d) land use and planning matters that have potential heritage implications.

Voting Members

4. The Committee will be comprised of up to five (5) voting members in accordance with the following provisions:
 - (a) up to four (4) members appointed by Council from the Community at Large, reflecting the demographic diversity of the City and being either residents of the City or owners of property listed in the City of North Vancouver Heritage Register;
 - (b) one (1) member of the Architects Institute of BC (AIBC), recommended by AIBC and appointed by Council;
 - (c) a quorum shall consist of a majority of the Committee's voting members.

Non-Voting Members

5. The Committee will include one (1) seat for the following non-voting member:
 - (a) one (1) Council Liaison appointed annually by Council.

Terms of Service

6. The following terms are applicable to the Voting and Non-Voting Members of the Committee:
 - (a) terms for Architect Members are for two (2) years, renewable by Council once, subject to AIBC consent;
 - (b) terms for Community Members are for two (2) years, renewable by Council to a maximum of four (4) terms;
 - (c) terms for Council Liaisons are for one (1) year; and
 - (d) mid-term vacancies may be addressed by Council immediately or at the end of a term.

Committee Resources

7. The Heritage Advisory Committee shall have the following resources:
 - (a) primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of:
 - i. annual work plans in alignment with the Committee's mandate, and
 - ii. agendas and meeting materials reflecting annual work plans, in general support of the Committee;
 - (b) clerical staff support will be provided by the Legislative Services Division of the DCAO's Office.

Chair

8. A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Committee will select from amongst its voting members an Acting Chair.

Attendance

9. Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting; any member who is absent from three consecutive meetings of the Committee without leave of absence from the Committee, or a reason satisfactory to the Committee, shall by Committee resolution cease to be a member of the Committee.

Meeting Frequency

10. The Committee shall meet monthly subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Committee as determined by the Director, Planning and Development.

Reporting

11. Committee recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time.

Governance

12. The Heritage Advisory Committee is a select committee of Council established under section 142 of the *Community Charter* and, while it may provide recommendations on matters referred to it by Council or staff related to the City's Heritage Program and matters under Part 15 of the *Local Government Act* in accordance with section 3 of this Bylaw, it is not a designated Community Heritage Commission under section 597 of the *Local Government Act* exercising the powers of a Commission under section 143 of the *Community Charter*.

Rules of Procedure and Conduct

13. Procedure and conduct shall be in accordance with the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time, including but not limited to the following City documents:
 - (a) Advisory Body Appointee Agreement, to be signed at the first meeting;
 - (b) Respectful Communication Policy;
 - (c) Respectful Workplace Policy No. 203;
 - (d) Social Media Policy No. 212;
 - (e) "Council Procedure Bylaw, 2015, No.8500" (excerpts applicable to Advisory Bodies).

Repeal

14. "Heritage Advisory Commission Bylaw, 1994, No. 6619" and all amendments thereto are hereby repealed.

READ a first time on the <> day of <>, 2025.

READ a second time on the <> day of <>, 2025.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

ACTING CORPORATE OFFICER

Heritage Advisory Committee Terms of Reference

Committee Name	Heritage Advisory Committee (HAC)
Vision / Goal Statement	To provide community perspectives on heritage awareness and conservation in support of Council's strategic priority to foster a Vibrant City where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community, and celebrate their culture and history.
Mandate	<p>The Committee's role is to provide recommendations on matters referred by Council or staff related to the City's Heritage Program including:</p> <ul style="list-style-type: none"> (a) support for heritage education and public awareness through programs such as Heritage Week displays, heritage awards, and the heritage plaque program; (b) maintenance of the community heritage register; (c) planning applications pertaining to heritage property; (d) land use and planning matters that have potential heritage implications.
Voting Members	<p>The Committee will be comprised of up to 5 voting members in accordance with the following provisions:</p> <ul style="list-style-type: none"> (a) members of the Community at Large reflecting the demographic diversity of the City and being either residents of the City or owners of property listed in the City of North Vancouver Heritage Register (up to 4 appointed by Council); (b) member of the AIBC (1 recommended by AIBC and appointed by Council)
Non-Voting Members	<p>The Committee will include 1 seat for the following non-voting member:</p> <ul style="list-style-type: none"> (a) Council Liaison (1 appointed annually by Council)
Terms of Service	<p>The following terms are applicable to the Voting and Non-Voting Members of the Committee:</p> <ul style="list-style-type: none"> (a) Terms for Architect Members are for 2 years (renewable once, subject to AIBC consent). (b) Terms for Community Members are for 2 years to a maximum of 4 terms. (c) Terms for Council Liaisons are for 1 year. (d) Mid-term vacancies may be addressed immediately or at the end of a term.

Committee Resources	<p>The Committee shall have the following resources:</p> <ul style="list-style-type: none"> (a) Primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of: <ul style="list-style-type: none"> (i) annual work plans in alignment with the Committee's mandate, and (ii) agendas and meeting materials reflecting annual work plans, in general support of the Committee; (b) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office
Chair	A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Committee will select from amongst its voting members an Acting Chair.
Quorum	A quorum shall consist of a majority of the Committee's voting members. If a quorum is not present within 15 minutes following the time at which the meeting was to commence, the Committee Clerk shall record the names of the members present at the meeting, and the meeting shall stand adjourned.
Attendance	<p>Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting. Any member who is absent from three consecutive meetings of the Committee without leave of absence from the Committee, or a reason satisfactory to the Committee, shall by Committee resolution cease to be a member of the Committee.</p> <p>Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.</p>
Meeting Frequency	The Committee shall meet monthly subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Committee, as determined by the Director, Planning and Development.
Reporting	Committee recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per City of North Vancouver Advisory Body Procedures, as amended from time to time.
Governance	<p><i>Community Charter</i>, section 142; and Heritage Advisory Committee Bylaw, 2025, No.9109 <i>*Any conflict between this Terms of Reference and Bylaw 9109 shall be governed by the Bylaw.</i></p>

Rules of Procedure and Conduct	<p>Procedure and conduct shall be in accordance with the City of North Vancouver Advisory Body Procedures, as amended from time to time, including but not limited to:</p> <ul style="list-style-type: none"> (a) Advisory Body Appointee Agreement, to be signed at first meeting (b) Respectful Communication Policy (c) Respectful Workplace Policy No. 203 (d) Social Media Policy No. 212 (e) "Council Procedure Bylaw, 2015, No. 8500" (excerpts applicable to Advisory Bodies)
--------------------------------	--

Adopted on <>

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9019

A Bylaw to establish a Heritage Advisory Committee

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

Citation

1. This Bylaw shall be known and cited for all purposes as “**Heritage Advisory Committee Bylaw, 2025, No. 9019**”.

Vision Statement

2. To provide community perspectives on heritage education and awareness in support of Council's strategic priority to foster a Vibrant City where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community, and celebrate their culture and history.

Mandate

3. The Heritage Advisory Committee's role is to provide recommendations on matters referred by Council or staff related to the City's Heritage Program and matters under Part 15 of the *Local Government Act* including:
 - (a) support for heritage education and public awareness through programs such as Heritage Week displays, heritage awards, and the heritage plaque program;
 - (b) maintenance of the community heritage register;
 - (c) planning applications pertaining to heritage property;
 - (d) land use and planning matters that have potential heritage implications.

Voting Members

4. The Committee will be comprised of up to five (5) voting members in accordance with the following provisions:
 - (a) up to four (4) members appointed by Council from the Community at Large, reflecting the demographic diversity of the City and being either residents of the City or owners of property listed in the City of North Vancouver Heritage Register;
 - (b) one (1) member of the Architects Institute of BC (AIBC), recommended by AIBC and appointed by Council;
 - (c) a quorum shall consist of a majority of the Committee's voting members.

Non-Voting Members

5. The Committee will include one (1) seat for the following non-voting member:
 - (a) one (1) Council Liaison appointed annually by Council.

Terms of Service

6. The following terms are applicable to the Voting and Non-Voting Members of the Committee:
 - (a) terms for Architect Members are for two (2) years, renewable by Council once, subject to AIBC consent;
 - (b) terms for Community Members are for two (2) years, renewable by Council to a maximum of four (4) terms;
 - (c) terms for Council Liaisons are for one (1) year; and
 - (d) mid-term vacancies may be addressed by Council immediately or at the end of a term.

Committee Resources

7. The Heritage Advisory Committee shall have the following resources:
 - (a) primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of:
 - i. annual work plans in alignment with the Committee's mandate, and
 - ii. agendas and meeting materials reflecting annual work plans, in general support of the Committee;
 - (b) clerical staff support will be provided by the Legislative Services Division of the DCAO's Office.

Chair

8. A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Committee will select from amongst its voting members an Acting Chair.

Attendance

9. Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting; any member who is absent from three consecutive meetings of the Committee without leave of absence from the Committee, or a reason satisfactory to the Committee, shall by Committee resolution cease to be a member of the Committee.

Meeting Frequency

10. The Committee shall meet monthly subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Committee as determined by the Director, Planning and Development.

Reporting

11. Committee recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time.

Governance

12. The Heritage Advisory Committee is a select committee of Council established under section 142 of the *Community Charter* and, while it may provide recommendations on matters referred to it by Council or staff related to the City's Heritage Program and matters under Part 15 of the *Local Government Act* in accordance with section 3 of this Bylaw, it is not a designated Community Heritage Commission under section 597 of the *Local Government Act* exercising the powers of a Commission under section 143 of the *Community Charter*.

Rules of Procedure and Conduct

13. Procedure and conduct shall be in accordance with the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time, including but not limited to the following City documents:
 - (a) Advisory Body Appointee Agreement, to be signed at the first meeting;
 - (b) Respectful Communication Policy;
 - (c) Respectful Workplace Policy No. 203;
 - (d) Social Media Policy No. 212;
 - (e) "Council Procedure Bylaw, 2015, No.8500" (excerpts applicable to Advisory Bodies).

Repeal

14. "Heritage Advisory Commission Bylaw, 1994, No. 6619" and all amendments thereto are hereby repealed.

READ a first time on the <> day of <>, 2025.

READ a second time on the <> day of <>, 2025.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

ACTING CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, DECEMBER 2, 2024

REPORT

10. Rezoning Application and Heritage Designation – 311 West 14th Street (DLP Architecture Inc.) – File: 08-3400-20-0098/1

Report: Planner 2, November 13, 2024

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated November 13, 2024, entitled “Rezoning Application and Heritage Designation – 311 West 14th Street (DLP Architecture Inc.)”:

THAT the application submitted by DLP Architecture Inc., to rezone the property located at 311 West 14th Street from a RS-1 Zone to a CD-768 Zone, and to designate the heritage property known as the “Follis Residence”, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14th Street, CD-768) be considered for readings, with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street) be considered for readings and referred to a Public Hearing, in accordance with the *Local Government Act, section 612(1)*, and notification of the Public Hearing be published in accordance with the *Local Government Act*;

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

CARRIED UNANIMOUSLY

R2024-12-02/10

BYLAWS – FIRST AND SECOND READINGS

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14th Street, CD-768)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14th Street, CD-768) be given first and second readings.

CARRIED UNANIMOUSLY

R2024-12-02/11

12. “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street)




Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street) be given first and second readings.

CARRIED UNANIMOUSLY

R2024-12-02/12



 Department Manager	 Director	 CAO
--	---	--

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Linden Mulleder, Planner 2

Subject: REZONING APPLICATION AND HERITAGE DESIGNATION – 311
WEST 14TH STREET (DLP ARCHITECTURE INC.)

Date: November 13, 2024 File No: 08-3400-20-0098/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated November 13, 2024, entitled “Rezoning Application and Heritage Designation – 311 West 14th Street (DLP Architecture Inc.)”:

THAT the application submitted by DLP Architecture Inc., to rezone the property located at 311 West 14th Street from a RS-1 Zone to a CD-768 Zone, and to designate the heritage property known as the “Follis Residence,” be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14th Street, CD-768) be considered for readings, with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street) be considered for readings and referred to a Public Hearing, in accordance with the *Local Government Act, section 612(1)*, and notification of the Public Hearing be published in accordance with the *Local Government Act*;

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

ATTACHMENTS

- 1. Context Map (CityDocs [2593731](#))
- 2. Architectural, Civil & Landscaping Drawings, dated Sep 26, 2024 (CityDocs [2593721](#))
- 3. Statement of Significance and Heritage Conservation Plan (CityDocs [2448617](#))
- 4. Overview for Zoning Variances (CityDocs [2590098](#))
- 5. Developer Information Session Summary (CityDocs [2448632](#))
- 6. Advisory Design Panel Resolution, December 14, 2022 (CityDocs [2323434](#))
- 7. Heritage Advisory Commission Resolution, December 19, 2022 (CityDocs [2313276](#))
- 8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14th Street, CD-768) (CityDocs [2586562](#))
- 9. “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street) (CityDocs [2586566](#))

SUMMARY

This report seeks Council approval for a rezoning and heritage designation on the subject property. The proposal includes the protection of the existing Heritage “A” building and the construction of two infill units in the rear of the property.

BACKGROUND

Applicant:	Lucio Picciano, DLP Architecture Inc.
Official Community Plan Designation:	Residential Level 2 (R2)
Existing Zoning:	RS-1
Applicable Guidelines:	N/A

DISCUSSION

Site Context and Surrounding Use

The property at 311 West 14th Street is approximately 780 square metres (8,399 square feet) and is located on the south side of West 14th Street between Jones and Mahon Avenues. The site has a frontage of 18.29 metres (60.01 feet) along West 14th Street and slopes down towards the rear of the property.

The area is a transition area between higher and lower density areas in the City, with a mix of detached houses and duplexes and triplexes on the block and larger multi-residential development to the east of Mahon Ave. The buildings and uses immediately surrounding the subject site are described and shown in Table 1 below.

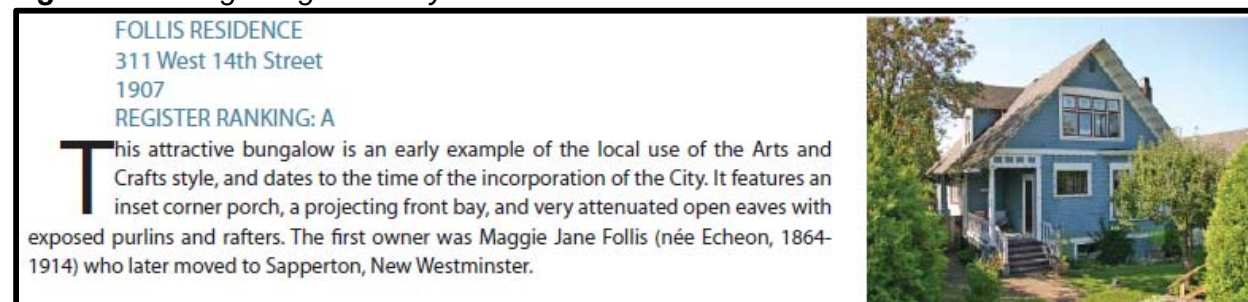
Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	310-312 W 14 th Street	Duplex	RT-1
South	316-318 W 13 th Street	Duplex	RT-1
East	307-309 W 14 th Street	Duplex	R1-1
West	319-323 W 14 th Street	Triplex	CD-679

Heritage Significance

Located on the site is a heritage building identified in the City's Heritage Register as the Follis Residence. The building is listed as a Heritage "A" ranking and has been recognized as having significant heritage value. Figure 1 shows the information from the City's Heritage Register.

Figure 1. Heritage Register entry for Follis Residence



Project Description

The proposal includes a Heritage Designation Bylaw to protect the existing Follis Residence as well as an infill duplex building in the rear of the property with two principal units and two accessory lock-off suites. In total, there will be three principal units and three accessory units with a total proposed density of 0.67 Floor Space Ratio (FSR). At the rear of the property, four vehicle parking stalls will be provided, accessed directly off the lane. New landscaping, including new trees, will be planted on the site. The heritage building will be fully restored and rehabilitated.

PLANNING ANALYSIS

Policy Alignment

Official Community Plan	
Residential Level 2 Land Use Designation To provide a range of ground-oriented housing in areas located between detached residential and more intensive residential or mixed-use areas.	The form of development achieves ground-oriented attached and detached residential dwellings in a transition area, consistent with the designation.
Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.	The proposed development supports a transition between lower- and higher-density areas by providing low-rise built form with more intense units on the lot. It is consistent with the neighbourhood character, including the retention of a valuable heritage asset that has formed a key part of the street scape since 1907.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.	The retention of the heritage house forms a part of the unique context of the City, and the design of the infill building is compatible with both the heritage house and the surrounding neighbourhood.
CNV Community Well-Being Strategy	
Direction #2 Expand the supply and improve the quality, diversity, and affordability of housing in the City.	The proposed development provides differing forms of unit types and housing stock.
CNV Climate and Environment Strategy	
Pathway 2, Tactic 1.2 Incentivize and remove barriers to low carbon and resilient retrofits, including buildings connected to the community energy system	Through the retention and retrofit of the existing heritage building, improved energy efficiency will be achieved.
Pathway 2, Tactic 1.4 Transition to high efficiency, zero carbon building standards that are adapted to a changing climate and extreme weather events.	The proposed infill building will be achieving Passive House certification, demonstrating high efficiency in building standards.
Pathway 2, Tactic 1.7 Reduce the embodied carbon of building materials and construction projects. & Pathway 4, Tactic 1.3 Increase the recovery and recycling of resources such as food and construction materials to reduce waste.	Through the retention of the existing heritage house, the reuse of materials will allow a reduction of the carbon intensity of when compared to new construction, a reduction of construction waste, and will allow this dwelling, first constructed in 1907 to continue serving as a residential use now and into the future.

Tree Removal

The subject site is zoned RS-1 and is not subject to the City's Tree Bylaw.

There are 14 existing trees on site, of varying size and species. One pear tree in the front yard is proposed to be retained, and the other 13 trees are proposed to be removed. Of the 13 trees to be removed, five are in poor health and were recommended for removal by the applicant's arborist. The remainder conflict with the proposed development and construction process, and are either small, moderately desirable species, or both. Staff support the removal of the trees to enable the proposed development as 11 new trees will be planted on site, which will be able to grow and remain healthy into the future.

There are four existing City trees in the public realm, all of which will be retained.

Proposed Zoning Changes

To achieve the proposed form of development, several variances to the Zoning Bylaw are required. Staff are supportive of the proposed variances, which are explained in Attachment #4. More details about the variance to Gross Floor Area are explain below in the section titled '*Infill Development and Heritage Density Bonusing*'.

Parking, Loading and Transportation

The application proposed four vehicle parking stalls, built on open pads accessed directly from the lane. This complies with the minimum required parking in the Zoning Bylaw, with no variances for reductions. The proposal also includes a minimum of 8 secure bicycle parking stalls, which is not generally required in the zoning, but will be provided by the applicant to encourage active transportation for the residents of this well-connected site, as it is only one block from the Green Necklace along Jones Avenue. There is a minor variance to reduce the required height for the bicycle parking stalls, which will be provided in secure lockers. The variance is fully described in Attachment #4.

Off-Site Works and Infrastructure Upgrades

The proposed development will provide appropriate off-site public realm upgrades and service connections consistent with the Subdivision and Development Control Bylaw. In addition to the Subdivision and Development Control Bylaw, the development is subject to the standard requirements of other City bylaws and policies, including but not limited to, the Street and Traffic Bylaw, Sewerage and Drainage Utility Bylaw, and Tree Policy for the Management of Trees on City Property.

In addition to the bylaw required offsite works, the development will secure the following:

- \$32,500 contribution towards future upgrades of the sanitary main in the 300 block of West 14th Street

Heritage Conservation

As part of the rezoning proposal, the applicant will be conserving the existing heritage “A” house known as the Follis Residence. The Statement of Significance and Heritage Conservation Plan (Attachment #3) prepared by the applicant outlines the proposed conservation strategy to ensure the retention and rehabilitation of the house.

This rehabilitation includes:

- Rehabilitation of the foundation and raising the heritage home up to create a livable basement which will be used as an Accessory Secondary Suite;
- Introduction of new vertical wood siding for the basement level, as well as new windows and doors, similar to existing;
- Rehabilitation (rebuild) of the front stairs;
- Preservation of all existing exterior architectural elements, including original windows, horizontal lapped wood sidings, soffits, shingles, dormers, ;
- Removal of the rear deck (which was added at a later date and is of no heritage value);
- Repaint using high-quality paints in correct historic sheens.

The perpetual protection of the house will be secured through a Heritage Designation Bylaw (Attachment #9). Any future alteration to the house will need to be authorized by a Heritage Alteration Permit and done in accordance with the Heritage Conservation Plan (Attachment #3) which will be registered on title through a Heritage Conservation Covenant.

Infill Development and Heritage Density Bonusing

To help offset the costs associated with the heritage conservation efforts and building upgrades, the proposal includes an infill building at the rear of the site, with two principal units and two accessory lock-off suites.

The building is designed to be compatible with the existing Follis Residence, and the top floor of the new building is stepped back to limit its visibility from the street and to ensure that the heritage home remains the focal point of the site. The colour palette and modest exterior detailing present a complimentary design that is subordinate to the heritage home.

The total combined proposed density on the site, including the existing heritage home, and the new infill units, will be 0.67 FSR, which exceeds the maximum 0.5 FSR density allowable under the Official Community Plan (OCP) Residential Level 2 Land Use Designation.

Section 2.2.1 of the OCP allows Council to approve additional floor area for the purpose of heritage conservation. Given the unique circumstances of heritage buildings, the density bonus in return for the retention and legal protection of heritage buildings will be judged on their individual merits.

The applicant has provided cost estimates that anticipate an approximate cost of \$360,000 for the proposed restoration and rehabilitation of the Follis Residence. According to the 2018 Density Bonusing and Community Benefits Policy, an equivalent development to permit this application's proposed density bonus would include a suggested \$254,800 in Community Amenity Contributions (CAC).

Given that the estimated value for the heritage restoration works are greater than this equivalent, permitting additional density on the site is commensurate with the CAC requirements. In addition, the proposed work will achieve perpetual protection of an "A" ranked heritage building, while introducing more diverse home ownership opportunities of an appropriate building form to the existing site. Table 2 shows estimated value of the community benefits.

Table 2. Estimated Value of Community Benefits for 311 West 14th Street

Density Value Calculation	Value
Equivalent Density Bonus from 0.5 FSR (4,199 sq.ft.) to 0.67 FSR (5,655 sq.ft.) / OCP Category B Bonus Density (@ \$175 / sq. ft)	\$254,800
Equivalent Cost of Heritage Retention and Rehabilitation	\$360,000
Total Proposed Estimated Value of Community Benefits	\$360,000

ADVISORY BODY INPUT

Heritage Advisory Commission (HAC)

The proposal was presented to the Heritage Advisory Commission on December 13, 2022. The Commission endorsed the project subject to the following recommendations:

- undertake a review of the interiors and confirm assumptions on the condition of the character defining elements in the Heritage Conservation Plan (operable window, doors and trim);
- review the extent and height reduction of proposed fencing at the front yard and simplify the separation of spaces as much as possible;
- further exploration of duplex colour scheme in line with heritage professional;
- further exploration of heat pump and other mechanical equipment be placed in side yards and mindful of potential impacts to neighbours;
- that the heritage conservation plan be shared with the contractor, to ensure recommendations within the plan are adhered to.

With the current submission, the applicant has adequately addressed all the recommendations to the satisfaction of staff, including through design changes to the front and side yards.

Advisory Design Panel (ADP)

The proposal was presented to the Advisory Design Panel on December 14, 2022, and the panel unanimously endorsed the project subject to the following recommendations:

- design development to explore the integration of rainwater management through landscape design;
- further design development for landscaping treatments in the rear and side yards;
- further review of adjacency of basement suite windows and parking pads;
- further review and design development on the front yard fencing, and creation of less separation overall; and
- further design development for garbage enclosure and location for the rear units;

The applicant has revised the proposed landscape plan to include a new tree at the rear, and to add planters along the side yards. Bedroom windows adjacent to the parking pads were removed, and the garbage relocated. With these changes, the above recommendations have been adequately addressed to the satisfaction of staff.

COMMUNITY CONSULTATION

A virtual Developer's Information Session (DIS) was held on November 17, 2022. There were four attendees, and the same four people provided written comments about the application.

Comments included support for the proposal and the retention of the heritage house. Specific feedback included suggestion to achieve high energy efficiency, retain original heritage detailing, and to retain the existing brick chimneys despite electrification of the heating system.

The applicant is proposing Passive House certification to achieve energy efficiency, will be retaining all original heritage detailing, and agreed to retain both existing brick chimneys on the heritage house. A summary of the public engagement prepared by the applicant can be seen in Attachment #5.

LEGAL AGREEMENTS

Should Council approve the proposal, the following legal documents would be required to be completed prior to final adoption of the Bylaws:

- Development Covenant;
- Servicing Agreement;
- Community Good Neighbour Agreement; and
- Heritage Conservation Covenant (Section 219).

NO PUBLIC HEARING FOR OCP COMPLIANT RESIDENTIAL DEVELOPMENT

Pursuant to recent Provincial amendments to Section 464 of the *Local Government Act*, which came into force on November 30, 2023, the City must not hold a public hearing on a proposed rezoning bylaw if: an OCP is in place for the subject site; the bylaw is consistent with the OCP; the development is residential; and that residential component is at least half of the gross floor area for the development. Since all of these factors apply to this development, no public hearing will be held for the rezoning bylaw and notice will be published for First Reading of the Bylaw, as set out in the *Local Government Act*.

PUBLIC HEARING MANDATORY FOR HERITAGE DESIGNATION BYLAW

Notwithstanding the prohibition of a Public Hearing for a proposed rezoning bylaw for residential development, *Local Government Act Section 612(1)* requires that the City must hold a public hearing on the proposed heritage designation bylaw for the purpose of allowing affected parties and the general public to make representations respecting matters contain in the proposed bylaw. This is a legislated, statutory requirement as per the Provincial legislation, and not a City requirement. The public hearing is mandatory for this proposed heritage designation bylaw. Notice will be published for the Public Hearing, as set out in the *Local Government Act*.

As the proposed Heritage Designation Bylaw relates only to the designation and protection of the Follis Residence, not to the proposed rezoning application which includes the variances and increase in density, the public hearing must be solely focused on the Heritage Designation Bylaw. Speakers at the public hearing can only speak regarding the proposed Heritage Designation Bylaw and not to the rezoning bylaw.

The readings of each bylaw (the rezoning and the heritage designation bylaw) are at the discretion of Council. Staff are recommending that at the first meeting of Council where this application is considered, the Zoning Bylaw Amendment Bylaw be considered for first and second reading, with no Public Hearing held, and that the Heritage Designation Bylaw be considered for first and second reading and referred to a Public Hearing. Should Council give the readings of the bylaws and refer the Heritage Designation Bylaw to a public hearing, the notice of the public hearing will be published as per the *Local Government Act*.

At a subsequent meeting, the Public Hearing would be held. After the Public Hearing is closed Council would consider the third reading of the Heritage Designation Bylaw, and then third reading of the Zoning Bylaw Amendment Bylaw. Should Council support third reading of both bylaws, staff would seek legal agreements to secure the conditions of the approval and would return to Council for the consideration of fourth reading (Final Adoption) of both bylaws at a future meeting.

CONCLUSION

This application represents good planning. It would secure the restoration and rehabilitation, along with the perpetual protection of a Heritage “A” asset in the City. Additionally, new residential units of a diverse form would be constructed, increasing the housing stock within this neighbourhood.

RESPECTFULLY SUBMITTED:



Linden Mulleder
Planner 2



Consultants	
Architect	
dlp Architecture inc. Lucio Picciano, Architect AIBC 202-460 Nanaimo Street Vancouver, BC V5L 4W3 (p) 778.889.68 (e) lucio@dlpdesigns.com	
Civil Engineer	
Creus Engineering Ltd. Fred Ciabrelli, P.Eng 610 - East Tower, 221 Esplanade West North Vancouver, BC V7M 3J3 (p) 604.987.9070 (e) fciabrelli@creus.ca	
Landscape	
M2 Landscape Architecture and Arboriculture Inc. Qing Li, BCSLA Intern 220 - 26 Lorne Mews New Westmister, BC V3M 3L7 (p) 604.553.0044 (e) qingli@m2la.com	
Arborist	
M2 Landscape Architecture and Arboriculture Inc. Xudong Bao, ISA 220 - 26 Lorne Mews New Westmister, BC V3M 3L7 (p) 604.553.0044 (ext. 107)	
Passive House Designer	
dlp Architecture inc. Lucio Picciano, Architect AIBC 202-460 Nanaimo Street Vancouver, BC V5L 4W3 (p) 778.889.68 (e) lucio@dlpdesigns.com	
Passive House Certifier	
Zero Energy and Passivhaus Institute for Research (ZEPHİR) Francesco Nesi 39 - 38057 Pergine Valsugana TM, Italy (p) +39 331.8146937 (e) f.nesi@zephir.ph	

ARCHITECT:	 dlp architecture DLP ARCHITECTURE INC. 202-460 NANAIMO ST VANCOUVER BC V5L 4W3 778.889.68	
PRIMARY CONTACT:	D. LUCIO PICCIANO 202-460 NANAIMO ST VANCOUVER BC V5L 4W3 778.889.68	
PROJECT:	HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX	
PROJECT ADDRESS:	311 West 14th Street, City of North Vancouver, BC	
OWNER:	1352644 BC LTD	
DATE: 24-07-24		
ARCHITECT SEAL		
No.	Date	Description
1	24-Sep-24	DP FOR COUNCIL
2	10-Jul-23	DP Prior-to 2
3	20-Mar-23	DP Prior-to
4	27-Feb-23	Consultants
5	24-Aug-22	Development Permit
6	19-May-22	Review
7	13-May-22	Consultants
8	05-May-22	Consultants
9	17-Dec-21	Receiving Pre-App
No.	Date	Description
ISSUE INFORMATION		
PLOT DATE: 24 SEPT 2024		
PROJECT NO.:	21-06	
DRAWN BY:	CDG	
CHECKED BY:	dlp	
PRINCIPAL IN CHARGE:	Lucio Picciano AIBC	
OWNER APPROVAL:		
SCALE:	1/8"=1'-0"	
SHEET TITLE		
COVER SHEET DRAWING LIST		
SHEET NO.	DP1.0	

Drawing List	
DP1.0	COVER SHEET
DP1.1	SITE PLAN
	PROJECT DATA
	CODE ANALYSIS
DP1.2	3D VIEWS
DP2.0	BASEMENT PLANS
DP2.1	MAIN FLOOR PLANS
DP2.2	2ND FLOOR PLANS
DP2.3	ROOF PLANS
DP2.4	ROOF PLANS
DP3.0	ELEVATIONS
DP3.1	ELEVATIONS
DP3.2	ELEVATIONS
DP3.3	ELEVATIONS
DP3.4	ELEVATIONS
DP3.5	ELEVATIONS
DP4.0	SECTIONS



AERIAL VIEW OF FRONT YARD HERITAGE HOUSE



PERSPECTIVE SOUTH FROM WEST SIDYARD



FRONT VIEW SE OF HERITAGE HOUSE



PERSPECTIVE EAST FROM WEST SIDYARD



REAR OF HERITAGE HOUSE



REAR OF LANEWAY DUPLEX



Shown with optional ramp

2 2 bike storage locker
Scale - NTS

1 311 w 14th st LANE VIEW
Scale - NTS



ARCHITECT:

d/p
architecture

DLP ARCHITECTURE INC.
2340 VICTORIA ST.
VANCOUVER BC V6J 4K2
TEL: 604-275-1111

PRIMARY CONTACT:

D. LUCIO PICCINO
2340 VICTORIA ST.
VANCOUVER BC V6J 4K2
TEL: 604-275-1111

PROJECT:

HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX

PROJECT ADDRESS:

311 West 14th Street,
City of North Vancouver, BC

OWNER:

1352644 BC LTD

ARCHITECT SEAL

No.	Date	Description
1	10 July 2023	Issue for Review

REVISIONS

No.	Date	Description
1	10 July 2023	Issue for Review
2	10 July 2023	Issue for Review
3	10 July 2023	Issue for Review
4	10 July 2023	Issue for Review
5	10 July 2023	Issue for Review
6	10 July 2023	Issue for Review
7	10 July 2023	Issue for Review
8	10 July 2023	Issue for Review
9	10 July 2023	Issue for Review
10	10 July 2023	Issue for Review

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO: 21-06

DRAWN BY: CDB

CHECKED BY: CDB

PRINCIPAL IN CHARGE: Lucio Piccino - AIBC

OWNER APPROVAL:

SCALE:

SHEET TITLE





3D VIEWS

SHEET NO.

DP1.2

Assemblies

[illegible]

Assemblies						
Roof Assemblies						
TYPE	ASSEMBLY	DESCRIPTION				
D	R1	Ext.				
	FR		24 ga. STANDING SEAM METAL ROOF CLADDING 1" METAL HAT TRACK STRAPPING @ 24" o.c. 0.5" CANADIAN CLIP FIBERGLASS THERMAL SPACER or SIMILAR - SPACING PER SPECIFICATIONS FINISHED INSULATION BOARD 2 PLY OSB ROOF MEMBRANE 1.5" T&G POLYWOOD SHEATHING TRUSS JOIST ROOF RAFTERS @ 24" o.c. REFER TO STRUCTURAL ROCKWOOL COMFORTBATT INSULATION 0.4" UV POLY URETHANE BARRIER GYPSUM WALL BOARD CEILING			
	NR		ASSEMBLY THICKNESS R1 20.63"			
	STC					
	NR					
	R _e /U					
	14.36 / 0.07					
	EQV./CODE					
	VBBL					
	+					
RSI CALCULATION						
COMPONENT		PERCENTAGE (%)	THICKNESS (inches)	THICKNESS (mm)	CONDUCTIVITY (W/mK)	RSI VALUE (m²K/W)
OSB Right Insulation Board		100.00	0.50	0.152	0.825	0.886
Plywood Sheathing		100.00	0.75	0.018	0.130	0.147
Truss Joist Rafters		4.00	11.88	0.362	0.130	0.093
Rockwool Batt Insulation		96.00	11.88	0.362	0.037	7.826
Gypsum Wall Board		100.00	0.63	0.018	0.250	0.064
UP			Horizontal	Down		
R _e		5.10	0.13	0.17		0.10
R _{se}		0.04	0.04	0.04		0.04
Total R _{si}						14.36
C	R2	Ext.				
	FR		24 ga. STANDING SEAM METAL ROOF CLADDING 1" METAL HAT TRACK STRAPPING @ 24" o.c. 0.5" CANADIAN CLIP FIBERGLASS THERMAL SPACER or SIMILAR - SPACING PER SPECIFICATIONS FINISHED INSULATION BOARD 2 PLY OSB ROOF MEMBRANE 1.5" T&G POLYWOOD SHEATHING TRUSS JOIST ROOF RAFTERS @ 24" o.c. REFER TO STRUCTURAL METAL HAT TRACK STRAPPING @ 24" o.c. FINISHED METAL VENTED SOFFIT			
	NR		ASSEMBLY THICKNESS R2 20.63"			
	STC					
	NR					
	R _e /U					
	14.36 / 0.07					
	EQV./CODE					
	VBBL					
	+					
RSI CALCULATION						
COMPONENT		PERCENTAGE (%)	THICKNESS (inches)	THICKNESS (mm)	CONDUCTIVITY (W/mK)	RSI VALUE (m²K/W)
Protection Board		100.00	0.50	0.013	0.130	0.098
PolyISO Insulation Board (Effective)		100.00	0.50	0.185	0.025	6.804
Plywood Sheathing		100.00	0.75	0.018	0.130	0.147
Roof Truss Joists		4.00	11.88	0.362	0.130	0.093
Batt Insulation		96.00	11.88	0.362	0.037	7.826
Gypsum Wall Board		100.00	0.63	0.018	0.250	0.064
UP			Horizontal	Down		
R _e		5.10	0.13	0.17		0.10
R _{se}		0.04	0.04	0.04		0.04
Total R _{si}						14.97
B	R3	Ext.				
	FR		2 PLY OSB TYPICAL ON ROOF MEMBRANE PROTECTION BOARD EFFECTIVE TAPERED POLYISO INSULATION (2% SLOPE TO DRAIN (min.)) 1.5" T&G POLYWOOD SHEATHING TRUSS JOIST FRAMING SYSTEM REFER TO STRUCTURAL ROCKWOOL COMFORTBATT INSULATION 0.4" UV POLY URETHANE BARRIER GYPSUM WALL BOARD CEILING			
	NR		ASSEMBLY THICKNESS R3 20.63"			
	STC					
	NR					
	R _e /U					
	14.97 / 0.07					
	EQV./CODE					
	VBBL					
	+					
RSI CALCULATION						
COMPONENT		PERCENTAGE (%)	THICKNESS (inches)	THICKNESS (mm)	CONDUCTIVITY (W/mK)	RSI VALUE (m²K/W)
Protection Board		100.00	0.50	0.013	0.130	0.098
PolyISO Insulation Board (Effective)		100.00	0.50	0.185	0.025	6.804
Plywood Sheathing		100.00	0.75	0.018	0.130	0.147
Roof Truss Joists		4.00	11.88	0.362	0.130	0.093
Batt Insulation		96.00	11.88	0.362	0.037	7.826
Gypsum Wall Board		100.00	0.63	0.018	0.250	0.064
UP			Horizontal	Down		
R _e		5.10	0.13	0.17		0.10
R _{se}		0.04	0.04	0.04		0.04
Total R _{si}						14.97
A	R4	Ext.				
	FR		2 PLY OSB TYPICAL ON ROOF MEMBRANE PROTECTION BOARD EFFECTIVE TAPERED POLYISO INSULATION (2% SLOPE TO DRAIN (min.)) 1.5" T&G POLYWOOD SHEATHING TRUSS JOIST FRAMING SYSTEM REFER TO STRUCTURAL METAL HAT TRACK STRAPPING @ 24" o.c. FINISHED METAL VENTED SOFFIT			
	NR		ASSEMBLY THICKNESS R4 21.00"			
	STC					
	NR					
	R _e /U					
	14.97 / 0.07					
	EQV./CODE					
	VBBL					
	+					
RSI CALCULATION						
COMPONENT		PERCENTAGE (%)	THICKNESS (inches)	THICKNESS (mm)	CONDUCTIVITY (W/mK)	RSI VALUE (m²K/W)
Protection Board		100.00	0.50	0.013	0.130	0.098
PolyISO Insulation Board (Effective)		100.00	0.50	0.185	0.025	6.804
Plywood Sheathing		100.00	0.75	0.018	0.130	0.147
Roof Truss Joists		4.00	11.88	0.362	0.130	0.093
Batt Insulation		96.00	11.88	0.362	0.037	7.826
Gypsum Wall Board		100.00	0.63	0.018	0.250	0.064
UP			Horizontal	Down		
R _e		5.10	0.13	0.17		0.10
R _{se}		0.04	0.04	0.04		0.04
Total R _{si}						14.97

Window and Door Schedule

ARCHITECT:

dlp
architecture

DLP ARCHITECTURE INC.
10400 VICTORIA BLVD. #100
VANCOUVER BC V6N 1A5
(604) 271-1111

PRIMARY CONTACT:

D. LUCIO PICCIANO
10400 VICTORIA BLVD. #100
VANCOUVER BC V6N 1A5
(604) 271-1111

PROJECT:

**HERITAGE
REVITALIZATION AND
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS:

311 West 14th Street,
City of North Vancouver, BC

OWNER:

1352644 BC LTD

ARCHITECT SEAL

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

10-Jul-23 DP Prior to 2

PROJECT NO: 21-06

DRAWN BY: CDS

CHECKED BY: dlp

PRINCIPAL IN CHARGE: L. Picciano

OWNER APPROVAL: ATIC

SCALE: NTS

SHEET TITLE: Assemblies

SHEET NO.

DP1.4

Vent Area
12.29 m²

Supplier	TBD
Unit No.	WT1
Specifications	Type: TD and Turn Frame: Vinyl Dimensions: 6'-0" x 4'-0" R/O: Manufacturer Head: 7'-4" Screen: Interior - Removable
Location	Room: Secondary Suite 1 - Bedroom, Living Room, Den Qty: 3 Open: T&T/Turn Secondary Suite 1 - Bedroom, Living Room, Den Qty: 3 Open: T&T/Turn Total: 6

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
14.10 m²

Supplier	TBD
Unit No.	WT2
Specifications	Type: TD and Turn Frame: Vinyl Dimensions: 6'-0" x 4'-0" R/O: Manufacturer Head: 7'-4" Screen: Interior - Removable
Location	Room: Secondary Suite 1 - Kitchen and Living Room Qty: 2 Open: T&T/Turn Secondary Suite 2 - Kitchen and Living Room Qty: 2 Open: T&T/Turn Unit 1 - Dining Room, Bedroom 2 and Bedroom 3 Qty: 3 Open: T&T/Turn Unit 2 - Dining Room, Bedroom 2 and Bedroom 3 Qty: 3 Open: T&T/Turn Total: 10

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
14.10 m²

Supplier	TBD
Unit No.	WT3
Specifications	Type: TD and Turn Frame: Vinyl Dimensions: 6'-0" x 4'-0" R/O: Manufacturer Head: 7'-4" Screen: Interior - Removable
Location	Room: Unit 1 - Living Room Qty: 1 Open: T&T/Turn Unit 2 - Living Room Qty: 1 Open: T&T/Turn Total: 2

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
17.20 m²

Supplier	TBD
Unit No.	WT4
Specifications	Type: TD and Turn Frame: Vinyl Dimensions: 6'-0" x 4'-0" R/O: Manufacturer Head: 7'-4" Screen: Interior - Removable
Location	Room: Unit 1 - Kitchen, Bedroom 1 and Loft Qty: 3 Open: T&T/Turn Unit 2 - Kitchen, Bedroom 1 and Loft Qty: 3 Open: T&T/Turn Total: 6

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
3.00 m²

Supplier	TBD
Unit No.	WT5
Specifications	Type: Fixed Frame: Vinyl Dimensions: 2'-0" x 4'-0" R/O: Manufacturer Head: 7'-4" Screen: N/A
Location	Room: Unit 1 - Kitchen, Second Floor Stair, Loft Stair Qty: 3 Open: Fixed Unit 2 - Kitchen, Second Floor Stair, Loft Stair Qty: 3 Open: Fixed Total: 6

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
3.00 m²

Supplier	TBD
Unit No.	WT6
Specifications	Type: Fixed Frame: Vinyl Dimensions: 2'-0" x 4'-0" R/O: Manufacturer Head: 7'-4" Screen: N/A
Location	Room: Unit 1 - Bedroom 1 Qty: 1 Open: Fixed Unit 2 - Bedroom 1 Qty: 1 Open: Fixed Total: 2

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
3.00 m²

Supplier	TBD
Unit No.	WT7
Specifications	Type: Awaiting Frame: Vinyl Dimensions: 2'-0" x 4'-0" R/O: Manufacturer Head: 7'-4" Screen: Interior - Removable
Location	Room: Unit 1 - Bedroom Qty: 1 Open: Awaiting Unit 2 - Bedroom Qty: 1 Open: Awaiting Total: 2

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
16.80 m²

Supplier	TBD
Unit No.	WT8
Specifications	Type: TD and Turn Frame: Vinyl Dimensions: 7'-0" x 4'-0" R/O: Manufacturer Head: 7'-4" Screen: Interior - Removable
Location	Room: Unit 1 - Loft Qty: 1 Open: T&T/Turn Unit 2 - Loft Qty: 1 Open: T&T/Turn Total: 2

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
3.00 m²

Supplier	TBD
Unit No.	WT9
Specifications	Type: Hopper Frame: Vinyl Dimensions: 2'-0" x 4'-0" R/O: Manufacturer Head: 7'-4" Screen: Interior - Removable
Location	Room: Heritage House Basement Suite - Living Room Qty: 1 Open: Hopper Total: 1

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
25.67 m²

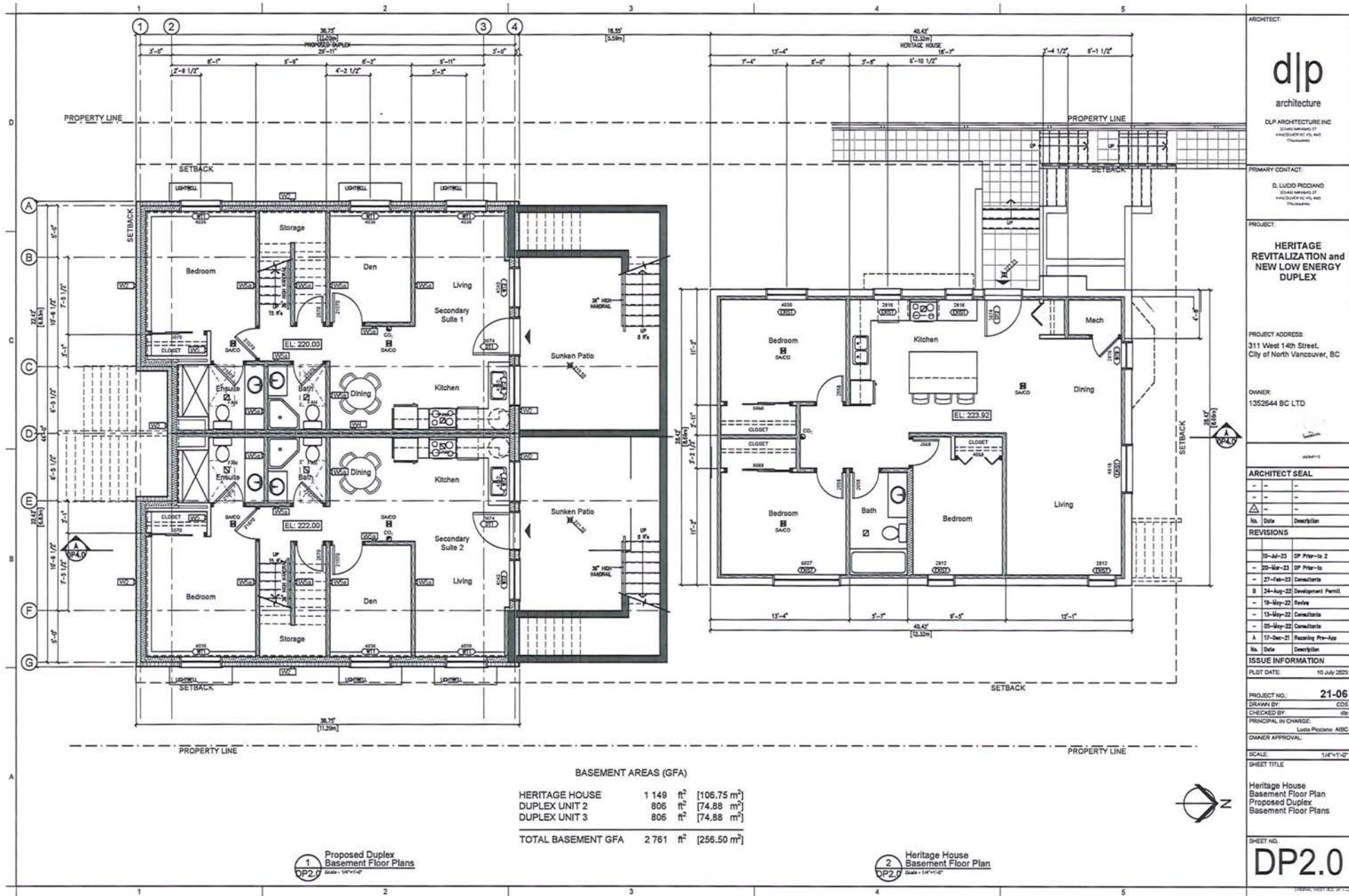
Supplier	TBD
Unit No.	DT1
Specifications	Type: Entry Door Frame: Vinyl Dimensions: 3'-0" x 7'-0" R/O: Manufacturer Head: 7'-4" Screen: Interior - Removable
Location	Room: Secondary Suite 1 and 2 - Entry Qty: 2 Open: R/L / L/R Unit 1 and 2 - Entry Qty: 2 Open: R/L / L/R Unit 1 and 2 - Dining Room Qty: 2 Open: R/L / L/R Unit 1 and 2 - Loft Qty: 2 Open: R/L / L/R Total: 8

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights

Vent Area
25.67 m²

Supplier	TBD
Unit No.	DT2
Specifications	Type: Entry Door Frame: Vinyl Dimensions: 3'-0" x 7'-0" R/O: Manufacturer Head: 7'-4" Screen: Interior - Removable
Location	Room: Heritage House - Basement Suite Qty: 1 Open: R/L Total: 1

Notes: Refer to Elevations for Operation
All windows to conform to SCBC 9.7, Windows, Doors and Skylights



ARCHITECT:

d/p
architecture
DLP ARCHITECTURE INC.
2540 WILSON AVENUE
VANCOUVER BC V6M 1K4
TEL: 604-271-1111

PRIMARY CONTACT:

D. LUDLO PRODIGIO
2540 WILSON AVENUE
VANCOUVER BC V6M 1K4
TEL: 604-271-1111

PROJECT:

**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS:

311 West 14th Street,
City of North Vancouver, BC

OWNER:

1352544 BC LTD

ARCHITECT SEAL:

No.	Date	Description
1	10 July 2023	Issue Information

REVISIONS:

No.	Date	Description
1	10 July 2023	Issue Information

ISSUE INFORMATION:

PLOT DATE: 10 July 2023

PROJECT NO: **21-06**

DRAWN BY: CDS

CHECKED BY: ds

PRINCIPAL IN CHARGE: Luca Prodigio AIBC

OWNER APPROVAL:

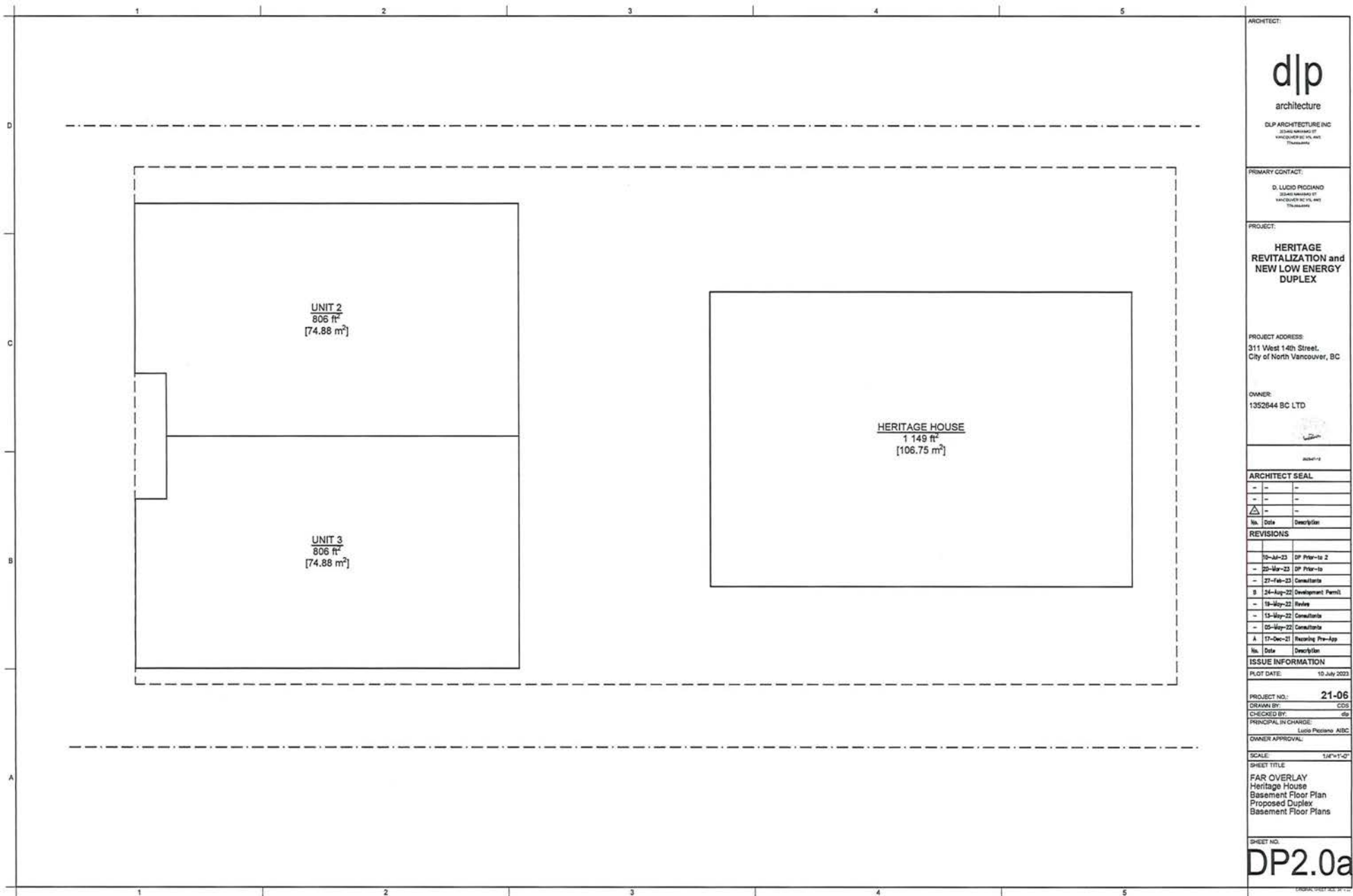
SCALE: 1/8"=1'-0"

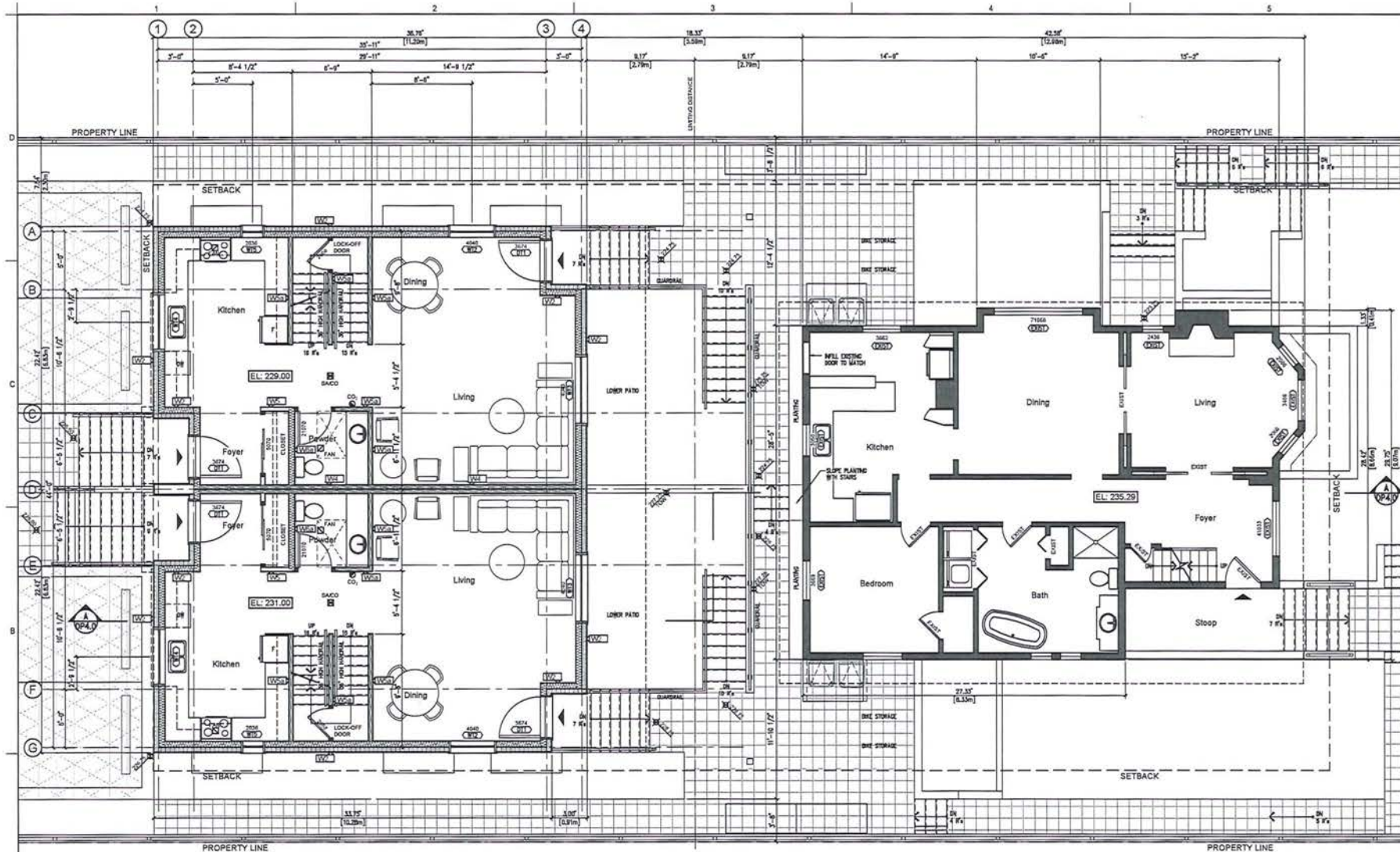
SHEET TITLE:

Heritage House
Basement Floor Plan
Proposed Duplex
Basement Floor Plans

SHEET NO:

DP2.0





MAIN FLOOR AREAS (GFA)

HERITAGE HOUSE	1 102	ft ²	[102.38m ²]
DUPLEX UNIT 2	791	ft ²	[73.49 m ²]
DUPLEX UNIT 3	791	ft ²	[73.49 m ²]
TOTAL MAIN FLOOR GFA	2 684	ft ²	[249.35 m ²]

1 Proposed Duplex
Main Floor Plans
Scale: 1/4"=1'-0"

2 Heritage House
Main Floor Plan
Scale: 1/4"=1'-0"

ARCHITECT
d/p
architecture
DUP ARCHITECTURE INC.
2100 WEST 14TH STREET
VANCOUVER, BC V6L 2K1
TEL: 604-271-1111

PRIMARY CONTACT
D. LUCIO PICCINO
2100 WEST 14TH STREET
VANCOUVER, BC V6L 2K1
TEL: 604-271-1111

PROJECT
**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS
311 West 14th Street,
City of North Vancouver, BC

OWNER
1352644 BC LTD

ARCHITECT SEAL
[Seal]

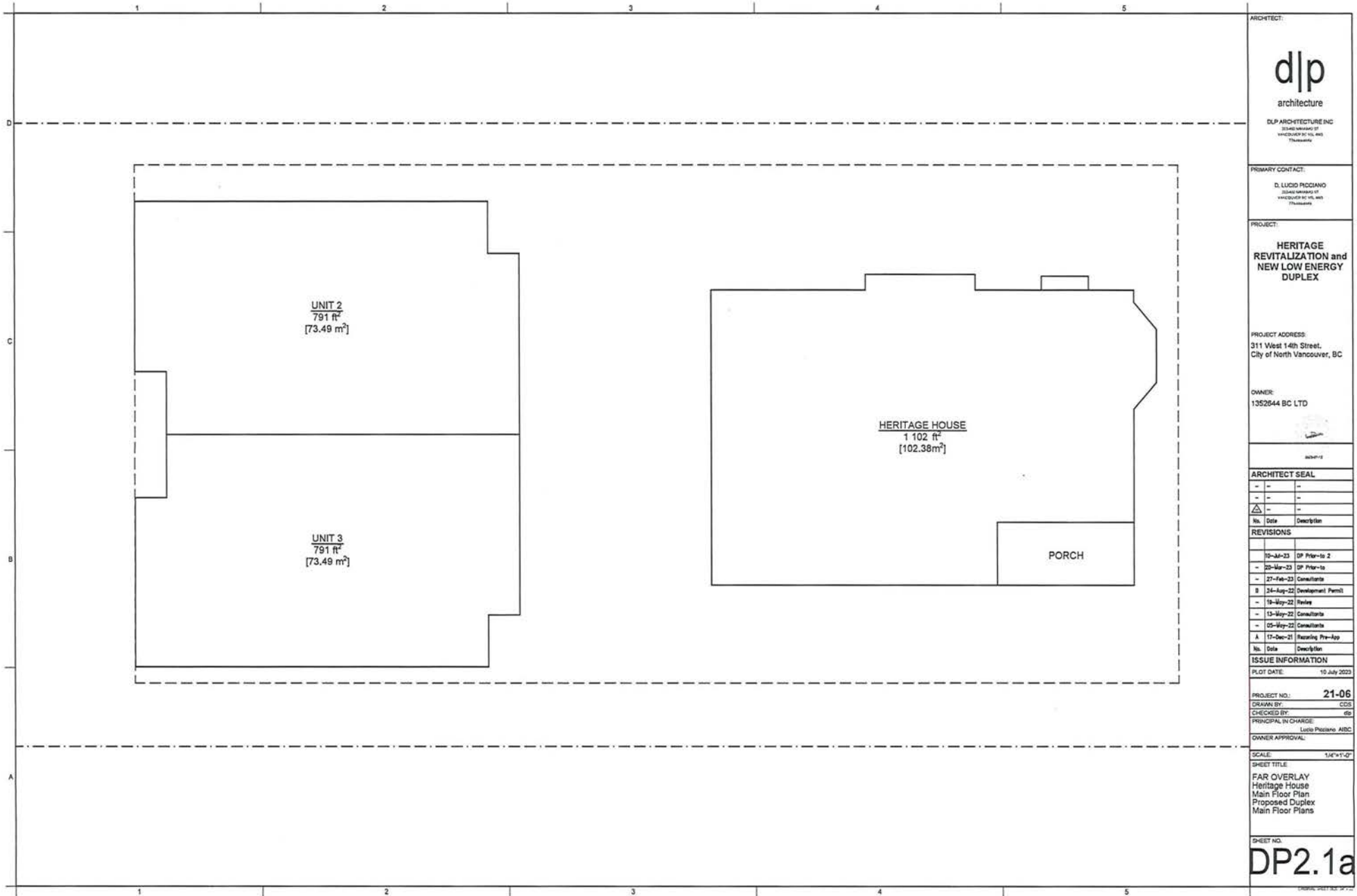
No.	Date	Description
1	10-Jul-23	SP Prelim-1
2	20-Mar-23	SP Prelim-2
3	27-Feb-23	Consultants
4	24-Aug-22	Development Permit
5	19-May-22	Review
6	13-May-22	Consultants
7	05-May-22	Consultants
8	17-Dec-21	Recording Pre-App

ISSUE INFORMATION
PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**
DRAWN BY: CDS
CHECKED BY: dpy
PRINCIPAL IN CHARGE: Lucio Piccino AIBC
OWNER APPROVAL: [Signature]

SCALE: 1/4"=1'-0"
SHEET TITLE: Heritage House Main Floor Plan Proposed Duplex Main Floor Plans

SHEET NO.: **DP2.1**



ARCHITECT:

dip
architecture

DLP ARCHITECTURE INC.
33146 VICTORIA ST.
VANCOUVER BC V6N 1W5
Thursdays

PRIMARY CONTACT:

D. LUGIO PICCIANO
33146 VICTORIA ST.
VANCOUVER BC V6N 1W5
Thursdays

PROJECT:

**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS:
311 West 14th Street,
City of North Vancouver, BC

OWNER:
1352844 BC LTD

ARCHITECT SEAL

== ==
== ==
== ==
== ==

No. Date Description

REVISIONS

	10-Jul-23	DP Prior-to 2
	23-Mar-23	DP Prior-to
	27-Feb-23	Consultants
B	24-Aug-22	Development Permit
	19-May-22	Review
	13-May-22	Consultants
	05-May-22	Consultants
A	17-Dec-21	Receiving Pre-App

No. Date Description

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO.: 21-06

DRAWN BY: CCS

CHECKED BY: DB

PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL:

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

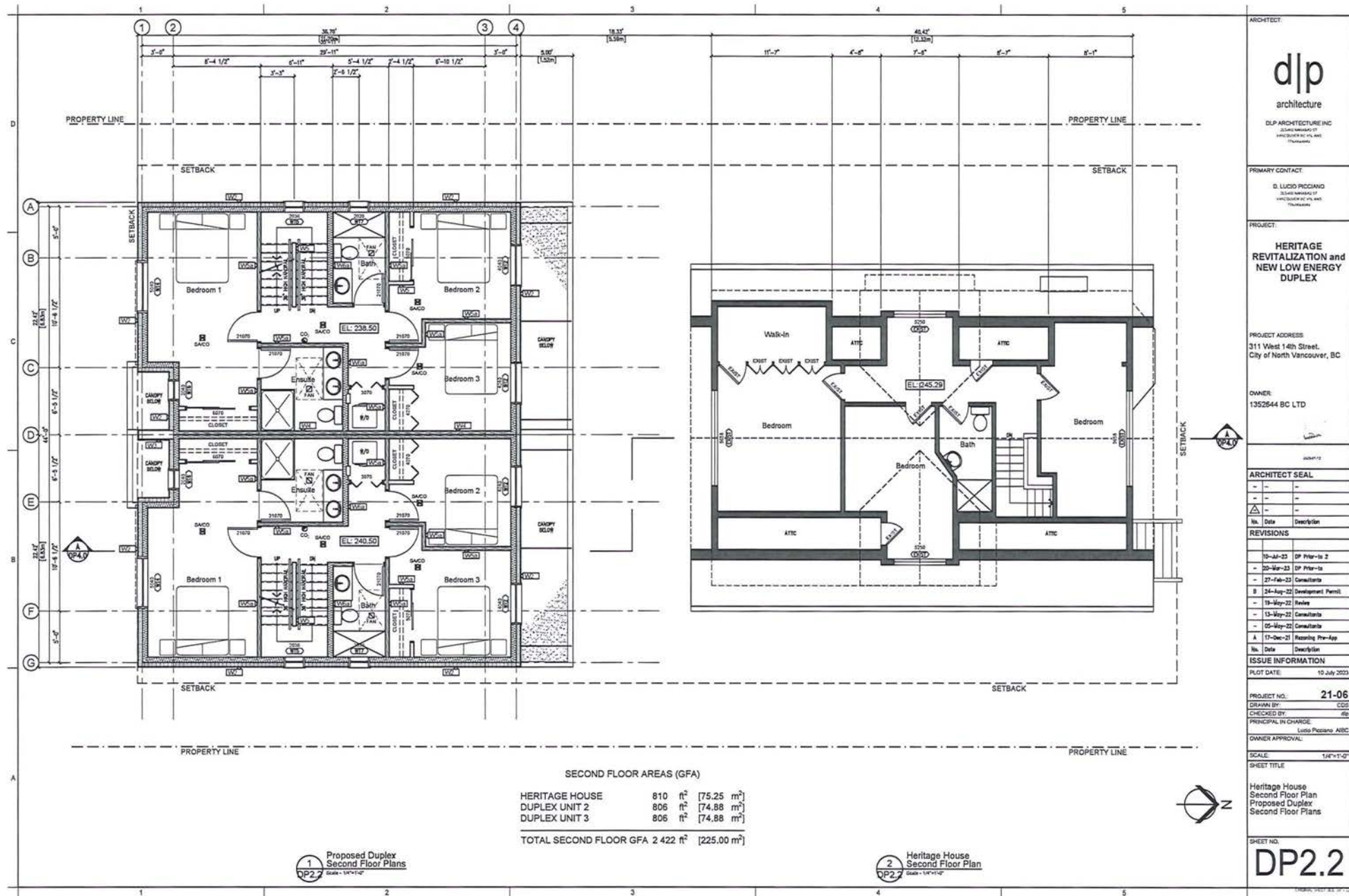
SHEET TITLE:

FAR OVERLAY
Heritage House
Main Floor Plan
Proposed Duplex
Main Floor Plans

SHEET NO.

DP2.1a

DESIGNED BY: CCS



ARCHITECT

d/p
architecture

DUP ARCHITECTURE INC
2240 HURONTARIO ST
SUITE 200
MISSISSAUGA, ONTARIO L4R 1A5
TEL: (905) 876-1111

PRIMARY CONTACT

D. LUCIO PICCANDI
2240 HURONTARIO ST
SUITE 200
MISSISSAUGA, ONTARIO L4R 1A5
TEL: (905) 876-1111

PROJECT

**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS

311 West 14th Street,
City of North Vancouver, BC

OWNER

1352644 BC LTD

ARCHITECT SEAL

No.	Date	Description
1	10-Jul-23	DP Prior-to 2
2	20-Mar-23	DP Prior-to 3
3	27-Feb-23	Consultants
4	24-Aug-22	Development Permit
5	19-May-22	Review
6	13-May-22	Consultants
7	05-May-22	Consultants
8	17-Dec-21	Resolving Pre-App

ISSUE INFORMATION

PLAT DATE: 10 July 2023

PROJECT NO: **21-06**

DRAWN BY: CDS

CHECKED BY: ds

PRINCIPAL IN CHARGE: Lucio Piccandi ARBC

OWNER APPROVAL:

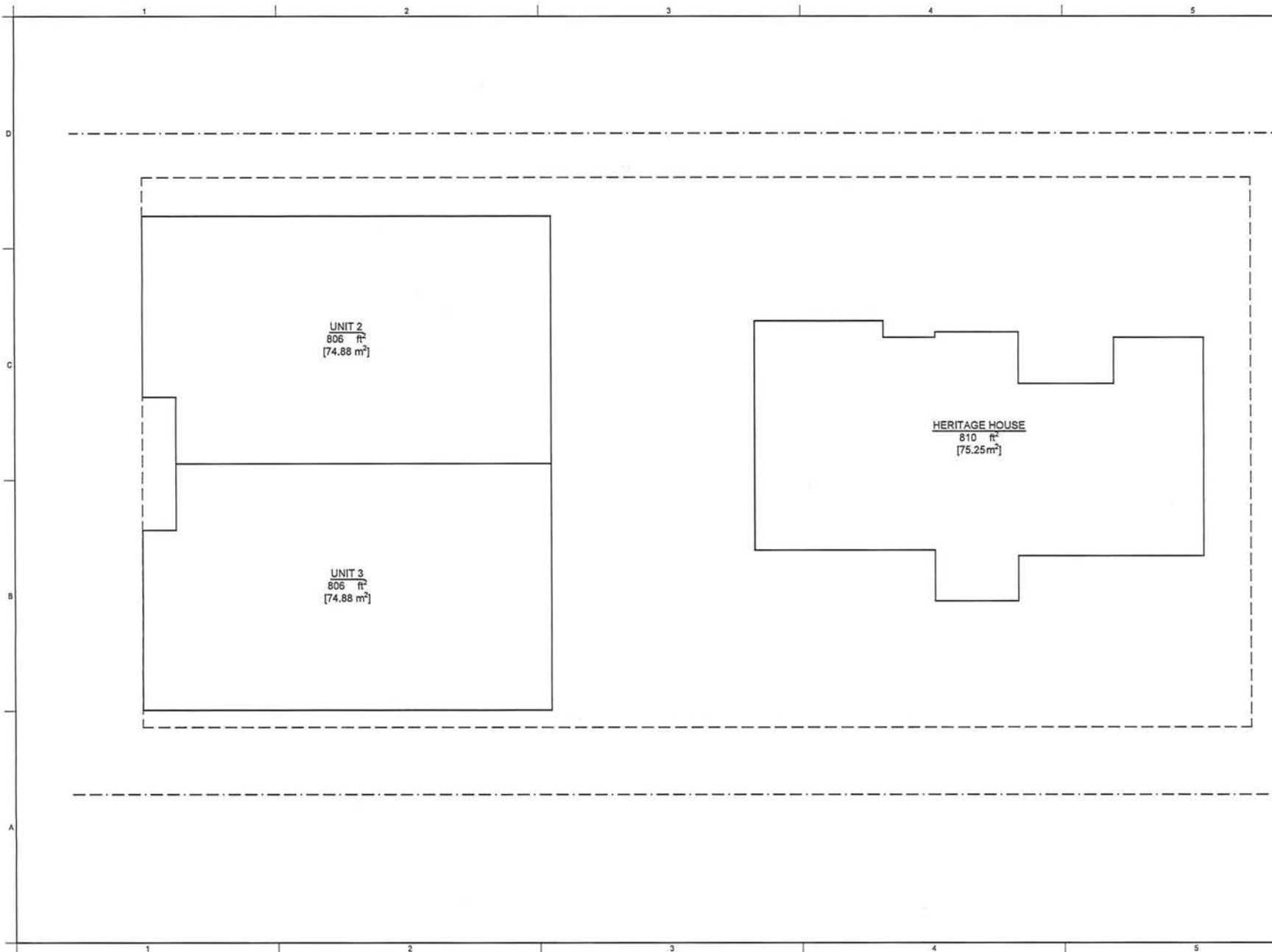
SCALE: 1/4"=1'-0"

SHEET TITLE

Heritage House
Second Floor Plan
Proposed Duplex
Second Floor Plans

SHEET NO.

DP2.2



ARCHITECT:

d|p
architecture
DLP ARCHITECTURE INC.
3545 WARDEN ST.
VANCOUVER BC V6L 4K5
TEL: 604-271-1111

PRIMARY CONTACT:

D. LUCIO PICCINO
3545 WARDEN ST.
VANCOUVER BC V6L 4K5
TEL: 604-271-1111

PROJECT:

**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS:
311 West 14th Street,
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

—	—	—
—	—	—
—	—	—
—	—	—

REVISIONS

No.	Date	Description
10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
24-Aug-22	Development Permit	
19-May-22	Review	
13-May-22	Consultants	
05-May-22	Consultants	
17-Dec-21	Receiving Pre-App	

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO.: 21-06

DRAWN BY: CDS

CHECKED BY: CDS

PRINCIPAL IN CHARGE: Lucio Piccino AIBC

OWNER APPROVAL:

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

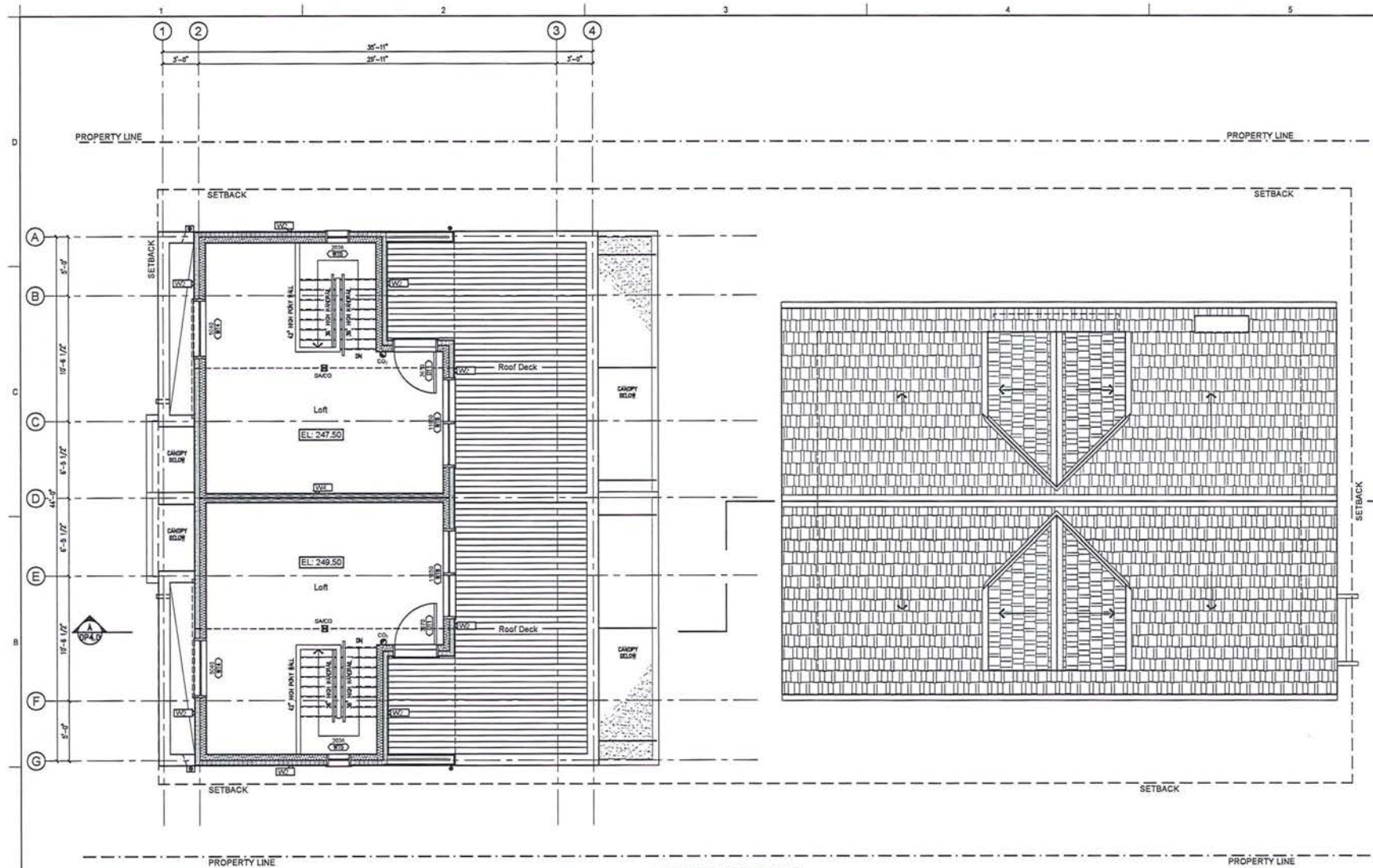
SHEET TITLE

FAR OVERLAY
Heritage House
Second Floor Plan
Proposed Duplex
Second Floor Plans

SHEET NO.

DP2.2a

170826-1021-001-01-10



THIRD FLOOR AREAS (GFA)

DUPLEX UNIT 2	437	ft ²	(40.60 m ²)
DECK	279	ft ²	(25.91 m ²)
DUPLEX UNIT 3	437	ft ²	(40.60 m ²)
DECK	279	ft ²	(25.91 m ²)
TOTAL THIRD FLOOR GFA	1 432	ft²	(133.04 m²)

1 Proposed Duplex
Third Floor Plans
Scale: 1/8"=1'-0"

2 Heritage House
Roof Plan
Scale: 1/8"=1'-0"

ARCHITECT:

d|p
architecture

DLP ARCHITECTURE INC.
2245 HURON ST.
VANCOUVER, BC V6J 4K5
Phone: 604-681-1111

PRIMARY CONTACT:

D. LUCIO PICCAND
2245 HURON ST.
VANCOUVER, BC V6J 4K5
Phone: 604-681-1111

PROJECT:

HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX

PROJECT ADDRESS
311 West 14th Street,
City of North Vancouver, BC

OWNER
1352544 BC LTD

ARCHITECT SEAL

No.	Date	Description
1	10-Jul-23	DP Prior-to 2
2	20-Mar-23	DP Prior-to 1a
3	27-Feb-23	Consultants
4	24-Aug-22	Development Permit
5	19-May-22	Review
6	13-May-22	Consultants
7	05-May-22	Consultants
8	17-Dec-21	Preparing Pre-App

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO: 21-06

DRAWN BY: CDS

CHECKED BY: dlp

PRINCIPAL IN CHARGE: Lucio Piccand AIBC

OWNER APPROVAL:

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

SHEET TITLE

Heritage House

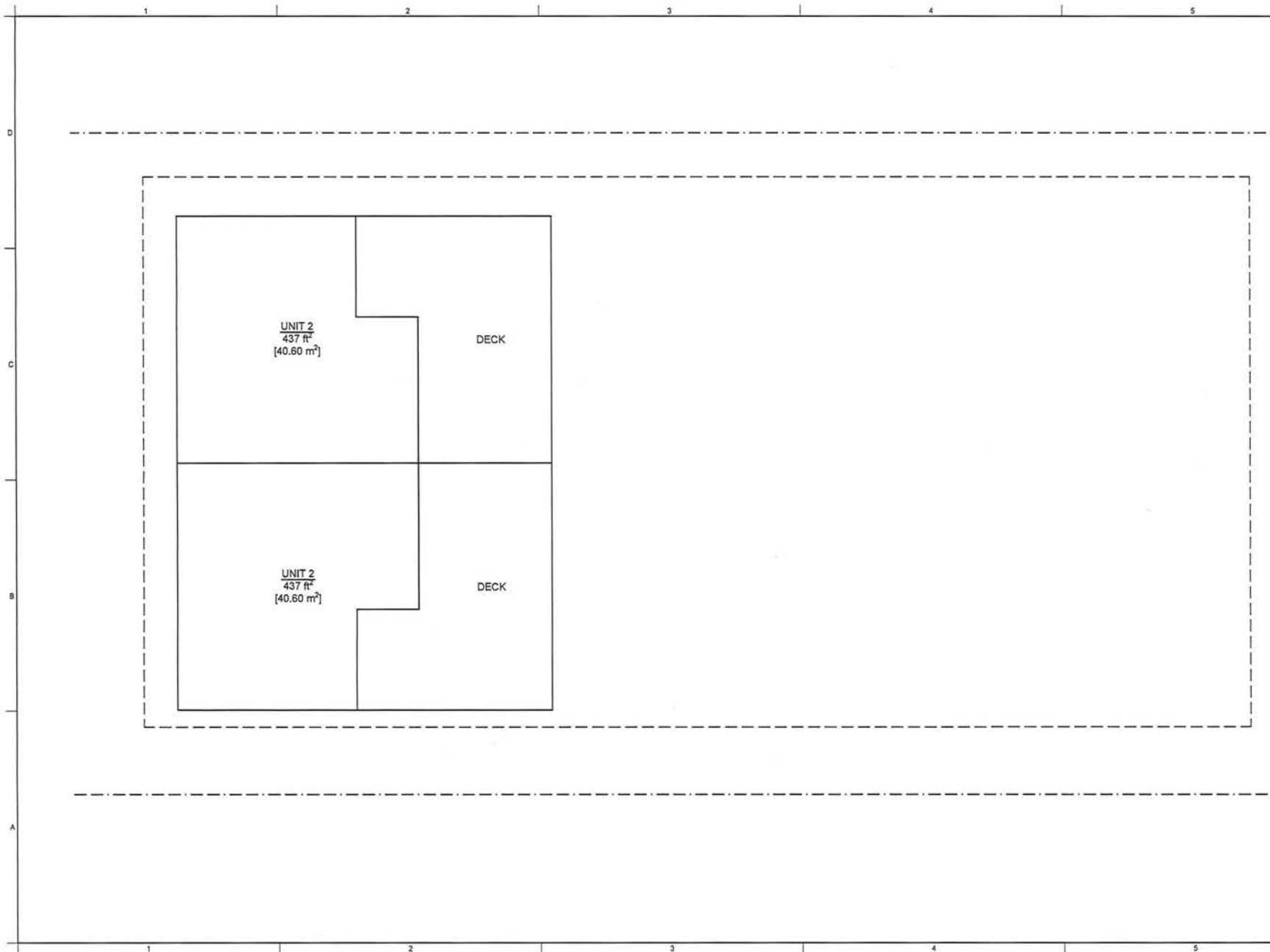
Roof plan

Proposed Duplex

Third Floor Plan

SHEET NO.

DP2.3



ARCHITECT:

d|p
architecture

DUP ARCHITECTURE INC
23445 KENNEDY ST
VANCOUVER BC V6K 4K5
(604) 261-1111

PRIMARY CONTACT:

D. LUCIO PICCIANO
23445 KENNEDY ST
VANCOUVER BC V6K 4K5
(604) 261-1111

PROJECT:

**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS:

311 West 14th Street,
City of North Vancouver, BC

OWNER:

1352644 BC LTD

SCALE:

ARCHITECT SEAL

- - -
- - -
- - -

No. Date Description

REVISIONS

- 10-Jul-23 DP Prior-to 2

- 20-Mar-23 DP Prior-to 1

- 27-Feb-23 Consultants

B 24-Aug-22 Development Permit

- 19-May-22 Review

- 13-May-22 Consultants

- 05-May-22 Consultants

A 17-Dec-21 Resolving Pre-App

No. Date Description

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO.: 21-06

DRAWN BY: GDS

CHECKED BY: d|p

PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL:

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

SHEET TITLE

FAR OVERLAY

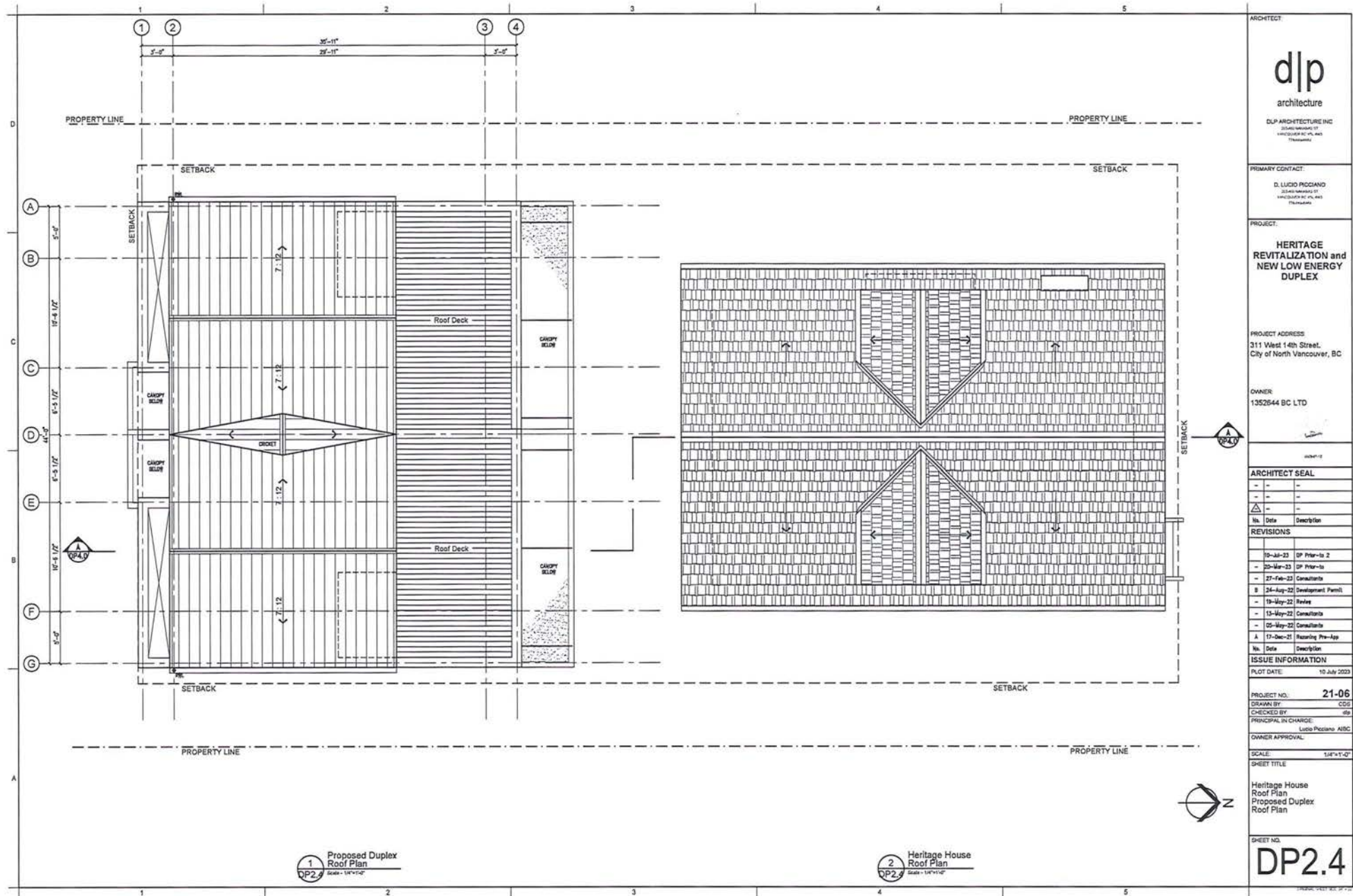
Proposed Duplex

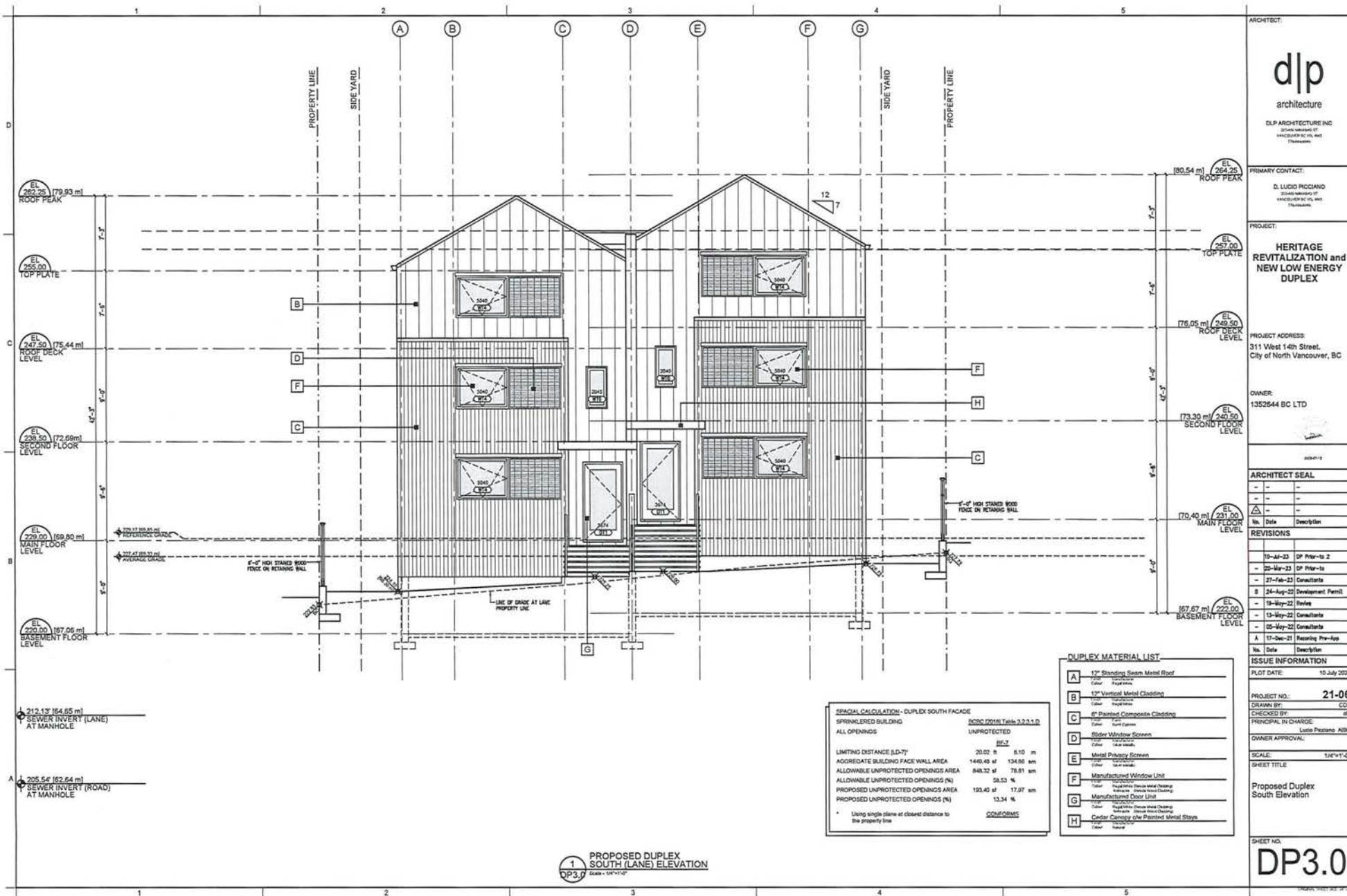
Third Floor Plan

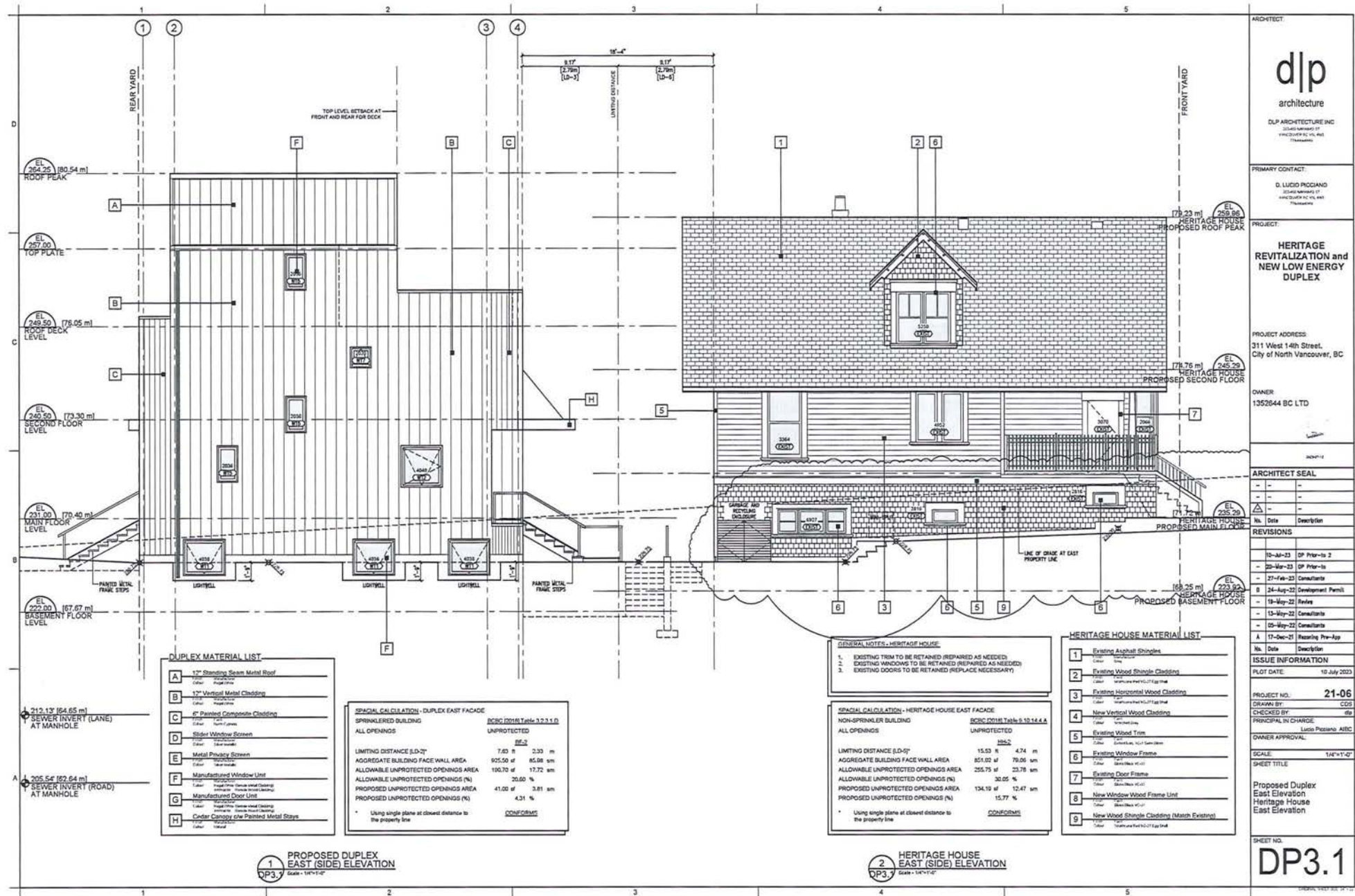
SHEET NO.

DP2.3a

1/2023 10:21 AM 10/1/23







ARCHITECT

d/p
architecture

DUP ARCHITECTURE INC.
2245 HANCOCK ST.
VANCOUVER BC, V6L 4K5
Canada

PRIMARY CONTACT:

D. LUCIO PIZZANO
2245 HANCOCK ST.
VANCOUVER BC, V6L 4K5
Canada

PROJECT:

**HERITAGE
REVITALIZATION AND
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS

311 West 14th Street,
City of North Vancouver, BC

OWNER

1352644 BC LTD

ARCHITECT SEAL

No. Date Description

REVISIONS

10-Jul-23	DP Prior-to 2
20-Mar-23	DP Prior-to 1
27-Feb-23	Consultants
24-Aug-22	Development Permit
19-May-22	Review
13-May-22	Consultants
05-May-22	Consultants
17-Dec-21	Resolving Pre-App

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**

DRAWN BY: CDS

CHECKED BY: d/p

PRINCIPAL IN CHARGE: Lucio Pizzano AIBC

OWNER APPROVAL:

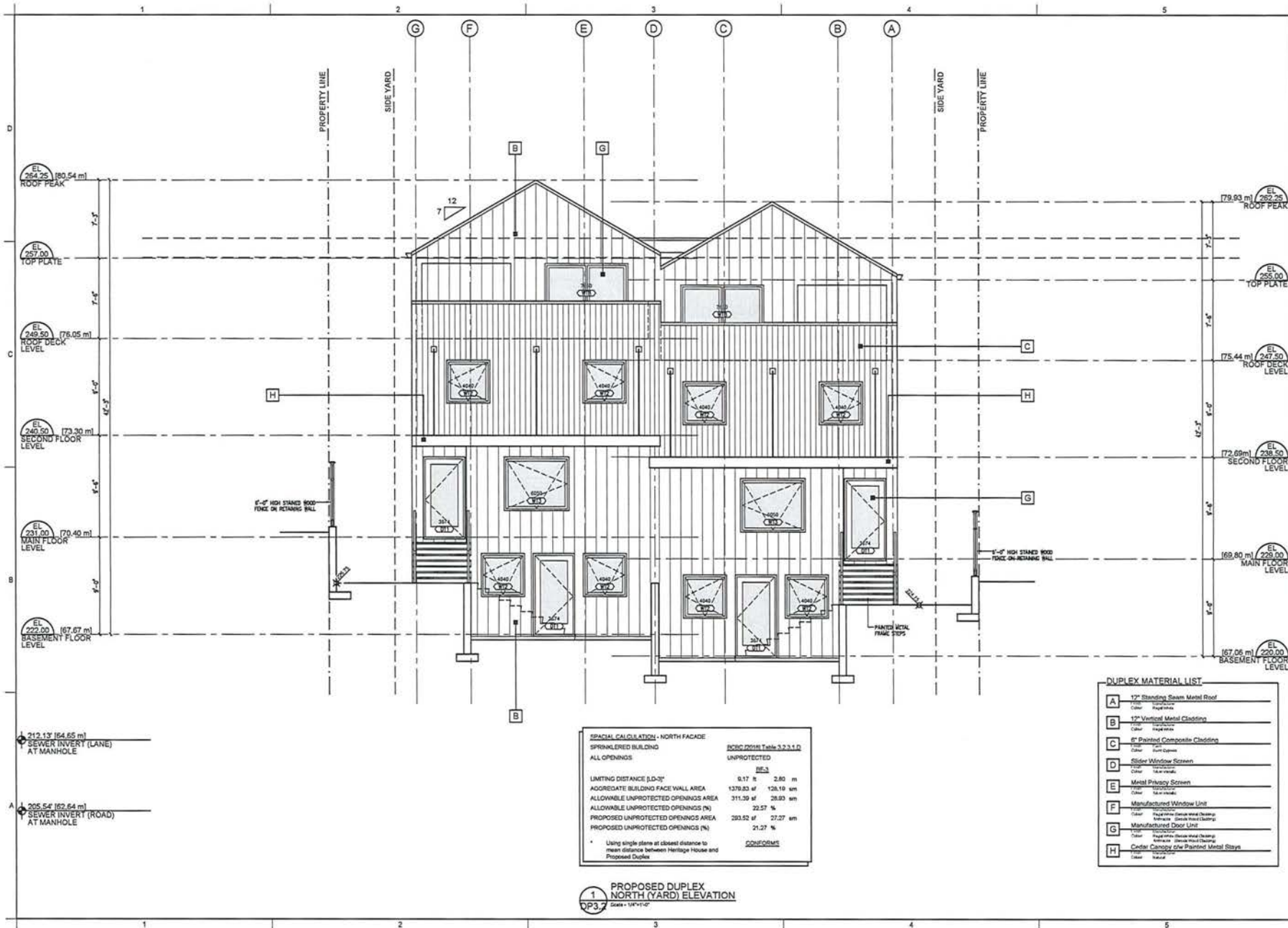
SCALE: 1/8"=1'-0"

SHEET TITLE

Proposed Duplex
East Elevation
Heritage House
East Elevation

SHEET NO.

DP3.1



ARCHITECT:

d|p
architecture

DLP ARCHITECTURE INC
3040 VICTORIA ST
VANCOUVER BC V6N 1A5
(604) 681-1111

PRIMARY CONTACT:

D. LUCIO PIZZANO
3040 VICTORIA ST
VANCOUVER BC V6N 1A5
(604) 681-1111

PROJECT:

**HERITAGE
REVITALIZATION and
NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:

311 West 14th Street,
City of North Vancouver, BC

OWNER:

1352644 BC LTD

ARCHITECT SEAL

No.	Date	Description
1	10-Jul-23	DP Prior-to 2
2	20-Mar-23	DP Prior-to 1
3	27-Feb-23	Consultants
4	24-Aug-22	Development Permit
5	19-May-22	Review
6	13-May-22	Consultants
7	05-May-22	Consultants
8	17-Dec-21	Revising Pre-App

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO: **21-06**

DRAWN BY: CCS

CHECKED BY: CCS

PRINCIPAL IN CHARGE: Lucio Pizzano AIBC

OWNER APPROVAL:

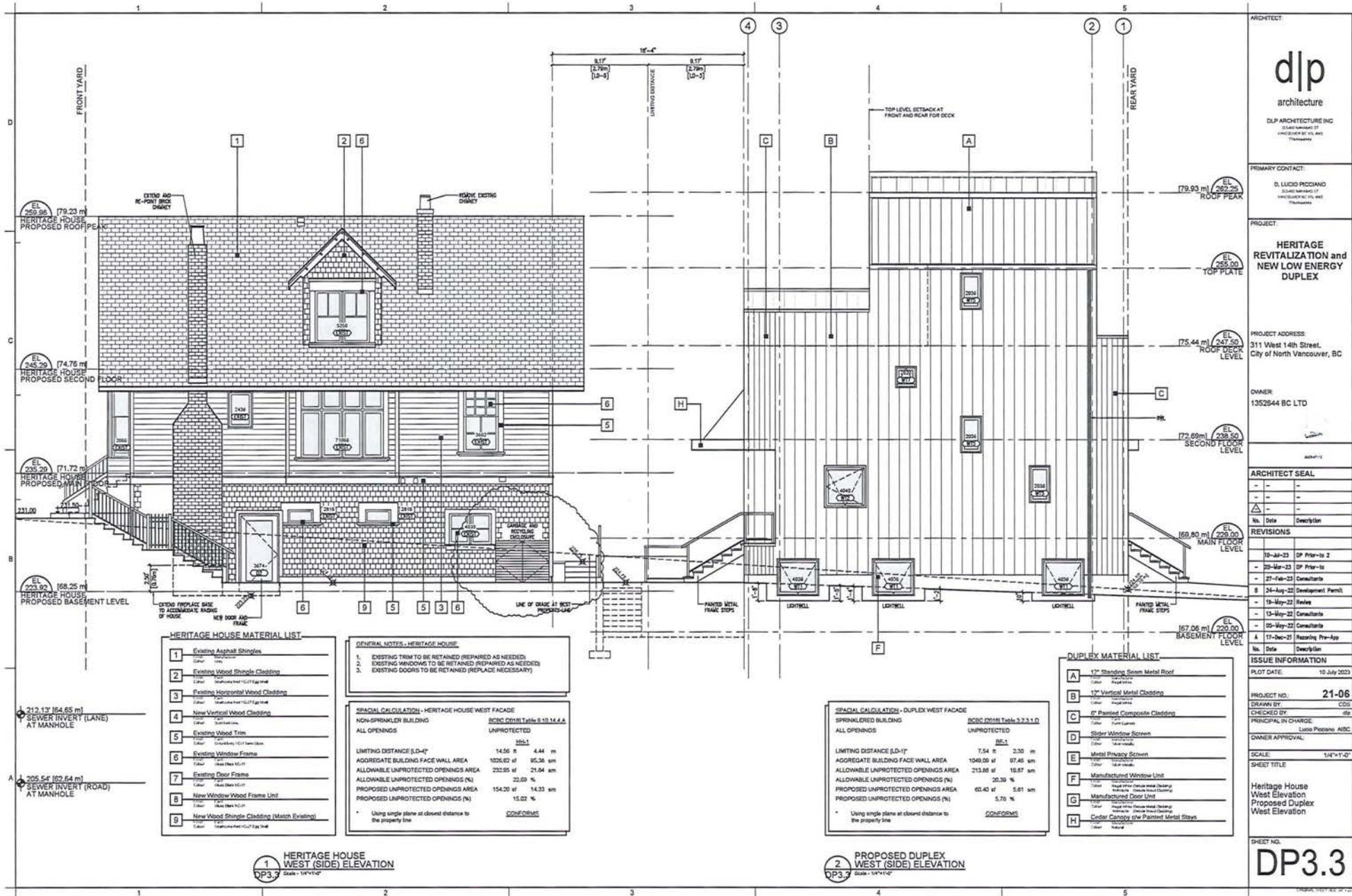
SCALE: 1/8"=1'-0"

SHEET TITLE

Proposed Duplex
North Elevation

SHEET NO.

DP3.2



ARCHITECT

d/p
architecture
DLP ARCHITECTURE INC.
2145 WILSON ST.
VANCOUVER BC V6L 4A5
Telephone

PRIMARY CONTACT:
D. LUCIO PIZZANO
2145 WILSON ST.
VANCOUVER BC V6L 4A5
Telephone

PROJECT:
**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS
311 West 14th Street,
City of North Vancouver, BC

OWNER
1352844 BC LTD

ARCHITECT SEAL

No.	Date	Description
1	10-Jul-23	DP Prior-to 2
2	23-Mar-23	DP Prior-to 2
3	27-Feb-23	Consultants
4	24-Aug-22	Development Permit
5	19-May-22	Review
6	13-May-22	Consultants
7	05-May-22	Consultants
8	17-Dec-21	Resolving Pre-App

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**

DRAWN BY: CDS

CHECKED BY: ds

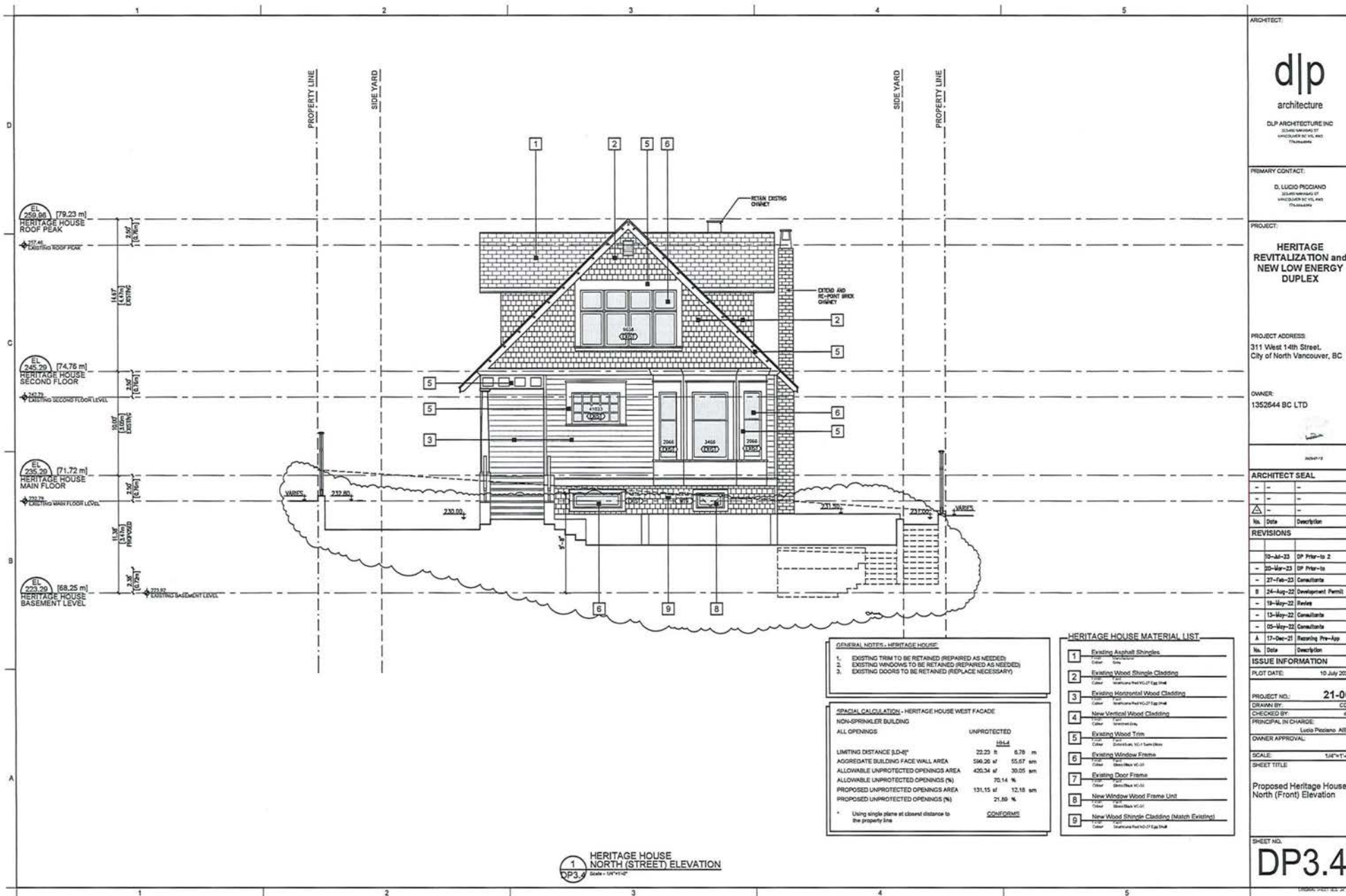
PRINCIPAL IN CHARGE: Lucio Pizzano ABC

OWNER APPROVAL:

SCALE: 1/4"=1'-0"

SHEET TITLE: Heritage House West Elevation Proposed Duplex West Elevation

SHEET NO.: **DP3.3**



GENERAL NOTES - HERITAGE HOUSE

- EXISTING TRIM TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING WINDOWS TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING DOORS TO BE RETAINED (REPLACE NECESSARY)

SPECIAL CALCULATION - HERITAGE HOUSE WEST FACADE
NON-SPRINKLER BUILDING
ALL OPENINGS

	UNPROTECTED
LIMITING DISTANCE (L-D)	22.23 m 6.78 m
AGGREGATE BUILDING FACE WALL AREA	596.26 m ² 55.07 m
ALLOWABLE UNPROTECTED OPENINGS AREA	425.34 m ² 39.55 m
ALLOWABLE UNPROTECTED OPENINGS (%)	70.14 %
PROPOSED UNPROTECTED OPENINGS AREA	131.15 m ² 12.18 m
PROPOSED UNPROTECTED OPENINGS (%)	21.69 %
	CONFORM

* Using single plane at closest distance to the property line

HERITAGE HOUSE MATERIAL LIST

1	Existing Asphalt Shingles
2	Existing Wood Shingle Cladding
3	Existing Horizontal Wood Cladding
4	New Vertical Wood Cladding
5	Existing Wood Trim
6	Existing Window Frame
7	Existing Door Frame
8	New Window Wood Frame Unit
9	New Wood Shingle Cladding (Match Existing)

1 HERITAGE HOUSE NORTH (STREET) ELEVATION
Scale: 1/8"=1'-0"

ARCHITECT:
d|p
architecture
DLP ARCHITECTURE INC.
311 West 14th Street
Vancouver, BC V6L 4A5
Tel: 604.681.1111

PRIMARY CONTACT:
D. LUCIO PROIANO
311 West 14th Street
Vancouver, BC V6L 4A5
Tel: 604.681.1111

PROJECT:
**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS:
311 West 14th Street,
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL
No. Date Description
REVISIONS

10-Jul-23	DP Prior-to 2
30-Mar-23	DP Prior-to
27-Feb-23	Consultants
24-Jul-22	Development Permit
19-May-22	Review
13-May-22	Consultants
05-May-22	Consultants
17-Dec-21	Receiving Pre-App

No. Date Description

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO: 21-06

DRAWN BY: CDS

CHECKED BY: dlp

PRINCIPAL IN CHARGE: Lucio Proiano AIBC

OWNER APPROVAL:

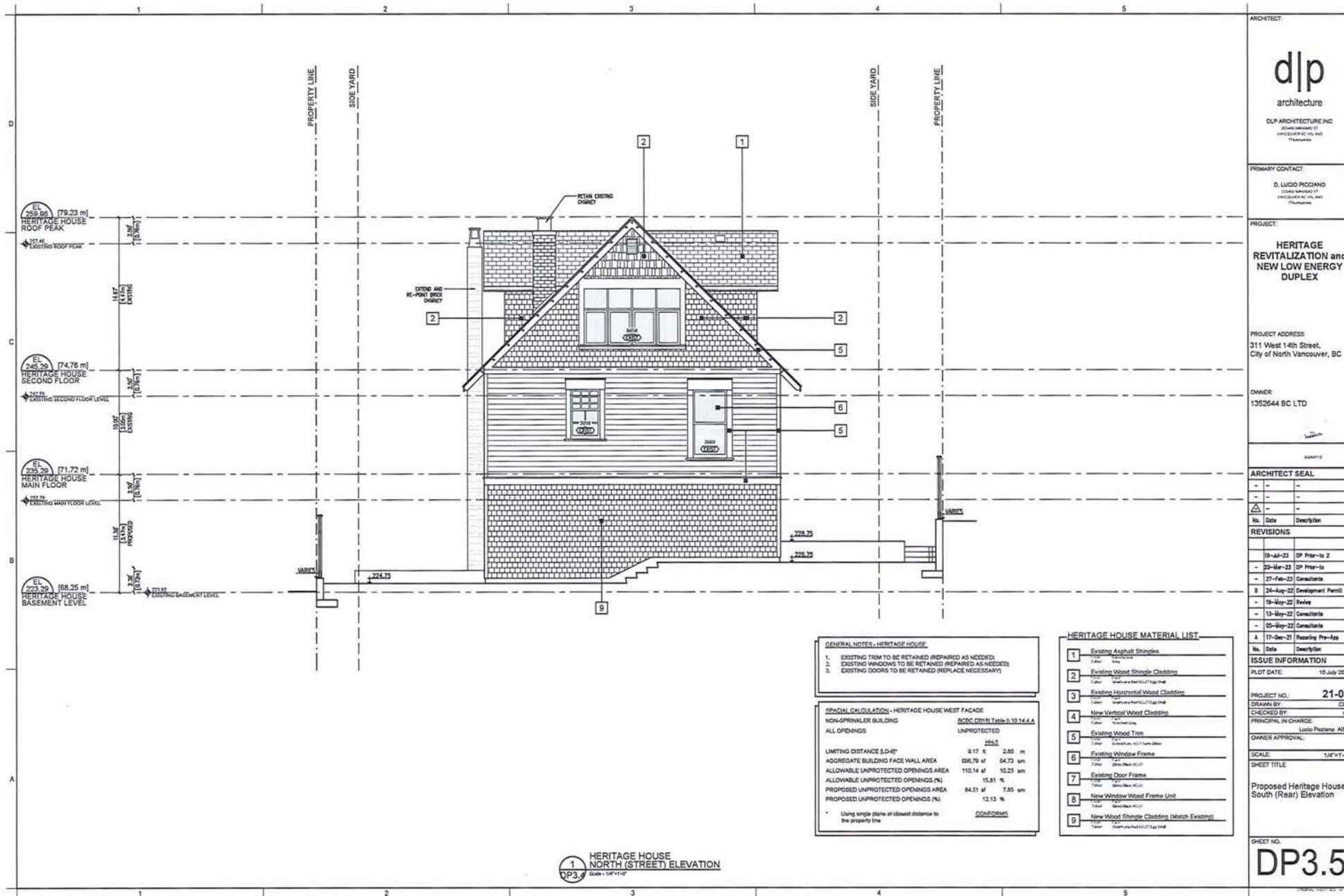
SCALE: 1/8"=1'-0"

SHEET TITLE

Proposed Heritage House North (Front) Elevation

SHEET NO.

DP3.4



ARCHITECT

d|p
architecture

DLP ARCHITECTURE INC.
20340E SANFORD ST.
SAN DIEGO, CA 92128
760.459.0000

PRIMARY CONTACT

D. LUCIO PICCIANO
25540 NUGGET ST
SMUCKER NC 27585
770-394-0000

PROJECT:	
----------	--

**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS

311 West 14th Street,
City of North Vancouver, BC

OWNER

1352644 BC LTD

2222

ARCHITECT SEAL

10	10	10
----	----	----

	-	-
---	---	---

No.	Date	Description
-----	------	-------------

REVISIONS

--	--	--

	10-26-23	CP Prior
--	----------	----------

-	23-Mar-23	CP Price
---	-----------	----------

-	27-Feb-23	Consultation
---	-----------	--------------

24-Aug-22	Develop
25-Aug-22	Develop

-	19-May-22	Review
	43.11.22	

-	13-May-22	Consult
-	08-Jun-22	Consult

-	05-04-22	Control
A	17-Dec-75	Recovery

No.	Code	Description
-----	------	-------------

ISSUE INFORMATION

PLOT DATE:

--	--

PROJECT NO.:

DRAWN BY: _____
CHECKED BY: _____

CHECKED BY:
PRINCIPAL IN CHARGE:

NAME: _____

OWNER APPROVAL

SCALE:

DATE

Proposed Heritage

South (Rear) Elev

1

100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

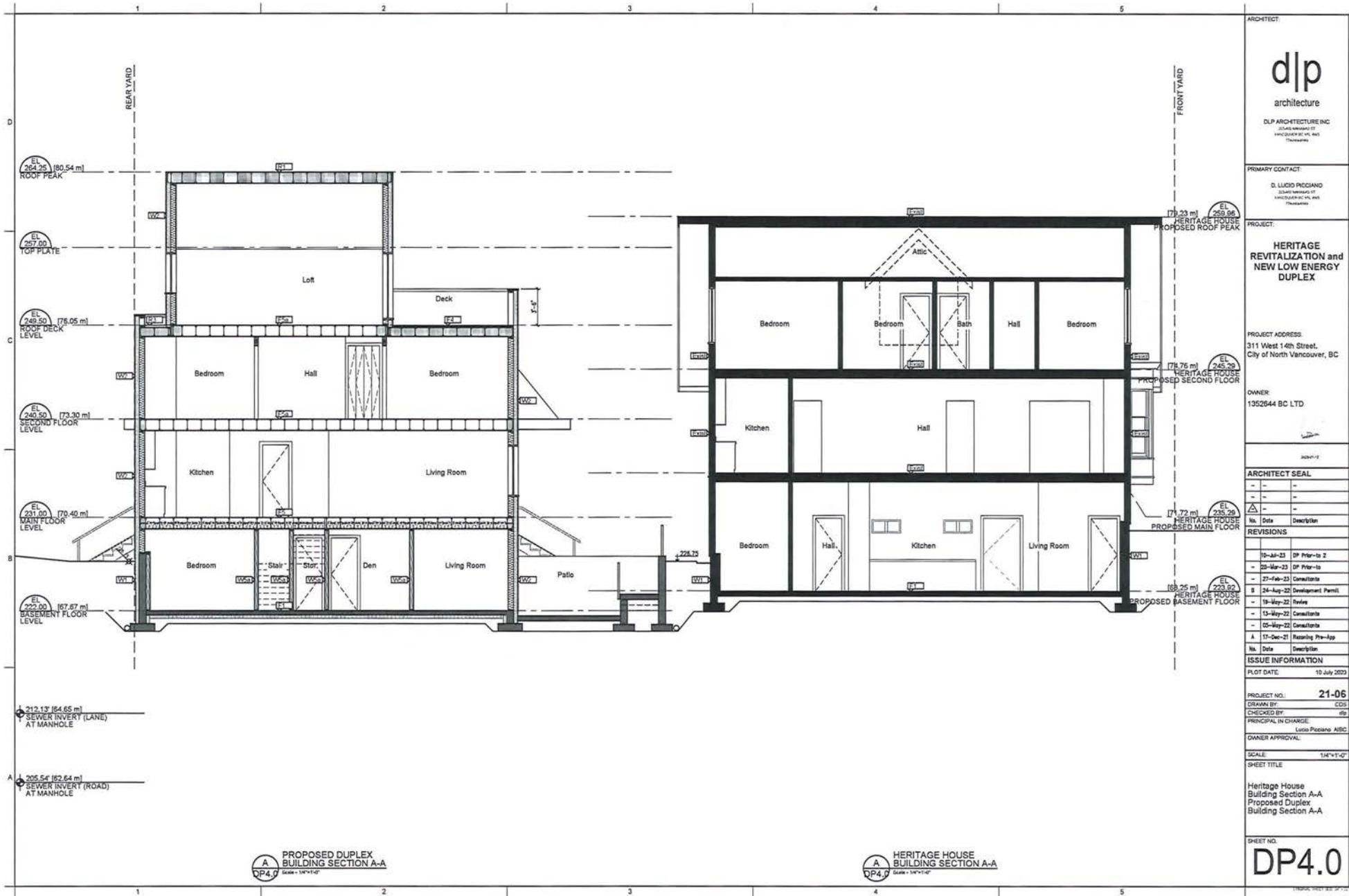
SHEET NO. _____

DP2

DP3

100

[illegible]



ARCHITECT:

d/p
architecture

D.P. ARCHITECTURE INC.
2045 HURON ST.
VANCOUVER BC V6L 4K5
Telephone

PRIMARY CONTACT:

D. LUCIO PICCIANO
2045 HURON ST.
VANCOUVER BC V6L 4K5
Telephone

PROJECT:

**HERITAGE
REVITALIZATION and
NEW LOW ENERGY
DUPLEX**

PROJECT ADDRESS:
311 West 14th Street,
City of North Vancouver, BC

OWNER:
1352644 BC LTD

ARCHITECT SEAL

— — — — —

— — — — —

— — — — —

— — — — —

REVISIONS

No. Date Description

10-Jul-22 DP Prior-to 2

20-Mar-23 DP Prior-to 2

27-Feb-23 Consultants

24-Aug-22 Development Permit

19-May-22 Review

13-May-22 Consultants

05-May-22 Consultants

17-Dec-21 Resolving Pre-App

No. Date Description

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO: 21-06

DRAWN BY: CDS

CHECKED BY: d/p

PRINCIPAL IN CHARGE: Lucio Picciano ASBC

OWNER APPROVAL:

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

SHEET TITLE:

Heritage House

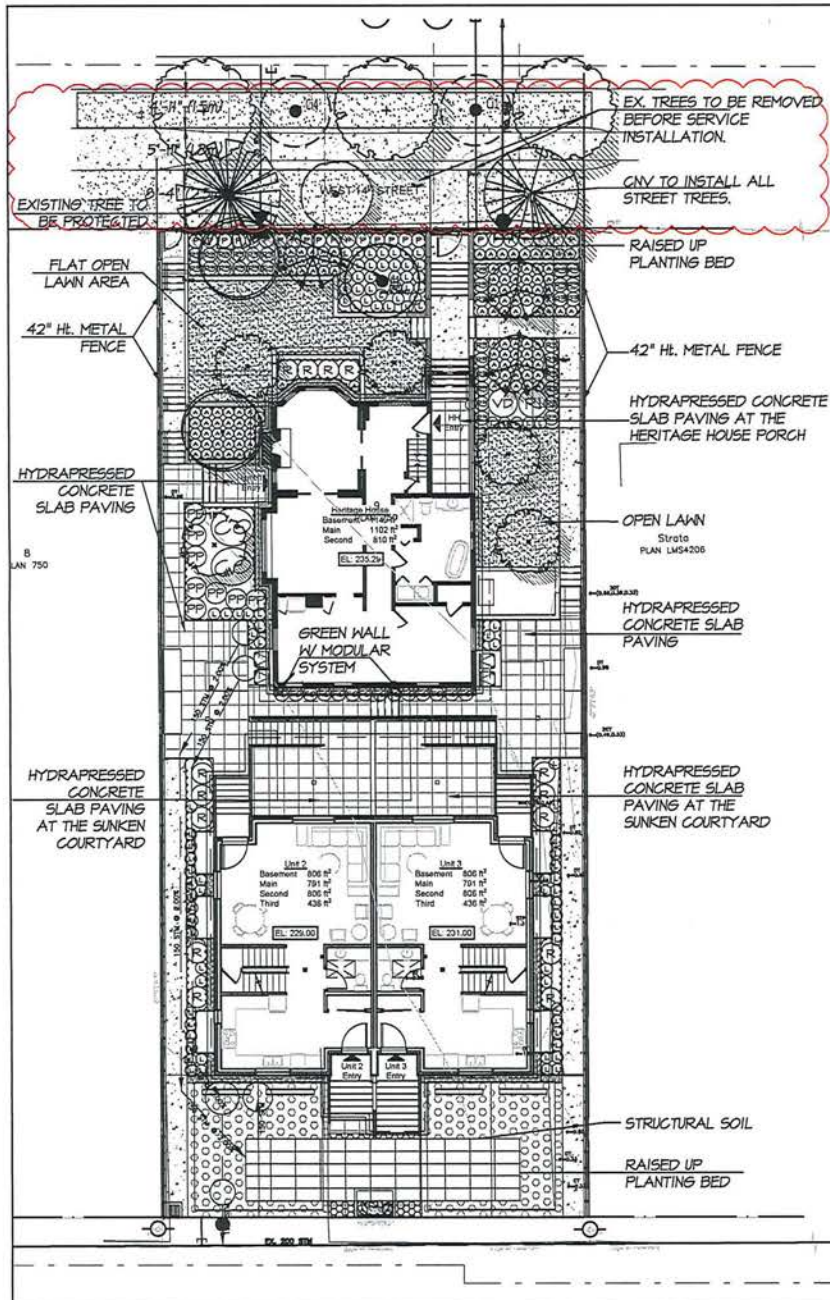
Building Section A-A

Proposed Duplex

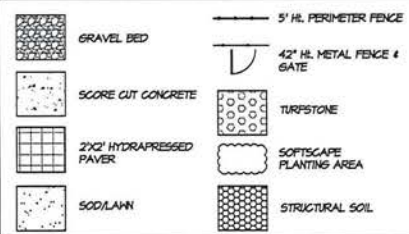
Building Section A-A

SHEET NO:

DP4.0



LEGEND



PLANT SCHEDULE - ONSITE

M2 JOB NUMBER: 22-030

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER RUBRUM 'BONHALL'	COLUMNAR BONHALL MAPLE	6CM CAL; B4B
	3	CHAMAECYPARIS OBUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	3M HT; B4B
	1	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	2.5M HT; B4B
	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SHEET GUM	6CM CAL; B4B
	1	EXISTING TREE #1 TO BE PROTECTED		
SHRUB	2	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
	16	GAULTHERIA SHALLOM	SALAL	#2 POT; 30CM
	8	PHYSCARPUS OPULIFOLIUS CAPITATUS	PACIFIC NINEBARK	#2 POT
	3	RHODODENDRON YAK MIST MAIDEN'	RHODODENDRON MIST MAIDEN'	#2 POT; 30CM
	1	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS	24	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
VINE	16	CLEMATIS ALPINA 'RUBY'	CLEMATIS 'RUBY'	#1 POT; 50CM STAKED
PERENNIAL	48	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
	33	RUDEBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM-RUDEBECKIA'	GOLDSTURM-RUDEBECKIA	#1 POT
GC	107	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT; 35CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



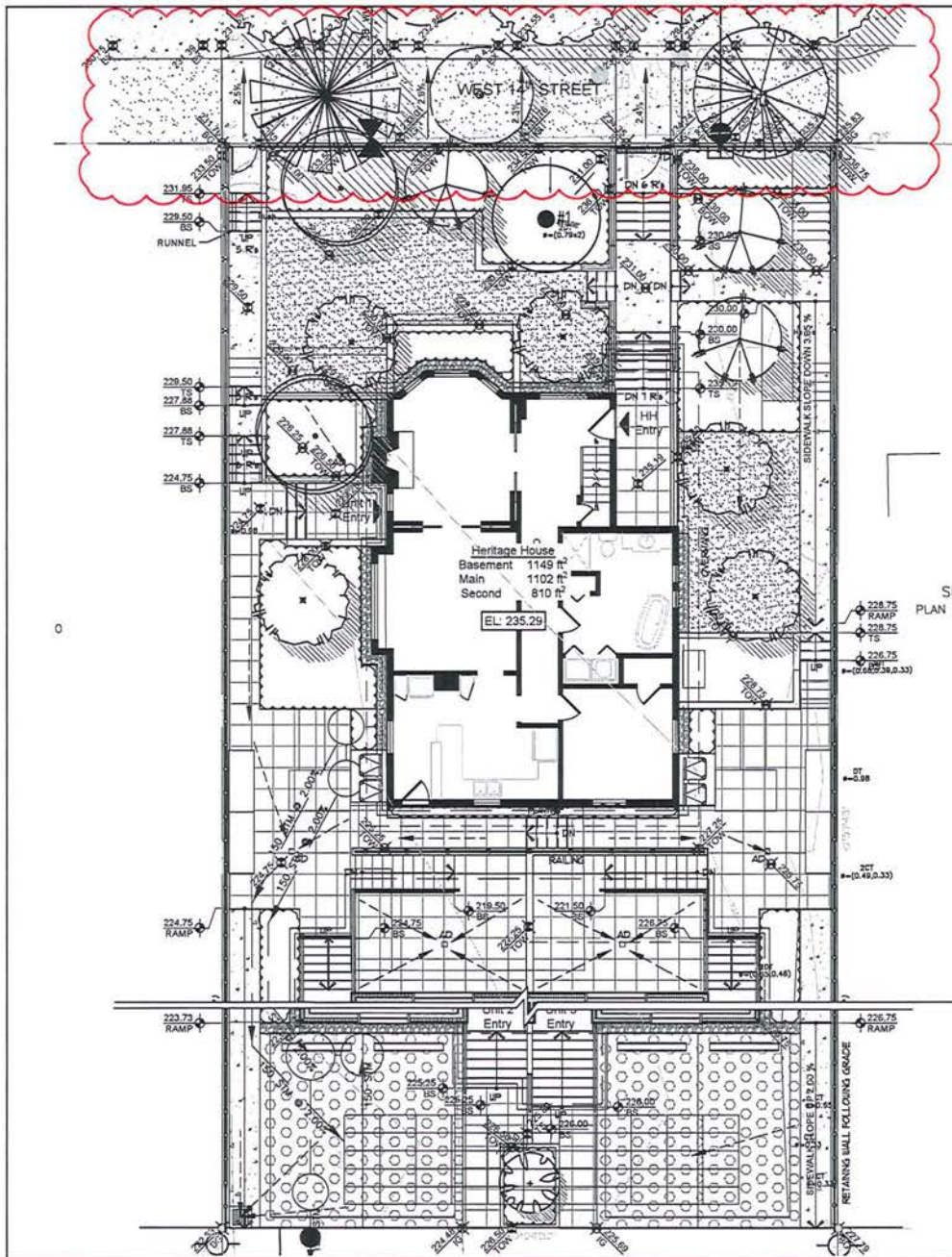
NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR CITY COMMENTS	GL
2		ISSUED FOR CITY COMMENTS	GL
3		ISSUED FOR CITY COMMENTS	GL
4		ISSUED FOR CITY COMMENTS	GL
5		ISSUED FOR CITY COMMENTS	GL
6		ISSUED FOR CITY COMMENTS	GL
7		ISSUED FOR CITY COMMENTS	GL
8		ISSUED FOR CITY COMMENTS	GL
9		ISSUED FOR CITY COMMENTS	GL
10		ISSUED FOR CITY COMMENTS	GL
11		ISSUED FOR CITY COMMENTS	GL
12		ISSUED FOR CITY COMMENTS	GL
13		ISSUED FOR CITY COMMENTS	GL
14		ISSUED FOR CITY COMMENTS	GL
15		ISSUED FOR CITY COMMENTS	GL
16		ISSUED FOR CITY COMMENTS	GL
17		ISSUED FOR CITY COMMENTS	GL
18		ISSUED FOR CITY COMMENTS	GL
19		ISSUED FOR CITY COMMENTS	GL
20		ISSUED FOR CITY COMMENTS	GL
21		ISSUED FOR CITY COMMENTS	GL
22		ISSUED FOR CITY COMMENTS	GL
23		ISSUED FOR CITY COMMENTS	GL
24		ISSUED FOR CITY COMMENTS	GL
25		ISSUED FOR CITY COMMENTS	GL
26		ISSUED FOR CITY COMMENTS	GL
27		ISSUED FOR CITY COMMENTS	GL
28		ISSUED FOR CITY COMMENTS	GL
29		ISSUED FOR CITY COMMENTS	GL
30		ISSUED FOR CITY COMMENTS	GL
31		ISSUED FOR CITY COMMENTS	GL
32		ISSUED FOR CITY COMMENTS	GL
33		ISSUED FOR CITY COMMENTS	GL
34		ISSUED FOR CITY COMMENTS	GL
35		ISSUED FOR CITY COMMENTS	GL
36		ISSUED FOR CITY COMMENTS	GL
37		ISSUED FOR CITY COMMENTS	GL
38		ISSUED FOR CITY COMMENTS	GL
39		ISSUED FOR CITY COMMENTS	GL
40		ISSUED FOR CITY COMMENTS	GL
41		ISSUED FOR CITY COMMENTS	GL
42		ISSUED FOR CITY COMMENTS	GL
43		ISSUED FOR CITY COMMENTS	GL
44		ISSUED FOR CITY COMMENTS	GL
45		ISSUED FOR CITY COMMENTS	GL
46		ISSUED FOR CITY COMMENTS	GL
47		ISSUED FOR CITY COMMENTS	GL
48		ISSUED FOR CITY COMMENTS	GL
49		ISSUED FOR CITY COMMENTS	GL
50		ISSUED FOR CITY COMMENTS	GL
51		ISSUED FOR CITY COMMENTS	GL
52		ISSUED FOR CITY COMMENTS	GL
53		ISSUED FOR CITY COMMENTS	GL
54		ISSUED FOR CITY COMMENTS	GL
55		ISSUED FOR CITY COMMENTS	GL
56		ISSUED FOR CITY COMMENTS	GL
57		ISSUED FOR CITY COMMENTS	GL
58		ISSUED FOR CITY COMMENTS	GL
59		ISSUED FOR CITY COMMENTS	GL
60		ISSUED FOR CITY COMMENTS	GL
61		ISSUED FOR CITY COMMENTS	GL
62		ISSUED FOR CITY COMMENTS	GL
63		ISSUED FOR CITY COMMENTS	GL
64		ISSUED FOR CITY COMMENTS	GL
65		ISSUED FOR CITY COMMENTS	GL
66		ISSUED FOR CITY COMMENTS	GL
67		ISSUED FOR CITY COMMENTS	GL
68		ISSUED FOR CITY COMMENTS	GL
69		ISSUED FOR CITY COMMENTS	GL
70		ISSUED FOR CITY COMMENTS	GL
71		ISSUED FOR CITY COMMENTS	GL
72		ISSUED FOR CITY COMMENTS	GL
73		ISSUED FOR CITY COMMENTS	GL
74		ISSUED FOR CITY COMMENTS	GL
75		ISSUED FOR CITY COMMENTS	GL
76		ISSUED FOR CITY COMMENTS	GL
77		ISSUED FOR CITY COMMENTS	GL
78		ISSUED FOR CITY COMMENTS	GL
79		ISSUED FOR CITY COMMENTS	GL
80		ISSUED FOR CITY COMMENTS	GL
81		ISSUED FOR CITY COMMENTS	GL
82		ISSUED FOR CITY COMMENTS	GL
83		ISSUED FOR CITY COMMENTS	GL
84		ISSUED FOR CITY COMMENTS	GL
85		ISSUED FOR CITY COMMENTS	GL
86		ISSUED FOR CITY COMMENTS	GL
87		ISSUED FOR CITY COMMENTS	GL
88		ISSUED FOR CITY COMMENTS	GL
89		ISSUED FOR CITY COMMENTS	GL
90		ISSUED FOR CITY COMMENTS	GL
91		ISSUED FOR CITY COMMENTS	GL
92		ISSUED FOR CITY COMMENTS	GL
93		ISSUED FOR CITY COMMENTS	GL
94		ISSUED FOR CITY COMMENTS	GL
95		ISSUED FOR CITY COMMENTS	GL
96		ISSUED FOR CITY COMMENTS	GL
97		ISSUED FOR CITY COMMENTS	GL
98		ISSUED FOR CITY COMMENTS	GL
99		ISSUED FOR CITY COMMENTS	GL
100		ISSUED FOR CITY COMMENTS	GL

PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:
**LANDSCAPE
LAYOUT PLAN**

DATE: JULY 2023	DRAWING NUMBER:
SCALE: 1/4" = 1'	
DRAWN: GL	
DESIGN: GL	
CHECK: MLN	
	L1
	OF 1

M2LA PROJECT NUMBER: 22-030



GRADING LEGEND

- TS TOP OF STEP
- BS BOTTOM OF STEP
- TW TOP OF WALL
- RAMP TOP/BOTTOM OF RAMP
- PROPOSED FINISH GRADE
- IG CIVIL GRADE

DRAINAGE LEGEND

- AD AREA DRAIN
- > DRAINAGE DIRECTION
- DRENCH DRAIN
- CATCH BASIN

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1		REVISED FOR CITY COMMENTS	DR
2		REVISED FOR CITY COMMENTS	DR
3		REVISED FOR CITY COMMENTS	DR
4		REVISED FOR CITY COMMENTS	DR
5		REVISED FOR CITY COMMENTS	DR
6		REVISED FOR CITY COMMENTS	DR
7		REVISED FOR CITY COMMENTS	DR
8		REVISED FOR CITY COMMENTS	DR
9		REVISED FOR CITY COMMENTS	DR
10		REVISED FOR CITY COMMENTS	DR
11		REVISED FOR CITY COMMENTS	DR
12		REVISED FOR CITY COMMENTS	DR
13		REVISED FOR CITY COMMENTS	DR
14		REVISED FOR CITY COMMENTS	DR
15		REVISED FOR CITY COMMENTS	DR
16		REVISED FOR CITY COMMENTS	DR
17		REVISED FOR CITY COMMENTS	DR
18		REVISED FOR CITY COMMENTS	DR
19		REVISED FOR CITY COMMENTS	DR
20		REVISED FOR CITY COMMENTS	DR
21		REVISED FOR CITY COMMENTS	DR
22		REVISED FOR CITY COMMENTS	DR
23		REVISED FOR CITY COMMENTS	DR
24		REVISED FOR CITY COMMENTS	DR
25		REVISED FOR CITY COMMENTS	DR
26		REVISED FOR CITY COMMENTS	DR
27		REVISED FOR CITY COMMENTS	DR
28		REVISED FOR CITY COMMENTS	DR
29		REVISED FOR CITY COMMENTS	DR
30		REVISED FOR CITY COMMENTS	DR
31		REVISED FOR CITY COMMENTS	DR
32		REVISED FOR CITY COMMENTS	DR
33		REVISED FOR CITY COMMENTS	DR
34		REVISED FOR CITY COMMENTS	DR
35		REVISED FOR CITY COMMENTS	DR
36		REVISED FOR CITY COMMENTS	DR
37		REVISED FOR CITY COMMENTS	DR
38		REVISED FOR CITY COMMENTS	DR
39		REVISED FOR CITY COMMENTS	DR
40		REVISED FOR CITY COMMENTS	DR
41		REVISED FOR CITY COMMENTS	DR
42		REVISED FOR CITY COMMENTS	DR
43		REVISED FOR CITY COMMENTS	DR
44		REVISED FOR CITY COMMENTS	DR
45		REVISED FOR CITY COMMENTS	DR
46		REVISED FOR CITY COMMENTS	DR
47		REVISED FOR CITY COMMENTS	DR
48		REVISED FOR CITY COMMENTS	DR
49		REVISED FOR CITY COMMENTS	DR
50		REVISED FOR CITY COMMENTS	DR
51		REVISED FOR CITY COMMENTS	DR
52		REVISED FOR CITY COMMENTS	DR
53		REVISED FOR CITY COMMENTS	DR
54		REVISED FOR CITY COMMENTS	DR
55		REVISED FOR CITY COMMENTS	DR
56		REVISED FOR CITY COMMENTS	DR
57		REVISED FOR CITY COMMENTS	DR
58		REVISED FOR CITY COMMENTS	DR
59		REVISED FOR CITY COMMENTS	DR
60		REVISED FOR CITY COMMENTS	DR
61		REVISED FOR CITY COMMENTS	DR
62		REVISED FOR CITY COMMENTS	DR
63		REVISED FOR CITY COMMENTS	DR
64		REVISED FOR CITY COMMENTS	DR
65		REVISED FOR CITY COMMENTS	DR
66		REVISED FOR CITY COMMENTS	DR
67		REVISED FOR CITY COMMENTS	DR
68		REVISED FOR CITY COMMENTS	DR
69		REVISED FOR CITY COMMENTS	DR
70		REVISED FOR CITY COMMENTS	DR
71		REVISED FOR CITY COMMENTS	DR
72		REVISED FOR CITY COMMENTS	DR
73		REVISED FOR CITY COMMENTS	DR
74		REVISED FOR CITY COMMENTS	DR
75		REVISED FOR CITY COMMENTS	DR
76		REVISED FOR CITY COMMENTS	DR
77		REVISED FOR CITY COMMENTS	DR
78		REVISED FOR CITY COMMENTS	DR
79		REVISED FOR CITY COMMENTS	DR
80		REVISED FOR CITY COMMENTS	DR
81		REVISED FOR CITY COMMENTS	DR
82		REVISED FOR CITY COMMENTS	DR
83		REVISED FOR CITY COMMENTS	DR
84		REVISED FOR CITY COMMENTS	DR
85		REVISED FOR CITY COMMENTS	DR
86		REVISED FOR CITY COMMENTS	DR
87		REVISED FOR CITY COMMENTS	DR
88		REVISED FOR CITY COMMENTS	DR
89		REVISED FOR CITY COMMENTS	DR
90		REVISED FOR CITY COMMENTS	DR
91		REVISED FOR CITY COMMENTS	DR
92		REVISED FOR CITY COMMENTS	DR
93		REVISED FOR CITY COMMENTS	DR
94		REVISED FOR CITY COMMENTS	DR
95		REVISED FOR CITY COMMENTS	DR
96		REVISED FOR CITY COMMENTS	DR
97		REVISED FOR CITY COMMENTS	DR
98		REVISED FOR CITY COMMENTS	DR
99		REVISED FOR CITY COMMENTS	DR
100		REVISED FOR CITY COMMENTS	DR

PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:
**GRADING &
DRAINAGE PLAN**

DATE: JUL 23/22 DRAWING NUMBER:
SCALE: 1/8"=1'-0" L2
DRAWING: GL
DESIGN: GL
CHECK: MLM
M2LA PROJECT NUMBER: 22-020

POINT OF WATER
CONNECTION
(IRRIGATION)

WEST 14TH STREET

#1

HH
Entry

Heritage House
Basement 1149 ft²
Main 1102 ft²
Second 810 ft²

EL: 235.29

LEGEND

- IRRIGATION SLEEVE
- POINT OF WATER CONNECTION

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1		REVISED FOR CITY COMMENTS	BY
2		REVISED FOR CITY COMMENTS	BY
3		REVISED FOR CITY COMMENTS	BY
4		REVISED FOR CITY COMMENTS	BY
5		REVISED FOR CITY COMMENTS	BY
6		REVISED FOR CITY COMMENTS	BY
7		REVISED FOR CITY COMMENTS	BY
8		REVISED FOR CITY COMMENTS	BY
9		REVISED FOR CITY COMMENTS	BY
10		REVISED FOR CITY COMMENTS	BY
11		REVISED FOR CITY COMMENTS	BY
12		REVISED FOR CITY COMMENTS	BY
13		REVISED FOR CITY COMMENTS	BY
14		REVISED FOR CITY COMMENTS	BY
15		REVISED FOR CITY COMMENTS	BY
16		REVISED FOR CITY COMMENTS	BY
17		REVISED FOR CITY COMMENTS	BY
18		REVISED FOR CITY COMMENTS	BY
19		REVISED FOR CITY COMMENTS	BY
20		REVISED FOR CITY COMMENTS	BY
21		REVISED FOR CITY COMMENTS	BY
22		REVISED FOR CITY COMMENTS	BY
23		REVISED FOR CITY COMMENTS	BY
24		REVISED FOR CITY COMMENTS	BY
25		REVISED FOR CITY COMMENTS	BY
26		REVISED FOR CITY COMMENTS	BY
27		REVISED FOR CITY COMMENTS	BY
28		REVISED FOR CITY COMMENTS	BY
29		REVISED FOR CITY COMMENTS	BY
30		REVISED FOR CITY COMMENTS	BY
31		REVISED FOR CITY COMMENTS	BY
32		REVISED FOR CITY COMMENTS	BY
33		REVISED FOR CITY COMMENTS	BY
34		REVISED FOR CITY COMMENTS	BY
35		REVISED FOR CITY COMMENTS	BY
36		REVISED FOR CITY COMMENTS	BY
37		REVISED FOR CITY COMMENTS	BY
38		REVISED FOR CITY COMMENTS	BY
39		REVISED FOR CITY COMMENTS	BY
40		REVISED FOR CITY COMMENTS	BY
41		REVISED FOR CITY COMMENTS	BY
42		REVISED FOR CITY COMMENTS	BY
43		REVISED FOR CITY COMMENTS	BY
44		REVISED FOR CITY COMMENTS	BY
45		REVISED FOR CITY COMMENTS	BY
46		REVISED FOR CITY COMMENTS	BY
47		REVISED FOR CITY COMMENTS	BY
48		REVISED FOR CITY COMMENTS	BY
49		REVISED FOR CITY COMMENTS	BY
50		REVISED FOR CITY COMMENTS	BY
51		REVISED FOR CITY COMMENTS	BY
52		REVISED FOR CITY COMMENTS	BY
53		REVISED FOR CITY COMMENTS	BY
54		REVISED FOR CITY COMMENTS	BY
55		REVISED FOR CITY COMMENTS	BY
56		REVISED FOR CITY COMMENTS	BY
57		REVISED FOR CITY COMMENTS	BY
58		REVISED FOR CITY COMMENTS	BY
59		REVISED FOR CITY COMMENTS	BY
60		REVISED FOR CITY COMMENTS	BY
61		REVISED FOR CITY COMMENTS	BY
62		REVISED FOR CITY COMMENTS	BY
63		REVISED FOR CITY COMMENTS	BY
64		REVISED FOR CITY COMMENTS	BY
65		REVISED FOR CITY COMMENTS	BY
66		REVISED FOR CITY COMMENTS	BY
67		REVISED FOR CITY COMMENTS	BY
68		REVISED FOR CITY COMMENTS	BY
69		REVISED FOR CITY COMMENTS	BY
70		REVISED FOR CITY COMMENTS	BY
71		REVISED FOR CITY COMMENTS	BY
72		REVISED FOR CITY COMMENTS	BY
73		REVISED FOR CITY COMMENTS	BY
74		REVISED FOR CITY COMMENTS	BY
75		REVISED FOR CITY COMMENTS	BY
76		REVISED FOR CITY COMMENTS	BY
77		REVISED FOR CITY COMMENTS	BY
78		REVISED FOR CITY COMMENTS	BY
79		REVISED FOR CITY COMMENTS	BY
80		REVISED FOR CITY COMMENTS	BY
81		REVISED FOR CITY COMMENTS	BY
82		REVISED FOR CITY COMMENTS	BY
83		REVISED FOR CITY COMMENTS	BY
84		REVISED FOR CITY COMMENTS	BY
85		REVISED FOR CITY COMMENTS	BY
86		REVISED FOR CITY COMMENTS	BY
87		REVISED FOR CITY COMMENTS	BY
88		REVISED FOR CITY COMMENTS	BY
89		REVISED FOR CITY COMMENTS	BY
90		REVISED FOR CITY COMMENTS	BY
91		REVISED FOR CITY COMMENTS	BY
92		REVISED FOR CITY COMMENTS	BY
93		REVISED FOR CITY COMMENTS	BY
94		REVISED FOR CITY COMMENTS	BY
95		REVISED FOR CITY COMMENTS	BY
96		REVISED FOR CITY COMMENTS	BY
97		REVISED FOR CITY COMMENTS	BY
98		REVISED FOR CITY COMMENTS	BY
99		REVISED FOR CITY COMMENTS	BY
100		REVISED FOR CITY COMMENTS	BY

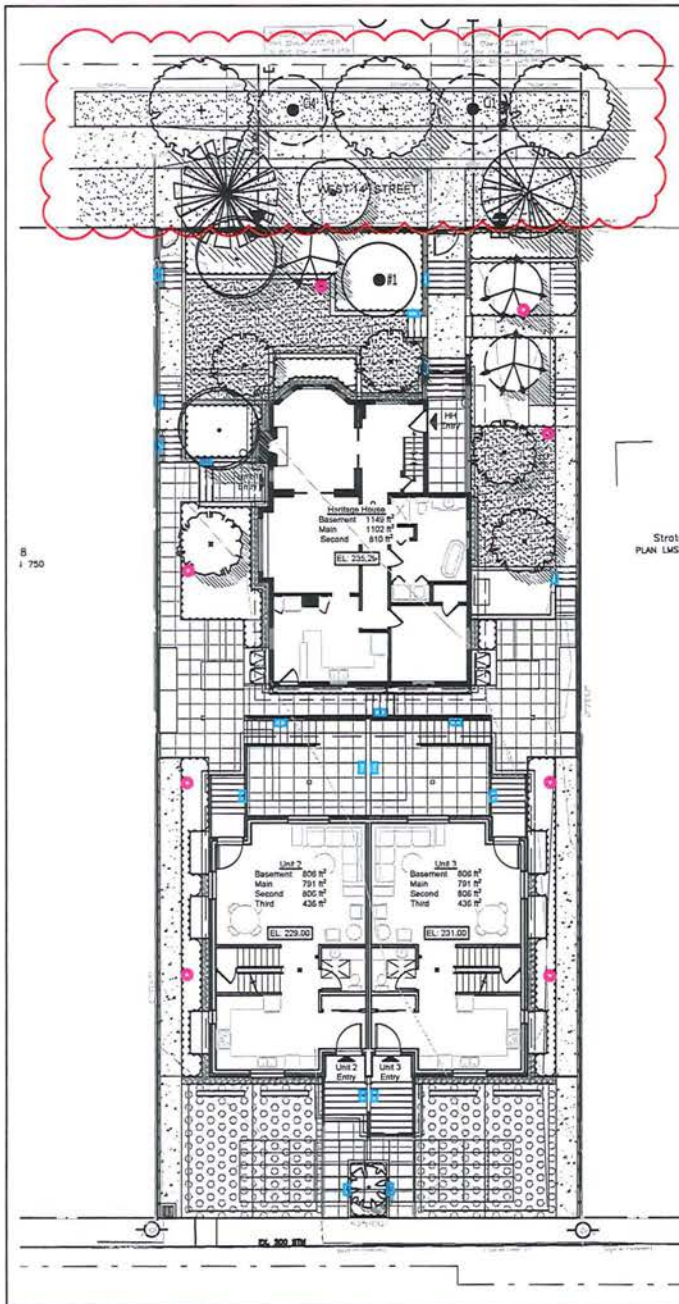
PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:
**IRRIGATION
PLAN**

DATE: JUL 23, 22	DRAWING NUMBER:
SCALE: 1/8" = 1'	
DRAWN: GL	
DESIGN: GL	
CHECK: MLH	
M2LA PROJECT NUMBER: 22-030	OF 1

L3

22050-4



QUAD LED PATH LIGHT 6091



PRODUCT DESCRIPTION

Black linear design blends seamlessly into pathways while providing soft, even illumination.

FEATURES

- One-sided, protected square powerful main light
- Customized main light beam
- Solid aluminum extrusion construction
- Recommended spacing for installation is 10 ft. Centerline 5 ft.
- Mounting holes, 1/8" hole size, and 1/8" hole size (1/8" hole size) are included
- Mounting holes, 1/8" hole size, and 1/8" hole size (1/8" hole size) are included
- U.S.A. 100% Lead

ORDERING NUMBER

QUANTITY	UNIT PRICE	TOTAL PRICE	REMARKS
1	27.00	27.00	1 x 100% Lead
1	38.00	38.00	1 x 100% Lead

6091-0002

Example 6091-0002

WAC LANDSCAPE LIGHTING

Platform Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Input: 120VAC (Transformer is optional)
Power: 10W
Output: 10W
Rated Life: 100,000 hours



WAC LIGHTING

WL-LED140 Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumen	Input
WL-LED140-12VAC	2700K 90	1000	12VAC
WL-LED140-12VAC	3000K 90	1000	12VAC
WL-LED140-12VAC	3500K 90	1000	12VAC

DESCRIPTION

WAC Lighting Step and Wall Lights are designed to illuminate both sides of a walkway, providing a clear, unobstructed path. These fixtures offer enhanced energy efficiency and long life span, making them ideal for residential and commercial applications.

FEATURES

- Customized design with downward illumination
- Magnificent design for easy installation and maintenance
- Low profile, flush to wall installation with no visible hardware
- 5 year warranty

SPECIFICATIONS

Specification	Value
Construction	Extruded aluminum, anodized aluminum
Input	12VAC, 1000lm, 12VAC
Output	1000lm, 12VAC
Light Source	Integrated LED
Rated Life	100,000 hours
Mounting	For 1/2" x 2" x 2" hole with maximum hole diameter of 1/2"
Finish	Extruded aluminum, anodized aluminum, bronze anodized
Operating Temp	-40°F to 140°F (-40°C to 60°C)
Standards	ETL, UL, WAC Lighting, WAC Lighting, WAC Lighting

REPLACEMENT PARTS

WL-LED140-12VAC - LED140 Cover Plate B
WL-LED140-12VAC - LED140 Cover Plate B
WL-LED140-12VAC - LED140 Cover Plate B

Platform Type:

Catalog Number:

Project:

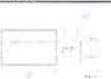
Location:



FINISHES



LINE DRAWING



LIGHTING LEGEND

- STEP LIGHT
- BOLLARD LIGHT



Copyright reserved. This drawing and design is the property of M2 Landscape Architecture and may not be reproduced or used for other projects without their permission.



#220 - 25 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	2023-07-12	REVISED FOR CITY COMMENTS	BY
2	2023-07-12	REVISED FOR CITY COMMENTS	BY
3	2023-07-12	REVISED FOR CITY COMMENTS	BY
4	2023-07-12	REVISED FOR CITY COMMENTS	BY
5	2023-07-12	REVISED FOR CITY COMMENTS	BY
6	2023-07-12	REVISED FOR CITY COMMENTS	BY
7	2023-07-12	REVISED FOR CITY COMMENTS	BY
8	2023-07-12	REVISED FOR CITY COMMENTS	BY
9	2023-07-12	REVISED FOR CITY COMMENTS	BY
10	2023-07-12	REVISED FOR CITY COMMENTS	BY
11	2023-07-12	REVISED FOR CITY COMMENTS	BY
12	2023-07-12	REVISED FOR CITY COMMENTS	BY
13	2023-07-12	REVISED FOR CITY COMMENTS	BY
14	2023-07-12	REVISED FOR CITY COMMENTS	BY
15	2023-07-12	REVISED FOR CITY COMMENTS	BY
16	2023-07-12	REVISED FOR CITY COMMENTS	BY
17	2023-07-12	REVISED FOR CITY COMMENTS	BY
18	2023-07-12	REVISED FOR CITY COMMENTS	BY
19	2023-07-12	REVISED FOR CITY COMMENTS	BY
20	2023-07-12	REVISED FOR CITY COMMENTS	BY

PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:

LIGHTING PLAN

DATE:	SCALE:	DRAWING NUMBER:
2023-07-12	1/8" = 1'-0"	L4
DRAWN: GL	DESIGN: GL	CHECK: MHL
M2LA PROJECT NUMBER:	22-030	QF1

West 14th Street

EX. 200 SAN

EX. 200 SAN

EX. 200 SAN

SEN UN

Sanitary Manhole
Rim Elev. = 233.40ft
Invert Elev. = 233.03ft

Sanitary Manhole
Rise Elev. = 233.95ft
Finish Elev. = 234.7

Sanita
Km E
H/VV
Dis to

EX. TREES TO BE REMOVED
BEFORE SERVICE
INSTALLATION.

CNV TO INSTALL ALL
STREET TREES.

- RAISED UP PLANTING BED

EXISTING TREE TO
BE PROTECTED

FLAT OPEN
LAWN AREA

LEGEND

— — — CLEARANCE FROM THE
UNDERGROUND SERVICE LINES

PLANT SCHEDULE - OFFSITE

M2 JOB NUMBER: 22-030

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED	SIZE / REMARKS
2	2	ACER CIRCINATUM	VINE MAPLE		15M HT; B4B;
2	2	QUERCUS COCCINEA	SCARLET OAK		6CM CAL; B4B
1	1	<u>EXISTING CITY TREE C1 TO BE RELOCATED</u>	GREEN VASE YELKOVE		
1	1	<u>EXISTING CITY TREE C2 TO BE REMOVED</u>	GOLDEN GLOBE CEDAR		
1	1	<u>EXISTING CITY TREE C3 TO BE REMOVED</u>	GOLDEN GLOBE CEDAR		
1	1	<u>EXISTING CITY TREE C4 TO BE RELOCATED</u>	PIN OAK		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

©Copyright reserved. This drawing and design is the property of MJ Landscape Architects and may not be reproduced or used for other projects without their permission.



M2
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

[illegible]

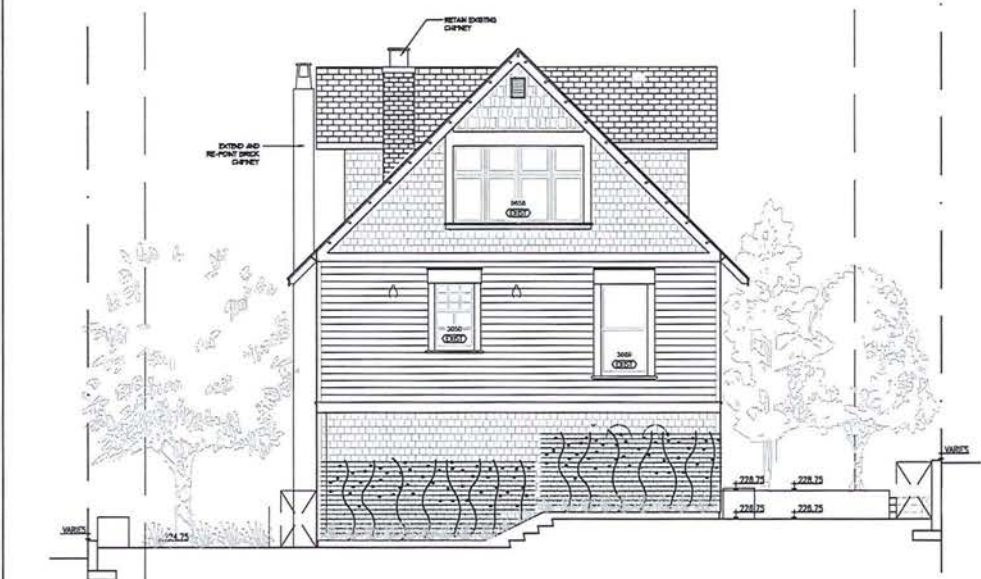
PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:

**OFFSITE LANDSCAPE
PLAN**

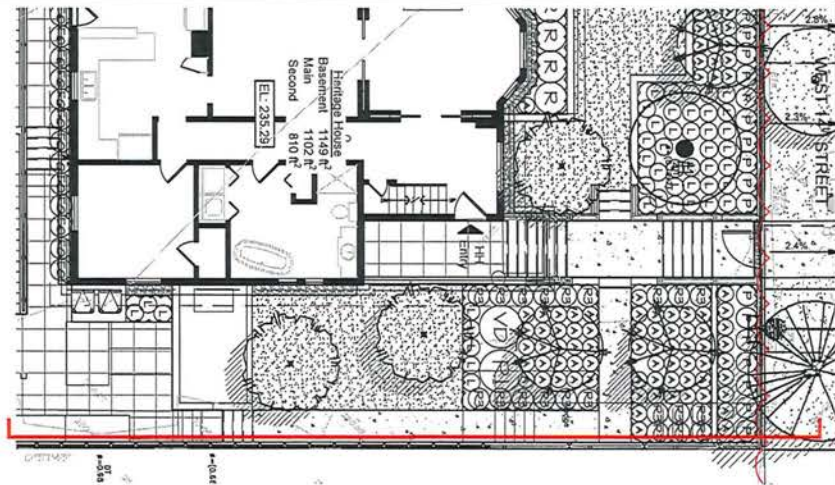
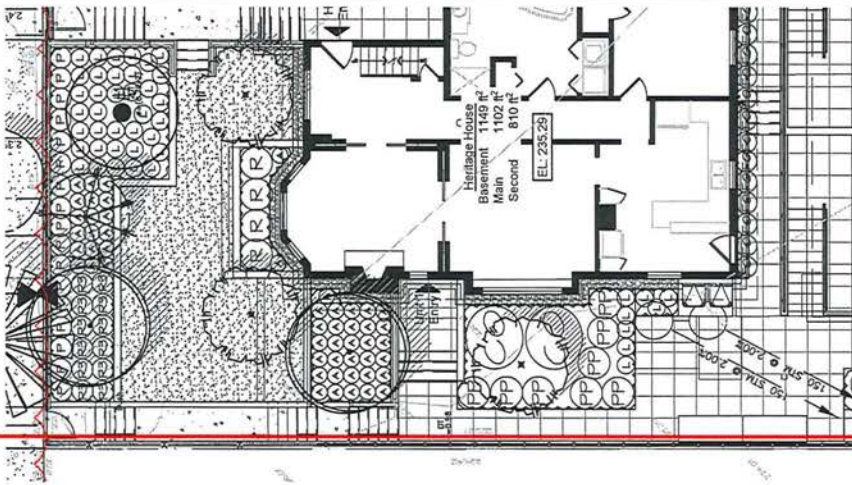
DATE: JUL 20 20	DRAWING NUMBER: L5 OF 1
SCALE: 1/4" = 1'-0"	
DRAWN: GL	
DESIGN: GL	
CHECKED: MTL	

MOLA PROJECT NUMBER: 22-000



GREEN WALL CABLE SYSTEM - REFERENCE ONLY

22-000-1 MZLA PROJECT NUMBER: 22-000



01 HERITAGE HOUSE WEST ELEVATION
L7 SCALE: 1"=3/16"



02 HERITAGE HOUSE EAST ELEVATION
L7 SCALE: 1"=3/16"

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DIA.
1		REVISED FOR CITY COMMENTS	BY
2		REVISED FOR CITY COMMENTS	BY
3		REVISED FOR CITY COMMENTS	BY
4		REVISED FOR CITY COMMENTS	BY
5		REVISED FOR CITY COMMENTS	BY
6		REVISED FOR CITY COMMENTS	BY
7		REVISED FOR CITY COMMENTS	BY
8		REVISED FOR CITY COMMENTS	BY
9		REVISED FOR CITY COMMENTS	BY
10		REVISED FOR CITY COMMENTS	BY
11		REVISED FOR CITY COMMENTS	BY
12		REVISED FOR CITY COMMENTS	BY
13		REVISED FOR CITY COMMENTS	BY
14		REVISED FOR CITY COMMENTS	BY
15		REVISED FOR CITY COMMENTS	BY
16		REVISED FOR CITY COMMENTS	BY
17		REVISED FOR CITY COMMENTS	BY
18		REVISED FOR CITY COMMENTS	BY
19		REVISED FOR CITY COMMENTS	BY
20		REVISED FOR CITY COMMENTS	BY
21		REVISED FOR CITY COMMENTS	BY
22		REVISED FOR CITY COMMENTS	BY
23		REVISED FOR CITY COMMENTS	BY
24		REVISED FOR CITY COMMENTS	BY
25		REVISED FOR CITY COMMENTS	BY
26		REVISED FOR CITY COMMENTS	BY
27		REVISED FOR CITY COMMENTS	BY
28		REVISED FOR CITY COMMENTS	BY
29		REVISED FOR CITY COMMENTS	BY
30		REVISED FOR CITY COMMENTS	BY
31		REVISED FOR CITY COMMENTS	BY
32		REVISED FOR CITY COMMENTS	BY
33		REVISED FOR CITY COMMENTS	BY
34		REVISED FOR CITY COMMENTS	BY
35		REVISED FOR CITY COMMENTS	BY
36		REVISED FOR CITY COMMENTS	BY
37		REVISED FOR CITY COMMENTS	BY
38		REVISED FOR CITY COMMENTS	BY
39		REVISED FOR CITY COMMENTS	BY
40		REVISED FOR CITY COMMENTS	BY
41		REVISED FOR CITY COMMENTS	BY
42		REVISED FOR CITY COMMENTS	BY
43		REVISED FOR CITY COMMENTS	BY
44		REVISED FOR CITY COMMENTS	BY
45		REVISED FOR CITY COMMENTS	BY
46		REVISED FOR CITY COMMENTS	BY
47		REVISED FOR CITY COMMENTS	BY
48		REVISED FOR CITY COMMENTS	BY
49		REVISED FOR CITY COMMENTS	BY
50		REVISED FOR CITY COMMENTS	BY
51		REVISED FOR CITY COMMENTS	BY
52		REVISED FOR CITY COMMENTS	BY
53		REVISED FOR CITY COMMENTS	BY
54		REVISED FOR CITY COMMENTS	BY
55		REVISED FOR CITY COMMENTS	BY
56		REVISED FOR CITY COMMENTS	BY
57		REVISED FOR CITY COMMENTS	BY
58		REVISED FOR CITY COMMENTS	BY
59		REVISED FOR CITY COMMENTS	BY
60		REVISED FOR CITY COMMENTS	BY
61		REVISED FOR CITY COMMENTS	BY
62		REVISED FOR CITY COMMENTS	BY
63		REVISED FOR CITY COMMENTS	BY
64		REVISED FOR CITY COMMENTS	BY
65		REVISED FOR CITY COMMENTS	BY
66		REVISED FOR CITY COMMENTS	BY
67		REVISED FOR CITY COMMENTS	BY
68		REVISED FOR CITY COMMENTS	BY
69		REVISED FOR CITY COMMENTS	BY
70		REVISED FOR CITY COMMENTS	BY
71		REVISED FOR CITY COMMENTS	BY
72		REVISED FOR CITY COMMENTS	BY
73		REVISED FOR CITY COMMENTS	BY
74		REVISED FOR CITY COMMENTS	BY
75		REVISED FOR CITY COMMENTS	BY
76		REVISED FOR CITY COMMENTS	BY
77		REVISED FOR CITY COMMENTS	BY
78		REVISED FOR CITY COMMENTS	BY
79		REVISED FOR CITY COMMENTS	BY
80		REVISED FOR CITY COMMENTS	BY
81		REVISED FOR CITY COMMENTS	BY
82		REVISED FOR CITY COMMENTS	BY
83		REVISED FOR CITY COMMENTS	BY
84		REVISED FOR CITY COMMENTS	BY
85		REVISED FOR CITY COMMENTS	BY
86		REVISED FOR CITY COMMENTS	BY
87		REVISED FOR CITY COMMENTS	BY
88		REVISED FOR CITY COMMENTS	BY
89		REVISED FOR CITY COMMENTS	BY
90		REVISED FOR CITY COMMENTS	BY
91		REVISED FOR CITY COMMENTS	BY
92		REVISED FOR CITY COMMENTS	BY
93		REVISED FOR CITY COMMENTS	BY
94		REVISED FOR CITY COMMENTS	BY
95		REVISED FOR CITY COMMENTS	BY
96		REVISED FOR CITY COMMENTS	BY
97		REVISED FOR CITY COMMENTS	BY
98		REVISED FOR CITY COMMENTS	BY
99		REVISED FOR CITY COMMENTS	BY
100		REVISED FOR CITY COMMENTS	BY

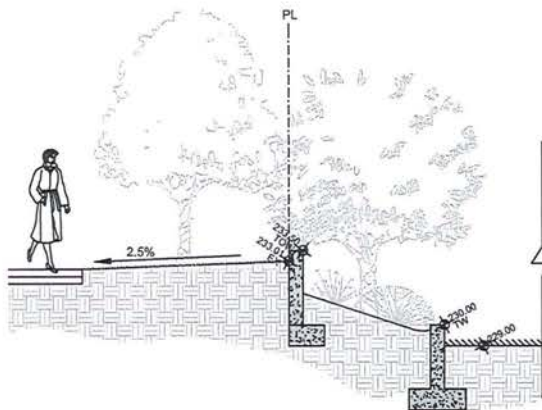
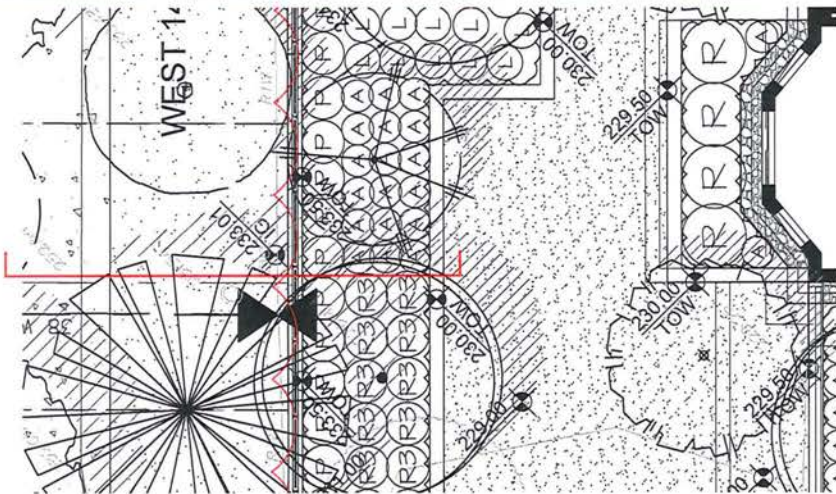
PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: JULY 2023	DRAWING NUMBER:
SCALE: 1/4" = 1'-0"	
DRAWN: GL	
DESIGN: GL	
CHECK: MLN	
M2LA PROJECT NUMBER:	22-000

L7

OF 8



NOTE:
REFER TO STRUCTURAL
DRAWING FOR RETAINING
WALL DETAILS.

01 NORTH RETAINING WALL
L8 SCALE: 1"=1/4"

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	2020-01-10	REVISED FOR CITY COMMENTS	DR
2	2020-01-10	REVISED FOR CITY COMMENTS	GL
3	2020-01-10	REVISED FOR CITY COMMENTS	GL
4	2020-01-10	REVISED FOR CITY COMMENTS	GL
5	2020-01-10	REVISED FOR CITY COMMENTS	GL
6	2020-01-10	REVISED FOR CITY COMMENTS	GL
7	2020-01-10	REVISED FOR CITY COMMENTS	GL
8	2020-01-10	REVISED FOR CITY COMMENTS	GL
9	2020-01-10	REVISED FOR CITY COMMENTS	GL
10	2020-01-10	REVISED FOR CITY COMMENTS	GL
11	2020-01-10	REVISED FOR CITY COMMENTS	GL
12	2020-01-10	REVISED FOR CITY COMMENTS	GL
13	2020-01-10	REVISED FOR CITY COMMENTS	GL
14	2020-01-10	REVISED FOR CITY COMMENTS	GL
15	2020-01-10	REVISED FOR CITY COMMENTS	GL
16	2020-01-10	REVISED FOR CITY COMMENTS	GL
17	2020-01-10	REVISED FOR CITY COMMENTS	GL
18	2020-01-10	REVISED FOR CITY COMMENTS	GL
19	2020-01-10	REVISED FOR CITY COMMENTS	GL
20	2020-01-10	REVISED FOR CITY COMMENTS	GL

SEAL:

PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:

LANDSCAPE
SECTIONS

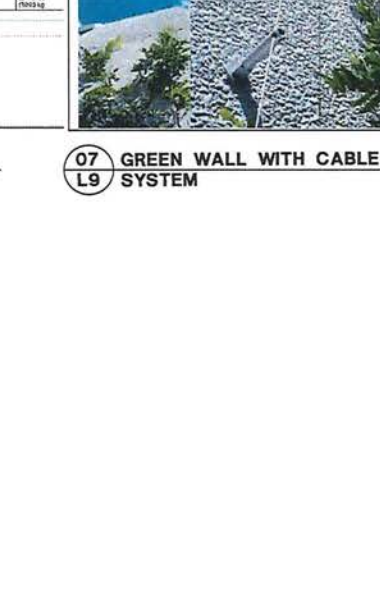
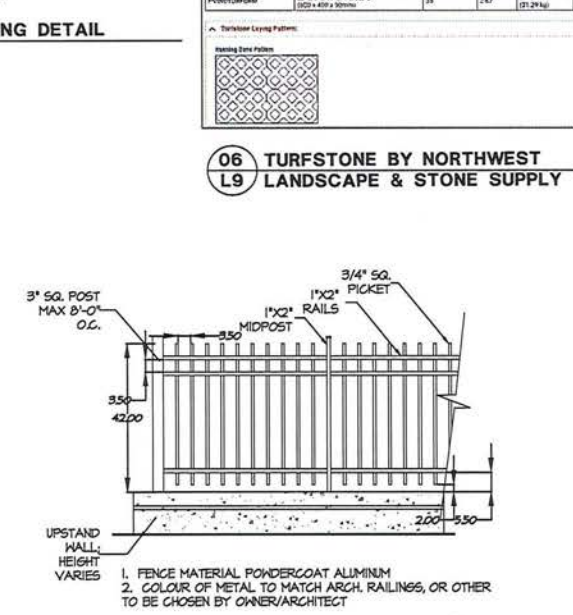
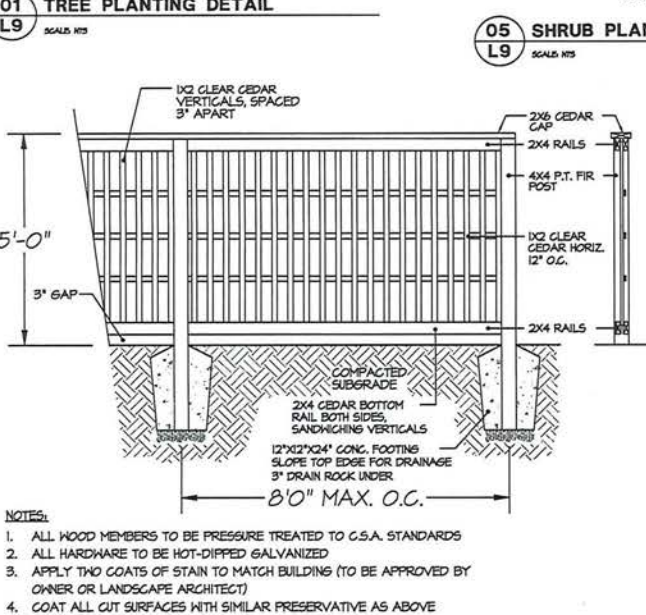
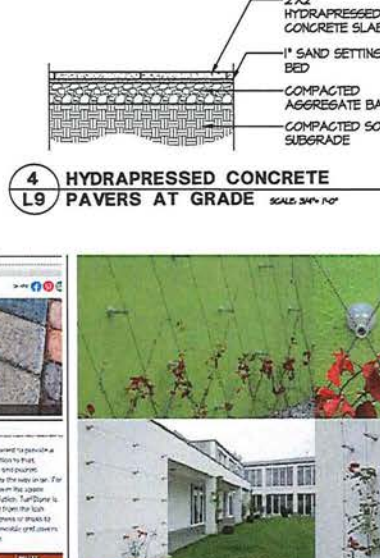
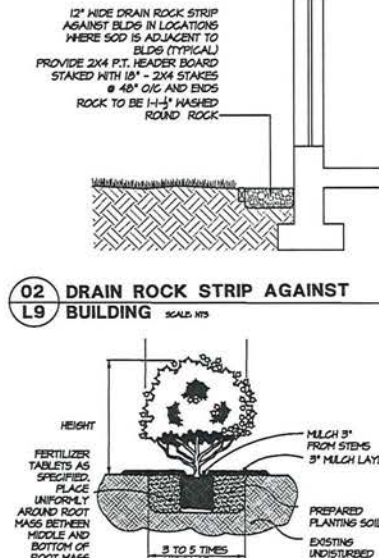
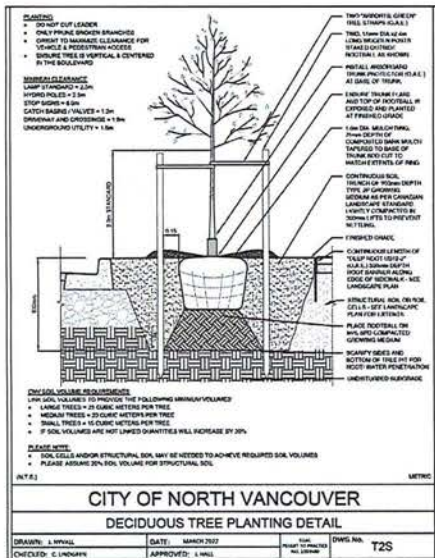
DATE: JULY 2020	DRAWING NUMBER:
SCALE: 1"=3/4"	
DRAWING: GL	
DESIGN: GL	
CHECK: HLM	
M2LA PROJECT NUMBER: 22-030	

L8

OF 1

2020-01-10

22-030



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: JULY, 2022 DRAWING NUMBER:
SCALE: 7/8" = 1'-0"
DRAWING: GL
DESIGN: GL
CHECK: MLH
M2LA PROJECT NUMBER: 22-030

22020-4

Heritage Conservation Plan

311 West 14th Street, North Vancouver, BC :: The Follis House ~ 1907



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: August 2022
Research & Analysis by Jurian ter Horst, MA :: ter Horst Research

Table of Contents

Statement of Significance.....	3
Current Photographs.....	5
Historic Brief.....	7
Archival Photographs.....	8
Research findings.....	13
Condition Assessment.....	15
Conservation Objectives.....	22
Site Plan & Proposed Changes.....	24
Recommended Conservation Procedures.....	25
Maintenance Plan.....	31
Research Resources.....	34

Description of Historic Place

The Follis House is a one-and-a-half storey, wood-frame, gabled vernacular house located on the south side of West 14th Street between Jones and Mahon Avenues in North Vancouver, BC.

Heritage Values

Constructed in 1907, the Follis House is testament to the earliest suburban development of North Vancouver soon after incorporation, and the start of an era of tremendous growth and prosperity for the city. The subject house further holds value as one of the earliest on the block and as one of the oldest surviving houses on the 300-block between Jones and Mahon Avenue.

The Follis House is valued for its continuous residential use since 1907. It also holds associative value for its connection to the Follis Family, as well as two long-term North Vancouver resident families, the Evans Family and the McCaffery Family. The Follis Family built the house and owned the property until 1930, when it was purchased by Arthur and Clementine Evans (resided 1930-1946). The property was consequently purchased by the McCaffery Family, who lived at the house for almost 30 years (1947-1974).

The subject house holds aesthetic value for its Gabled Vernacular architectural style, which was extremely popular during the Edwardian Era (1905-1913).

Finally, this historic place holds scientific and environmental value for its traditional construction techniques and craftsmanship as evident in its design and finishes, for its historic, locally-sourced, low energy-intensive materials - their quality, durability, and repairability - and for the embodied energy (the total energy expended over the building's 115+ years lifecycle) held in the building.

Character-defining Elements

The elements that define the heritage character of the Follis House are its:

- Original location on the south side of West 14th Street
- Original siting set back from the street, below grade
- Residential scale, form and massing
- Traditional, early 1900s wood frame construction and finishes
- One-and-a-half-storey height
- Architectural elements associated with the Gabled Vernacular architectural style, including:
 - A prominent, steep-pitched, front-gabled roof with deep eaves, tongue-and-groove soffits, exposed roof rafters, and two gabled dormers
 - Cedar shingles on the front and rear gables

- Lap wood siding
- Inset porch with a single turned column and a canted bay on front
- Original window openings with wood trim and projecting sills
- Original wood windows sashes on main and upper levels
- End-wall chimney on the west elevation
- Continuous residential use since 1907

Current Photos



front view



rear view



side view (east elevation)



side view (west elevation)

Historic Brief

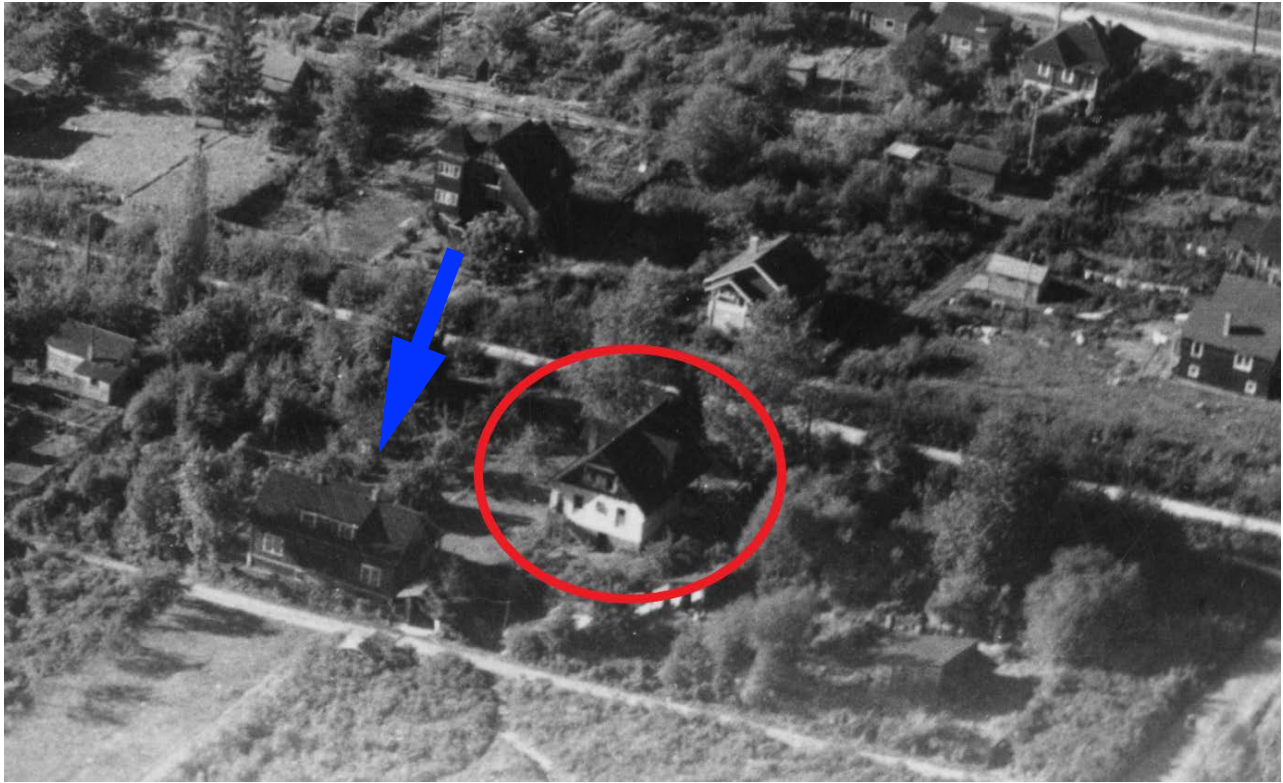
Located on the ancestral territories of the Squamish, Tsleil-Waututh and Musqueam peoples, exploration and settlement by people of European descent throughout the 18th, 19th and 20th century eventually led to the claim of land and the incorporation of a place that is now known as North Vancouver. When the City of North Vancouver separated from the District of North Vancouver in 1907, only about 1000 residents and a couple hundred houses were present there, but a newly installed electricity and streetcar systems brought promise for a fast growing city. Real estate activity and prices grew quickly as did interest and speculation. By 1910, there were 5,000 residents, as well as several new public services and community organizations.

After their youngest daughter, Margaret “Maggie” Jane was born in 1890, Margaret Jane (nee Acheson) and William Follis moved from the United States to New Westminster, BC. In 1907, they purchased land in the recently incorporated City of North Vancouver and built the subject house on the south side of West 14th Street, near Mahon Avenue. The family built another dwelling at the lane on the adjacent lot, southwest of the subject house, in 1912. After the death of Margaret Jane in 1914, ownership of the two properties went to the family’s two daughters, Maggie Jane and Lena. It is unclear which of the family members lived in the two dwellings, as throughout the 1910s the two houses were both listed in the Tax Assessment Rolls and City Directories as 317 West 14th Street. Other residents for the properties were mentioned as well in the City Directories, such as Joseph Gray and John Scovil in 1913, and Arthur T. Crook at 311 West 14th Street and Harold E. Smith at 317 West 14th Street in 1921, which indicates that both places were rented or took in boarders from time to time. At some point between 1926 and 1930 the second dwelling at the lane of Lot 8 was either demolished or lost to fire.

The Evans Family purchased the subject lot in 1930 and lived at 311 West 14th Street between 1930 and 1946. Arthur Evan and Clementine (nee Watt) Evans later moved to 338 West 16th Street and became long-term residents of North Vancouver. As the city’s population grew rapidly in the 1940s, new residential subdivisions sprouted in areas such as North Lonsdale, Pemberton Heights, Seymour Heights and Capilano. Having moved from Vancouver, the McCaffery Family were part of the influx of new residents, and purchased the subject property from the Evans Family. Michael and Jean McCaffery lived at the house for almost 30 years (1947-1974).

The subject house was included as a significant heritage building (“A” ranking) on the City of North Vancouver’s Heritage Inventory, which was initiated in the early 1980s and updated most recently in 2013. The largest alteration to the house is a rear addition. Further, the basement was clad with vertical cladding, possibly at a time when the house was lifted to create a livable ground level suite. Some windows and the front porch railing were replaced as well. The end-wall chimney on the west elevation was at some point partially repointed and/or extended, which together with the recladding of the basement may have been part of larger alterations to the basement level.

Archival Photographs



Close-up of a 1926 aerial photograph, which shows the 1907 subject house circled in red and the 1912 dwelling to the southwest of the subject house, indicated with a blue arrow. Source: MONOVA, Archives of North Vancouver, 15882 [1926].



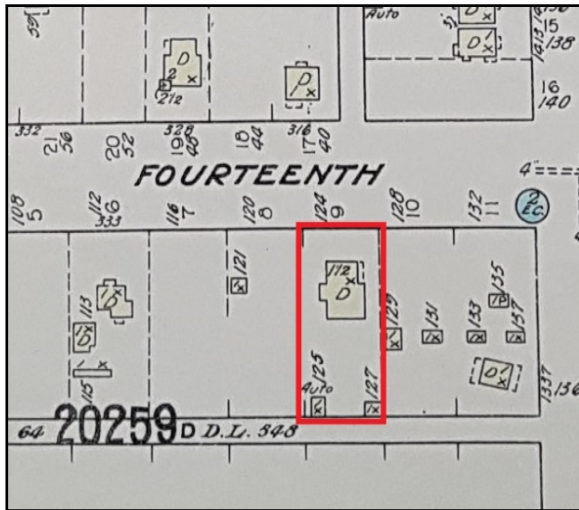
Different aerial view showing the subject property in 1926. Source: MONOVA, Archives of North Vancouver, 15884 [1926].



Left: A photograph of Lena (bottom left) and Margaret Jane (top right). It is assumed that Maggie is in the photograph as well. Source: Ancestry.ca [date unknown].



Lena Follis (left) married Charles Francis Wilcox (right) on November 10, 1913. Together with Thomas A. Hughes, Lena also owned Lot 15 on Block 64. Hughes would later purchase the property on Lot 8. Source: Ancestry.ca [date unknown].



Left: Fire Insurance Map from 1930. The subject lot is marked with a red line. The dwelling on Lot 8 that can be seen on the aerials from 1926, southwest of the subject house, was demolished by this time. Source: MONOVA, Archives of North Vancouver, 1981-086.



Aerial photograph of North Vancouver from 1948. The subject house at 311 West 14th Street is circled in red. Source: Vintage Air Photos, BO-48-3305



A photograph of Arthur Evan (left) and Clementine Evans (right). Their daughter, Frances, stands to the right of Arthur. The photograph was taken in 1978, when the family lived two blocks away from their old house at 311 West 14th Street, at 338 West 16th Street. Source: Ancestry.ca [1978].



Arthur Evan Evans in front of his house at 338 West 16th Street in 1978. Source: Ancestry.ca [1978].



The subject house at 311 West 14th Street in 2000. The house was painted into its current colours between 2009 and 2011. Source: MONOVA, Archives of North Vancouver, 140 [2000].

Research Findings

Legal Address: Lot 9 Block 64 Plan VAP750 District Lot 548 Land District 1 Land District 36

Sources: BC Assessment; CityMAP North Vancouver (<https://gisext2.cnv.org/citymap/>)

Civic Address: 311 West 14th Street, North Vancouver, BC, V7M 1 R2.

The two houses on Lot 8 and 9 were both referred to in the past as 317 West 14th Street in the Tax Assessment Rolls and the City Directories. In the 1920s, various addresses are given, including 311 West 14th, as well as 315 & 321 West 14th Street for the houses on Lots 8 and 9. The 311 West 14th Street address can definitely be associated with the subject house from 1931 onwards.

Sources: MONOVA, Archives of North Vancouver, Tax Assessment Rolls 1907-1932; BC City Directories, 1907-1932.

Date of Construction: 1907

Source: MONOVA, Archives of North Vancouver, Tax Assessment Rolls 1907-1908.

Original Developer/Owner & Resident: Margaret Jane & William Follis

Sources: MONOVA, Archives of North Vancouver, Tax Assessment Rolls 1907-1908; BC City Directories, 1907-1908.

Architect: unknown

Builder: unknown

Name: The Follis House

Source: The City of North Vancouver Heritage Register (2013)

Owner/Residents

- **1907-1930:** The Follis Family
 - ***1913:** Joseph Gray and John Scovil at 317 West 14th Street
 - ***1921:** Arthur T. Crook at 311 West 14th Street, Harold E. Smith at 317 West 14th Street
 - ***1922:** Alex Grant Jr. at 311 West 14th Street
- **1930-1946:** Arthur Evan and Clementine Evans
- **1947-1974:** Michael P. and Jean McCaffery
- **1975-1978:** Terrence P. and Sharie L. Loychuck
- **1979-1987:** Joseph and Cyra Frank
- **1988:** Victor Johnson
- **1989:** Bill Mahoney

* likely renters or borders

Sources: MONOVA, Archives of North Vancouver, Tax Assessment Rolls: 1907-1932; BC City Directories, 1907-1955; City Directories/Criss-Cross Directories, 1956-1989; Ancestry.ca; Newspapers.com

Condition Assessment

Overall the building is in good condition.

A. Structure

The wood-frame structure appears to be in good condition. The exterior building lines are true to the eye, and there is no visual evidence of structural distortion.

B. Exterior wood elements

The original lapped wood siding on the main floor is overall in good condition.

The square cedar shingles on the basement level (front) and upper level (including the dormers) are in fair to good condition.

Note: the lapped wood siding installed vertically at the basement level is a later intervention and is in fair condition.



Note the horizontal (main floor) and vertical (basement level) lapped wood siding. The vertical siding is a later intervention, which may have replaced square cedar shingles, as indicated by the original shingles remaining at the basement level (left in the photograph, marked with a red circle).

The window and door trim is overall in good condition. Note the extra large size of the casing heading board.

The water table board that separates the basement from the main floor is in good condition. The facia board is in good condition.



The bay window assembly is in good condition, although the operability of the windows was not assessed.



The casing header of the wood windows throughout the house (marked with red boxes in the photograph) is extra large large.

The tongue and groove soffits are in for to good condition. Some additional up close assessment is required when construction begins.

The porch column, cap and base, and the porch railing are in good condition. The wood front stairs are in fair condition.

C. Roofing and waterworks

The asphalt shingle roof appears to be in good condition. The aluminum gutters and downspouts appear to be functioning adequately.



The house has a prominent, steep-pitched, front-gabled roof with deep eaves, tongue-and-groove soffits, exposed roof rafters, and two gabled dormers. All these elements appear to be in overall good condition.

D. Windows and doors

The original window and door openings survive on the building at the main and upper floors on all elevations, and most at basement level. One window at the main floor (east elevation)

was replaced. The windows and doors appear to be in good condition although their operability was not assessed.



The subject house has an unusual entry, with a front door not facing the street and a square side light located on a separate wall from the door (marked with a red rectangle in the photograph).

E.Masonry

The red brick, end-wall chimney on the west elevation is in fair condition. There is evidence of interventions that impacted the integrity of the chimney. The internal chimney at the rear is in fair condition.



The end-wall chimney on the west elevation shows evidence of three different interventions at basement level.

F. Finishes

The painted finish on all wood elements is overall in fair to good condition, except for the wood siding and shingles on the south and west elevations. The failing paint there is a result of exposure to sunlight. The overall painted finish appears to be at the end of its service.



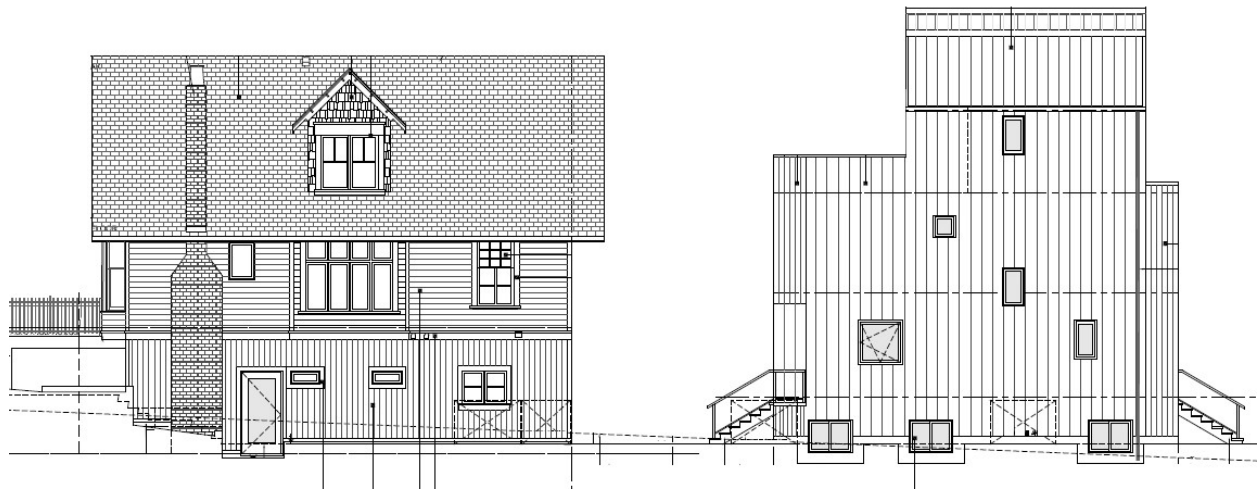
The south elevation (rear) shows evidence of failing paint due to sun exposure.

Conservation Objectives

Preservation is the overall conservation objective for the building while **Rehabilitation** is the conservation objective for the basement level of the heritage house and the property.

The Follis House will continue on its original site at 311 West 14th Street and with its detached residential use. The house will be preserved. The basement level of the house will be rehabilitated to provide a higher ceiling height and a renovated living space. The height of the house will be raised by about 2 feet to allow for the introduction of a more liveable basement level. The proposed changes are minimally visible from the street and do not negatively impact the heritage value and character-defining elements identified in the Statement of Significance.

A laneway infill (duplex) will be developed on the south end of the site. The design of the laneway infill is compatible with, distinguishable from and subordinate to the Follis House as per Standard 11 - Standards & Guidelines for the Conservation of Historic Places in Canada; The infill building is undetectable from the street and hence does not impact the existing historic streetscape.



Drawing of the proposed development (west elevation) showing the heritage house on the left and the proposed infill (duplex) on the right. Source: dlp Architecture Inc.



Drawing of the proposed development (south elevation/facade). Source: dlp Architecture Inc.

The following conservation actions or processes for historic buildings have been established by the Parks Canada, Historic Places Initiative (HPI) and listed in the Standards & Guidelines for the Conservation of Historic Places in Canada (second edition)¹.

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

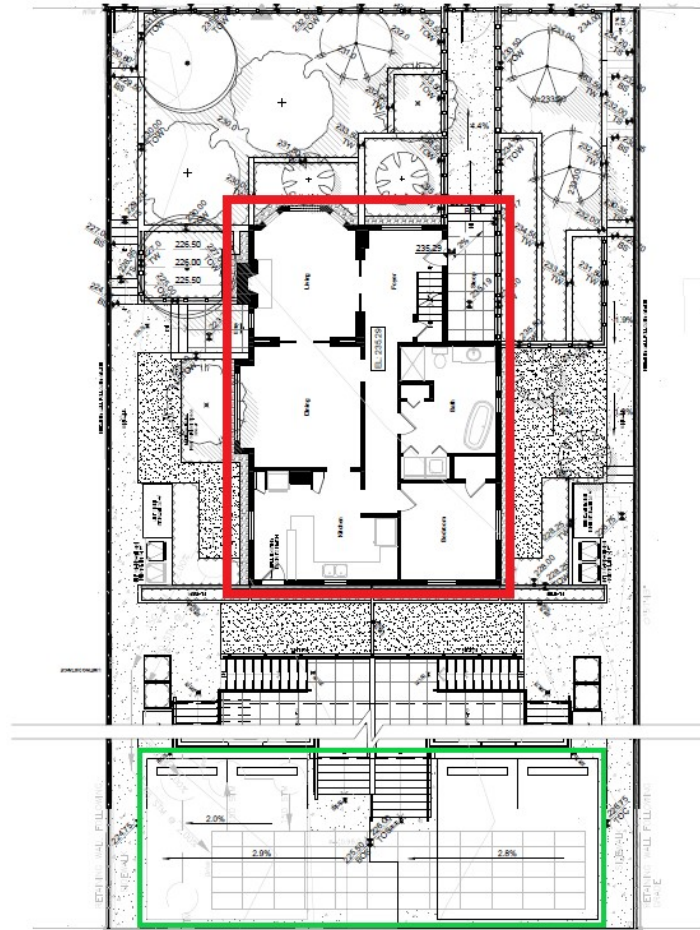
Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

¹ <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Site Plan & Proposed Changes

The below site plan shows the Follis House and the proposed infill (duplex) on the south end of the lot. The existing heritage house is outlined in red, and the proposed development is outlined in green. The heritage house is proposed to remain in its original location on the lot, and the proposed development is subordinate in footprint and siting to the heritage house.



Proposed site plan with the heritage house outlined in red and the proposed development outlined in green. Source: Convergence Drafting Services Inc.

Recommended Conservation Procedures

Structure and foundation – *Preservation & Rehabilitation*

The heritage house will remain on its original site. Preserve the wood frame structure in situ. Rehabilitate basement framing. NOTE: the wood structure will need to be temporarily lifted to allow access for the foundation removal and replacement. Excavate and install new concrete footings, foundation and slab. Elevate the house and introduce a liveable basement level with new windows and door as per architectural drawings.

Site – *Rehabilitation*

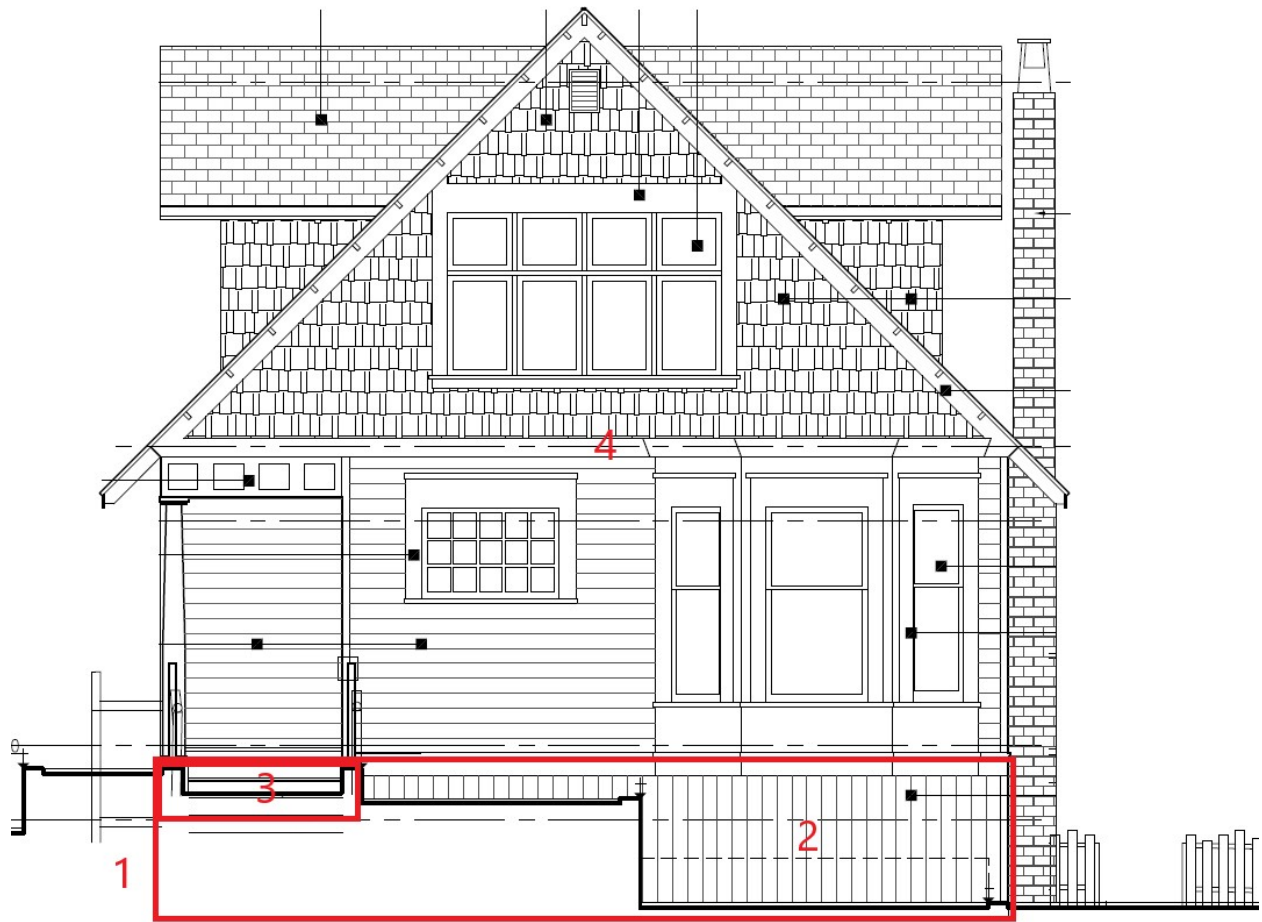
An infill building will be developed on the south side of the lot. Standard 11 for Rehabilitation, in the Standards and Guidelines for the Conservation of Historic Places in Canada, requires new additions to historic places to be subordinate, distinguishable and compatible. The proposed infill achieves this by using a *compatible* roofline and colour scheme, *distinguishable* contemporary design and materials, and *subordinate* footprint and visibility.



Left: Two renders of the proposed development showing the low visibility and impact of both the rising ground and the introduction of the infill building at the rear. Source: Convergence Drafting Services Inc.



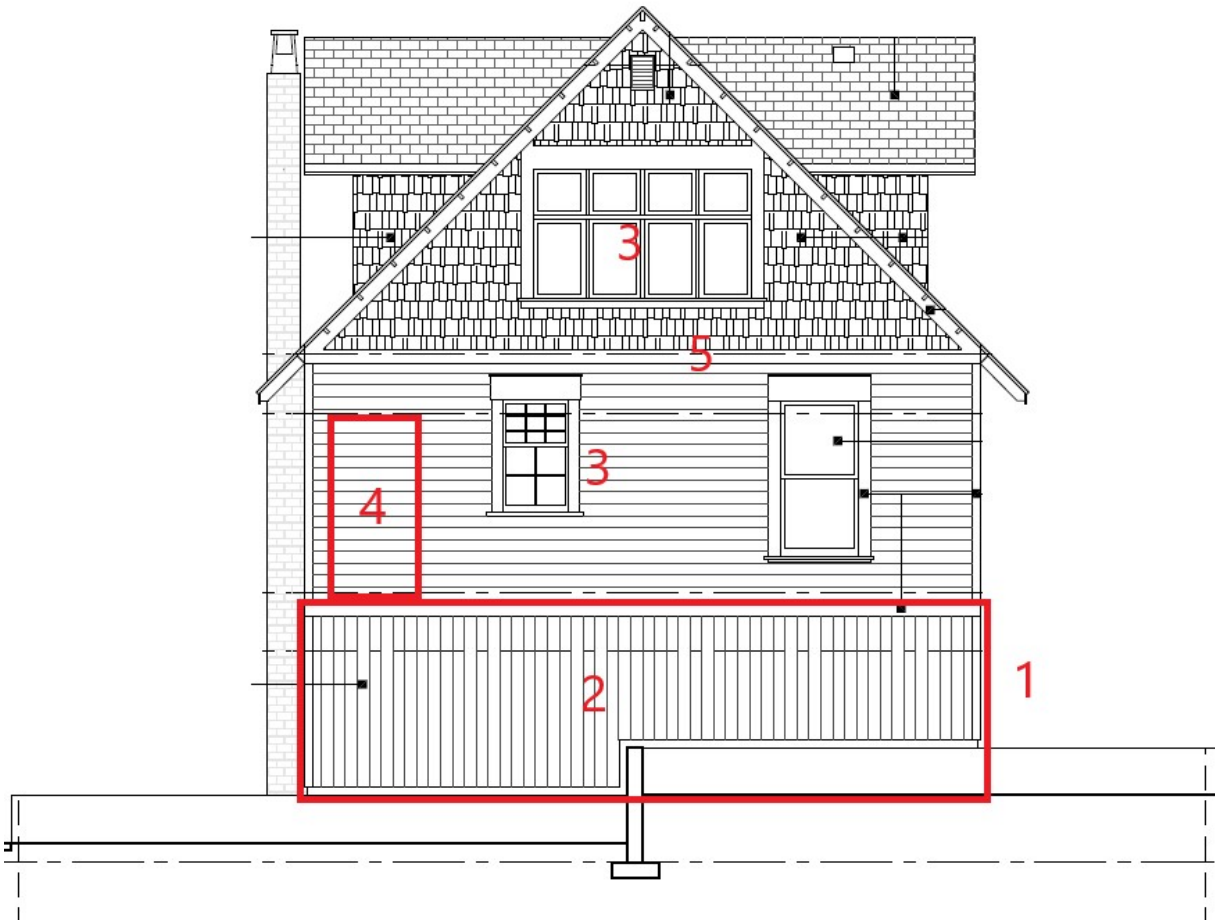
Proposed north elevation (front)



Proposed north elevation (front) of the heritage house. Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce new vertical wood siding for the basement level (2). Rehabilitate (rebuild) the front stairs as per the architectural drawings (3). Preserve all of the existing exterior architectural elements on main floor and upper floor level, including original windows, horizontal lapped wood siding, soffits and shingles (4).

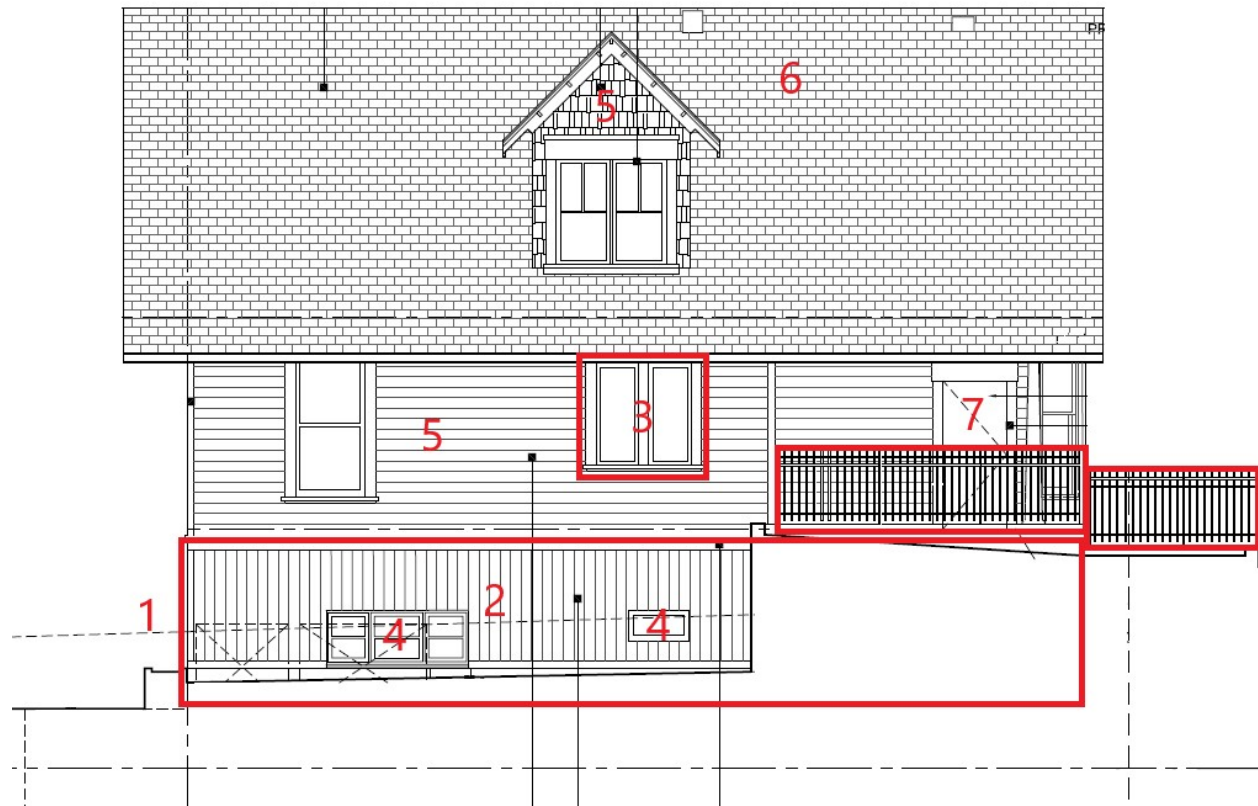
Proposed south elevation (rear)



Proposed south elevation (rear). Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce new vertical wood siding for the basement level (2). Preserve windows on main floor and upper floor (3). Remove existing door as part of the back deck removal to make room for the infill building (4). Replace in-kind (with replicated dimension, profile and wood species) any wood siding or trim on main floor and shingles on upper floor where impacted by deck removal, door removal or when're damaged beyond repair (5).

Proposed east elevation

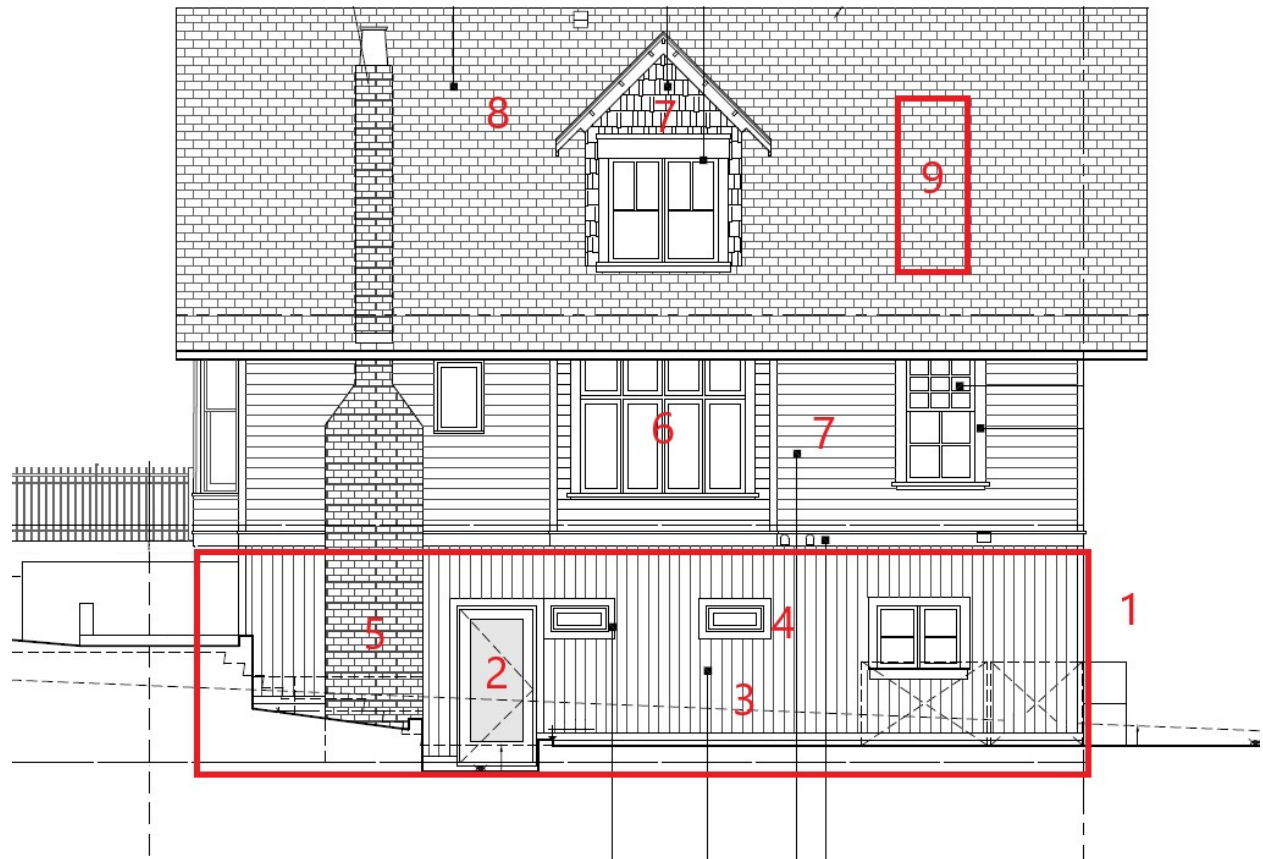


Proposed east elevation. Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce new vertical wood siding for the basement level (2). Restore window trim on main floor to historic dimensions and profile as per windows that have not been altered (3), Relocate existing wood windows or introduce new wood windows at basement level, similar in size and location to existing but at correct new height (4). Preserve dormer and its finishes (5). Preserve asphalt shingles roof and dormer roof (6). Replace front door with new wood door replica authentic to 1907 (such as model 525G from BC Door, see image right) and introduce distinguishable guard rails to meet code (7).



Proposed west elevation



Proposed west elevation. Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce a new wood-frame door for basement site (2). Introduce new vertical wood siding for the basement level (3). Relocate existing wood windows or introduce new wood windows at basement level, similar in size and location to existing but at correct new height (4). Repoint and extend existing end-wall chimney to meet new height (5). Preserve all existing wood windows at main floor (6). Preserve dormer and its finishes (7). Preserve asphalt shingles roof and dormer roof (8). Remove existing chimney which is no longer in use and not visible from the street (9).

Finishing

Follow Master Painters' Institute Repainting Manual procedures, including scraping loose paint down to next sound layer (not bare wood), clean surface with mild TSP solution with gentlest means possible, and rinse with clean water; do not use powerwashing. Repaint using high-quality paints in correct historic sheens for the building part:

Body (siding and shingles): Strathcona Red VC-27 Egg Shell

Trim (trim board, porch column, railing, soffits): Oxford Ivory VC-1 Semi Gloss

Windows and doors: High Gloss Black VC-35

In the future, when repainting is required, colour changes are permissible as long as researched historic colours are used and that a high contrast scheme is applied, using a dark or medium toned body colour with a light trim colour. A fourth dark colour could be introduced if desired on the upper storey, as per the archival photographs.

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd Edition). The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Manage vegetation (vines, etc.) so that they do not attach to the building or any elements of it.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

c. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

d. Masonry

- Review structural integrity for deformation, leaning, cracked or spalling bricks.
- Always work with a professional mason to conduct assessments and repairs on the chimney

e. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.
- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:
 - o loose, split or missing shingles, especially at edges, ridges and hips;
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.

Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

Ancestry.ca:

- British Columbia, Canada, Death Index, 1872-1990
- British Columbia, Canada, Marriage Index, 1872-1935
- Canada Census, 1911/1921
- Canada, Find A Grave Index, 1600s-Current
- Canada, Voters Lists, 1935-1980

City of North Vancouver CityMAP (<https://gisext2.cnv.org/citymap/>)

City of North Vancouver Heritage Register (2013)

MONOVA, Archives of North Vancouver:

- Archival Images
- City Directories
- Maps
- Tax Assessment Rolls

North Shore Heritage (<https://www.northshoreheritage.org/>)

Sommer, Warren. *The Ambitious City: A History of the City of North Vancouver*. Menlo Park (B.C.): Harbour City Publishing, 2007.

UBC Special Collections:

- Historical Newspapers

Vancouver Public Library:

- Online database of BC City Directories, 1860-1955

Vintage Air Photos (<https://vintageairphotos.com/>)

Overview for Zoning Variances

The following provides a summary and overview of the proposed zoning variances associated with the project at 311 West 14th Street.

Table 1. Requested Changes to the Zoning Bylaw

	Current Regulation (RS-1)	Proposed (CD-768)
Permitted Principal Use	One-Unit Residential Use	Three principal Dwelling Units
Principal Buildings	One per lot	Two per lot
Accessory Lock-Off Units	Not permitted	One Accessory Lock-Off Unit permitted for each Dwelling Unit in the Southern Most Building (Infill building).
Accessory Secondary Suite	One per unit	One Accessory Secondary Suite permitted in the Northern Most Building (Heritage Building) and the owner does not have to reside on the property.
Property owner requirement for Secondary Suite	To permit an Accessory Secondary Suite, the property owner must reside on the lot	Waive the requirement for the property owner to reside on the lot <i>(Note: Accessory Lock-Off Suites already don't have the requirement)</i>
Gross Floor Area (GFA)	Combined an in total shall not exceed the lesser of 0.3 times the Lot Area plus 92.9 sq. m metres (1,000 sq. ft) or 0.5 times the Lot Area	Combined and in total, shall not exceed 0.67 FSR Basements, bicycle storage lockers, and garbage and recycling storage shall be excluded
Lot Coverage	40% (of which 30% for Principal Building)	40% combined and in total for both Principal Buildings
Siting (Principal / Infill Buildings)	Principal Buildings shall be sited not less than: <ul style="list-style-type: none"> - 4.6 m (15.0 ft) from the Front - 14.9 m (49 ft) from the Rear - 1.2 m (4.0 ft) from the sides 	Northern heritage building: <ul style="list-style-type: none"> - 6.7 m (22.2 ft.) from the Front - 22.5 m (73.8 ft.) from the Rear - 4.4 m (14.4 ft.) from the west - 4.7 m (15.5 ft.) from the east Southern infill building: <ul style="list-style-type: none"> - 25.1 m (82.3 ft.) from the Front - 6.096 m (20.0 ft.) from the Rear - 2.3 m (7.5 ft.) from the sides
Bicycle Parking	No requirement	Minimum 8 Secure Bicycle Parking Spaces
Garbage and Recycling	No requirement	Garbage and recycling shall be screened on all sides and shall not be located in required Emergency Access Pathways, driveways, or Parking Spaces.

Justification for Variances

Accessory Lock-Off Suites

The variance allows for Accessory Lock-Off Suites as an accessory use in the infill principal building. Suites are permitted in duplex developments, as well as within single-family development. The addition of suites is an expected and supported part of the development and so the zone has been varied to allow for Accessory Lock-Off Suites which will provide additional rental homes in the area, and potentially make the principal units more attainable for ownership by providing the units as 'mortgage helpers'. These Accessory Lock-Off Suites have no vehicle parking requirement as per Part 9 of the Zoning Bylaw, as they form an integral part of the main dwelling unit and could be treated as the same dwelling unit.

Property Owner requirement for Accessory Secondary Suite

Zoning Bylaw Section 507(11)(e) requires that Accessory Secondary Suites in single-family homes be permitted only where the owner resides on the property. Given that the development is intended to be stratified, there will be other principal dwelling units on the same lot with separate owners. Accessory Lock-Off Suites are not subject to the same ownership requirement, and so to be consistent across the whole lot and remove issues with inconsistent ownership structures, this requirement is proposed to be waived for the suite in the heritage building.

Siting (Principal Buildings)

The proposed variances to the setbacks are to allow a principal building to be sited in the rear of the lot. The heritage building will remain in its existing location with setbacks that already comply with standard zoning requirements – these will be adjusted to ensure the heritage home remains in its existing location.

The varied setbacks for the rear principal building are consistent with other residential development that is sited in the rear of lots, such as Accessory Coach House buildings. The rear setback is larger than the standard rear setback for coach houses, in order to allow for a better interface with the lane, as well as space for vehicle parking. The building is also set back farther from the sides of the lot to allow for more open space and to ensure the new infill residential building remains subordinate to the heritage home.

Bicycle Parking

A development of this size is generally exempt from bicycle parking requirements, but the zone will be varied to include them as the applicant has proposed secure bicycle storage on the lot. The overhead clearance height will be varied as the stalls are provided in secure lockers rather than an interior room.

Garbage and Recycling

Garbage and Recycling storage facilities are required. For clarity, the siting of such sites are varied to ensure they will be screened and not located in required emergency access pathways, driveways, or parking spaces.

DLP Architecture inc. Architecture ~ PassivHaus

202-460 Nanaimo St. - Vancouver BC – V5L4W3 - 778-889-6849 - www.dlpdesigns.com

Attn:

September 8, 2023

City of North Vancouver
Planning Department

DIS – Summary for 311 west 14th St

The developer information session (DIS) for the rezoning application at 311 west 14th St took place on November 17th 2022. This session was hosted virtually by the City of North Vancouver Planning Department. Notices were distributed to neighbours and an ad was placed in the local paper to inform the public. Most questions and comments were directed at the applicant, Architect Lucio Picciano. Some general zoning and procedural questions were asked of the hosting planner, Bram van der Heijden.

Four members of the public attended the DIS, which was consistent with communication received prior to the session by all four. The same people who commented prior to and after the DIS were also in attendance.

The project seeking rezoning is a heritage revitalization and infill rear duplex.

The purpose of this form is to summarize the comments received after the DIS session for the proposed development.

Project Address: 311 W 14th St

Summary of Key Comments:

1. Questions regarding changes to the existing heritage house were vocalized by all participants.
2. Participants focused their attention on the existing house as it dominated the front yard exposure.
3. All participants were either part of or associated with the North Shore Heritage Preservation Society.
4. Suggestions were made to retain all original detailing inside and outside, which we are proposing in our submission.
5. Lifting the house 30” was discussed and supported by all members as it further developed the primary status of the heritage house over the infill.

6. Participants supported the contemporary and minimalist design of the rear infill duplex with some suggestion to explore different colour palettes for the cladding.
7. One participant focused on sustainability particularly how both buildings would be heated and cooled.
8. All participants were supportive and encouraged by our commitment to achieve passive house certification.
9. Despite supplying only electricity to both houses, members wanted us to preserve both existing brick chimneys.
10. Discussions also included reducing the carbon footprint with construction materials.
11. All participants would like to see the official plans and heritage report when accepted.
12. Two members supplied comment forms after the DIS that aligned with comments of the other two participants.
13. No negative feedback from attendees.

List of solutions that directly reflect comments or concerns of the participants:

- A. The project will be high performing with respect to energy, the rear duplex will target Passive House.
- B. The Heritage House will be lifted and retained in its original form both inside and out.
- C. The landscape has undergone significant design development to enhance the current state of the property and compliment the Heritage House.
- D. Exterior colours of the rear duplex have been chosen to be neutral but also complimentary to the Heritage House.
- E. Both chimneys are to be retained despite electrification.
- F. An interior review of the existing house was performed after the DIS by the architect with most original detailing observed to be still intact, to be preserved and revitalized.

Applicant Contact:	City Planning Contact:
Lucio Picciano Architect AIBC lucio@dlpdesigns.com	Bram van der Heijden - bheijden@cnv.org

**ADVISORY DESIGN PANEL**

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

T 604 985 7761
F 604 985 9417
INFO@CNV.ORG
CNV.ORG

January 20, 2023

VIA EMAIL: lucio@dlpdesigns.com

D. Lucio Picciano
DLP Architecture
806-318 Homer Street
Vancouver, BC V6B 2V2

Dear Mr. Picciano:

Re: 311 West 14th Street (Heritage Revitalization Application)

This will confirm that at their meeting on December 14, 2022, the Advisory Design Panel reviewed the above submission and endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the Heritage Revitalization Agreement for 311 West 14th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- design development to explore the integration of rainwater management through landscape design;
- further design development for landscaping treatments in the rear and side yards;
- further review of adjacency of basement suite windows and parking pads;
- further review and design development on the front yard fencing, and creation of less separation overall; and
- further design development for garbage enclosure and location for the rear units;

AND THAT the Panel wishes to thank the applicant for their presentation.”

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Yours truly,

A handwritten signature in blue ink, appearing to read "J. Huckell".

T. Huckell
Committee Clerk-Secretary

Cc: B. van der Heijden, Planner 1, Planning and Development
M. Menzel, Planner 2, Planning and Development

**HERITAGE ADVISORY COMMISSION**

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

December 19, 2022

VIA EMAIL: lucio@dlpdesigns.com

D. Lucio Picciano, Architect AIBC CPHD
 dlp Architecture Inc.
 806-318 Homer Street
 Vancouver, BC V6B 2V2

Dear Mr. Picciano:

Re: 311 West 14th Street (Follis Residence) – Heritage Revitalization Agreement

At their regularly scheduled meeting on December 13, 2022, the Heritage Advisory Commission received a presentation regarding the above. Following review and discussion, the following motion was made:

“THAT the Heritage Advisory Commission, having reviewed the presentation from Lucio Picciano, dlp Architecture Inc., for the property located at 311 West 14th Street (Follis Residence), supports the project subject to the resolution of the following items to the satisfaction of City Staff:

- undertake a review of the interiors and confirm assumptions on the condition of the character defining elements in the Heritage Conservation Plan (operable window, doors and trim);
- review the extent and height reduction of proposed fencing at the front yard and simplify the separation of spaces as much as possible;
- further exploration of duplex colour scheme in line with heritage professional;
- further exploration of heat pump and other mechanical equipment be placed in side yards and mindful of potential impacts to neighbours;
- that the heritage conservation plan be shared with the contractor, to ensure recommendations within the plan are adhered to;

AND THAT the Commission thanks the applicant for their presentation and commitment to achieve passive house certification for the new duplex building.”

.../2

The recommendations of the Heritage Advisory Commission do not, in any way, represent Council and/or staff approval or rejection of this proposal.

Yours truly,

A handwritten signature in dark ink, appearing to read "C. Bulman". The signature is fluid and cursive, with the first letter of the last name being a large capital 'B'.

C. Bulman
Committee and Records Clerk

Cc: E. Chow, Planner 2, Planning and Development
B. van der Heijden, Planner 1, Planning and Development



Notice of Proposed Zoning Amendment Bylaw - No Public Hearing Zoning Amendment Bylaw, 2024, No. 9094 311 West 14th Street

Purpose: The purpose of the proposed Zoning Bylaw Amendment is to rezone from the existing RS-1 zone to a new Comprehensive Development zone to allow the construction of a new duplex building at the rear of the property. The existing house will be retained on site with one principal dwelling unit and one accessory secondary suite, and the new building will have two principal dwelling units and two accessory lock-off units.

Subject Lands: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 311 West 14th Street.



Legal Description: Lot 9, Block 64, DL 548, Plan 750, PID: 015-143-023

Bylaw Readings: Consideration of first and second readings of the proposed Bylaw will be at the **Regular Council Meeting on Monday, December 2, 2024.**

Access Documents: A copy of the proposed Bylaw is available for inspection online anytime at www.cnv.org/PublicNotices from Wednesday, November 20 to Monday, December 2, 2024.

Provide Input: Written submissions only, including your name and address, may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, **no later than noon on Monday, December 2, 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 14th Street. Enter City Hall from 13th Street after 5:30pm.

Questions? Linden Mulleder, Planner 2, 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



Public Hearing

- Local Government Act **requires** a Public Hearing for the consideration of a Heritage Designation Bylaw
- Local Government Act **prohibits** a Public Hearing for the consideration of a Rezoning Bylaw that is in compliance with the OCP and at least 50% residential
- This Public Hearing is strictly covering the proposed Heritage Designation Bylaw for 311 West 14th Street, not the rezoning bylaw

Location

311 West 14th Street



Neighbourhood Context

Subject site

Other heritage properties nearby:

- Queen Mary Elementary School
- 328 West 14th Street, the "Knowles Residence"



Historical Context

- Constructed in 1907 for Margaret & William Follis
- One of the first houses built on the block
- Listed as Heritage "A" in the City's Heritage Register



Heritage Value

Character defining elements:

- Early 1900s wood frame construction and finishes
 - Steep-pitched, front-gabled roof with deep eaves
 - Tongue-and-groove soffits
 - Exposed roof rafters
 - Two gabled dormers
 - Cedar shingles on front and rear gables
 - Lap wood siding
 - Inset porch with single turned column
 - End-wall chimney



front view

Proposed Bylaw

“Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14th Street)

- Designates the lands, buildings, and structures as a protected heritage property
- Protects the property by requiring that the heritage resource be substantially maintained at all times
- Authorizes the Director of Planning & Development and/or Chief Building Official to withhold permits that would alter the property, unless authorized through a Heritage Alteration Permit

Heritage Conservation Strategy

Conservation Objectives

- **Preservation** is the overall conservation objective for the building.
- **Rehabilitation** is the conservation objective for the basement level of the heritage house and the property.



The subject house at 311 West 14th Street in 2000. The house was painted into its current colours between 2009 and 2011. Source: MONOVA, Archives of North Vancouver, 140 [2000].

Proposed Preservation & Rehabilitation

Basement

- Height raised 2 ft to allow for a livable basement
- Rehabilitate foundation
- Remove non-heritage deck and repair/replace siding
- New windows, door, and wood siding for basement (note the original square cedar shingle siding)



rear view

Proposed Preservation & Rehabilitation

Main Level & Roof

- Preserve existing architectural elements on main floor, including windows, lapped wood siding, soffits, & shingles
- Preserve dormer and finishes
- Preserve asphalt shingles and dormer roof
- Rebuild front stairs
- Replace front door with new wood door replica
- Preserve end-wall chimneys and repoint to meet new height



Advisory Body Review & Public Engagement

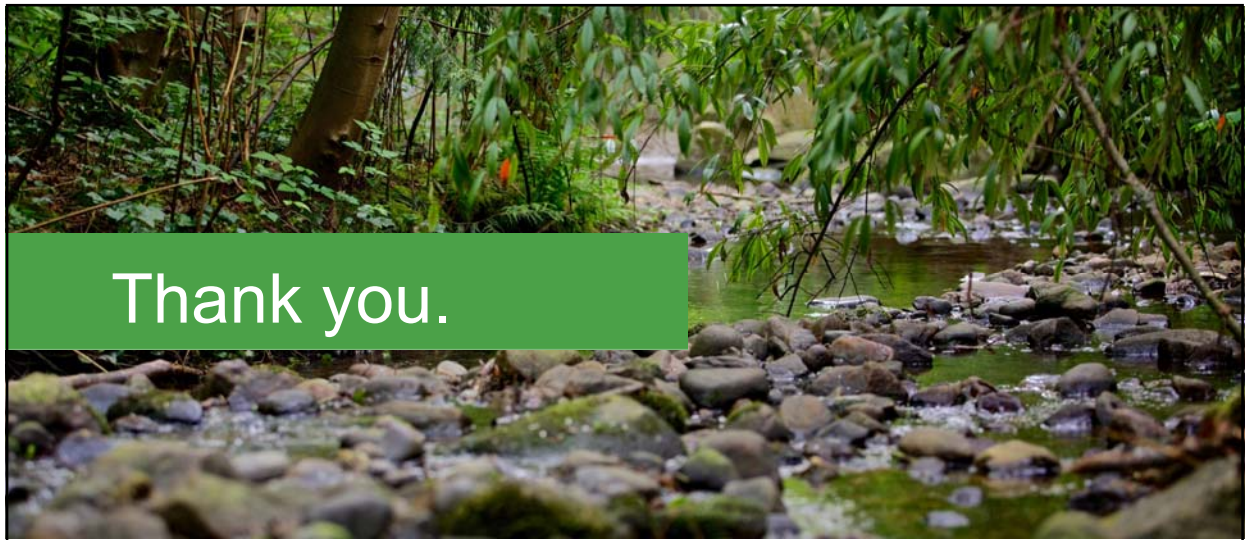
- Reviewed by the Heritage Advisory Commission (HAC) on December 13, 2022 and given endorsement
- Virtual Developer's Information Session hosted on Nov 17, 2022
 - Feedback included support for the retention of the heritage house
 - Suggestion to retain existing brick chimneys despite electrification of heating



Conclusion

- The owner will retain and rehabilitate the existing 'A' Heritage building
- The bylaw will protect the property in perpetuity





Thank you.

PUBLIC HEARING

Monday, January 27, 2025 at 6:00pm

Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

Heritage Designation Bylaw, No. 9095, 2024 311 West 14th Street



Proposal: The purpose of the proposed Heritage Designation Bylaw is to facilitate the retention and rehabilitation of the existing Heritage 'A' Building on the subject property, known as the Follis House, and to establish it as a Designated Municipal Heritage Site.

Provide written input: All persons who believe their interest in property may be affected by the proposed bylaw will be afforded an opportunity to speak at the Public Hearing and/or by written or email submission. **All submissions must include your name and address** and should be addressed to the Corporate Officer at input@cnv.org, or sent by mail or delivered to City Hall, **no later than noon on Monday, January 27, 2025**, to ensure their availability to Council at the Public Hearing. No further information or submissions can be considered by Council after the Public Hearing has concluded.

Speak at the meeting:

In person at City Hall: On the day of the Public Hearing, a sign-up sheet will be available in the lobby, outside the Council Chamber, between 5:30-6:00pm. Enter City Hall from 13th Street after 5:30pm.

By Webex or phone: Pre-register by phoning 604-990-4234 or online at www.cnv.org/PublicHearings to provide contact details. Login instructions will be forwarded to you. **All Webex/phone pre-registrations must be submitted no later than noon on Monday, January 27, 2025.**

Non-registered speakers: Once all registered speakers have spoken, anyone who did not pre-register will also have an opportunity to provide input.

Access Documents: Online at www.cnv.org/PublicHearings anytime from Wednesday, January 15 to January 27, 2025.

Questions? Linden Muller, Planner 2
planning@cnv.org / 604-982-9675

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9095

A Bylaw to Designate Property as Protected Heritage Property

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 “**Heritage Designation Bylaw, 2024, No. 9095**” (“**Follis Residence**”, **311 West 14th Street**).
2. Pursuant to Section 611 and 612 of the *Local Government Act*, the following lands, buildings and structures are, in their entirety, designated as protected heritage property:

Street Address: 311 West 14th Street, North Vancouver

Common Name / Description: Follis Residence

Legal Description: PID: 015-143-023
LOT 9 BLOCK 64 DISTRICT LOT 548 PLAN 750

3. Pursuant to the *Local Government Act*, the property designated as protected heritage property by this bylaw is subject to the requirements set out in the *Local Government Act* and the City of North Vancouver’s “Heritage Conservation Procedures Bylaw, 2013, No. 8292”, as may be amended or superseded from time to time.
4. This bylaw comes into force on the date of adoption.

READ a first time on the 2nd day of December, 2024.

READ a second time on the 2nd day of December, 2024.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

ACTING CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9094

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. 9094**” (DLP Architecture Inc., 311 West 14th Street, CD-768).
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 311 West 14th Street and legally described below as henceforth being transferred, added to and forming part of CD-768 (Comprehensive Development 768 Zone):

PID: 015-143-023	LOT 9 BLOCK 64 DISTRICT LOT 548 PLAN 750
------------------	--

from zone RS-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following Comprehensive Development Zone to Section 1100 in numerical order:

“CD-768 Comprehensive Development 768 Zone” (311 West 14th Street).

In the CD-768 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-2 Zone, except that:

- (1) Two Principal Buildings shall be permitted on one Lot;
- (2) The permitted Principal Use on the Lot shall be limited to:
 - (a) One-Unit Residential Use in the northernmost Principal Building (the heritage building);
 - i. Accessory Secondary Suite Use, subject to Section 507(11) of this Bylaw;
 - ii. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
 - iii. Accessory Home Office Use;
 - (b) Two-Unit Residential Use in the southernmost Principal Building (the infill building);
 - i. Accessory Lock-Off Unit Use, subject to Section 507(15) of this Bylaw;

- ii. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
 - iii. Accessory Home Office Use;
- (3) Section 507(11)(e) requiring the owner to reside on the property shall be waived;
- (4) Section 507(15)(a) requiring an Accessory Lock-Off Unit Use to be accessory to a Townhouse Use or Apartment Use shall be varied to allow the Accessory Lock-Off Unit Use to be Accessory to a Two-Unit Residential Use;
- (5) Gross Floor Area (One-Unit and Two-Unit Residential):
 - (a) The total combined Gross Floor Area (One-Unit and Two-Unit Residential) for both Principal Buildings shall not exceed 0.67 times the Lot Area (5,655 square feet);
 - (b) Notwithstanding section (5)(a) of this zone, Basements (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential) up to 2,761 square feet;
 - (c) Notwithstanding section (5)(a) of this zone, bicycle storage lockers and garbage and recycling storage shall be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);
- (6) The Principal Buildings shall be sited as follows:
 - (a) The northernmost Principal Building (heritage house) shall be not less than:
 - i. 6.7 metres (22 feet) from the Front Lot Line;
 - ii. 22.5 metres (73.8 feet) from the Rear Lot Line;
 - iii. 4.4 metres (14.4 feet) from the west Interior Lot Line;
 - iv. 4.7 metres (15.5 feet) from the east Interior Side Lot Line;
 - (b) The southernmost Principal Building (infill building) shall be not less than:
 - i. 25.1 metres (82.3 feet) from the Front Lot Line;
 - ii. 6.096 metres (20.0 feet) from the Rear Lot Line;
 - iii. 2.3 metres (7.5 feet) from Interior Side Lot Lines;
 - (c) Where unenclosed Porches or steps project beyond the face of a Principal Building, the minimum distance to an abutting Lot Line may be reduced by:
 - i. 3.048 metres (10 feet) from the Front Lot Line and Rear Lot Line;
 - (d) Where Bay Windows or chimneys project beyond the face of the northernmost Principal Building (the heritage building), the minimum distance to an abutting Lot Line may be reduced by:
 - i. 0.67 metres (2 feet) from the Interior Side Lot Lines;

(7) Height

- (a) The northernmost Principal Building (the heritage building) shall not exceed a maximum building height of 8 metres (26.25 feet) as measured from the average Building Grades along the north property line;
 - (b) The southernmost Principal Building (the infill building) shall not exceed a maximum overall building height of 9.3 metres (30.51 feet) as measured from the average Building Grades along the north property line;
 - (c) Section 509B(4)(c) requiring a minimum First Storey height of 0.76 metres (2.5 feet) above the reference grade shall be waived;
- (8) Every Primary Dwelling Unit and Accessory Secondary suite shall have access to 2 Bicycle Parking Spaces and a total of 8 Bicycle Parking Spaces shall be provided;
- (9) Overhead clearance of bicycle parking shall be no less than 1.2 metres;
- (10) Garbage and Recycling shall be screened on all sides and shall not be located in required Emergency Access Pathways, driveways, or Parking Spaces.

READ a first time on the 2nd day of December, 2024.

READ a second time on the 2nd day of December, 2024.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

ACTING CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK



Summary

- A new Council Strategic Plan was completed in mid-2023
- A 2025-2029 Financial Plan is needed to support a 2025 Tax Rate Bylaw, which must be passed before May 15
- A Draft 2025-2029 Financial Plan has been prepared and is summarized in this presentation



The **Capital Plan** is **fully funded** and maintains reasonable reserves to protect against future cost escalations.



Increased **non-tax revenue** and **tax roll growth** keep the property tax increase lower than would otherwise be the needed

Outline

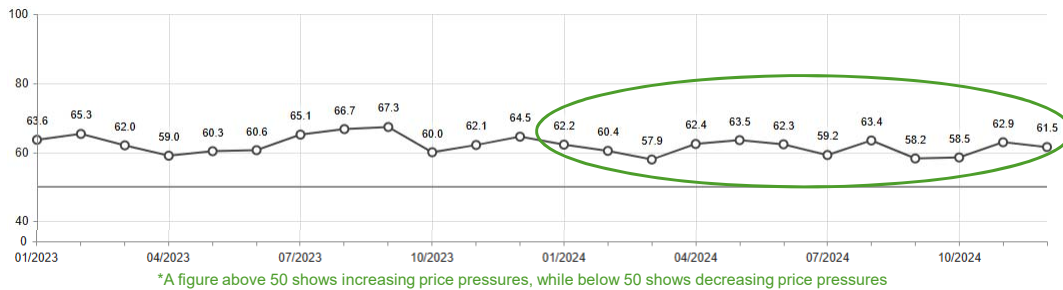
- Planning Context
- Key Initiatives
- Financial Plan Overview
- Draft 2025 Operating Budget
- Draft 2025-2029 Capital Plan
- Summary and Next Steps



Planning Context

Procurement

IVEY Price Index (Seasonally Adjusted)



- Month over month prices continue to increase in Canada.

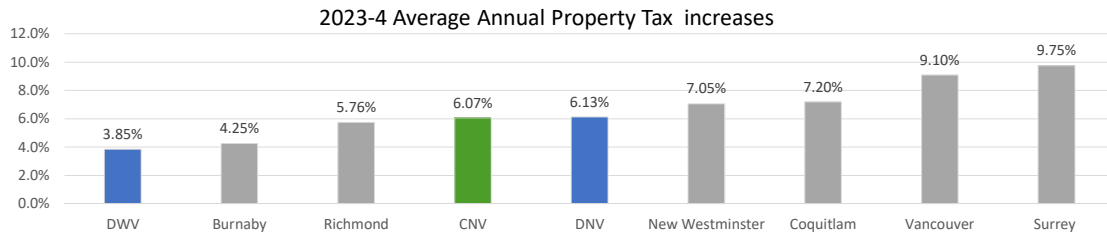
Inflation

Product Group (BC)	Nov '23 YoY Increase	Nov '24 YoY Increase
Food	3.2%	2.3%
Shelter	6.9%	4.6%
Transportation	(0.4%)	1.5%
Health/Personal Care	4.0%	1.6%
Recreation & Education	3.3%	(0.5%)
Energy	(5.0%)	(0.9%)
Goods	1.0%	0.8%
Services	4.8%	3.3%
All Items	3.2%	2.3%
Construction (Vancouver)	2023 YoY Increase	2024 YoY Increase
Non-Residential Building	8.6%	5.1%

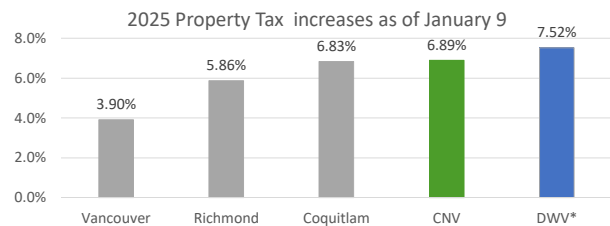
Statistics Canada. BC Inflation.

- Services inflation remains above target levels
- Construction prices, a key municipal cost driver, still increasing 5% p.a., well over Bank of Canada inflation target levels of 1-3% p.a.

Historical Property Tax Increases



CNV's Property Tax increases have been comparable across the region and the North Shore.



All municipalities listed have included a 1% infrastructure levy increase

*DWV has presented two options, with a 1% (6.52%) and 2% (7.52%) increases for infrastructure

Council's 2022-2026 Strategic Plan

- Council's Strategic Plan was endorsed on September 25, 2023
- This plan provides direction on how CNV can achieve its Vision, to be the "Healthiest Small City in the World" with
 - 5 key priorities
 - 41 ambitious initiatives



Organizational Priorities

- As presented to Council in September 2024 in the Budget Outlook, Staff have developed three Organization Enablers for 2025 to improve CNV's ability to advance Council's Strategic Plan



- The 2025-2029 Financial Plan includes operating and capital funding to deliver 2025 Actions to advance Council's Strategic Priorities, these Organization Enablers, and to "Run the City"



2025

A CITY FOR PEOPLE



North Shore Neighbourhood House Phase 2

A multi-partner project on City-owned land that will support CNV's ongoing commitment to increase rental housing and community-based services. The new NSNH facility will continue to provide an extensive range of community services, including childcare, food programs, wellness, and programs for youth and seniors.



Harry Jerome Community Recreation Centre

The new Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Activity Centre embrace the City's vision of "A Healthy City for All" and focus on physical and mental health, wellness, inclusion, and diversity.



Provincial legislative changes and Housing Accelerator Fund commitments

Small Scale Multi-Unit Housing legislative changes, and HAF commitments including Multi-plex Housing, Rezoning, Affordable Housing Reserve, Mid Market Rental Policy, Alternative Housing Construction, Zoning Bylaw, Inclusionary Housing Policy, and Development Approval Process Review.

2025

A RESILIENT CITY



Urban Forest Planning

Accelerate the expansion of the urban tree canopy, connect our urban forests, and restore natural areas. Using the canopy cover forecasting model and draft urban forest plan.



Street Design Guidelines

Expanding upon the work completed to date in key areas: Esplanade, Marine Drive, and Lonsdale Ave. The Street Design Guidelines will be integrated as part of the subdivision and development control bylaw work in 2025.



Noise data collection analysis & reporting

Implement noise data collection, analysis, and reporting

2025

A CONNECTED CITY



Multi-Modal Network Expansion

Planning for Bus Rapid Transit to provide our community reliable rapid transit that is connected with the regional system.

Advancing major components of Priority Mobility Network including Upper Levels Greenway and Midtown connection to the future overpass from Casano to Loutet.



Overpass from Casano to Loutet

Construction of an overpass across Highway 1 for pedestrians and cyclists, connecting to mobility routes and integrating into the broader network.

CNV staff will continue to work closely with the province to prepare for construction to begin in early 2025.



Curbside: Implementation of new parking policies

Completion of new Curbside management strategy and implementation of new Parking Management policies and core initiatives responding to parking issues in the City that balances the needs of businesses and the community with regional parking and Transportation Demand Management (TDM) goals.

2025

A PROSPEROUS CITY



Health Hub

Roadmap, lead generation, investment attraction materials, and partner collaboration.



Land Stewardship Model

Optimize land holdings to facilitate investment in new rapid transit corridors and stations throughout the City



Making it easier to do Business & Build Quality Housing in the City

Development approvals, including Coordinated, Lean, & Effective Approvals Refresh and Development Approvals Process Review Projects.

Business Application Improvement, including streamlining business services, establishing online local business directory and online business licensing application, and amending inter municipal business license and extend agreement.

2025


A VIBRANT CITY



Lonsdale Great Street

Reimagine, revitalize and repurpose Central Lonsdale Avenue as a “great street” to support commercial activity, enhance esthetics, walkability, vibrancy and history.



Activate Public Spaces

Activate public spaces – parks, streets, plazas, outdoor areas for residents to gather together, interact and engage in activities.



City Wide Park and Public Space Comprehensive Plan

The Plan will guide the future planning, design, protection and maintenance of new and existing park infrastructure and amenities in both the natural and built environments.


15

2025


ORGANIZATION ENABLERS



A Human Organization

- Implement Living Wage Policy & updates
- Implement Recruitment process improvements and system



A Modern Organization

- Enterprise Resource Application modernization project (Permits)
- Sandbox Accelerator for prototyping/testing/learning



A Responsible Organization

- KPIs, Benchmarking, Targets, and Data Collection
- Asset Management


16



2025-2029 Financial Plan Highlights

Harry Jerome CRC



Biggest project in CNV's history continues on budget and on track for opening in early 2026

NSNH



Construction of non-profit housing and community services leveraging new senior gov't programs

Housing



Responding to Provincial legislative changes and delivering Housing Accelerator Fund commitments

Revenue Growth



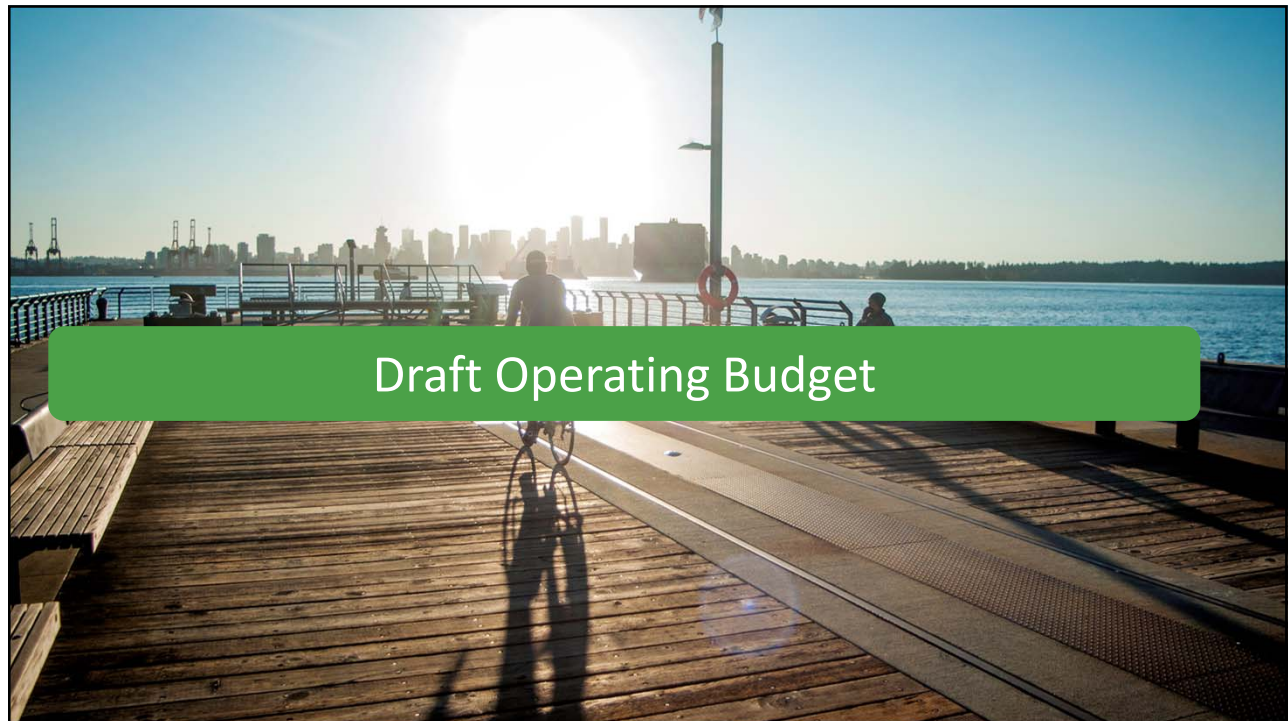
New tax roll growth and updated Fees and charges to take pressure off tax rate increases

Financial Plan Components

- 2025 Operating Budget informed by recent collective agreements
- Capital Plan decreasing as NSNH and park projects accelerated with debt financing in previous year.

\$M's	2024	2025	Increase/ (Decrease)
Operating Budget	102.3	109.4	7.1
Capital Plan	141.4	82.8	(58.9)
Shipyards	2.5	2.7	0.2
Water Budget*	19.0	21.5	2.5
Sewer Budget*	25.5	32.8	7.3
Solid Waste Budget*	4.2	4.4	0.2
Cemetery Budget	0.6	0.6	0.0
Collections for Other Organizations	59.9	61.6	1.7
Other Items	38.4	37.1	(1.3)
Total	\$393.8	\$352.9	(\$41.2)

**Utility bylaws adopted by Council on December 2, 2024*



Draft Operating Budget

Draft Revenue

- Revenues excluding property taxes are increasing 7% in 2025

Revenues (\$000s)	2024 Budget	2025 Budget	Variance \$	% Increase	% of total
Property Value Tax	80,951	86,964	6,013	7.4%	85.3%
Licenses and Permits	6,034	6,307	273	4.5%	3.9%
Fines and Fees	3,664	3,928	264	7.2%	3.8%
Rent	1,175	1,195	20	2.0%	0.3%
Interest and Penalties	4,981	5,053	72	1.5%	1.0%
Sale of Services	1,075	1,105	30	3.0%	0.4%
Rebates and Recoveries	85	124	39	46.0%	0.6%
Grants	3,811	4,148	337	8.8%	4.8%
Transfers	463	463	0	0.0%	0.0%
External Contributions	1,000	1,000	0	0.0%	0.0%
Total Revenues	103,239	110,287	7,048	6.8%	100%

Property tax increase assumptions on slide 23

Provision for Annual Fees & Charges review, plus volume increasing in building permits, business licensing, and parking revenues

Grants in lieu of taxes (fed/prov.) increasing with increasing values and grant from GVTA for road network

Draft Operating Expenses

- Departmental operating expenses are increasing 7% in 2025

Department (000's)	2024 Budget	2025 Budget	Variance	% Increase
Engineering, Parks & Environment	12,238	12,204	(34)	(0.3%)
Finance & IT Services	21,392	24,369	2,977	13.9%
Office of the Deputy CAO	3,479	3,170	(309)	(8.9%)
People, Culture & Transformation	3,257	3,256	(1)	0.0%
Planning & Development	8,801	9,606	805	9.1%
Public Safety - Bylaws	1,628	1,620	(8)	(0.5%)
Public Safety - Fire	14,600	14,860	260	1.8%
Public Safety - Police	18,361	20,820	2,459	13.4%
Real Estate, Facilities and Econ Dev.	4,237	4,417	180	4.2%
The Offices of the CAO and Mayor	15,246	15,965	719	4.7%
Total Operating Expenses	103,239	110,287	7,048	6.8%

Provisions for salary increases CNV wide, 1.25% increase of Annual Tax Levy to Capital and NSNH, and IT contract increases

Salary obligations increased support to Core Funded Agencies and Community Services (transfer of Development Services from EPE)

RCMP Contract and IHIT increases, transition of internal Telecom program to E-COMM

Salary obligations including those for major agencies (Transfer of Legal Expenses budget from Office of the Deputy CAO)

New Items are not included and are discussed separately on slide 22

Draft Property Tax Impact

	\$(000's)	Tax Impact	
Salary and Other Provisions	3,094	4.45%	
RCMP – Contract, Wages and Benefits	2,459	3.46%	RCMP collective agreement increases and Transition to ECOMM (slide 24)
Major Agencies and Community Agencies	275	0.45%	
New Capital Infrastructure Maintenance	226	0.36%	
Other Items (various)	46	0.02%	
Increase in Non-Tax Revenues	(749)	-1.09%	
Updated Fees & Charges	(214)	-0.31%	Non-Tax Revenue increases reduce tax payer impact (slides 25)
Tax Roll Growth	(1,806)	-2.58%	
2025 Net Operating Program Increase	3,332	4.76%	
Increase of Annual Tax Levy to Capital	700	1.00%	
NSNH 0.25%	175	0.25%	To ensure funding for Infrastructure Replacement and debt servicing (slides 27)
2025 Draft Tax Rate Increase before New Items	4,207	6.01%	
New Items	616	0.88%	To build capabilities around IT, Data, External Communications, and support outside agencies
2025 Draft Tax Rate Increase after New Items	4,823	6.89%	

RCMP Contract and E-COMM

	\$(000's)	Tax Impact
RCMP Contract Costs ¹	1,104	1.58%
Specialized Police & IHIT	123	0.18%
Sub-total RCMP Contract	1,227	1.75%
Tele-com (net) ²	997	1.42%
Police Shared Services	238	0.34%
Other Changes	(2)	0.0%
Sub-total Civilian Costs	1,233	1.76%
Total	2,460	3.51%

- Police Contract** cost increases driven by the recently negotiated National Police Federation Agreement contract, primarily covering RCMP wages and benefits.
- The CNV transitioned its **Tele-com** from its local Operations Call Centre (OCC) to E-COMM, effective February 21, 2024. The \$1M cost impact of the E-COMM levy, is the CNV's portion of the net of the new levy costs (estimated annually at \$3.8M) offset by reductions in costs at the OCC (\$2.2M), who will continue to handle non-emergency calls. This also includes CNV's share of Info Channel costs (\$200K) which are to be shared between Burnaby and the North Shore.

Increase in Non-Tax Revenue

	\$(000's)	Tax Offset
Grants in Lieu (Provincial & Federal) ^{1,2}	269	0.40%
EPE – Grants (TransLink & Others), Parks Fees User, Fees Filming, Permit Fees and Bike Racks ^{1,2}	132	0.20%
Fire - Permits, False Alarm Fees, Service Agreement	126	0.20%
Parking and Property revenues	71	0.10%
Business Licensing	52	0.10%
EV Charging	20	0.00%
Finance – Utility Levy, Tax Certificates and Rebates	55	0.10%
Bylaw Fees	10	0.00%
Permit Fees	15	0.00%
Total	\$749	1.10%

- ^{1,2} **Grants** from other levels of government driven by increase asset values and CNV's successful grant applications are taking pressure of the local tax base.

Update Fees and Charges

Sch.	Description	\$(000's)	Tax Offset
A	Corporate and Finance Fees	2	
B	Protective Services Fees	13	
C	Filming Fees	5	
D	Development, Permitting and Regulation Fees	125	
E	Parks and Recreation Fees	19	
F	Licencing Fees	38	
G	Cemetery Fees	11	
H	Streets and Plazas Fees	12	
Total		225	
	Other Funds	(12)	
	Available to offset Property Taxes	213	0.3%

- A 2025 annual review and update of Fees and Charges will be brought to Council in early 2025. The budgeted annual fee adjustments for 2025 includes:
 - a general inflationary cost of service adjustment to keep pace with rising costs.
 - adjustments in select areas to ensure continued cost recovery, in alignment with the fees and charges policy.

Transfer to Capital

- Common municipal practice to increase 1% each year to fund infrastructure deficits.
- CNV's 10-year average for the levy increase is close to the **1%** threshold.
- The transfer to Capital provides general/unrestricted funds, which are often the only eligible funding source for maintenance and replacement projects.
- Removing 1% takes \$3.5M of general funds out of the 5-year Capital plan.

Year	General Capital	HJCRC	NSNH	Total
2016	1%	1%	-	2%
2017	1%	1%	-	2%
2018	-	1%	-	1%
2019	2%	-	-	2%
2020	-	-	-	0%
2021	-	-	-	0%
2022	2%	-	-	2%
2023	1%	-	-	1%
2024	-	-	0.5%	0.5%
2025	1%	-	0.25%	1.25%
Average	0.8%			1.2%

1% tax rate increase raises \$700K

NSNH & City Parks Levy

- Council made a motion to pay for a portion of the NSNH and City Part debt through the Housing Accelerator Fund to take pressure off of the tax rate.
- Assuming the full 2028 outstanding balance of \$15.3M is used to offset the debt, the amount required to be borrowed will drop from \$55.7M to **\$40M**.
- A **0.25%** increase is recommended at this time to account for the risk that the full \$15.8M will not be available for the NSNH and City Parks project.



Capital Plan Overview

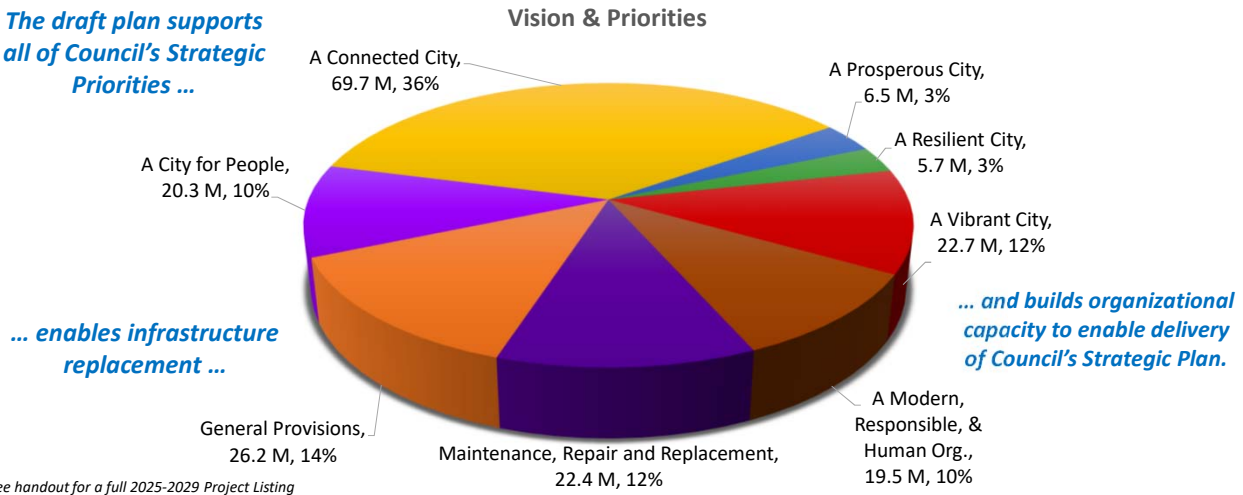
- 2025-2029 spending of **\$193M** covering each of Council's Priorities.



- The Draft Capital plan is **fully funded**

2025-2029 Capital Plan Overview

*The draft plan supports
all of Council's Strategic
Priorities ...*



2025 Capital Plan – Top 10 Major Projects

Project Name (\$ Millions)	2025	% of '25	2025-29
Kings Mill Walk – Park Construction	8.7	10%	8.9
Mobility Network Implementation	5.4	7%	37.1
Enterprise Development Applications & Permits Software	4.4	5%	6.0
Mickey McDougall Building Retrofit and Flicka Renovations	4.0	5%	4.0
Pavement Management: Streets & Lanes	2.0	2%	10.0
Mahon Park Childcare and Washrooms	1.7	2%	1.7
Cyber Security Program	1.1	1%	2.8
Microsoft Cloud Services Extension	0.9	1%	1.2
Marine Structures Repairs & Proactive Maintenance	0.9	1%	2.4
Maintenance, Repair & Replacement - Gerry Brewer Building	0.8	1%	4.1
Other Projects	26.7	32%	88.8
General Provisions	26.2	32%	26.2
Total*	82.8	100%	193.1

Key Funding Assumptions

Item	Details
Tax Sale Land Principle Reserve	Balances always above \$20M to maintain a "Financial Safety Net"
Community Amenity Contributions/ Amenity Cost Charges	New ACC program assumed to generate 2026-2029 funding consistent with historical CAC levels
DCCs	Assumes any future program enabled by new legislation is neutral to the current program
Growing Communities Fund	Supports a number of Council initiatives (i.e. Lonsdale Great Street, Mobility Network) and fully utilized by 2026
NSNH & City Parks	Utilizing remaining amounts in the Housing Accelerator Fund to offset future financing costs as per Council's motion on September 23, 2024.
Harry Jerome CRC	\$109M of debt to be paid off through disposition of HJNL, consistent with the Harry Jerome Financing Strategy endorsed by Council in January 2022
Debt Funding	No new debt planned

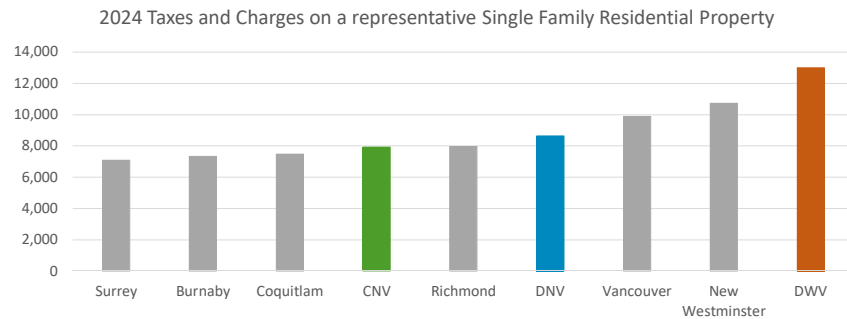
Overall, the Financial Plan is fully funded



Summary and Next Steps

Summary

- The Draft 2025-2029 Financial Plan
 - supports the delivery of Council's Strategic Plan
 - is fully funded
 - proposes tax support that is competitive when compared across the region

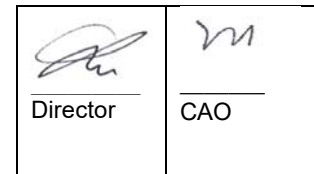


Next Steps

- Adjust the 2025-2029 Financial Plan based on Council feedback and direction
- Present an updated plan to Council for further consideration



THIS PAGE INTENTIONALLY LEFT BLANK



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: DRAFT 2025-2029 FINANCIAL PLAN

Date: January 8, 2025 File No: 05-1700-01-0001/2025

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer, dated January 8, 2025, entitled "Draft 2025-2029 Financial Plan":

THAT Council provide input on the 2025 Draft Operating Budget, 2025 Draft Shipyards Budget, 2025 Draft Cemetery Budget, and Proposed New Items that reflects a baseline tax rate increase of 4.75%, transfers to Capital of 1.25% and New Items of 0.89%;

THAT Council provide feedback on the 2025-2029 Draft Capital Plan;

AND THAT the 2025 Draft Operating Budget, 2025 Draft Shipyards Budget, 2025 Draft Cemetery Budget, and 2025-2029 Draft Capital Plan be adjusted on the basis of feedback received and brought back at a subsequent meeting for consideration.

ATTACHMENTS

1. 2025 Draft Operating Budget (CityDocs [2606327](#))
2. 2025-2029 Draft Capital Plan (CityDocs [2582928](#))
3. 2025 Draft Shipyards Budget (CityDocs [2618697](#))
4. 2025 Draft Cemetery Budget (CityDocs [2617329](#))

BACKGROUND

In mid 2023, Council created its 2022-2026 Strategic Plan, which was published on November 1, 2023. The 2025-2029 Draft Financial Plan has been developed to advance the priorities in Council's currently adopted 2022-2026 Strategic Plan.

CNV's Financial Plan is based on an Operating Budget, a 5-year Capital Plan, 3 Utility Budgets (Water, Sewerage & Drainage, and Solid Waste), accompanied by budgets for the Cemetery and Shipyards, as well as other items, such as Collections for Other Organizations and Depreciation. CNV strives to develop a Financial Plan that balances the needs of residents, maintains services in light of increasing costs, and keeps taxes at a reasonable level. The Financial Plan addresses current issues as well as longer-term issues and needs. The amount of specificity is greatest for the earliest years, yet the Financial Plan remains a valuable tool enabling CNV to be proactive in meeting infrastructure maintenance, replacement, and other challenges.

The *Community Charter* requires that Council adopt a five-year Financial Plan to include both operating and capital items before May 15 in each year.

Finance and departmental staff have worked together to prepare and review all budgetary forecasts, with the goal of funding the delivery of the initiatives in Council's 2022-2026 Strategic Plan, while keeping the base tax rate increase at a minimum level and adhering to CNV's budget objectives that emphasize efficiency, accountability, and value for money. Included in this process is a review of all revenue programs to determine best estimates into the future.

DISCUSSION

The 2025-2029 Draft Financial Plan includes 2025 expenditures totalling \$353M, which are comprised of the following:

	2024	2025	Increase/ (Decrease)
Operating Budget ^{1,2}	\$102.3	\$109.4	\$7.1
Capital Plan	141.4	82.8	(58.9)
Shipyards Budget ²	2.5	2.7	0.2
Water Budget	19.0	21.5	2.5
Sewerage and Drainage Budget	25.5	32.8	7.3
Solid Waste Budget	4.2	4.4	0.2
Cemetery Budget	0.6	0.6	0.0
Collection for Other Organizations	59.9	61.6	1.7
Other Items	38.4	37.1	(1.3)
Total	\$ 393.8M	\$ 352.9M	(\$41.2M)

¹Operating Budget figures displayed do not yet include proposed New Items of \$616K.

²Contribution to Shipyards from the tax base (\$922K in 2025) is shown within "Shipyards Budget" in this table. In Attachment 1, this contribution is also included within Engineering, Parks and Environment operating budget resulting in a total operating budget of \$110.3M.

2025 Draft Operating Budget

The Draft 2025 Operating Budget (**Attachment #1**) includes operational expenditures, such as salaries, maintenance, on-going programs, and energy costs, which are relatively continuous and is funded by property taxation revenue and other non-tax revenue sources. The Draft 2025 Operating Budget provides detailed accounts at the Department level, including where there have been transfers of budget and budget responsibility between departments. The discussion below explains changes year over year that are driving the annual tax rate increase.

The annual tax rate increase is driven primarily by increased operating expenditures and offset by increased non-tax revenue. It is also impacted by items outside of the Draft Operating Budget, such as changing funding requirements for the Shipyards and Capital Plan, as well as changes to the size of the tax roll. The following table provides a summary of the proposed tax rate increase:

Current Overall Increases and Decreases from 2024 to 2025

	\$ (000's)	Tax Rate Impact
2025 General Operating Plan Increase ^{(1)(A)}		
Salary and other wage provisions	3,094	4.42%
RCMP Contract, IHIT, and E-COMM	2,460	3.51%
Major and Community Agencies	275	0.39%
New Capital Infrastructure Maintenance	226	0.32%
Other Items - Net	46	0.07%
Non-Tax Revenues	(749)	(1.07%)
Provision for updated Fees & Charges	(214)	(0.31%)
Tax Roll Growth	(1,806)	(2.58%)
2025 Draft Base Tax Rate Increase	\$3,332	4.76%
Increase of annual tax levy to capital ⁽²⁾	700	1.00%
Increase of annual tax levy to NSNH/City parks loan ⁽³⁾	175	0.25%
2025 Draft Tax Rate Increase before New Items	\$4,207	6.01%
New Items - Operating ⁽⁴⁾	616	0.88%
2025 Draft Tax Rate Increase	\$4,823	6.89%

^A A 1% tax rate increase generates approximately \$700,000 in tax revenue for CNV

1. General Operating Plan Increases: 4.76%

Salary and Other Wage Provisions – \$3,094,000 increase

The Draft 2025 Operating Budget provides for 2025 contractual (unsettled) commitments, benefit premiums and other corporate provisions. Additional drivers of this increase include New Items approved in 2024 (\$591,000 or 0.80%) providing additional resources for the development of CNV's project management framework for managing IT projects for the organization and additional resources to lead modernization of the Business Licensing System.

RCMP Contract, IHIT and E-COMM – \$2,459,800 net increase

The RCMP budget adjustment includes two components:

RCMP Contract Increase ¹	\$1,226,600
Civilian Programs Increase ²	<u>\$1,233,200</u>
Total	\$2,459,800

1. RCMP Contract and Integrated Homicide Teams (IHIT) – \$1,226,600 increase:

This is the combined amount of a projected inflationary and non-inflationary contract cost increase for member pay and direct operating costs, including the Specialized Police and IHIT.

	2024 Budget	2025 Budget	2025 Changes
RCMP Contract Costs	12,177,200	13,280,800	1,103,600
Specialized Police & IHIT	1,852,800	1,975,800	123,000
Total	14,030,000	15,256,600	1,226,600

The \$1,226,600 increase can be attributed to two main factors: a 750K rise in RCMP contract costs due to the recently negotiated National Police Federation Agreement contract and a 290K increment from negotiated contracts related to Specialized Teams and IHIT, primarily covering RCMP wages and benefits. I-Teams FTE increases over the past decade have not kept pace with the population increases served by these teams, and the number of cases I-Teams responds to have also increased driven by changing societal conditions (i.e. mental health challenges, economic conditions, etc.). Specialized team increases are largely for by the Emergency Response Team (ERT), Forensic Identification Service (FIS) and Police Dogs Service (PDS).

2. RCMP Civilian Costs - \$1,233,200 increase:

Civilian services are the police operations outside of the RCMP Contract. Funds for these services are shared with District of North Vancouver (“DNV”) on an agreed sharing formula basis. The \$1,233,200 cost increase is primarily driven by the transition to E-COMM to improve system capacity and resiliency.

	2024 Budget	2025 Budget	2025 Changes
Telecom - E-Comm & Shared Info Channel	-	1,966,700	1,966,700
Telecom – reduction of Operations Call Centre	1,205,800	235,200	(970,300)
Telecom - Net	1,205,800	2,202,200	996,400
Police Shared Services (net increase)	3,081,600	3,319,900	238,300
Other Changes	(724,700)	(726,200)	(1,500)
Total	3,562,700	4,795,900	1,233,200

E-COMM-911 Police Dispatch Levy: E-COMM (Emergency Communications for British Columbia Incorporated) provides emergency communication services in

25 regional districts. CNV transitioned from its local Operations Call Centre (OCC) to E-COMM for these services, effective February 21, 2024. The \$1M cost impact of the E-COMM levy, is CNV's portion of the net of the new levy costs (shared total estimated annually at \$3.8M) offset by reductions in costs at the OCC (shared total of \$2.2M), who will continue to handle non-emergency calls. This increase also includes CNV's share of Info Channel costs (shared total of \$208K) which are expected to be shared between Burnaby and the North Shore.

Major and Community Agencies – \$275,400 increase

The increase in funding is mainly due to inflationary impacts. The net Agency increases are summarized as follows:

City Library (net) ¹	206,500
North Vancouver Museum and Archives ²	8,700
North Vancouver Recreation and Culture ³	37,800
Community Agencies ⁴	<u>22,400</u>
Total	\$275,400

¹ The City Library's municipal contribution increase (3.95%) is due to increased salary obligations following the recently settled CUPE labour agreement (2.68%), demand for library materials (0.88%) and inflationary related expense increases (0.51%) offset by increases in sales and rentals (-0.11%).

² The North Vancouver Museum and Archives ("M&A") is 50% funded by CNV. The municipal contribution increase (2.5%) is primarily driven by a portion of increased Strata and maintenance costs.

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".

³ The North Vancouver Recreation and Culture Commission's ("NVRC") operating costs are split between CNV and DNV as outlined in "North Vancouver Recreation and Culture Commission Establishing Bylaw, 2009, No. 8020, Amendment Bylaw, 2014, No. 8380". The bulk of the costs are shared based on CNV and DNV resident use of the facilities and services. CNV's share of the budgeted increase is \$37,786 (0.5% increase over 2024), which is primarily being driven by the opening of the new Lynn Creek Community Recreation Centre in 2025 and inflationary increases, offset by increased revenue.

⁴ Contributions to Community Agencies are budgeted to increase by 1.6%. Community Agencies included in the budget are the same as currently approved by Council. Actual contributions are typically considered by Council in mid-2025 and can be adjusted at that time. A supportive funding review that holistically looks to coordinate and improve all the mechanism in which CNV supports Community Agencies (i.e. through grants, permissive tax exemptions, etc.) is also underway and expected to conclude with Council in 2025.

New Capital Infrastructure Maintenance – \$225,800 increase

It is CNV's practice to budget for increased maintenance costs for new/enhanced infrastructure and equipment after the capital projects have been completed and implemented. The 2025 increase can be summarized as follows:

Engineering Infrastructure ¹	\$210,400
Facilities	9,900
Information Technology	<u>5,500</u>
Total	\$225,800

¹ The largest component of Engineering Infrastructure relates to Parks, which primarily includes funding to maintain and operate two new parks at 16th & St. Andrews and Eastern Avenue.

Other Items - Net – \$46,400 increase

The other items include various other expenses, summarized by department below:

Information Technology & Data ¹	\$244,200
Finance ²	106,600
Real Estate, Facilities & Economic Development ³	34,500
Planning and Development ⁴	20,000
Shipyards ⁵	(6,300)
Public Safety – Fire & Bylaw ⁶	(20,300)
Departments of the CAO and Deputy CAO ⁷	(250,300)
Engineering, Parks & Environment ⁸	<u>(82,000)</u>
Other Non-Wage Expenses	\$46,400

¹ IT equipment and programs are budgeted to increase \$244,200 in 2025 to cover costs of inflation, exchange rates, and additional user licenses for software and infrastructure applications. These expenses are also impacted by a decrease in recoveries from CNV Utilities for IT services provided annually, which fluctuate in relation to Utilities' proportion of overall staffing costs.

² Finance increases are related to inflationary pressures from external accounting services (i.e. to implement new auditing standards), insurance rates (i.e. driven by global markets increasing climate related claims), costs related to interest (i.e. paid on pre-authorized property tax payments, which are increasingly popular), and increased banking charges (related to residents increased use of electronic payments platforms). The increases are offset by decreases due to reductions in administrative costs and from other efficiencies.

³ Real Estate, Facilities, & Economic Development is impacted by increased insurance, and security.

⁴ Planning and Development is impacted by increased hydro costs for EV stations due to increased demand for use. This cost is offset by a corresponding increase to non-tax revenue.

⁵ The Shipyards aims to enhance its public events and services in 2025 due to its growing popularity. This enhancement aligns with The Shipyards' dedication to continually elevate the quality and variety of events and services offered to the public. A core amount of Shipyard expenses and revenue is currently tax funded and included in the Operating budget. In 2025, this core tax funded component is shown to decrease slightly, by \$6,300 (0.68%), made possible by increased Shipyards revenues being earned, driven by the Shipyards growing success. See **Attachment #3** for additional information.

⁶ Public Safety – Fire and Bylaw is decreasing by \$20,300, driven by Fire Department efficiencies totaling \$50,000 (primarily relating to new equipment bearing a lower cost of maintenance) offset by an \$35,300 increased contribution to NSEM (primarily collective agreement and step increases), plus a \$6,200 decrease in Bylaws expenses (relating primarily to a reduction in budget for service fees paid to Vancouver Coastal Health for noise monitoring in line with historical costs).

⁷ The budget for legal fees has been reduced in the amount of \$221,400 which is enabled due to efficiencies of having a paralegal on staff and by improve accounting practice of charging legal costs to related capital projects. Department of the Deputy CAO has also identified other general administrative efficiency reductions of \$28,900.

⁸ Engineering, Parks and Environment is decreasing by \$82,000 from efficiencies identified primarily in Streets Operations.

Non-Tax Revenue – \$749,200 increase

The following table summarizes non-tax revenue adjustments:

Grants in Lieu ¹	269,000
Engineering, Parks & Environment (various) ²	132,100
Public Safety - Fire ³	125,500
Parking and Property ⁴	70,700
Business Licenses ⁵	51,900
Other items ⁶	<u>100,000</u>
Non-Tax Revenue Increase (net)	\$749,200

¹ Grants in Lieu – Higher assessed values of properties within the City have resulted in increased Grants in Lieu (Provincial Government - \$200K, Port Authority - \$54K, Federal Government - \$15K).

² EPE – Increased Grants (Translink - \$58K, Other Grants - \$10K) as well as increased revenue budgets for Parks Fees User (\$30K), Fees Filming (\$10K), and Permit Fees (\$23K).

³ Fire – Fees for Building Permits and False Alarms revenues are increasing \$110K and \$8K based on increasing volume over the past years.

⁴ Parking and Property – Parking revenues are increasing \$50K as demand for usage of CNV owned lots has increased. Property related revenues have a net increase of \$20K from leased properties.

⁵ Business licenses – Budget is increased to recognize increasing volume.

⁶ Other items – This group includes increases of \$20K in EV charging fees, \$10K in Bylaw Fees, \$15K in Permit Fees, and a net \$55K increase in Finance revenues for fees levied to Utility corporations operating within CNV, issuance of Tax certificates, and Rebates received through expenditure contracts.

Provision for Updated Fees & Charges – \$213,500 increase

At the regular Council meeting of July 22, 2024, CNV established a single Fees and Charges Bylaw to improve the visibility of, and transparency behind, fees and charges. The Fees and Charges Bylaw also provided Staff and Council with an improved tool to implement annual fee review recommendations, helping to ensure CNV's fiscal responsibility.

The first annual review and update of Fees and Charges will be brought to Council in early 2025. The proposed annual fee adjustments for 2025 are expected to include an increase to keep pace with rising costs (The Stats Canada Customer Price Index (CPI) from August 2023 to August 2024, year over year percentage change for British Columbia, was 2.4%). Fees and Charges being recommended for change by an amount differing from inflation will be in accordance with the Fees & Charges Bylaw Policy, approved at the September 9, 2024 regular meeting of Council.

Fees and Charges within Bylaw 9000 assumed in the Operating Budget to increase greater than inflationary in 2025 are as follows:

- **Schedule B: Police Fees (5%)**
 - The RCMP collects police fees for both CNV and DNV. These fees are currently aligned. These fees were last updated in 2018, and a 5% increase is assumed in the Operating Budget in alignment with our RCMP shared funding partner, DNV, in order to better achieve cost recovery.
- **Schedule D: Gas & Electrical Permit Fees (11-12%)**
 - Adjustments to Gas and Electrical Permit Fees were previously approved by Council in November 2023 and were intended to closely align with Technical Safety BC's schedules. Fees increases assumed in the 2025 Operating Budget would align with Technical Safety BC's 2025 Schedule, offset growing costs, and maintain safety oversight.
- **Schedule E: Parks and Greenway Donation Program (18-172%)**
 - CNV's Parks and Greenways Donation Program offers a variety of donation opportunities throughout the parks and greenways system. The program last received a fee increase in 2010. Since then, the costs of many donation items have risen significantly beyond the rate of inflation, leading to a higher portion of the program being funded by CNV each year.

- The fee updates assumed in the Operating Budget for 2025 aim to set the CNV subsidy at 40% to balance societal benefits that the program provides, the increased costs to provide the service, the ability for the donor to pay. The assumed fees have also been benchmarked across other municipalities that offer a donation program.

Tax Roll Growth – \$1,806,000 property tax offset

Staff forecast that CNV will receive approximately \$1,806,000 more in property taxes in 2025 than 2024 from new growth. This estimate is based on the 2024 taxes received with an increase applied using average annual growth. The BC Assessment final revised roll will be received in the spring.

2. Increase of Annual Tax Levy to Capital: 1.00%

Staff recommend that \$11.6M (13% of the City's 2025 annual tax levy) be used to fund the 2025-2029 Capital Plan; a \$700,000 increase. It has been CNV's practice to prioritize funding for projects that maintain base infrastructure and this funding transfer aims to address increasing costs for infrastructure maintenance. This increase is consistent with common municipal practice to fund infrastructure replacement and has added importance given the recently elevated inflationary environment. With this recommended 1% transfer, CNV's Annual Tax Levy to Capital will have increased an average of 0.8% per annum over the past decade.

3. Increase in Annual Tax Levy to NSNH/ City Parks Loan: 0.25%

On July 8, 2024, Council Adopted Bylaw No. 9032, a bylaw to authorise temporary borrowing for the purpose of the design and construction of a new North Shore Neighbourhood House and City Parks (Kings Mill Walk Park and 1600 Eastern Park) in the amount of \$55.7M.

The NSNH Redevelopment Program (the "HUB") is a multiphase redevelopment of an existing CNV owned site. The NSNH site will support the provision of a range of services aimed at improving the lives of community members, with a special focus on those who are most vulnerable. The services will include seniors' respite care, childcare and children's programs, as well as community programs and services that service diverse needs, including food security, service navigators, edible gardens, lunch programs for new parents, seniors, and teens. The site will also support a new park for all.

Kings Mill Walk Park is getting a major upgrade as part of the revitalization of the Harbourside neighbourhood and climate-resilient shoreline improvements. 1600 Eastern Park is being developed to help achieve a goal in CNV's Parks Master Plan that all CNV residents are within a 5-minute walk from any park or public open space.

After debt is drawn during the construction period, it is expected to be converted to long-term debt. The annual debt servicing costs would be approximately \$3.5M, assuming current borrowing rates. These additional debt servicing costs are equal to the

additional revenues that CNV would generate assuming a one-time 5.0% tax rate increase.

At the September 23, 2024 Regular Meeting of Council, the following motion was carried unanimously:

THAT staff be directed to review the Housing Accelerator Fund to determine if a portion of the fund can be used for the North Shore Neighbourhood House project to cover the estimated 1.6% per annum financing costs of providing social housing infrastructure.

The Housing Accelerator Fund (“HAF”) contribution agreement allows for HAF funding to be used for community related infrastructure that supports housing, for which CMHC has indicated the North Shore Neighbourhood House would qualify. Based on the schedule of advances, withdrawals to date and anticipated interest, there is \$15.3M forecasted to be available in the HAF reserve as of December 31, 2027. Advances of HAF funding are dependent on CNV meeting its obligations as outlined in the Housing Accelerator Fund Contribution Agreement; in general these obligations include the satisfactory progress of project milestones as well as achievement of CNV’s Housing Supply Growth Target. Should CNV not be able to meet the obligations outlined in the agreement, CMHC may reduce or withhold funds that have not yet been provided, or in some cases require repayment of funds that have already been issued.

From 2013 to 2018, CNV used a 1% tax rate increase to set aside funds for the Harry Jerome Community Recreation Centre (“HJCRC”). As of 2018, this set aside funding has been contributing \$2.6M per year into the Civic Amenity – Harry Jerome Reserve to assist in funding the project and to eventually be converted into annual operating budget revenues to cover the incremental operating costs of the new, larger facility.

NVRC expects to have revised and up to date estimates of CNV’s share of the net incremental operating costs of the new HJCRC facility in early to mid-2025 that take into account the increased size of the facility and a new operating model appropriate for a new asset. CNV Staff will continue to work with NVRC to identify if there are opportunities to redirect some of the above \$2.6M of annual funding to cover debt servicing costs of the NSNH and City Parks loan.

A further tax rate increase for the NSNH of 0.25% is recommended at this time due to the uncertainties surrounding the future debt servicing costs, the Housing Accelerator Fund Agreement, and CNV’s obligations to fund the operations of the new HJCRC.

4. New Items – Operating: 0.88%

Only the highest priority New Items are being brought forward to Council to manage tax rate impacts on property owners. Some high level benefits include:

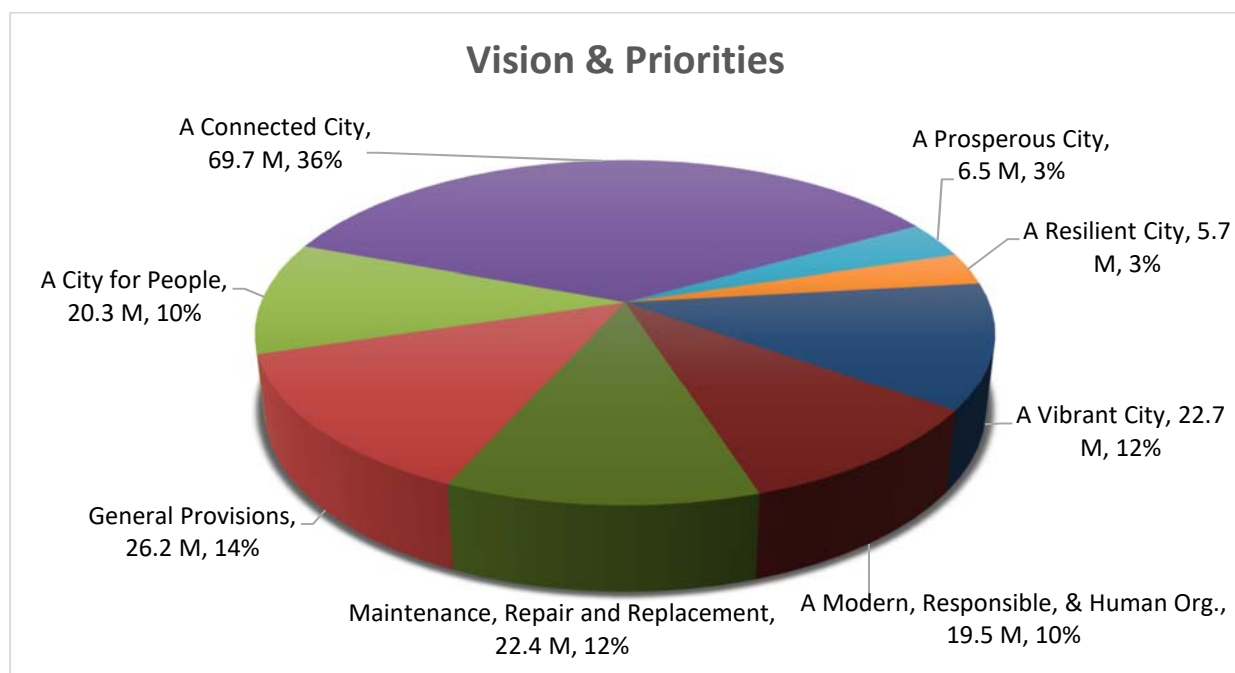
- *IT & Data – application enhancements to permits, licensing, GPS, and enterprise applications.*
- *Library – Extended Sunday hours and summer staffing to activate City spaces, parks, plazas and events.*
- *Museum – net operating increase in excess of inflation, including unforeseen strata and maintenance costs.*
- *Communications & Engagement – increased capacity to support public and stakeholder engagement.*
- *Additional Firefighter to meet desired service levels (no budget impact until 2026).*

The New Items listing in **Attachment #1** (page 5) provides detailed information on each of the proposed items.

2025-2029 Draft Capital Plan

The Capital Plan is made up of projects having a specific deliverable and definite beginning and endpoints. The Draft 2025-2029 Capital Plan includes proposed projects totaling \$193M. The 2025 proposed projects total \$83M and are funded by CNV reserves, debt funding, and leverage external contributions.

The 2025-2029 Draft Capital Plan lists the projects proposed by staff for inclusion, and includes projects that, over the next 5 years, advance all of the Strategic Priorities in Council's Strategic Plan, as illustrated below:



The projects proposed for the 2025-2029 Capital Plan are summarized by type, as follows:

<i>\$ millions</i>	2025	2025-2029
Land/Major Investments	30.2	30.4
Buildings	9.1	20.2
Structures	23.1	91.4
Equipment/IT/Block Funding	13.5	37.7
Studies and Other	6.9	13.4
Total	82.8	193.1

Highlights for 2025 are shown below:

Land/Major Investments (\$30.2M)

This section of the Plan includes provisions for strategic land (\$11.2M) and park acquisitions (\$3.9M) projects from dedicated reserves, should opportunities present themselves, which would then be brought forward for Council consideration. It also allows for receipt of external funding to support major investments (\$15.0M) if made available.

Buildings (\$9.1M)

- **Mickey McDougall Building Retrofit and Flicka Renovations (\$4M)**
 - Renovations will be undertaken to improve the overall energy efficiency, accessibility and fire life safety systems of the Mickey McDougall Recreation Centre, along with interior renovations to accommodate the Flicka Gymnastics Club through a lease arrangement with the City of North Vancouver.
- **Mahon Park Childcare and (\$1.7M)**
 - A new facility in Mahon Park to house a 37 space Child Care Facility, and Park Washrooms / Change rooms.
- **Maintenance, Repair & Replacement - Gerry Brewer Building (\$0.8M)**
 - Funding for maintenance, repair and replacement of equipment and building component of the Gerry Brewer Building. Portion of the funding for maintenance, repair and replacement of equipment and building component of the Gerry Brewer Building provided by the District of North Vancouver.

Structures (\$23.1M)

- **Kings Mill Walk Master Plan – Implementation (\$8.7M)**
 - Implementation of the full scope of the approved master plan (2022), including off-leash area, playground, washroom building, celebration of Squamish Nation cultural history, habitat enhancement, and improved Spirit Trail.

- **Mobility Network Implementation (\$5.4M)**
 - This project will execute on the community engagement, design and construction of priority corridors identified in the Council approved Priority Mobility Network Strategy (2019) and continue to prioritize future work based on approved evaluation criteria. This work will result in infrastructure tailored to the unique street context and suitable for a broad range of human and electrified mobility devices like bicycles and scooters with users of All Ages and Abilities. Focus for the next 4 years of the plan will be on the Upper Levels Greenway, the Mid-town Corridor, and the Chesterfield Corridor.
- **Pavement Management: Streets & Lanes (\$2.0M)**
 - Crack sealing, patching, resurfacing, reconstructing pavements and related works in streets and lanes to preserve or extend useful life and may also include replacing sections of curbs, curb and gutter, and/or sidewalks. Will also include periodic pavement condition data collection. The implications of this project not proceeding are the risk of asset deterioration to an unacceptable state creating more costly repairs and impactful construction delays.

Equipment, IT and Block Funding (\$13.5M)

- **Enterprise Development Applications & Permits Software (\$4.4M)**
 - This technology project will enable the Planning & Development department to improve efficiency and customer satisfaction by implementing a new Permitting & Licensing software solution. The new system will enable easy, self-service applications and digital-first processes, allowing customers and staff to collaborate smoothly for streamlined processing.
- **Cyber Security Program (\$1.1M)**
 - To sustain and enhance CNV's IT security posture, the IT department will focus on governance, risk management, and continuous improvement. Based on the findings from the Cybersecurity Maturity Assessment, this project will implement strategic measures in 2025-2029 to safeguard CNV's digital infrastructure. This project is vital for ensuring long-term resilience and aligning CNV's security practices with evolving threats in order to protect sensitive information, thereby maintaining public trust.
- **Microsoft Cloud Services Extension (\$0.9M)**
 - This initiative will build out CNV's cloud computing capability, which will enable CNV to leverage the Microsoft 365 suite of productivity tools (i.e. Office, MS Teams, cloud collaboration and workforce tools). In addition, the Microsoft Cloud platform will provide CNV with enhanced security tools, a rich set of cloud applications and a platform to build rapid solutions instead of the traditional on premise applications.

Studies and Other (\$6.9M)

- **Financing Costs – HJCRC (\$4.3M)**
 - Short-term debt servicing costs for the Harry Jerome Community Recreation Centre loan (\$109M) based on current forecasts.
- **Asset Management Program (\$0.5M)**
 - This project will continue to advance and expand CNV's asset management practice with preparation of plans and strategies, completion of inventory and condition assessment studies, and development of infrastructure specific asset management plans, including pavements, street lighting and signals, bridges and marine assets.
- **Indigenous Relations (\$0.5M)**
 - Development and implementation of initiatives to advance reconciliation and support CNV's relationships with the Sk̓wx̓wu7mesh (Squamish Nation) and səliłwətał (Tseil-Waututh Nation), as well as urban Indigenous Peoples.

For a full listing of Projects in the plan and brief descriptions, please refer to ***Attachment #2***.

Funding Sources

The 2025-2029 Draft Capital Plan is funded from various sources, including reserves, the annual tax transfer, Civic Amenity Contributions, interest income, short-term low cost debt from the Municipal Finance Authority (“MFA”), external contributions, land sales and internal borrowing.

Reserves:

Primarily, the Plan funds projects from various reserves. Reserves are financial tools used to set aside funding, therefore guaranteeing funding availability for specific purposes such as for items of a significant value like fire trucks, bridge replacements, and community centres. Smaller items are often funded on a pay-as-you-go basis. When funds are set aside in reserves, they are “locked-in” for the purpose for which the reserve was established. Consequently, funding should be set aside in reserves only if a use and timeline for appropriation has been identified. Funding for the HJCRC project is a good example. Here, CNV had set aside funding in the Civic Amenity Reserve Fund for the project for several years prior to construction. This strategy, implemented at Council's previous direction, reduced the need for borrowing and kept CNV's financial risk profile low (borrowing under the HJCRC Financial Strategy was only 20% of the amount that CNV could qualify for under legislation at the time).

The tax levy contribution to the Capital Plan in 2025 is budgeted at approximately \$11.6M, assuming that 1.0% of the 6.89% tax rate increase is allocated to increasing the tax levy to Capital, as recommended in the Operating Budget section above. The 2025 General Capital Reserve opening balance has further benefited from past

operating surpluses when they materialized. This reserve typically funds maintenance and replacement capital projects and is fully utilized over the planning period. Internal borrowing from the Civic Amenity Reserve is currently required in later years of the plan.

The Capital Plan also includes a provision funded from the Tax Sale Land Principle Reserve for CNV to be able to take advantage of strategic land purchases, should the opportunity arise. A total of \$11.0M is available in this provision ensuring minimum balances in the reserve are always maintained at levels (\$20M) that enable CNV to retain financial flexibility as approved by Council in the HJCRC Financial Strategy.

The Civic Amenity Reserve Fund, which includes the Civic Amenity Contributions received from developments, is used for many of the new initiatives included in the Plan. Annual Civic Amenity Contributions of \$4.8M, based on prior year actuals, are budgeted annually in this Plan from 2026-2029, with none conservatively being assumed in 2025. This plan also assumes the monetization of the Harry Jerome Neighborhood Lands in 2026 as Council has previously directed in the Harry Jerome Community Recreation Centre Financial Strategy.

The Affordable Housing Reserve Fund was established in 1998 to support affordable housing and housing for those with special needs and respond to community-based initiatives related to CNV's housing goals. Monies in this fund are intended for capital projects and land, including the extension or renewal of existing capital works, or finishes or fixtures relating to the provision of projects or units of affordable housing or housing for those with special needs as defined by CNV Policy, and consistent with CNV's Housing Policy objectives. In 2024, the Affordable Housing Reserve Fund Bylaw was amended to allow CNV to withdraw the foregone rent or market value of land contributed to affordable housing, to disperse amongst other civic projects. In the 2025-2029 Capital Plan, this reserve is being used to fund the shower program for unhoused people that is operated in partnership with NVRC out of the JBCC. There is also a provision in place so that this reserve may be further utilized should an opportunity present itself. Material draws from this reserve are not anticipated until the reserve's Terms of Reference are updated (Housing Accelerator Fund Initiative #4 noted below).

Development Cost Charges ("DCCs") are levies collected by local governments to assist in financing the costs of infrastructure, including relating to transportation and parks required to service new growth. Section 559 of the Local Government Act ("LGA") provides the authority for municipalities to collect DCCs through its DCC bylaw. The intent of a DCC program is to ensure that new development pays their equitable share of growth related costs. DCCs are a dedicated source of funding and must be used to acquire or construct the works for which they were intended for. Any funds collected through DCCs must be retained in a separate reserve fund and, together with the earned interest, set aside for future DCC projects. The Province recently passed legislation to amend the LGA to facilitate increased housing supply as part of the Province's Homes for People Action Plan. This including Bill 46 – 2023 Housing Statutes (Development Financing), which expands the scope of eligible services to be funded through DCC's by adding new categories of infrastructure (fire protection, police, solid waste and recycling, highway facilities cost-shared with the Province). Bill 46 also introduced Amenity Cost Charges ("ACCs"), a new development finance tool that may be used to require developers to contribute to amenities such as community centres,

recreation centres, daycares and libraries. CNV is in the process of reviewing its DCCs and ACCs, with a report planned to Council in Q2 2025.

On February 10, 2023, the Ministry of Municipal Affairs (the “Ministry”) announced the Growing Communities Fund (“GCF”), a \$1 billion one-time investment in B.C.’s 188 municipalities and regional districts. The principle objective of the GCF is to support communities that are increasing the local housing supply with funding to help them make new investments in community infrastructure and amenities. CNV’s grant of \$10,986,000 was received on March 23, 2023 and are expected to be deployed within 5 years (i.e. by March 2028). The 2025-2029 Capital Plan allocates CNV’s GCF funding to projects as outlined in the table below.

GCF Appropriations (\$000’s):	2023	2024	2025	2026	Total
Opening Balance	10,986	9,610	7,302	2,748	10,986
Interest	374	532	97	-	1,003
Available Balance	11,360	10,141	7,399	2,748	11,989
Lonsdale Great Street	360	1,640	-	-	2,000
Mobility Network Implementation	400	1,000	4,171	1,928	7,499
Waterfront Connections & Wayfinding	800	-	400	-	1,200
Enhanced Bicycle Parking Facilities	100	-	80	820	1,000
Lonsdale Highway Overpass Mobility Improvements	90	200	-	-	290
	1,750	2,840	4,651	2,748	11,989
Closing balance	9,610	7,302	2,748	-	-

On March 1, 2024, CNV was awarded an \$18.6M grant from the Federal Housing Accelerator Fund (“HAF”) Initiative. CNV’s application to the Canada Mortgage and Housing Corporation (“CMHC”) Housing Accelerator Fund was focused on the goals of expanding the supply and improving the quality, diversity, and affordability of housing in the City. To achieve these goals, CNV developed nine initiatives (see table below) to build more homes faster. The first installment (\$4,649,775) of the grant has been received.

HAF Appropriations (\$000's):	2024	2025	2026	2027	Total
Opening Balance	-	1,084	5,734	10,666	-
Contributions	4,650	4,650	4,650	4,650	18,600
Interest	109	-	282	-	391
Available Balance	4,759	5,734	10,666	15,316	18,991
1. Multi-Plex Housing <i>Previously "Legislated Infill Changes"</i>	375	-	-	-	375
2. Prezoning R5 <i>Previously "Pre-Zoning Opportunities"</i>	-*	-	-	-	-
3. Parking	60	-	-	-	60
4. Affordable Housing Reserve Fund	80	-	-	-	80
5. Mid-Market Rental Policy	100	-	-	-	100
6. Alternative Housing Construction	250	-	-	-	250
7. Zoning Bylaw	225	-	-	-	225
8. Inclusionary Housing Policy	200	-	-	-	200
9. Development Approval Process	675	-	-	-	675
Resources to Deliver Housing Initiatives*	1,710	-	-	-	1,710
NSNH & City Parks Fund	-	-	-	15,316	15,316
	3,675	-	-	15,316	18,991
Closing balance	1,084	5,734	10,666	-	-

* Initiative number 2 is supported by internal resources funded by "Resources to Deliver Housing Initiatives"

Advances of HAF funding are dependent on CNV meeting its obligations as outlined in the Housing Accelerator Fund Contribution Agreement; in general these obligations include the satisfactory progress of project milestones as well as achievement of CNV's Housing Supply Growth Target. Should CNV not be able to meet the obligations outlined in the agreement, CMHC may reduce or withhold funds that have not yet been provided, or in some cases require repayment of funds that have already been issued.

At its meeting on September 23, 2024, Council directed staff to "review the Housing Accelerator Fund to determine if a portion of that fund can be used for the North Shore Neighborhood House project to cover the estimated 1.6% per annum financing costs of providing that social housing infrastructure". The Financial Plan allocates CNV's HAF funding remaining after funding delivery of the 9 HAF initiatives to repaying debt drawn to deliver the NSNH project when the risk of HAF funding being withdrawn is eliminated.

See **Attachment #2** (page 24) for a detailed listing of CNV Capital Reserves and their 5-year forecasts.

Municipal Financing Authority Debt:

	Harry Jerome CRC	NSNH + City Parks
Total Authorized Borrowing	\$109,000,000	\$55,700,000
Advances to date:		
December 13, 2024	-	(872,552)
Total Advances	-	(872,552)
Remaining Borrowing	\$109,000,000	\$54,827,448

The Harry Jerome Community Recreation Centre (“HJCRC”) Financing Strategy, which was endorsed by Council on January 21, 2022, recommended that CNV borrow short-term debt to its then full capacity of \$109M within its ascent free zone in order to fund construction of the facility. The disposition of the Harry Jerome Neighbourhood Lands (“HJNL”) is planned for 2026 (consistent with the assumptions in the 2024-2028 Financial Plan) and would enable retirement of the MFA loan. The first advances on the \$109M HJCRC loan are anticipated for Q1 2025.

On January 22, 2024, Council considered North Shore Neighbourhood House and City Parks Loan Authorization Bylaw. This report initiates the process to obtain \$55.7M of low cost debt financing from the Municipal Finance Authority to fund CNV’s portion of the NSNH Phase 2 Redevelopment, Kings Mill Walk Park, and 1600 Eastern Park projects. This borrowing can be converted to long-term debt following the 2024-2026 construction period.

No new debt is proposed in the 2025-2029 Financial Plan.

2025 Cemetery Budget

The primary objective established for the development of the Cemetery budget is that the Cemetery will generate annual surpluses sufficient so that, when the Cemetery’s inventory of plots are projected to be exhausted in 2062, there will be sufficient funds in the Cemetery’s Perpetual Care Fund to support ongoing operations. Year over year, changes to the Cemetery budget are reflective of the fees in the “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw 2022, No. 8920”, approved by Council in mid-2022, and the cost analysis presented to Council at that time. The Cemetery does not require financial support from the City’s tax base.

Cemetery Revenues	2024	2025	Increase	%
Cemetery Administration	570,314	620,389	50,075	8.8%
Filming Admin - Cemetery	27,050	27,050	0	0.0%
Total	\$597,364	\$647,439	50,075	8.4%

Cemetery Expenses	2024	2025	Increase	%
Cemetery Administration	185,541	189,642	4,101	2.2%
Cemetery Operations	411,823	457,797	45,974	11.2%
Total	\$597,364	\$647,439	50,075	8.4%

Cemetery Expenses are expected to increase driven by inflation at varying rates. An offsetting inflationary fee increase of 2.4% is assumed in the Draft 2025 Cemetery Budget. These Cemetery fees will be brought to Council for consideration as a part of an upcoming Fees & Charges Review.

See **Attachment #4** for further detail.

2025 Collections for Other Organizations

CNV collects approximately \$61.6M in taxes on behalf of other organizations, including BC Assessment, Metro Vancouver, Translink, Lower Lonsdale Business Improvement Association (“LLBIA”) and the MFA. CNV also collects the Provincial School Tax from property owners. These taxes are generally set by the individual other governments and agencies and taxation levels are outside of CNV’s control. The exception is the LLBIA levy, which was approved by Council as a part of “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879”.

2025 Other Items

The *Community Charter* requires that all proposed expenditures be set out in the Financial Plan, including non-cash depreciation expenses and transfers to or between funds:

	2024	2025	Increase/ (Decrease)
Depreciation ¹	\$19.5	\$18.2	(\$1.3)
Non-statutory Reserve Transfers ²	18.9	18.9	(0.0)
Total	\$38.4 M	\$37.1 M	(\$1.3 M)

¹ Depreciation items are accounting entries driven by past capital spending and are not future capital expenditures, which are included in CNV’s other budgets and capital plans. 2025 depreciation is based on actual 2023 depreciation of \$17.0M and inflationary estimates for 2024 and 2025.

² The non-statutory reserve amount includes funds for emergency/unexpected expenditures or are set aside for specific known future spending already approved by Council.

The above amounts have also been incorporated into the proposed 2025-2029 Financial Plan.

FINANCIAL IMPLICATIONS

Financial implications are discussed throughout the report and in additional materials provided.

INTER-DEPARTMENTAL IMPLICATIONS

The 2025-2029 Draft Financial Plan is a reflection of CNV’s policies and the work plans of all CNV departments. Finance staff relied on their close working relationships with

staff in other departments and the City's shared-cost agencies when developing this Plan. The draft Plan presented here has been reviewed by the Leadership Team.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The preparation and approval of this Financial Plan is consistent with the requirements of the *Community Charter*, with several of the objectives of CNV's 2014 Official Community Plan, is consistent with CNV's emerging Strategies, and was prepared with consideration of the 2022-2026 Council Strategic Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer



2025 DRAFT OPERATING BUDGET

December 14, 2024



Table of Contents

2025 Departmental Financial Summaries

Executive Summary	3
All Departments Financial Summary	7
Engineering, Parks & Environment	8
Finance & Information Technology Services	12
Office of the Deputy Chief Administrative Officer	16
People, Culture & Transformation	19
Planning & Development	22
Public Safety – Bylaw Services	27
Public Safety – Fire Department	30
Public Safety – Police	33
Real Estate, Facilities and Economic Development	37
The Offices of the Chief Administrative Officer and Mayor	41

Executive Summary

In mid-2023, Council created its 2022-2026 Strategic Plan, which was published on November 1, 2023. The 2025-2029 Draft Financial Plan has been developed to advance the priorities in Council's currently adopted 2022-2026 Strategic Plan.

Finance and departmental staff have worked together to prepare and review all budgetary forecasts, with the goal of funding the delivery of the initiatives in Council's 2022-2026 Strategic Plan, while keeping the base tax rate increase at a minimum level and adhering to CNV's budget objectives that emphasize efficiency, accountability, and value for money. Included in this process is a review of all revenue programs to determine best estimates into the future.

The Draft 2025 Operating Budget includes operational expenditures, such as salaries, maintenance, on-going programs, and energy costs, which are relatively continuous. The Operating Budget is funded by property taxation revenue and other non-tax revenue sources.

The Operating Budget is balanced, relying on a 6.89% tax rate increase as follows:

Item	Tax Rate Impact	Details
Base Increase for Existing Operations	4.76%	Inflationary provisions, RCMP costs, external agencies and other, offset by increased non-tax revenue and tax roll growth
New Items	0.88%	Additions to deliver on Council's Strategic Plan
Increase of Annual Tax Levy to Capital	1.00%	Funding for increased costs of maintaining base infrastructure and infrastructure replacement
North Shore Neighbourhood House Levy	0.25%	Funding for the North Shore Neighbourhood House Redevelopment Program.
2025 Draft Tax Rate Increase	6.89%	

Base Increase for Existing Operations – Significant Drivers:

Salary and Other Wage Provisions:

The Draft 2025 Operating Budget provides for 2025 contractual (unsettled) commitments, benefit premiums and other corporate provisions. Additional drivers of this increase include New Items approved in 2024.

ECOMM-911 and RCMP Contract:

Over the past year, North Vancouver has transitioned its dispatching and call-taking services to ECOMM Emergency Communications for British Columbia Incorporated ("E-COMM"), which operates out of the lower mainland and provides emergency communication services in 25 regional districts of BC. E-COMM has heavily invested in their human resource capacity as well as technology advancements to ensure reliable, resilient, and efficient services for all emergency and non-emergency services.

RCMP Contract increases can be attributed to two main factors: a rise in RCMP contract costs due to the recently negotiated National Police Federation Agreement contract and an increment from negotiated contracts related to the Integrated Homicide Investigations Team and other specialized teams, primarily covering RCMP wages and benefits.

Increases in Non-Tax Revenues (property tax offset):

CNV actively seeks out ways to reduce its reliance on property tax by increasing non-tax revenue. Highlights in 2025 include additional grants from senior government, building permits and business licenses and parking revenue from existing CNV off-street lots. CNV has also created a consolidated Fees & Charges bylaw in 2024, which allows for inflationary increases to be more easily implemented to 494 user fees, offsetting the need for further property tax increases.

Tax Roll Growth (property tax offset):

Staff forecast that CNV will receive additional taxes from new growth in 2024. The final revised roll will be received from BC Assessment in the spring.

New Items:

Only the highest priority New Items are being brought forward to Council to manage tax rate impacts on property owners. The table below provides detailed information on each of the proposed items, including costs and benefits.

2025 NEW ITEMS LISTING

Department & Division	Description	2025 Budget	2025 Tax Impact	Annual Cost
Finance & Information Technology Services				
Information Technology & Data	The technology applications supporting the business (permits, licensing, billing, geo-spatial reporting) require constant renewal to enable new functionality and capabilities. Business will be able to streamline processes, decrease turnaround time for citizen requests as well as offer new way to interact with CNV through online submissions. In addition, refreshing software also protects CNV by ensuring the latest updates are implemented and secure. This request will enable IT to offer these new business functions to the business as well as protect CNV.	225,000	0.32%	225,000
	An assessment on the Finance and Human Capital Management technology solutions (PeopleSoft) found a list of critical areas (functional and technical maintenance) that need to be addressed in order to continue providing uninterrupted finance and human resource services. This request will enable IT to address the gaps.	205,000	0.29%	205,000
	IT requires capacity to provide data and analytical services (reporting and geo-spatial analysis to the business areas). This request is to close the gap for an existing role based on guidance from Metro Vancouver Regional Employers Services.	5,400	0.01%	5,400
		435,400	0.62%	435,400
The Office of the CAO & Mayor				
Library	To increase opening hours on Sundays from a half day to a full day of service, in response to community demand and in line with other North Shore libraries.	45,800	0.07%	91,500
	Ongoing summer staffing to activate city spaces, parks, plazas and events with book bike service delivery - to bring library collections, services and literacy-based programming to community members in locations closer to home on a near-daily basis throughout the warmer months (based on the strong and positive community response to the three-year pilot project.)	36,800	0.05%	36,800
MONOVA	MONOVA's funded inflationary increase of 2.5% is consistent with a Council motion of June 17, 2016. This additional amount is for those expenses over and above inflation, including unforeseen strata and maintenance costs.	65,300	0.09%	65,300
		147,900	0.21%	193,600
Office of the Deputy CAO				
Communications & Engagement Specialist	Additional communications and engagement capacity to support CNV work that would benefit from public and stakeholder engagement. Additional capacity would enable the development of additional engagement materials and analyses for CNV's annual undertakings and projects, coordinate departments, and support CNV's overall communications. This added capacity is needed to ensure the public and stakeholders have additional opportunity to provide input to Council to inform and support its decision making.	32,700	0.05%	133,700
		32,700	0.05%	133,700
Public Safety				
Fire Operations & Support	Increased capacity to meet the desired service level of the NVCFD within the CNV-DNV-DWV shared services agreement. Additional capacity also provides improved safety of responders, better coordinated training, and reduced Overtime. Given the annual onboarding cycle, there would only be budget impact starting in 2026.	-	0.00%	124,800
		-	0.00%	124,800
Grand Total		616,000	0.88%	887,500

Increase of Annual Tax Levy to Capital:

It has been Council policy to prioritize funding for projects that maintain base infrastructure and this funding transfer aims to address increasing costs for infrastructure maintenance and replacement. This increase is consistent with common municipal practice and has added importance in given current inflationary environment experienced over the past few years.

North Shore Neighbourhood House and City Parks Loan Levy:

On July 8, 2024, Council Adopted Bylaw No. 9032, a bylaw to authorize temporary borrowing for the purpose of the design and construction of a new North Shore Neighbourhood House and two City Parks (Kings Mill Walk Park and 1600 Eastern Park). A further tax rate increase is recommended at this time to offset the financial impact to CNV anticipated when this borrowing converts to long-term debt upon completion of the projects.

This report outlines the year over year changes to the Operating budget at a departmental level, with these changes summarized in the table below.

ALL DEPARTMENTS FINANCIAL SUMMARY

	2024 * Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
REVENUES			
Engineering, Parks & Environment	1,360,820	1,558,120	197,300
Financial & Information Technology Services	10,429,615	10,618,715	189,100
Planning & Development	4,572,731	4,804,720	231,989
Public Safety - Bylaw	1,006,000	1,017,500	11,500
Public Safety - Fire	212,500	450,200	237,700
Public Safety - Police	1,151,700	1,160,400	8,700
Property Tax	80,951,392	86,964,379	6,012,987
Real Estate, Facilities & Economic Development	3,460,350	3,618,950	158,600
The Offices of the CAO & Mayor	94,252	94,252	0
Total Operating Revenues	103,239,360	110,287,236	7,047,876
EXPENSES			
Engineering, Parks & Environment	12,238,365	12,204,488	-33,877
Financial & Information Technology Services	21,392,487	24,369,389	2,976,902
Office of the Deputy CAO	3,478,971	3,169,600	-309,371
People, Culture & Transformation Services	3,256,670	3,256,470	-200
Planning & Development	8,801,014	9,605,874	804,860
Public Safety - Bylaw	1,627,727	1,619,683	-8,044
Public Safety - Fire	14,599,853	14,859,488	259,635
Public Safety - Police	18,361,254	20,820,100	2,458,846
Real Estate, Facilities & Economic Development	4,237,180	4,416,650	179,470
The Offices of the CAO & Mayor	15,245,839	15,965,494	719,655
Subtotal Operating Expenses	103,239,360	110,287,236	7,047,876

*The 2024 Annual Budget in the table above is the same total amount as the final 2024 Operating Budget dated February 28, 2024 approved by Council. Some 2024 accounts in the table above have however been reallocated between departments to reflect CNV's current organizational structure so that the numbers presented for 2025 are comparable to those for 2024.

Detailed information on the changes impacting each departments' budgets are outlined in the following pages.

Engineering, Parks & Environment

The Engineering, Parks & Environment department provides and maintains essential municipal services, public spaces and infrastructure.

KEY RESPONSIBILITIES

To create safe, resilient, inviting and cost effective public infrastructure that supports the community and enables it to thrive.

DIVISIONS

- Engineering Planning and Design
- Operations
- Transportation Engineering
- Public Realm Infrastructure and Project Delivery
- The Shipyards and Event Planning
- Parks and Natural Lands
- Administration



ENGINEERING, PARKS & ENVIRONMENT REVENUES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
PUBLIC WORKS				
Streets Operations	5160	422,000	480,000	58,000
Streets Admin	5165	505,000	569,700	64,700
Total Public Works		927,000	1,049,700	122,700
PARKS & PUBLIC SPACES				
Filming Administration	1360	184,000	189,000	5,000
Parks Film Restoration Contrib	5062	0	10,000	10,000
Parks Operations	5070	150,000	190,000	40,000
Sports Fields Users	5073	62,220	62,220	0
Parks Admin	5075	30,100	48,200	18,100
Public Realm	5171	4,000	4,000	0
Commercial Bike Racks	3260	3,500	5,000	1,500
Total Parks & Public Spaces		433,820	508,420	74,600
Total Eng, Parks & Environment Revenues		1,360,820	1,558,120	197,300

ENGINEERING, PARKS & ENVIRONMENT EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
ADMIN AND SUPPORT				
Public Process	1315	4,854	0	-4,854
Joint Use Facilities	2910	500	0	-500
NV Adv Cmt Disability I	3120	6,367	7,000	633
Admin Engineering	5010	413,919	506,452	92,533
Engineering Budget Savings	5017	-30,000	-30,000	0
Survey	5170	28,031	33,031	5,000
Total Admin and Support Expenses		423,671	516,483	92,812

ENGINEERING, PARKS & ENVIRONMENT EXPENSES (continued)

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
ENGINEERING & PUBLIC WORKS				
Streets Admin	5165	1,815,169	1,687,228	-127,941
Overhead Streets Capital	5167	-66,100	-66,100	0
Traffic and Transp Operations	5180	9,700	9,700	0
Streets Operations	5160	2,774,127	2,633,063	-141,064
Yard	5120	2,804	0	-2,804
Total Engineering & Public Works		4,535,700	4,263,891	-271,809
PARKS & PUBLIC SPACES				
Parks				
Environment Stewardship	5040	68,780	68,200	-580
Parks Film Restoration Contrib	5062	0	5,000	5,000
Parks Operations	5070	2,936,654	3,030,716	94,062
Special Event Support	5071	86,859	85,022	-1,837
Sports Fields Users	5073	263,325	263,325	0
Streetscapes Geenways	5074	994,491	1,051,565	57,074
Parks Admin	5075	1,590,995	1,581,936	-9,059
Overhead Parks Capital	5077	-15,000	-15,000	0
Total Parks		5,926,104	6,070,764	144,660
Public Realm				
Public Realm	5171	126,400	129,300	2,900
Commercial Bike Racks	3260	3,500	5,000	1,500
Total Public Realm		129,900	134,300	4,400
Shipyards				
Shipyards Contributions	1130	928,040	921,700	-6,340
Film Administration	1360	137,800	140,200	2,400
School Anti-Violence	8231	20,000	20,000	0
Child Youth & Family Friendly	8300	17,000	17,000	0
Studio in the City	8301	50,000	50,000	0
Youth Services	8305	29,650	29,650	0
Youth Initiatives Grants	8360	20,500	20,500	0
Family Events in Civic Plaza	8370	20,000	20,000	0
Total Shipyards		1,222,990	1,219,050	-3,940
Total Parks & Public Spaces		7,278,994	7,424,114	145,120
Total Eng, Parks & Environment Expenses		12,238,365	12,204,488	-33,877

2025 Operating Budget Analysis - Engineering, Parks & Environment

2024 Revenue Budget	1,360,820	
Grants	68,000	
User Fees	40,000	
Permits	22,600	
Commission Bike Rack Program	1,500	
Provision - Annual Fees & Charges Review	35,200	
Revenue Budget Increase/(Decrease)	167,300	12.29%
		% change
Budget Transfers to/from other City Departments	30,000	
2025 Revenue Budget	1,558,120	
2025 Revenue Budget Increase/(Decrease)	197,300	14.50%
		% change
2024 Expenditure Budget	12,238,365	
Salaries Obligation	220,020	
Capital Cost Impacts	210,435	
Insurance Allocation	64,137	
Street Operations	(150,000)	
Shipyards Contribution	(6,340)	
Parks Film Restoration Contribution	5,000	
Survey	5,000	
Public Process	(4,821)	
Yard	(2,804)	
Commercial Bike Racks	1,500	
Expenditure Budget Increase (Decrease)	342,127	2.80%
		% change
Budget Transfers to/from other City Departments	(376,004)	
2025 Expenditure Budget Operating	12,204,488	
2025 Expenditure Budget Increase/(Decrease)	(33,877)	-0.28%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	174,827	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	0.25%	

Finance & Information Technology Services

Finance & Information Technology Services provides services to City Council, CNV departments, and residents.

KEY RESPONSIBILITIES

Financial Services

- Annual Municipal Report
- Financial Plan
- Property Taxes
- Permissive Tax Exemptions
- Statement of Financial Information
- Utility Fees
- Procurement
- Risk Management and Claims Handling
- Payroll
- Organizational Workplans



Information Technology Services

- Maintain enterprise technology to achieve CNV's business objectives
- Improve client experience through the use of information systems
- Deliver mapping and reporting services to support Council and CNV departments
- Connect the City through core technology communication services
- Provide City agencies with information technology systems and services

DIVISIONS

- Financial Services
 - Accounting & Reporting
 - Payroll
 - Revenue
 - Financial Planning & Analysis
 - Treasury
 - Purchasing
 - Risk Management
 - Internal Audit
 - Organizational Planning
 - Administration
- Information Technology Services
 - Application Services
 - Client & Technical Services
 - IT Security Services
 - Data Management & GIS

FINANCIAL & INFORMATION TECHNOLOGY SERVICES REVENUES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
PURCHASING & RISK MANAGEMENT				
Purchasing	2130	42,600	51,600	9,000
Risk Liability and Insurance	2150	48,800	78,800	30,000
Total Purchasing & Risk Management Revenues		91,400	130,400	39,000
FINANCIAL SERVICES				
Other Taxes	2302	4,718,100	4,869,200	151,100
Other Revenue	2303	4,000	3,000	-1,000
Payroll	2200	2,000	2,000	0
Total Financial Services Revenues		4,724,100	4,874,200	150,100
FINANCIAL PLANNING AND ANALYSIS				
Treasury	2192	4,614,115	4,614,115	0
Total Financial Planning and Analysis Revenues		4,614,115	4,614,115	0
Total Finance Programs Revenues		9,429,615	9,618,715	189,100
FINANCE CORPORATE PROGRAMS				
Financial Planning Contingency	2401	1,000,000	1,000,000	0
Total Finance Corporate Programs Revenues		1,000,000	1,000,000	0
Total Financial & IT Services Programs Revenues		10,429,615	10,618,715	189,100

FINANCIAL & INFORMATION TECHNOLOGY SERVICES EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
INFORMATION TECHNOLOGY				
IT Administration	2510	-335,446	-224,946	110,500
IT Application Services	2530	2,034,854	2,231,703	196,849
IT GIS	2540	594,993	837,456	242,463
IT Client Services	2550	2,456,744	2,657,670	200,926
IT Security Services	2560	513,108	351,314	-161,794
Total Information Technology		5,264,253	5,853,197	588,944
Total Information Technology Expenses		5,264,253	5,853,197	588,944

FINANCIAL & INFORMATION TECHNOLOGY SERVICES EXPENSES (continued)

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
FINANCE ADMIN				
Management and Support	2110	481,029	504,200	23,171
Fin Budget Savings	2117	-15,000	-15,000	0
Total Finance Admin Expenses		466,029	489,200	23,171
PURCHASING & RISK MANAGEMENT				
Purchasing	2130	469,100	337,700	-131,400
Vehicle Fleet Admin	2160	30,446	31,700	1,254
Risk Liability and Insurance	2150	313,200	346,200	33,000
Total Purchasing & Risk Management Expenses		812,746	715,600	-97,146
FINANCIAL SERVICES				
Taxation	2302	972,100	884,200	-87,900
Payroll	2200	329,375	364,075	34,700
Financial Accounting	2170	578,300	598,300	20,000
Accounts Payable	2180	225,576	224,576	-1,000
Total Financial Services Expenses		2,105,351	2,071,151	-34,200
FINANCIAL PLANNING & ANALYSIS				
Treasury	2192	279,900	304,700	24,800
Financial Planning	2400	767,800	769,400	1,600
Total Financial Planning & Analysis Expenses		1,047,700	1,074,100	26,400
Total Finance Programs Expenses		4,431,826	4,350,051	-81,775
				0
FINANCE CORPORATE PROGRAMS				
Internal Controls	2195	209,300	185,300	-24,000
Financial Plan Contingency	2401	1,000,000	1,000,000	0
Planning	2420	10,487,108	12,980,841	2,493,733
Total Finance Corporate Programs Expenses		11,696,408	14,166,141	2,469,733
Total Financial & IT Services Programs Expenses		21,392,487	24,369,389	2,976,902

2025 Operating Budget Analysis - Finance

2024 Revenue Budget	10,429,615	
Grants in Lieu	269,000	
Utility Revenue Levy	28,600	
Tax Certificates	(11,500)	
Rebates	39,000	
Other	(1,100)	
Provision - Annual Fees & Charges Review	2,100	
Revenue Budget Increase/(Decrease)	326,100	3.13%
		% change
Budget Transfers to/from other City Departments	(137,000)	
2025 Revenue Budget	10,618,715	
2025 Revenue Budget Increase/(Decrease)	189,100	1.81%
		% change
2024 Expenditure Budget	21,392,487	
Provisions and Other Obligations	1,574,742	
Increase Transfer to Capital and Reserves	875,000	
Management & Support	(22,029)	
Accounting	3,300	
EI Reduction Rebate	25,000	
Purchasing Expenses	3,000	
Insurance & Brokerage	29,054	
Revenue Services	16,300	
Interest Expense	40,000	
Treasury	22,000	
Internal Audit	(10,000)	
Salaries Obligation - IT	208,400	
Information Technology Contracts	234,567	
Information Technology Capital Cost Impacts	5,477	
Expenditure Budget Increase/(Decrease)	3,004,811	14.05%
		% change
Budget Transfers to/from other City Departments	(27,909)	
2025 Expenditure Budget	24,369,389	
2025 Expenditure Budget Increase/(Decrease)	2,976,902	13.92%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	2,678,711	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	3.83%	

Office of the Deputy Chief Administrative Officer

The Office of the Deputy Chief Administrative Officer leads key services that provide support to the organization, Mayor and Council, and the public. Key services include supporting Council decision-making processes, delivery of timely and relevant communications to the public, planning and construction of new civic infrastructure, and provision of legal advice and service to the organization.

KEY RESPONSIBILITIES

- Deliver public development projects from inception to completion, including the Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Activity Centre
- Responsible for statutory requirements regarding conduct of Council operations, advisory bodies, and general location elections
- Manage and deliver City information to both the public and organization including:
 - Corporate records management services
 - Information and records regarding Council business
 - *Freedom of Information and Protection of Privacy Act* requests
 - Media relations, communications, and issues management
 - Civic engagement on City initiatives
- Deliver legal services, including provision of advice, legal agreements, policies, and by-law reviews
- Support the City's inter-governmental relationships



DIVISIONS

- Legislative and Legal Services
- Civic Development
- Strategic Initiatives
- Communications and Engagement
- Deputy Chief Administrative Officer and Administrative Staff

OFFICE OF THE DEPUTY CHIEF ADMINISTRATIVE OFFICER EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
MANAGEMENT AND SUPPORT				
Management and Support	1710	158,955	167,800	8,845
DCAO Dept Savings	1717	-15,000	-15,000	0
Total Management and Support Expenses		143,955	152,800	8,845
LEGISLATIVE SERVICES				
Clerk's Admin	1310	930,416	931,300	884
Legal Advertising	1162	44,000	29,000	(15,000)
Volunteer Appreciation	1341	15,000	7,600	(7,400)
Election Administration	1350	70,000	70,000	0
Records Management	1380	15,300	16,200	900
Legal Services	1410	743,100	379,600	(363,500)
Board of Variance	2750	500	500	0
Total Legislative Services Expenses		1,818,316	1,434,200	-384,116
COMMUNICATIONS & ENGAGEMENT				
Comm & Public Relations	1160	886,100	939,200	53,100
Publications	1161	20,500	20,500	0
Community Advertising	1163	48,100	48,100	0
Community Report	1164	18,800	18,800	0
Total Communications & Engagement Expenses		973,500	1,026,600	53,100
STRATEGIC INITIATIVES				
Strategic Initiatives	1140	543,200	556,000	12,800
Total Strategic Initiatives		543,200	556,000	12,800
Total Office of the DCAO Expenses				
		3,478,971	3,169,600	-309,371

2025 Operating Budget Analysis - Office of the Deputy Chief Administrative Officer

2024 Expenditure Budget	3,478,971	
Salaries Obligation	65,300	
Microfilming	(6,489)	
Legal Advertising	(15,000)	
Volunteer Appreciation	(7,400)	
Expenditure Budget Increase/(Decrease)	36,411	1.05%
		% change
Budget Transfers to/from other City Departments	(345,782)	
2025 Expenditure Budget	3,169,600	
2025 Expenditure Budget Increase/(Decrease)	(309,371)	-8.89%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	36,411	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	0.05%	

People, Culture & Transformation

People, Culture & Transformation provides a range of Human Resource Organizational Development, Continuous Improvement and Transformation support and Diversity Equity and Inclusion services to the Organization, its' Partners and employees.

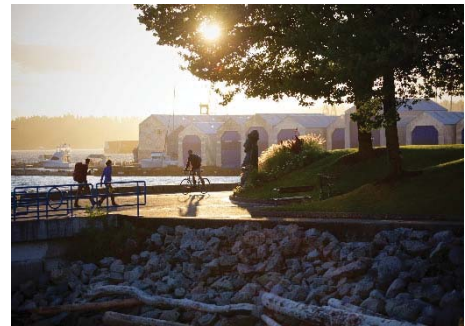
KEY RESPONSIBILITIES

- Talent Acquisition
- Talent Management
- Learning & Development
- Employee Engagement
- Health, Safety and Wellness
- Compensation and Benefits Management
- Employee and Labour Relations
- Diversity, Equity and Inclusion
- Organization Development & Change Management
- Continuous Improvement & Transformation Support



DIVISIONS

- People & Culture Advisory Services
- Diversity, Equity and Inclusion
- Business Support & Transformation
- Administration



PEOPLE, CULTURE & TRANSFORMATION EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
ADMINISTRATION AND SUPPORT				
PC&T Staffing Costs & Administration	1510 / 1513	1,838,450	2,777,530	939,080
Total Administration And Support Expenses		1,838,450	2,777,530	939,080
PEOPLE & CULTURE SERVICES				
P&C Cultural Services	1511	791,100	0	-791,100
Recruitment	1520	0	95,000	95,000
Wellness & Disability Management	1545	24,000	50,500	26,500
Organizational Training	1561	37,000	152,000	115,000
Education & Career Development	1564	35,000	35,000	0
Professional Memberships	1565	0	55,000	55,000
Employee Engagement	1570	20,000	30,000	10,000
Health & Safety	1590	212,640	61,440	-151,200
Transformation	1550	0	0	0
Total People & Culture Services		1,119,740	478,940	-640,800
SHARED CORPORATE TRAINING				
Corporate Training	1560	263,480	0	-263,480
Corporate Computer Training	1562	35,000	0	-35,000
Total Shared Corporate Training		298,480	0	-298,480
Total People, Culture & Transformation Expenses		3,256,670	3,256,470	-200

2025 Operating Budget Analysis - People, Culture & Transformation

2024 Expenditure Budget	3,256,670	
Salaries Obligation	96,000	
Expenditure Budget Increase/(Decrease)	96,000	2.95%
		% change
Budget Transfers to/from other City Departments	(96,200)	
2025 Expenditure Budget	3,256,470	
2025 Expenditure Budget Increase/(Decrease)	(200)	-0.01%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	96,000	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	0.14%	

Planning & Development

Planning & Development assists Mayor and Council in setting community goals and objectives, creating plans, and implementing these plans through policies, regulations and development.

KEY RESPONSIBILITIES

- Long range and land use planning
- Community and social planning
- Transportation planning
- Environmental planning and sustainability
- Development planning
- Building permits
- Zoning administration
- Code interpretation and regulation
- Construction approvals
- Subdivision
- Strata Applications
- Off-site Works
- Engineering Works and Coordination
- Urban Design
- Heritage Planning
- Data and Analytics



DIVISIONS

- Building
- Development Planning
- Development Services
- City Design and Planning
- Transportation
- Urban Regeneration and Analytics
- Administration and Front Counter/Customer Service

PLANNING & DEVELOPMENT REVENUES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
URBAN REGENERATION AND ANALYTICS				
Community Services Grant	2731	87,896	160,000	72,104
Total Urban Regeneration & Analytics Revenues		87,896	160,000	72,104
CITY PLANNING & DESIGN				
EV Charging Stations	1976	40,000	60,000	20,000
Total City Planning & Design Revenues		40,000	60,000	20,000
DEVELOPMENT PLANNING				
Development Approvals	1730	164,000	164,200	200
Tree Bylaw	1941	15,000	30,400	15,400
Total Development Planning Revenues		179,000	194,600	15,600
DEVELOPMENT SERVICES				
Development Services	1725	463,120	463,120	0
Total Development Services Revenues		463,120	463,120	0
CLIENT & PROCESSING SERVICES				
Permits and Fees	1770	3,787,115	3,911,400	124,285
Total Client & Processing Services Revenues		3,787,115	3,911,400	124,285
TRANSPORTATION PLANNING				
Congestion & Curbside Mgmt	1931	15,600	15,600	0
Total Transportation Planning Revenues		15,600	15,600	0
Total Planning & Development Revenues				
		4,572,731	4,804,720	231,989

PLANNING & DEVELOPMENT EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
TRANSPORTATION PLANNING				
Public Transportation Alternatives	1543	7,500	7,500	0
Transportation	1930	477,300	459,700	-17,600
Community & School Active Tpl	1932	134,400	0	-134,400
Bicycle Promotions	3261	1,970	1,970	0
School Crossing Guard	8232	93,800	93,800	0
Total Transportation Planning Expenses		714,970	562,970	-152,000

PLANNING & DEVELOPMENT EXPENSES (continued)

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
MANAGEMENT AND SUPPORT				
Management & Support	1910	1,133,010	1,019,249	-113,761
PD Dept Savings	1917	-15,000	-15,000	0
Advisory Design Panel	2720	6,649	6,649	0
Social Planning Advisory Committee	2730	3,266	3,266	0
Advisory Planning	2740	5,582	5,582	0
Heritage Advisory	2760	3,637	3,637	0
Substance Use Committee	3310	1,000	1,000	0
Integrated Transportation Committee	2805	8,800	8,800	0
Total Management and Support Expenses		1,146,944	1,033,183	-113,761
CITY PLANNING & DESIGN				
EV Charging Stations	1976	30,000	50,000	20,000
City Planning	1920	637,850	803,550	165,700
Total City Planning & Design Expenses		667,850	853,550	185,700
DEVELOPMENT PLANNING				
Development Planning	1720	1,152,400	1,028,600	-123,800
Tree Bylaw	1941	10,000	10,000	0
Heritage Planning	1950	1,750	1,500	-250
Total Development Planning Expenses		1,164,150	1,040,100	-124,050
DEVELOPMENT SERVICES				
Development Services	1725	98,500	493,800	395,300
Total Development Services Expenses		98,500	493,800	395,300
BUILDING SERVICES				
Permits and Inspections	1760	2,216,821	2,101,721	-115,100
Total Building Services Expenses		2,216,821	2,101,721	-115,100
CLIENT & PROCESSING SERVICES				
Permits and Fees	1770	895,500	1,112,400	216,900
Client and Processing Services	1771	62,400	62,400	0
Total Client & Processing Services Expenses		957,900	1,174,800	216,900

PLANNING & DEVELOPMENT EXPENSES (continued)

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
URBAN REGENERATION & ANALYTICS				
Urban Regeneration & Analytics	1940	150,900	568,300	417,400
Community Services Grant	2731	187,896	260,000	72,104
Homeless Prevention Program	8150	76,400	76,400	0
NV Restorative Justice	3360	41,181	42,005	824
Family Services North Shore	8112	58,779	59,955	1,176
Capilano Community Services	8120	14,121	13,591	-530
Cap Community Svcs - Youth Worker	8121	80,484	77,465	-3,019
NS Community Resources Society	8125	62,667	63,920	1,253
Silver Harbour Centre	8130	186,505	190,200	3,695
NSNH - NS Neighbourhood House	8140	78,741	80,316	1,575
NSNH - Young Parent Program	8311	13,284	13,550	266
NSNH - Queen Mary School	8312	89,815	91,611	1,796
NSNH - Youth Lounge Operating	8313	10,838	11,055	217
NSNH - Youth Worker	8314	132,626	135,278	2,652
NSNH - Youth Lounge Youth Worker	8317	66,313	67,639	1,326
NSNH - Golden Circle	8318	4,376	4,464	88
NSNH - Learning Together	8319	6,570	6,701	131
NSNH - QM Community Project	8320	19,619	20,011	392
NSNH - Community Schools Prog	8321	24,836	25,332	496
NSNH - Solutions Navigator	8322	75,000	76,500	1,500
NS Crisis Services Society	8351	11,769	12,004	235
NS Women's Centre	8352	14,705	14,705	0
Harvest Project	8353	11,769	11,769	0
NSNH - John Braithwaite Com Ctr	8604	414,685	422,979	8,294
Total Urban Regeneration & Analytics Expenses		1,833,879	2,345,750	511,871
Total Planning & Development Expenses		8,801,014	9,605,874	804,860

2025 Operating Budget Analysis - Planning & Development

2024 Revenue Budget	4,572,731	
EV Charging Stations User Fees	20,000	
Tree Bylaw	15,000	
Community Services Grant - interest revenue from LL Legacy Reserve	72,104	
Provision - Annual Fees & Charges Review	124,885	
Revenue Budget Increase/(Decrease)	231,989	5.07%
		% change
2025 Revenue Budget	4,804,720	
2025 Revenue Budget Increase/(Decrease)	231,989	5.07%
		% change
2024 Expenditure Budget	8,801,014	
Salaries Obligation	190,500	
Community Services Grant - use of LL Legacy Reserve interest revenue	72,104	
Core Funded Agencies	22,367	
EV Charging Station Costs (Hydro)	20,000	
Expenditure Budget Increase/(Decrease)	304,971	3.44%
		% change
Budget Transfers to/from other City Departments	499,889	
2025 Expenditure Budget	9,605,874	
2025 Expenditure Budget Increase/(Decrease)	804,860	9.07%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	72,982	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	0.10%	

Public Safety – Bylaw Services

Bylaw Services is responsible for the enforcement of the City's Bylaws. Bylaw Officers work to educate the community about bylaws, enforce fairly and consistently, and resolve any bylaw conflicts in a collaborative way.

KEY RESPONSIBILITIES

- Parking Enforcement
- Bylaw Enforcement
- Animal Control



PUBLIC SAFETY - BYLAW REVENUES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
BYLAW MANAGEMENT				
Bylaw Enforcement	1392	944,000	954,000	10,000
Animal Control	8210	62,000	63,500	1,500
Total Bylaw Management Revenues		1,006,000	1,017,500	11,500
Total Bylaw Revenues		1,006,000	1,017,500	11,500

PUBLIC SAFETY - BYLAW EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
BYLAW MANAGEMENT				
Bylaw Management and Support	1392	1,363,295	1,356,095	-7,200
Bylaw Dispute Registry	1396	6,000	6,000	0
Animal Control	8210	242,888	247,588	4,700
VCH - Municipal Services	3350	15,544	10,000	-5,544
Total Bylaw Management Expenses		1,627,727	1,619,683	-8,044
Total Bylaw Expenses		1,627,727	1,619,683	-8,044

2025 Operating Budget Analysis - Public Safety - Bylaw

2024 Revenue Budget	1,006,000	
Resident Exempt Permits	10,000	
Provision - Annual Fees & Charges Review	1,500	
Revenue Budget Increase/(Decrease)	11,500	1.14%
		% change
2025 Revenue Budget	1,017,500	
2025 Revenue Budget Increase/(Decrease)	11,500	1.14%
		% change
2024 Expenditure Budget	1,627,727	
Salaries Obligation	(4,200)	
Insurance Allocation	(700)	
VCH - Municipal Services	(5,544)	
Expenditure Budget Increase/(Decrease)	(10,444)	-0.64%
		% change
Budget Transfers to/from other City Departments	2,400	
2025 Expenditure Budget	1,619,683	
2025 Expenditure Budget Increase/(Decrease)	(8,044)	-0.49%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	(21,944)	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	-0.03%	

Public Safety – Fire Department

To safeguard and serve our community through the promotion and provision of education, emergency medical and fire services in order to protect life, property and the environment.

KEY RESPONSIBILITIES

- Operations and Support
- Fire Prevention and Public Education
- Emergency Management and Planning
- Public Safety and Community Service
- Administration



PUBLIC SAFETY - FIRE REVENUES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
SUPPORT PROGRAMS				
Fire Prevention	4040	212,500	450,200	237,700
Total Support Programs Revenues		212,500	450,200	237,700
Total Fire Revenues		212,500	450,200	237,700

PUBLIC SAFETY - FIRE EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
MANAGEMENT AND SUPPORT				
Management and Support	4010	1,775,242	1,750,942	-24,300
Fire Budget Savings	4017	-15,000	-15,000	0
Total Management and Support Expenses		1,760,242	1,735,942	-24,300
FIRE SUPPORT PROGRAMS				
Fire Apparatus	4020	398,400	385,000	-13,400
Fire Operations	4030	10,417,629	10,667,029	249,400
Fire Prevention	4040	1,157,363	1,184,963	27,600
Dispatch Services	4044	394,662	394,662	0
Total Fire Support Programs Expenses		12,368,054	12,631,654	263,600
EMERGENCY PLANNING				
General Preparedness	3010	30,000	15,000	-15,000
North Shore Emergency Management	8205	422,256	457,591	35,335
North Shore Rescue	8208	19,301	19,301	0
Total Emergency Planning		471,557	491,892	20,335
Total Fire Expenses		14,599,853	14,859,488	259,635

2025 Operating Budget Analysis - Public Safety - Fire

2024 Revenue Budget	212,500	
False Alarms	7,500	
Fire Building Permit Reviews	110,000	
Squamish Nation Fire Services Agreement	8,000	
Provision - Annual Fees & Charges Review	5,200	
Revenue Budget Increase/(Decrease)	130,700	61.51%
		% change
Budget Transfers to/from other City Departments	107,000	
2025 Revenue Budget	450,200	
2025 Revenue Budget Increase/(Decrease)	237,700	111.86%
		% change
2024 Expenditure Budget	14,599,853	
Salaries Obligation	291,900	
Insurance Allocation	600	
North Shore Emergency Management	35,335	
Fire Operations	(35,000)	
Service Expenses	(15,000)	
Expenditure Budget Increase/(Decrease)	277,835	1.90%
		% change
Budget Transfers to/from other City Departments	(18,200)	
2025 Expenditure Budget	14,859,488	
2025 Expenditure Budget Increase/(Decrease)	259,635	1.78%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	147,135	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	0.21%	

Public Safety – Police

The RCMP, with Police Support Services, serves and protects the City.

KEY RESPONSIBILITIES

- Municipal traffic enforcement
- Investigative services
- Crime reduction and prevention
- Community policing
- Youth intervention
- Mental Health Integrated Outreach Team
- Integrated First Nations Unit



PUBLIC SAFETY - POLICE (RCMP) REVENUES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
NON-SHARED (CITY ONLY) PROGRAMS				
Admin Police Non-Shared	4710	776,700	785,400	8,700
Total Non-Shared (City Only) Programs Revenues		776,700	785,400	8,700
POLICE CONTRACT				
Transfer from Reserves	4700	375,000	375,000	0
Total Police Contract		375,000	375,000	0
Total City Only Programs Revenues		1,151,700	1,160,400	8,700
Total Police (RCMP) Revenues		1,151,700	1,160,400	8,700

PUBLIC SAFETY - POLICE (RCMP) EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
MUNICIPAL SHARED PROGRAMS				
BUILDING				
GBB Facility Operations	4600	717,570	706,100	-11,470
Total Building Expenses		717,570	706,100	-11,470
ADMINISTRATION				
Administration	4610	1,030,085	1,134,800	104,715
Total Administration Expenses		1,030,085	1,134,800	104,715
RECORDS AND INFORMATION				
Records & Information	4615	1,429,800	1,612,600	182,800
Front Counter	4622	661,100	663,500	2,400
Total Records and Information Expenses		2,090,900	2,276,100	185,200
TELECOM				
Telecom	4620	2,596,200	4,720,100	2,123,900
North Shore Dispatch	4621	183,800	183,800	0
Total Telecom Expenses		2,780,000	4,903,900	2,123,900

PUBLIC SAFETY - POLICE (RCMP) EXPENSES (continued)

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
CLIENT SERVICES				
Operational Support	4623	696,300	836,400	140,100
Client Services Support	4640	1,188,400	1,204,900	16,500
Keep of Prisoners	4630	438,500	425,300	-13,200
Victim Services	4641	395,480	381,127	-14,353
Crime Prevention	4642	113,610	110,510	-3,100
Block Watch	4643	86,350	96,750	10,400
Auxiliary Police	4644	5,000	0	-5,000
False Alarm Reduction	4646	8,000	8,000	0
NV Citizen Patrol	4647	0	0	0
Total Client Services Expenses		2,931,640	3,062,987	131,347
POLICE PROGRAMS				
Bicycle Patrol	4645	15,000	15,000	0
D.A.R.E.(Drug Resistance)	4653	7,250	7,250	0
Spurs Cadet Program	4655	10,000	10,000	0
Member Support	4660	301,200	310,000	8,800
Total Police Programs Expenses		333,450	342,250	8,800
Total Shared Programs		9,883,645	12,426,137	2,542,492
Recovery for Shared Costs	4701	-5,346,736	-6,709,900	-1,363,164
Administration Non-Shared	4710	-358,300	-294,500	63,800
Total Recoveries for Shared Programs Expenses		-5,705,036	-7,004,400	-1,299,364
Net City Shared Programs Expenses		4,178,609	5,421,737	1,243,128
NON-SHARED (CITY ONLY) PROGRAMS				
CNV Community Policing	4720	136,745	125,900	-10,845
Crimestoppers	8220	6,200	6,200	0
Total Non-Shared (City Only) Expenses		142,945	132,100	-10,845
POLICE CONTRACT				
Police Contract	4700	14,039,700	15,266,263	1,226,563
Total Contract (City Only) Expenses		14,039,700	15,266,263	1,226,563
Total City Only Programs Expenses		14,182,645	15,398,363	1,215,718
Total Police (RCMP) Expenses		18,361,254	20,820,100	2,458,846

2025 Operating Budget Analysis - Public Safety - Police

	CNV Share (1)	
2024 Revenue Budget	1,151,700	
Provision - Annual Fees & Charges Review	8,700	
Revenue Budget Increase/(Decrease)	8,700	0.76%
		% change
2025 Revenue Budget	1,160,400	
2025 Revenue Budget Increase/(Decrease)	8,700	0.76%
		% change
2024 Expenditure Budget	18,361,254	
Salaries Obligation - Net of Telecom Staff	215,667	
Recoveries - non wage related	(1,544)	
Insurance and Office Expenses	22,655	
Telecom program	996,407	
Shared Wages	(970,253)	
E-Comm	1,966,660	
RCMP Contract Increase	1,226,563	
2025 Expenditure Budget Increase/(Decrease)	2,459,749	13.40%
		% change
Budget Transfers to/from other City Departments	(903)	
2025 Expenditure Budget	20,820,100	
2025 Expenditure Budget Increase/(Decrease)	2,458,846	13.39%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	2,451,049	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	3.50%	

(1) For 2025, CNV Share is 46.09% and DNV Share is 53.91%

Real Estate, Facilities and Economic Development

The Real Estate, Facilities and Economic Development Department is dedicated to creating and maintaining critical support services for the organization, and delivering vibrant facilities for betterment of the entire community. The Department works closely with all other groups to deliver effective and efficient service.

KEY RESPONSIBILITIES

- Municipal lands acquisition and disposition
- Developer negotiations
- Leases & licenses
- Property management
- Civic facilities management & operations
- Civic facilities asset management
- Business licensing & services

DIVISIONS

- Real Estate
- Civic Facilities
- Economic Development



R/E, FACILITIES & ECONOMIC DEVELOPMENT REVENUES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
ECONOMIC DEVELOPMENT				
Intermunicipal Program	1800	40,000	40,000	0
Business License	1900	1,589,300	1,677,200	87,900
Total Economic Development		1,629,300	1,717,200	87,900
REAL ESTATE				
Parking	1973	602,400	652,400	50,000
Real Estate	1980	1,228,650	1,249,350	20,700
Total Real Estate		1,831,050	1,901,750	70,700
Total R/E, Facilities & Econ. Dev. Revenues				
		3,460,350	3,618,950	158,600

R/E, FACILITIES & ECONOMIC DEVELOPMENT EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
ECONOMIC DEVELOPMENT				
Economic Development	1150	406,400	575,100	168,700
Tourism Development Fund	1151	20,000	20,000	0
Intermunicipal Program	1800	20,700	20,700	0
Business License	1900	284,300	197,300	-87,000
NV Chamber of Commerce	8500	15,000	15,000	0
Total Economic Development Expenses		746,400	828,100	81,700
REAL ESTATE				
City Lands	1960	519,400	747,000	227,600
Parking	1973	142,000	157,000	15,000
Real Estate	1980	1,014,428	1,027,050	12,622
Total Enterprise Services Expenses		1,675,828	1,931,050	255,222
FACILITIES MANAGEMENT				
Property Management	1971	154,200	164,100	9,900
Conference "A" Vending	2135	3,500	3,500	0
Facilities Management	2140	1,145,752	914,900	-230,852
FM - Janitorial	2148	387,800	430,000	42,200
FM - Security	2149	183,700	205,000	21,300
Facility Capital OH Recovery	2151	-60,000	-60,000	0
Total Facilities Management Expenses		1,814,952	1,657,500	-157,452
Total R/E, Facilities & Econ. Dev. Expenses		4,237,180	4,416,650	179,470

2025 Operating Budget Analysis - Real Estate, Facilities, Economic Development

2024 Revenue Budget	3,460,350	
Parking Revenue	50,000	
Property Revenue	20,700	
Business License Revenue	87,900	
Revenue Budget Increase/(Decrease)	158,600	4.58%
		% change
2025 Revenue Budget	3,618,950	
2025 Revenue Budget Increase/(Decrease)	158,600	4.58%
		% change
2024 Expenditure Budget	4,237,180	
Salaries Obligation	104,400	
Insurance Allocation	11,492	
Capital Cost Impacts	9,900	
Parking Program Expenses	15,000	
Facilities Management Expenses	21,278	
Expenditure Budget Increase (Decrease)	162,070	3.82%
		% change
Budget Transfers to/from other City Departments	17,400	
2025 Expenditure Budget Operating	4,416,650	
2025 Expenditure Budget Increase (Decrease)	179,470	4.24%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	3,470	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	0.00%	

The Offices of the Chief Administrative Officer and Mayor

Mayor & Council provide governance for the City of North Vancouver and the government organization. The Chief Administrative Officer provides executive leadership to the organization and is responsible for overseeing municipal operations and staff. The Mayor's office staff provide administrative, communications and research support for the Mayor.

KEY RESPONSIBILITIES

Mayor, Council, and CAO

- Mayor and Council govern the municipality through
 - Policy-making
 - Budget approval
 - Representation of the City on various committees
 - Oversight of organizational outcomes and the Chief Administrative Officer
- CAO
 - Work with Council to develop and implement its strategic priorities
 - Liaise between Mayor, Council and CNV staff
 - Oversee the affairs and operations of CNV and its departments
 - Advise Council and CNV staff on obligations, legislative interpretation and the extent of municipal authority



External Boards & Commissions

- North Vancouver City Library:
 - Provides an inclusive space supporting lifelong learning and community connection.
 - Offers free and equitable access to information and ideas in various formats
- Museum & Archives ("MONOVA")
 - Cares for the City's cultural, archival, and museum collections
- North Vancouver Recreation and Culture
 - Improves health and well-being of North Vancouver residents
 - Inspires community through quality recreation and cultural opportunities

DIVISIONS

- Mayor, Council, and CAO
- External Boards and Commissions
 - North Vancouver City Library
 - Museum & Archives of North Vancouver
 - North Vancouver Recreation and Culture

THE OFFICES OF THE CAO & MAYOR EXPENSES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
CAO AND MAYOR & COUNCIL				
Management and Support	1110 & 2610	1,074,347	1,111,947	37,600
CAO Contingency	1111	40,000	40,000	0
City Sponsorship & Event Attendance	1115	30,000	30,000	0
Admin CAO Corporate	1120	65,500	266,100	200,600
Civic Engagement	1125	10,000	10,000	0
Council	1125	622,671	804,105	181,434
Sister Cities	1125	10,000	10,000	0
Regional Legislative Meetings	1125	643	643	0
Council Grants	8401	30,000	30,000	0
Travel Grants	8410	2,500	2,500	0
Total CAO and Mayor & Council		1,885,661	2,305,295	419,634
Total CAO and Mayor & Council Expenses		1,885,661	2,305,295	419,634
MAJOR EXTERNAL BOARDS AND COMMISSIONS				
City Library	8601	5,321,865	5,528,360	206,495
Museum & Archives	8602	692,760	748,500	55,740
NV Recreation and Culture	8603	7,304,553	7,342,339	37,786
Public Art Admin	8031	6,000	6,000	0
Public Art Maintenance	8032	20,000	20,000	0
Community Art Program	8040	15,000	15,000	0
Total Boards and Commissions		13,360,178	13,660,199	300,021
Total Major External Boards and Commissions Expenses		13,360,178	13,660,199	300,021
Total Offices of the CAO & Mayor Expenses		15,245,839	15,965,494	719,655

THE OFFICES OF THE CAO & MAYOR REVENUES

Programs		2024 Annual Budget	2025 Annual Budget	Variance 2025 Annual to 2024 Annual
MAJOR EXTERNAL BOARDS AND COMMISSIONS				
NV Recreation and Culture	8603	94,252	94,252	0
Total Major External Boards and Commissions Revenue		94,252	94,252	0
Total Offices of the CAO & Mayor Revenues		94,252	94,252	0

2025 Operating Budget Analysis - The Offices of the CAO and Mayor

CAO incl. Mayor & Council

2024 Revenue Budget	94,252	
2025 Revenue Budget	94,252	
2025 Revenue Budget Increase (Decrease)	-	0.00%
		% change
2024 Expenditure Budget	15,245,839	
Salaries Obligation	221,334	
Legal Fees	(100,000)	
Major Agencies	300,021	
Library	206,495	
Museum & Archives	8,731	
Museum & Archives - from Provisions	47,009	
North Vancouver Recreation Commission	37,786	
Provisions	(47,009)	
Expenditure Budget Increase/(Decrease)	374,346	2.46%
		% change
Budget Transfers to/from other City Departments	345,309	
2025 Expenditure Budget	15,965,494	
2025 Expenditure Budget Increase (Decrease)	719,655	4.72%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	374,346	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	0.53%	

2025 Operating Budget Analysis - Library

2024 Revenue Budget	219,212	
Sales and Rentals	6,000	
Revenue Budget Increase/(Decrease)	6,000	2.74%
		% change
2025 Revenue Budget	225,212	
2025 Revenue Budget Increase/(Decrease)	6,000	2.74%
		% change
2024 Expenditure Budget	5,443,177	
Salaries Obligation	139,800	
Insurance Allocation	15,600	
Transit Subsidy	1,000	
Library Materials	46,160	
Heat, Hydro, Water & Sewer	500	
Other Expenses	9,435	
Expenditure Budget Increase/(Decrease)	212,495	3.90%
		% change
2025 Expenditure Budget	5,655,672	
2025 Expenditure Budget Increase/(Decrease)	212,495	3.90%
		% change
2024 Municipal Contribution	5,223,965	
2025 Municipal Contribution	5,430,460	
Municipal Contribution Increase/(Decrease)	206,495	3.95%
		% change
2025 Net Tax Draw \$ Increase/(Decrease)	206,495	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)	0.29%	

2025 Operating Budget Analysis - MONOVA

	Museum Budget	CNV Share (50%)	
2024 Revenue Budget	693,062		
Provincial and Federal Grants	60,000		
Other Earned Income	5,438		
Revenue Budget Increase/(Decrease)	65,438		
2025 Revenue Budget	758,500		
2025 Revenue Budget Increase/(Decrease)	65,438	32,719	9.44%
			% change
2024 Expenditure Budget	2,059,582		
Salaries Obligation	215,800		
Other Expenses	(19,832)		
Expenditure Budget Increase/(Decrease)	195,968		
2025 Expenditure Budget	2,255,551		
2025 Expenditure Budget Increase/(Decrease)	195,968	97,984	9.51%
			% change
2024 Municipal Contribution	1,366,520	683,260	
<i>2024 Increase - Wages Provision held in CNV</i>	94,017	47,009	
2024 Municipal Contribution - restated	1,460,537	730,269	
2025 Municipal Contribution	1,497,051	748,500	
Municipal Contribution Increase/(Decrease)	36,513	18,231	2.50%
			% change
Provisions held in CNV Funds		(9,500)	
Net Municipal Contribution Increase/(Decrease)	36,513	8,731	
2025 Net Tax Draw \$ Increase/(Decrease)		8,731	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)		0.01%	

2025 Budget Analysis - North Vancouver Recreation and Culture Commission

	NVRC Budget		
2024 Revenue Budget	14,215,607		
Membership, Programs and Lessons	2,285,409		
Rentals, Other	219,717		
Revenue Budget Increase/(Decrease)	2,505,126		
2025 Revenue Budget	16,720,733		
2025 Revenue Budget Increase/(Decrease)	2,505,126		17.62% % change
2024 Expenditure Budget	35,571,588		
Salaries Obligation	1,922,449		
Administrative and Service Costs	356,516		
Building and Grounds	260,860		
Equipment Costs	90,897		
Goods and Materials	30,194		
Other Contract Services	30,174		
Expenditure Budget Increase/(Decrease)	2,691,090		
2025 Expenditure Budget	38,262,678		
2025 Expenditure Budget Increase/(Decrease)	2,691,090		7.57% % change
		City Share(1)	
2024 Municipal Contribution	21,355,981	7,304,553	
2025 Municipal Contribution	21,541,945	7,342,339	
Municipal Contribution Increase/(Decrease)	185,964	37,786	0.52% % change
2025 Net Tax Draw \$ Increase/(Decrease)		37,786	
2025 Overall Tax Impact (assuming 1% tax increase = \$700K)		0.05%	

Notes

(1) CNV Share

- CNV contribution for Recreation Services is 33.94%
- CNV contribution for Pinnacle Pool is 100%
- CNV contribution for Arts and Culture Grants is 50%
- CNV contribution for Building Utilities is by building ownership

2025 – 2029 DRAFT CAPITAL PLAN

December 14, 2024

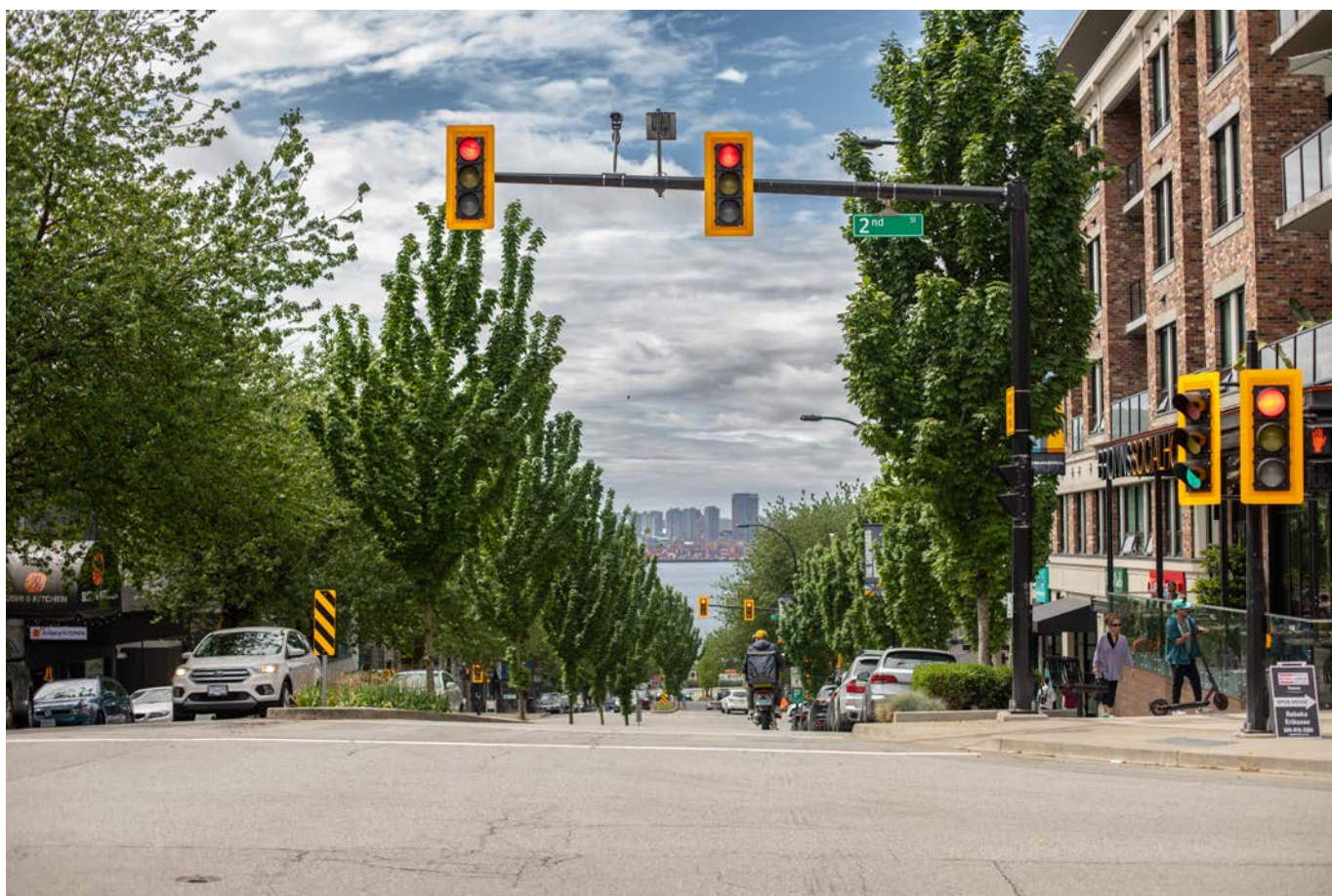


Table of Contents

2025 – 2029 Capital Plan

Summary	3
Land And Major Investments	4
Buildings	5
Streets And Transportation	7
Parks And Environment	10
Information Technology	12
Vehicles and Equipment	16
Block Funding	18
Other Projects	20
2025-2029 Funding	23

Summary

The Capital Plan provides a framework to organize and prioritize capital projects for the construction of new facilities and infrastructure in the City, the maintenance and replacement of existing capital assets, and delivery of various other projects. Plan informs Council and the public of the projects and their descriptions and timing, and allows for guidance and feedback. It also enables planning for the funding of these projects. The Corporation of the City of North Vancouver ("CNV") is planning capital spending of \$193 million over the next 5 years. This spending is advancing all of the priorities in Council's Strategic Plan.

2025 Capital Plan Summary

\$s	Base Program (a)	New Initiatives (b)	Total
Land and Major Investments	30,200,000	-	30,200,000
Buildings	2,120,546	6,986,145	9,106,691
Streets and Transportation	3,926,000	8,197,712	12,123,712
Parks and Environment	769,000	10,270,000	11,039,000
Vehicles and Equipment	1,897,504	240,000	2,137,504
Information Technology	1,328,400	9,200,000	10,528,400
Studies and Other	5,039,176	1,850,372	6,889,548
Block Funding	820,343	-	820,343
Total	46,100,969	36,744,229	82,845,198

(a) Base Program: Projects involving the maintenance and repair of infrastructure, and ongoing program delivery.

(b) New Initiatives: Projects that provide new facilities or levels of service to the community.

2025-2029 Capital Plan Summary

\$s	Base Program (a)	New Initiatives (b)	Total
Land and Major Investments	30,400,000	-	30,400,000
Buildings	8,696,691	11,479,409	20,176,100
Streets and Transportation	17,164,000	55,080,179	72,244,179
Parks and Environment	5,209,328	13,934,000	19,143,328
Vehicles and Equipment	10,563,449	240,000	10,803,449
Information Technology	9,242,400	13,389,900	22,632,300
Studies and Other	9,703,514	3,720,372	13,423,886
Block Funding	4,238,110	-	4,238,110
Total	95,217,492	97,843,860	193,061,352

2025-2029 CAPITAL PLAN

Land and Major Investments

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
1 - 01	Strategic Land Acquisition	Real Estate, Facilities & Economic Development	11,200,000	-	-	-	-	11,200,000	Funds for strategic land purchases that may be required to achieve Council's vision and priorities. Funds would be drawn from the Tax Sale Land Reserve where use of funds are permitted for land acquisitions to respond to emerging opportunities.Tax Sale Land Reserve balances would at all times remain above \$20 million as a "Financial Safety Net", ensuring CNV's financial resiliency.
1 - 02	Provision for Park Acquisition	Real Estate, Facilities & Economic Development	3,900,000	-	-	-	-	3,900,000	This funding is to include a provision for parkland acquisition to give the City the ability to acquire land for new parks or park expansion should an opportunity arise during the year.
1 - 03	Provision for Affordable Housing	Planning & Development	100,000	-	-	-	-	100,000	General provision of funding to be available for purchase of a building, site or a portion thereof, likely in partnership with BC Housing, CMHC, or a non-profit society, to facilitate the creation of new affordable housing. The Affordable Housing Reserve Fund was established to facilitate CNV's housing objectives.
1 - 04	City Cemetery Infill and Infrastructure Program	Engineering, Parks & Environment	-	100,000	-	-	100,000	200,000	Dedicated funding from the Cemetery Reserve to finance the construction of new burial and cremation options to meet community needs. This project will involve necessary geotechnical investigations and contracted services to construct new burial plots.
1 - 05	Provision for External Contribution	Finance & Information Technology Services	15,000,000	-	-	-	-	15,000,000	Project to use external funding and contributions unsecured at the time of Financial Plan preparation, should they become available.
Total Funding Requested			30,200,000	100,000	-	-	100,000	30,400,000	
Total Contributions			15,000,000	-	-	-	-	15,000,000	
Net Funding Requested			15,200,000	100,000	-	-	100,000	15,400,000	

External Contribution

Base Programs

New Items

2025-2029 CAPITAL PLAN

Buildings

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
2 - 01	Mickey McDougall Building Retrofit and Flicka Renovations	Office of the Deputy CAO	3,998,807	-	-	-	-	3,998,807	Renovations will be undertaken to improve the overall energy efficiency, accessibility and fire life safety systems of the Mickey McDougall Recreation Centre, along with interior renovations to accommodate the Flicka Gymnastics Club through a lease arrangement with the City of North Vancouver.
2 - 02	Harry Jerome Community Recreation Centre and Silver Harbour Seniors Activity Centre	Office of the Deputy CAO	611,871	-	-	-	-	611,871	To undertake final tendering, construction and commissioning scope of work for the new Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Activity Centre. This request also includes funding for temporary full-time positions and an ongoing contract for an external Project Manager through the construction period.
2 - 03	Mahon Park Childcare and Washrooms	Office of the Deputy CAO	1,739,916	-	-	-	-	1,739,916	A new facility in Mahon Park to house a 37 space Child Care Facility, and Park Washrooms / Changerooms
2 - 04	Maintenance, Repair & Replacement - City Hall	Real Estate, Facilities & Economic Development	218,839	227,039	72,800	34,720	11,200	564,598	Funding for Maintenance, repair and replacement of equipment and building components at the City Hall
2 - 05	Maintenance, Repair & Replacement - Gerry Brewer Building	Real Estate, Facilities & Economic Development	377,946	1,051,467	354,712	41,306	43,887	1,869,318	Funding for maintenance, repair and replacement of equipment and building component of the Gerry Brewer Building. Portion of the funding for maintenance, repair and replacement of equipment and building component of the Gerry Brewer Building provided by the District of North Vancouver
2 - 05	Maintenance, Repair & Replacement - Gerry Brewer Building	Real Estate, Facilities & Economic	441,893	1,229,372	414,728	48,294	51,313	2,185,600	Portion of the funding for maintenance, repair and replacement of equipment and building component of the Gerry Brewer Building provided by the District of North Vancouver
2 - 06	Maintenance, Repair & Replacement - Fire Hall	Real Estate, Facilities & Economic Development	95,000	237,000	67,200	32,480	14,000	445,680	Funding for maintenance, repair and replacement of equipment and building components of the Fire Hall
2 - 07	Maintenance, Repair & Replacement - Civic Library	Real Estate, Facilities & Economic Development	57,000	721,000	71,680	25,760	12,320	887,760	Funding for maintenance, repair and replacement of equipment and building components at the City Library
2 - 08	Maintenance, Repair & Replacement - City Owned / Non-City Used Buildings	Real Estate, Facilities & Economic Development	120,868	143,868	336,000	-	280,000	880,736	Funding for maintenance, repair and replacement of equipment and building component for Non-CNV used properties (i.e. rental properties, 15 Chesterfield, holding properties, etc...).
2 - 09	Maintenance, Repair & Replacement - Parks Buildings	Real Estate, Facilities & Economic Development	137,000	59,000	56,000	56,000	56,000	364,000	Funding for maintenance, repair and replacement of facilities, equipment and building components relating to City Parks.
2 - 10	Maintenance, Repair & Replacement - Operations Centre	Real Estate, Facilities & Economic Development	37,000	47,000	28,000	39,200	72,800	224,000	Funding for maintenance, repair and replacement of equipment and building components of the Operations Centre.
2 - 11	City Hall Facility Project	Real Estate, Facilities & Economic Development	-	349,000	244,000	22,400	50,400	665,800	Funding to address functional requirements and operational changes for City Hall business and operations. Includes space planning, renovations and reconfiguration to accommodate growth, and renovations to meeting rooms and office areas.
2 - 12	Atrium Public Access and Safety	Real Estate, Facilities & Economic Development	-	90,500	101,360	-	-	191,860	Renovations and reconfiguration of the atrium to accommodate operational changes, and improve safety for public and staff

2025-2029 CAPITAL PLAN

Buildings

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
2 - 13	Fire Hall Apparatus Floor Storage	Real Estate, Facilities & Economic Development	-	250,000	-	-	-	250,000	The Fire Hall has limited space and requires renovations for the storage of required critical response equipment. The apparatus floor currently has a mezzanine, storage laundry room and office. The renovation will move these less critical items to lower levels, and add a new steel mezzanine structure to allow for the required storage.
2 - 14	Warehouse and Operations Yard Security Upgrades	Real Estate, Facilities & Economic Development	-	120,000	-	-	-	120,000	Security upgrades are required for the 3 city properties (warehouse and adjacent Operations lay down areas) on East 2nd Street to enhance staff and public safety. The area has seen an increase in thefts, vandalism and encampments. The security upgrades would consist of (but not be limited to) new fencing on the North and South side properties, additional lighting and possibly security cameras. It will also tie into the overall public safety enhancements along the public pathway.
2 - 15	EV Fleet Transition Infrastructure	Real Estate, Facilities & Economic Development	85,551	291,455	64,707	296,032	123,035	860,780	Implementation of the required electrical upgrades and associated infrastructure for the Operations Centre and Fire Hall to enable the CNV transition to an EV fleet as detailed in the EV Fleet Transition roadmap and report.
2 - 16	City Hall Envelope & Glazing Upgrades	Real Estate, Facilities & Economic Development	-	1,962,375	-	-	-	1,962,375	Replacement of single-pane windows in the west wing of City Hall and associated envelope upgrades. The project would bring the building envelope and glazing up to modern standards, eliminate leaks and improve the energy efficiency of City Hall.
2 - 17	PGE Station Provision	Real Estate, Facilities & Economic Development	-	-	-	448,000	-	448,000	Re-location and re-use of the Pacific Great Eastern (PGE) Station with interior upgrades to permit re-use and leasing of space. Location and use to be determined. To be considered in coordination with Park Master Plan process.
2 - 18	Condition Assessment for All City-Owned Buildings	Real Estate, Facilities & Economic Development	220,000	20,000	20,000	20,000	20,000	300,000	Conduct up to date condition assessment for all CNV-owned buildings to enable optimal asset management, future planning, and budgeting.
2 - 19	Strategic Land Stewardship Model	Real Estate, Facilities & Economic Development	80,000	-	-	-	-	80,000	Engage an external expert to assist in the preparation of a Strategic Land Stewardship Model that includes CNV land holdings, acquisitions and use in the public interest.
2 - 20	Harry Jerome CRC - Block fund until facility replacement	NVRC	50,000	-	-	-	-	50,000	Funding requirements for capital maintenance in 2025 until new facility is completed and open, to replace or repair building systems that fail due to unforeseen circumstances. All projects will be assessed for cost/benefit before work proceeds.
2 - 21	Memorial CRC - Block fund until facility replacement	NVRC	15,000	-	-	-	-	15,000	Funding requirements for capital maintenance in 2025 until new HJCRC is completed and open to replace or repair building systems that fail due to unforeseen circumstances. All projects will be assessed for cost/benefit before work proceeds.
2 - 22	Maintenance, Repair & Replacement – HJCRC	NVRC	-	150,000	150,000	-	150,000	450,000	Funding for the maintenance, repair, and replacement of equipment and building components at the HJCRC.
2 - 23	John Braithwaite Community Centre	NVRC	70,000	40,000	50,000	50,000	50,000	260,000	This project will deliver functional upgrades, accessibility improvements and planned major components replacement in the John Braithwaite Community Centre.
2 - 24	Centennial Theatre - repair / replacement	NVRC	500,000	-	-	-	-	500,000	This project is to replace a section of the mansard roof system at Centennial Theatre. A section of the roof has reached the end of its service life and requires replacement.
2 - 25	Shipyards Chiller Venting Alterations	Real Estate, Facilities & Economic Development	250,000	-	-	-	-	250,000	The venting for the chiller that serves the Shipyards Skate Plaza requires upgrades to meet current safety and other regulations.
Total Funding Requested			9,106,691	6,989,076	2,031,187	1,114,192	934,955	20,176,101	
Total Contributions			6,180,616	1,229,372	414,728	48,294	51,313	7,924,323	
Net Funding Requested			2,926,075	5,759,704	1,616,459	1,065,898	883,642	12,251,778	
External Contribution									
Base Programs									
New Items									

2025-2029 CAPITAL PLAN

Streets and Transportation

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
3 - 01	Mobility Data Collection and Monitoring	Engineering, Parks & Environment	130,000	180,000	180,000	180,000	180,000	850,000	This project will fund procurement, development and application of various transportation data collection, analysis and communication tools, including: automated volume and speed counters, transportation forecasting system, traffic modelling, intercept surveys, open data platforms, and third-party data licensing.
3 - 02	Neighbourhood Traffic Safety and Infrastructure Improvements Program	Engineering, Parks & Environment	450,000	400,000	400,000	300,000	300,000	1,850,000	This project will address site-specific safety issues in various City neighbourhoods and develop a new approach to neighbourhood traffic safety and access to guide future improvement plans. Works may include, but are not limited to, the installation of new and updated traffic signs, pavement markings, intersection safety improvements, traffic calming elements (speed bumps, bump outs) and pedestrian beacon installation. Also, this project will implement infrastructure recommended by School Travel Plans at the City's elementary and high schools if warranted. Improvements will consist of measures to address vehicle circulation and parking issues, filling gaps in the active transportation network and enhance the comfort and safety on identified popular walking routes to school - elements may include: bumpouts, sidewalks, signage and pavement markings etc. Project will also support annual planning and coordination work with the school district. Public requests for improvements received are prioritized through data collection and analysis prepared by CNV Staff.
3 - 03	New Traffic Signal	Engineering, Parks & Environment	-	1,110,000	1,030,000	500,000	500,000	3,140,000	Installation of pedestrian crossing facilities at locations where signal is warranted based on existing pedestrian, cyclist and vehicular traffic volume. The requested funds are needed for design and construction of new traffic controlled device such as traffic signal. Proposed 2025 deliverables include new signals at East Grand Blvd & E 13th Street and at East Grand Blvd & E 15th St.
3 - 03	New Traffic Signal	Engineering, Parks & Environment	495,000	990,000	-	-	-	1,485,000	Portion of the work expected to be funded by Translink.
3 - 04	New Pedestrian Crossing Facilities	Engineering, Parks & Environment	300,000	700,000	400,000	300,000	300,000	2,000,000	The requested funds are needed for design and construction of new pedestrian crossing facilities including but not limited to, new special crosswalks and rectangular rapid flashing beacon (RRFB).
3 - 05	Pedestrian and Roadway Lighting Implementation	Engineering, Parks & Environment	-	450,000	450,000	450,000	450,000	1,800,000	Design and construction of new roadway and pedestrian level lighting throughout the City as per the street lighting implementation plan completed in 2019.
3 - 06	City-Wide LED Street Light Upgrade	Engineering, Parks & Environment	-	110,000	60,000	60,000	60,000	290,000	Deliver remaining LED upgrade which requires extensive pole upgrade and fixture replacement of old style pedestrian fixture incompatible with LED fixtures. Implementation of Street Lighting Central Management System.
3 - 07	Street Lighting and Traffic Signal Pole Replacement	Engineering, Parks & Environment	200,000	200,000	150,000	150,000	150,000	850,000	Planned replacement of deteriorated street light and traffic signal poles as prioritized based on 2022 condition assessment. The City's inventory of street light and traffic signal poles comprises of approximately 2000 poles, with associated foundations/bases and electrical circuits.
3 - 08	Traffic Signal Upgrades	Engineering, Parks & Environment	500,000	500,000	500,000	500,000	500,000	2,500,000	Upgrade of existing traffic signal including but not limited to signal poles, underground wiring, Accessible Pedestrian Signal (APS), signal communication systems, and controllers in the City. Locations and project details to be determined per results from various traffic engineering analysis and based on needs for upgrading traffic signal equipment. Prioritize controller cabinet upgrade which includes procurement contract to deliver traffic signal controller cabinet and ATC controller. Replaced traffic signal head housing that can't fit new LED lens. Traffic signal pre-emption allows a fire truck to communicate with downstream traffic signals increasing its likelihood of receiving a green light. It can also communicate with traffic signals further ahead to get traffic flowing before the truck arrives in order to decrease response times.

2025-2029 CAPITAL PLAN

Streets and Transportation

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
3 - 09	Sidewalks - Infill and Reconstruction	Engineering, Parks & Environment	200,000	150,000	150,000	150,000	150,000	800,000	This project will replace deteriorated sidewalks to eliminate tripping hazards, upgrade deficient sidewalks no longer meeting community needs, and complete small infill projects to better connect capital or development projects with the surrounding network. The implications of this project not proceeding is an inability to replace deteriorating and deficient sidewalks and an increase in operational risk by not eliminating tripping hazards and reducing conflict between sidewalk users, parked cars and other elements.
3 - 10	Pavement Management: Streets & Lanes	Engineering, Parks & Environment	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000	Cracksealing, patching, resurfacing, reconstructing pavements and related works in streets and lanes to preserve or extend useful life and may also include replacing sections of curbs, curb and gutter, and/or sidewalks. Will also include periodic pavement condition data collection. The implications of this project not proceeding is the risk of asset deterioration to an unacceptable state creating more costly repairs and impactful construction delays.
3 - 11	Marine Structures Repairs & Proactive Maintenance	Engineering, Parks & Environment	896,000	1,295,000	173,000	-	-	2,364,000	Complete structural repairs of deficiencies as well as preventative maintenance work identified through the Waterfront & Marine Structures Inspections completed in May 2024. The repair and maintenance work will be carried out over three seasons to reduce impact on the Shipyards and waterfront access.
3 - 12	Mobility Network Implementation	Engineering, Parks & Environment	4,449,872	2,238,504	3,472,585	7,310,242	9,076,611	26,547,814	This project will execute on the community engagement, design and construction of priority corridors identified in the Council approved Priority Mobility Network Strategy (2019) and continue to prioritize future work based on approved evaluation criteria. This work will result in infrastructure tailored to the unique street context and suitable for a broad range of human and electrified mobility devices like bicycles and scooters with users of All Ages and Abilities. Focus for the next 4 years of the plan will be on the Upper Levels Greenway, the Mid-town Corridor, and the Chesterfield Corridor.
3 - 12	Mobility Network Implementation	Engineering, Parks & Environment	1,000,000	500,000	2,007,000	4,014,000	3,000,000	10,521,000	Portion of the work expected to be funded by Translink and Province.
3 - 13	New Sidewalks To Complete The Pedestrian Network	Engineering, Parks & Environment	357,840	1,169,000	950,708	896,355	610,461	3,984,364	This project will enable the design, public engagement and construction of new sidewalk segments to complete the pedestrian network.
3 - 13	New Sidewalks To Complete The Pedestrian Network	Engineering, Parks & Environment	105,000	105,000	-	-	-	210,000	Portion of the work expected to be funded by Translink.
3 - 14	Transit Improvement Program	Engineering, Parks & Environment	-	200,000	207,000	285,000	60,000	752,000	This program will support technical study, design and implementation of transit priority interventions like bus lanes, signal priority and bus bulges as well as accessibility upgrades to improve access to transit. This project will also deliver new transit shelters at key locations where additional capacity is required.
3 - 14	Transit Improvement Program	Engineering, Parks & Environment	-	25,000	-	100,000	-	125,000	Portion of the work expected to be funded by Translink.
3 - 15	Public Realm Improvements	Engineering, Parks & Environment	-	30,000	30,000	115,000	30,000	205,000	Provides streetscape elements to enhance the experience of the public realm. Elements may include, but are not limited to, benches, shelters, signage, water fountains, misting stations, waste receptacles, bike racks, tactile walking surface indicators, accessibility improvements, and holiday lighting. The program will also support updating boulevard guidelines to respond to evolving community needs and best practices.
3 - 16	Bike and Micromobility Parking Facilities	Engineering, Parks & Environment	80,000	820,000	-	-	-	900,000	This project will complete a needs assessment to identify desirable locations and opportunity sites for upgrades to bicycle parking facilities throughout key destination areas. The project will study a range of enhanced bicycle parking facilities options to provide secure, high volume, high quality amenities. An implementation plan will be developed in 2025 for delivery and maintenance of the new facilities. The project also includes funding to deliver new bike racks and parking facilities in 2026.

2025-2029 CAPITAL PLAN

Streets and Transportation

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
3 - 17	Waterfront Connections and Wayfinding Plan	Engineering, Parks & Environment	400,000	-	-	-	-	400,000	This project will see the design and implementation of a city-wide wayfinding system. Wayfinding will reinforce identity, connect places, modes of transportation and boost confidence to reduce dependence on cars. The project will include an inventory and analysis of the current state, development of a portfolio of wayfinding element templates (such as signage and icons), and an implementation plan. The first tranche of work to be implemented includes The Shipyards & Waterfront, including SeaBus gateway, Lower Lonsdale and the Brewery District. Funding is also for the delivery and construction of new wayfinding elements.
3 - 18	Provision for Local Area Services - City Share	Engineering, Parks & Environment	500,000	-	-	-	-	500,000	Local Area Services are municipal works or services that benefit specific properties in a limited area and the cost of which is recovered in whole or in part by a special tax on those properties. Typical projects include lane paving, street lighting, sidewalks, and slope stabilization works with costs being shared between the benefiting properties and the City-at-large. Note, there have been very few successful petitions over the past decade and it is difficult to anticipate future demand.
3 - 19	Wallace Mews Access Control	Engineering, Parks & Environment	60,000	110,000	-	-	-	170,000	This project will deliver the design, supply, installation, and electrical connection of retractable bollards at Wallace Mews, that can close the road to regular vehicle traffic. The bollards will enhance event security while allowing controlled access for vendors, service, and emergency vehicles. Project will remove no longer required bollards and use these to create vehicle separator.
Total Funding Requested			12,123,712	13,282,504	12,160,293	17,310,597	17,367,072	72,244,178	
Total Contributions			1,600,000	1,620,000	2,007,000	4,114,000	3,000,000	12,341,000	
Net Funding Requested			10,523,712	11,662,504	10,153,293	13,196,597	14,367,072	59,903,178	

External Contribution	
Base Programs	
New Items	

2025-2029 CAPITAL PLAN

Parks and Environment

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
4 - 01	Parks and Public Space Comprehensive Plan	Engineering, Parks & Environment	250,000	-	-	-	-	250,000	City wide Parks and Open Space Comprehensive Plan is a guiding document that describes the current state of the CNV's parks, greenway routes, recreation facilities, and natural areas; and determines the future vision and service levels and implementation strategy to deliver on this vision. The existing Parks Comprehensive Plan was completed in 2010 and included strategic recommendations for ten years. A revised Parks Comprehensive Plan will be required as a response to changing demographics and land uses.
4 - 02	Kings Mill Walk Park	Engineering, Parks & Environment	8,685,000	255,000	-	-	-	8,940,000	Implementation of the full scope of the approved master plan (2022), including off-leash area, playground, washroom building, celebration of Squamish Nation cultural history, habitat enhancement, and improved Spirit Trail. Funding is also for debt servicing costs.
4 - 03	Dog Friendly City Action Items	Engineering, Parks & Environment	-	105,000	105,000	-	-	210,000	The completion of the Citywide approach includes actions to improve the sharing of public and private spaces responsibly to meet the needs of all residents and integrate dogs into the community. This program includes the implementation of a communication plan, public realm and park related improvements, such as new leash optional areas (temporary), an on-leash network, street boulevard relief stations and minimization of impacts on the environment.
4 - 04	Sport Court Infrastructure Replacement	Engineering, Parks & Environment	250,000	-	-	-	-	250,000	This project will result in the replacement of aging infrastructure and amenity upgrades to existing sport courts to improve usability and player safety.
4 - 05	Public School Playground Funding	Engineering, Parks & Environment	-	75,000	-	75,000	-	150,000	This project provides funding to specific schools to a maximum of \$75,000 each over a 10 year period and supports the development of enhanced outdoor school grounds to benefit the community.
4 - 06	New Public Washrooms	Engineering, Parks & Environment	50,000	240,000	240,000	240,000	-	770,000	This project involves planning for the design and construction of new permanent public washrooms. The washroom location(s) will address identified gaps in public washroom service levels while supporting enhanced programming of the park system and increase City wide walking and rolling.
4 - 07	Parks Furnishings and Signage	Engineering, Parks & Environment	25,000	25,000	25,000	25,000	25,000	125,000	Routine capital program to support implementation of the City's parks and environmental signage program, and the addition/replacement of park furnishings, such as benches and picnic tables.
4 - 08	Hemlock Looper Impact Tree Removal & Restoration	Engineering, Parks & Environment	300,000	300,000	-	-	-	600,000	In 2021 CNV's urban forest was significantly impacted due to damages caused by the Western Hemlock Looper infestation coupled with extreme heat and drought resulting in trees declining and requiring removal and restoration planning and implementation. In 2025 the final round of tree removals will begin along with the starting the restorations planting work.
4 - 09	Encampment Management	Engineering, Parks & Environment	100,000	100,000	100,000	-	-	300,000	This funding will be used to recruit and/or direct appropriate resources to respond to increasing clean ups in the City, in order to deliver safe and comfortable park and public spaces.
4 - 10	FireSmart	Engineering, Parks & Environment	100,000	100,000	100,000	100,000	-	400,000	Through completion of a wildfire threat assessment of the City, the Community Wildfire Protection Plan (CWPP) identified priority FireSmart fuel treatment areas. This project will continue to advance treatment in parks to reduce the likelihood of a wildfire. Greenwood Park will be completed in 2024/2025, with Kealy Woods Park and Mosquito Creek Park targeted to begin in 2025. Following Kealy Woods would be Tempe Park, and finally Heywood Park. It will also advance implementation of the CWPP, which will reduce the risk of wildfire entering our community, as well as the impacts and losses to property and critical infrastructure, and prevent economic and social losses. The project will also enhance and develop emergency plans, emergency response, evacuation plans, bylaw development in areas of fire risk, communication and education programs.
4 - 10	FireSmart	Engineering, Parks & Environment	100,000	100,000	100,000	100,000	-	400,000	Portion of the work expected to be funded by Provincial contribution (UBCM).
4 - 11	Streetscape Renovations	Engineering, Parks & Environment	20,000	20,000	20,000	20,000	20,000	100,000	This funding enables a proactive approach to mapping and renovating existing City maintained streetscapes to improving resiliency by addressing impacts of climate change, dogs, and urban densification with the goal of maintaining expected service levels and reducing the long-term maintenance cost of these assets.

2025-2029 CAPITAL PLAN

Parks and Environment

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
4 - 12	Park Structure Renovations	Engineering, Parks & Environment	25,000	25,000	25,000	25,000	25,000	125,000	Replacement of aging structures, such as stairs, bridges and boardwalks and various other structures, throughout the City's park system.
4 - 13	Grass Sports Field Renovations	Engineering, Parks & Environment	-	-	-	175,000	175,000	350,000	The City's sand-based grass fields are more than 30 years old and are in need of renovation. Surface remediation coupled with drainage & irrigation systems replacement required in order to keep the fields safe, resilient and playable. Loutet #2 field was completed in 2016, Loutet #1 in 2019, and Chris Zuehlke field is the next priority. Remaining fields to be completed are Loutet Field #3, Kinsmen Stadium Field, and Ray Perrault Field.
4 - 14	Multi-use Paths & Trail Maintenance	Engineering, Parks & Environment	14,000	14,420	14,853	15,298	15,757	74,328	Annual repairs to trails and multi-use pathways including wayfinding and markings, and resurfacing to maintain service levels and safe use of these multi-modal active transportation networks.
4 - 15	Confederation Field Turf and Fence Replacement	Engineering, Parks & Environment	-	1,500,000	-	-	-	1,500,000	The synthetic turf at Confederation Field was replaced in 2014 and has an expected life of approximately 10 years. Based on that projected life expectancy, the turf was tentatively scheduled for replacement in 2025 but is demonstrating the ability to last longer than originally anticipated before requiring replacement.
4 - 16	Fen Burdett Field Turf Replacement	Engineering, Parks & Environment	-	-	-	-	1,800,000	1,800,000	Fen Burdett field was converted to artificial turf in 2017. Typically, the functional life of turf is 10 years and, after that, the playability is reduced and maintenance is greatly increased. Based on that life expectancy, the turf is tentatively scheduled for replacement in 2029.
4 - 17	Urban Forest Implementation and Watershed Management	Engineering, Parks & Environment	725,000	530,000	20,000	300,000	309,000	1,884,000	This project is to complete the Urban Forest Strategy and implement priority items. Will establish base line studies for street trees on Lonsdale and other priority high use pedestrian networks, identify priority areas for street tree planting and identify strategies to respond to rapid decline in street tree health to save elder trees and implement new sustainable plantings. Building on the studies, new methodologies to provide supportive infrastructure conditions to elements which may include, but are not limited to storm water management, trees and streetscapes in prioritized areas.
4 - 18	Open Streets Central Lonsdale - Maintenance	Engineering, Parks & Environment	135,000	-	-	-	-	135,000	This project supports the year-round maintenance needs of Open Streets, Central Lonsdale between the 1400-1800 blocks of Lonsdale Avenue. This project includes the upkeep of 4 parklets, 100+ street seats, 100+ urban gardens and decked areas along the 1400 and 1500 East block of Lonsdale.
4 - 19	Placemaking in the City	Engineering, Parks & Environment	125,000	130,000	130,000	130,000	130,000	645,000	Funding for the Play CNV Program and related placemaking initiatives that engage the local community. Through seasonal animation, neighbourhood based programming and mid-scale events, create fun activities and experiences in different neighbourhoods in the City that advance a sense of place and foster sociability. This project includes piloting new installations and activities in City parks and public spaces and the general maintenance of parklets (outside of Open Streets), urban gardens and assets within activated laneways, plazas and other community spaces.
4 - 20	1600 Eastern Avenue Park	Engineering, Parks & Environment	135,000	-	-	-	-	135,000	Construction of a new neighbourhood park at 1600 Block of Eastern Avenue in a currently underserved high density central lonsdale neighbourhood. Funding is for debt servicing costs.
Total Funding Requested			11,039,000	3,519,420	879,853	1,205,298	2,499,757	19,143,328	
Total Contributions			100,000	100,000	100,000	100,000	-	400,000	
Net Funding Requested			10,939,000	3,419,420	779,853	1,105,298	2,499,757	18,743,328	

External Contribution
Base Programs
New Items

2025-2029 CAPITAL PLAN

Information Technology

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
5 - 01	Website Renewal	Office of the Deputy CAO	-	200,000	-	-	-	200,000	City of North Vancouver's website is a decade old, and is in need of an update to ensure it is accessible, modern and can meet the needs of residents and organizations while integrating with the City's public facing online services and back of house functionalities. Municipal government websites are now the main conduit by which the public connect with their local governments and, increasingly, have become the platform for the delivery of transparent, timely and useful information ranging from emergency management to access to Council meetings, documents and minutes. Significantly, the website needs to work harder to be a portal to important online services ranging from permitting and licensing to the payment of parking tickets and property taxes. A renewed website will reduce time and labour by updating aging digital infrastructure for staff and will improve customer service by providing time-saving self-serve and accessibility options for visitors.
5 - 02	CityWorks	Engineering, Parks & Environment	472,000	-	-	-	-	472,000	Develop & implement enhancements to CNV's asset and work management software system, to proactively track, assess, and plan maintenance and capital projects, improve reporting and enable sustainable service delivery.
5 - 03	Implement Recruitment Process Improvement & System	People, Culture & Transformation	100,000	-	-	-	-	100,000	Enhance attraction and recruitment to CNV through implementation of new recruitment system and processes
5 - 04	Update Working in Isolation Program and Policy & Systems	People, Culture & Transformation	60,000	-	-	-	-	60,000	Enhanced Workplace safety and employee engagement through updating policy, processes, technology and tools to ensure alignment with legislative requirements.
5 - 05	Website Renewal	Library	10,000	10,000	25,000	10,000	10,000	65,000	Ongoing development of City Library's digital branch at nvcl.ca, which sees over 500,000 visits per year. Funding supports improvements to functionality and critical security upgrades, integration of new library services into the digital space, and provision of a seamless and accessible experience for library patrons of all ages and abilities.
5 - 06	Integrated Library System (ILS) Renewal	Library	7,200	16,000	-	-	13,000	36,200	Hardware and software upgrades and replacements to maintain and update the Integrated Library System (ILS) that powers the bulk of City Library's day-to-day business of cataloguing and lending library materials - and to sustain functionality, speed, security and responsiveness while minimizing overhead for technical support.
5 - 07	Automated Materials Handling, RFID & Self-Service Payment System Replacements	Library	10,000	50,000	25,000	59,000	54,000	198,000	Replacement of end-of-life system components including the automated sorting machine, sort bins, self-service checkouts and self-service payment stations - to extend equipment lifespan and ensure ongoing functionality, reliability compatibility and security. These heavily-used systems automate repetitive, labour-intensive tasks to reduce risk of workplace injury and increase service effectiveness and efficiency.
5 - 08	A/V, Multimedia and Instructional Systems Renewal	Library	23,700	14,500	30,000	36,500	22,000	126,700	Replacement of end-of-life A/V, multimedia and instructional systems in community meeting rooms, classrooms and public spaces to ensure equipment is reliable, up-to-date and compatible with current technology standards. This equipment is heavily used to support technology access and learning and supports over 1,000 library programs and 500 community meetings annually.
5 - 09	Museum & Archives Collections Database Project	MONOVA	90,000	-	-	-	-	90,000	Current museum & archives collections database systems in place at MONOVA are outdated and do not adequately meet the needs of the organization for proper collections management and conservation. There are also inherent risks involved in not updating to a functional and secure system. These risks include compromising personal information which is stored in our systems, data which could not be recovered in the event of a security breach or a disaster, and the risk of a security breach of our current systems allowing wider access within our IT infrastructure. Beyond risk mitigation, an updated database will also allow us to meet our strategic objective of making our collections more accessible to the public through an online portal.
5 - 09	Museum & Archives Collections Database Project	MONOVA	90,000	-	-	-	-	90,000	Funds are matched by the District.

2025-2029 CAPITAL PLAN

Information Technology

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
5 - 10	IT Refresh	MONOVA	5,000	5,000	5,000	5,000	5,000	25,000	Scheduled replacement and enhancement of IT equipment and supporting hardware for MONOVA is based on a technology refresh program designed by the District of North Vancouver, which provides IT equipment and support for users (staff and public). Public computers, meeting room A/V, videoconferencing and public wifi enhance the community's and tourists' experience of the Museum and Archives as a fun, welcoming, inclusive, safe and accessible space. Both the Archives in the District and the new Museum location in the City are serviced by DNV IT, using available fibre-optic cables and configured through a City and District cabling agreement, which fulfills the New Museum Project goals.
5 - 10	IT Refresh	MONOVA	5,000	5,000	5,000	5,000	5,000	25,000	Funds are matched by the District.
5 - 11	GIS and Data Modernization	Finance & Information Technology Services	410,000	20,000	-	-	-	430,000	The CNV GIS system requires a timely upgrade to maintain efficiency and provide advanced services, equipping city staff with cutting-edge geospatial tools and data analytics to improve decision-making, data management, and public services. Additionally, a 24/7 Open Data portal will enhance transparency and accessibility, empowering citizens, businesses, and researchers with valuable insights. These initiatives reflect our commitment to greater access to government data and a more open, data-driven future for our CNV.
5 - 12	Parcel Lifecycle Management	Finance & Information Technology Services	120,000	-	-	-	-	120,000	To improve data integration between GIS and Infor Public Sector (IPS), with a focus on developing automated workflows for land parcel data and addresses.
5 - 13	User Device Replacements	Finance & Information Technology Services	200,000	200,000	200,000	200,000	200,000	1,000,000	Planned replacement of computers. As a device reaches end of life it is replaced.
5 - 14	Data Centre Infrastructure	Finance & Information Technology Services	500,000	310,000	310,000	490,000	420,000	2,030,000	To maintain the CNV'S data centre infrastructure, and network. Maintenance includes storage, servers, wireless access points, switches, and network security devices. Upgrade and replacement of infrastructure items as part of a regular refresh program.
5 - 15	Microsoft Cloud Services Extension	Finance & Information Technology Services	920,000	250,000	-	-	-	1,170,000	This initiative will build out the cloud computing capability which will enable the CNV to leverage the Microsoft 365 suite of productivity tools (Office, MS Teams, cloud collaboration and workforce tools). In addition the Microsoft Cloud platform will provide the CNV with a enhanced security tools, a rich set of cloud applications and a platform to build rapid solutions instead of the traditional on-premise applications.
5 - 16	AV Improvements	Finance & Information Technology Services	150,000	-	150,000	-	150,000	450,000	Refresh and enhance existing Audio Visual equipment to provide improved meeting room experience.
5 - 17	Fibre Infrastructure	Finance & Information Technology Services	50,000	50,000	50,000	50,000	50,000	250,000	To maintain the CNV's existing fibre infrastructure that interconnects CNV buildings with CNV services while also growing that infrastructure as the city grows.
5 - 18	Cyber Security Program	Finance & Information Technology Services	1,090,000	700,000	500,000	500,000	-	2,790,000	To sustain and enhance CNV's IT security posture, the IT department will focus on governance, risk management, and continuous improvement. Based on the findings from the Cybersecurity Maturity Assessment, this project will implement strategic measures in 2025-2029 to safeguard our digital infrastructure. This project is vital for ensuring long-term resilience and aligning the CNV's security practices with evolving threats in order to protect sensitive information thereby maintaining public trust.
5 - 19	Innovation Incubator (Hackathon)	Finance & Information Technology Services	20,000	-	-	-	-	20,000	To start the Innovation journey by hosting a hackathon where staff spend 1-2 days working on business problems/new ways of working that are on the fringe of the prioirtisation list. This is an opportunity to create an environment to foster experimentation and try out new technologies to solve everyday problems.

2025-2029 CAPITAL PLAN

Information Technology

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
5 - 20	NVRC Website Replacement	NVRC	66,000	-	-	-	-	66,000	The current nvrc.ca website is outdated and no longer meets the needs of customers. It was developed 10 years ago and was not designed to support the majority of web traffic which now comes from mobile devices. It is not a user-friendly or intuitive interface, leading to confusion and frustration. This website upgrade will create an easy-to-use digital hub for NVRC programs, facilities and services. It will meet modern accessibility standards as per the BC Accessibility Act. It will ensure that the website is able to support visitors using any device to connect.
5 - 20	NVRC Website Replacement	NVRC	132,000	-	-	-	-	132,000	Portion of funding provided by the District of North Vancouver
5 - 21	Facility Audio/Visual Systems Replacement	NVRC	10,000	-	-	-	20,000	30,000	The audio and visual equipment at CNV facilities is approaching end of life. By replacing equipment no longer supported by the manufacturer NVRC will ensure spaces continue to be available to the public and avoid downtime. These systems include: digital signage, projectors, tv's, speakers, microphones, paging systems etc. which are important for facility rentals, promotion, programming, events and operation.
5 - 22	Recreation Centre WI-FI Replacement	NVRC	-	-	-	35,000	-	35,000	NVRC installed public WIFI in all facilities in 2017. This project will allow NVRC to keep facility WIFI services current with supported technology.
5 - 23	John Braithwaite Video Surveillance System Replacement	NVRC	-	-	50,000	-	-	50,000	This project enables the maintenance and replacement of video surveillance systems at JBCC as part of NVRC's commitment to providing safe community spaces. This funding will ensure compliance with current privacy standards and modern technology.
5 - 24	Perfect Mind Development and Integration	NVRC	-	10,000	-	10,000	-	20,000	NVRC began using Perfect Mind as the recreation management software system in spring 2019. This system is utilized for program registration, space rentals and report generation and is critical for serving customers effectively and efficiently. This project will allow the improved integration of Perfect Mind with existing systems and processes to meet business needs and improve operational efficiency.
5 - 24	Perfect Mind Development and Integration	NVRC	-	20,000	-	20,000	-	40,000	Portion of funding provided by the District of North Vancouver
5 - 25	NVRC Network Hardware Replacement	NVRC	40,000	-	-	-	40,000	80,000	Maintenance and replacement of networking equipment is critical to providing a secure, reliable network to support phone and internet services at NVRC operated facilities in the City. Approximately half of the necessary network hardware was purchased in 2024. Funds requested for 2025 will complete the replacement of network hardware, much of which is end of life. Funds requested in 2029 is for continued procurement to meet modern standards.
5 - 25	NVRC Network Hardware Replacement	NVRC	80,000	-	-	-	80,000	160,000	Portion of funding provided by the District of North Vancouver
5 - 26	NVRC Desktop Computer Hardware Refresh	NVRC	15,000	21,000	21,000	21,000	21,000	99,000	Ongoing maintenance and replacement of desktop computer hardware including PC's, monitors, peripherals, printers etc. This project ensures technology systems deployed at NVRC-operated City of North Vancouver facilities are kept up to date and secure.
5 - 27	Land Strategy	Finance & Information Technology Services	100,000	-	-	-	-	100,000	Conducting an enterprise-wide assessment of City's Land Strategy to ensure that Land is managed and governed in a way that aligns with the strategic objectives and goals of the business. Land is a common entity used across all business areas and needs a clearly defined strategy on how it is managed across processes, people and technology. This work will also assess whether the systems that manage Land Data are using the data optimally.
5 - 28	Enterprise Resources Planning System Updates	Finance & Information Technology Services	-	-	-	4,400,000	-	4,400,000	To ensure the City's ERP system is optimized and meets the current and future needs to the organization.

2025-2029 CAPITAL PLAN

Information Technology

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
5 - 29	Strategic Planning & Performance Measurement Software	Finance & Information Technology Services	100,000	-	-	-	-	100,000	To implement a Strategic Planning & Performance Measurement Software System, which will help track the advancement of Council's Strategic Plan and CNV's Organizational Priorities, facilitate goal planning and deliverable assignment, and allow CNV to pull real-time reports per priority, action plan, department, and individual. Currently, CNV's work plan is manually managed on a master shared Excel document. The benefits of a software system are less manual work, better control of information, and more efficient reporting. Eventually, the software system is expected to be track CNV's KPIs.
5 - 30	Modernizing Tax Services	Finance & Information Technology Services	48,000	-	-	-	-	48,000	To provide our taxpayers with a new alternative to receive their tax bill through e-Billing online and also pay their bill with a creditcard.
5 - 31	Licence Plate Recognition Camera and Technology Replacement and 5 year support allowance	Public Safety	174,500	-	-	-	-	174,500	The Licence Plate Recognition technology, an integral component of the parking enforcement process, needs to be replaced. The existing cameras and technology warranty has expired and is unsupported in the event of damage or other failure. Replacement of this dated technology will ensure continued efficient monitoring of time zone parking enforcement in the City, and has potential to create opportunities of improved enforcement.
5 - 32	Business Intelligence and Analytics	Finance & Information Technology Services	280,000	50,000	50,000	50,000	-	430,000	This workstream is part of the IT Master Plan that will improve the utilization and analysis of current and future municipal data and iinformation to increase transparency and establish a culture of data driven decision-making.Deliverables will include a Business Intelligence and Analytics Plan, determination of a Primary Data Analytics Platform, and proof of concept of a data lake and analysis tools.
5 - 33	Infrastructure and Operations	Finance & Information Technology Services	200,000	-	-	-	-	200,000	This workstream is part of the IT Master Plan that will ensure the CNV's enterprise architecture is structured appropriately to drive enhancements to current and future infrastructure and assets.Deliverables include updated backup capability, an Infrastructure Refresh Plan based on potential migration to cloud, Enterprise Architecture templates and tools (including a repository of diagrams and working papers), and an updated IT Landscape to better drive data driven decision making for applications
5 - 34	Interest Holder and Media Monitoring tools	Office of the Deputy CAO	40,000	40,000	-	-	-	80,000	The implementation of the CNV's Engagement Framework means that CNV needs improved tools to be able to listen to and communicate more effectively with members of the public. Digital tools designed for local government to improve responsiveness to the public will help deliver on this commitment.
5 - 35	Enterprise Development Applications & Permits Software	Planning & Development	4,370,000	800,000	789,900	-	-	5,959,900	This technology project will enable the Planning & Development department to improve efficiency and customer satisfaction by implementing a new Permitting & Licensing software solution. The new system will enable easy, self-service applications and digital-first processes, allowing customers and staff to collaborate smoothly for streamlined processing.
Total Funding Requested			9,988,400	2,771,500	2,210,900	5,891,500	1,090,000	21,952,300	
Total Contributions			307,000	25,000	5,000	25,000	85,000	447,000	
Net Funding Requested			9,681,400	2,746,500	2,205,900	5,866,500	1,005,000	21,505,300	

External Contribution

Base Programs

New Items

2025-2029 CAPITAL PLAN

Vehicles and Equipment

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
6 - 01	Fire Equipment Replacement	Public Safety	180,000	165,000	80,000	700,000	1,155,000	2,280,000	Maintain a regular replacement cycle for critical structural firefighting protective equipment and to maintain a regular replacement cycle for fire hose and Auto-Extrication.
6 - 02	Self Contained Breathing Apparatus (SCBA)	Public Safety	300,000	300,000	-	-	-	600,000	Through a joint procurement process with the District of North Vancouver and District of West Vancouver, replace the aging self contained breathing apparatus (SCBA), that will meet the new NFPA standards and health and safety requirements and ensure interoperability between the three North Shore Fire Departments at emergency incidents.
6 - 03	EPE Operations Vehicle/Equipment Replacement Program	Engineering, Parks & Environment	545,000	1,260,000	1,175,000	890,000	1,040,000	4,910,000	Funding for the ongoing replacement of vehicles and equipment to ensure Engineering, Parks and Environment Operations has reliable vehicles and equipment to meet operational needs. In 2025, vehicles and equipment to be replaced include 4 pickup trucks, 1 Kubota RTV, and 1 rubber tire tractor. The implications of this project not proceeding are increased repair, maintenance, and rental costs in combination with decreasing reciprocal value.
6 - 04	Garage Parts Washer	Engineering, Parks & Environment	25,000	-	-	-	-	25,000	CNV's Operation Centre has a 500lb capacity solvent-free front-load automatic parts washer housed in the garage. After approximately 15 years, this piece of equipment has reached end of life span. The implications of this project not proceeding are increased costs and delays due to manual cleaning and more frequent repairs.
6 - 05	Additional Parks Vehicle	Engineering, Parks & Environment	200,000	-	-	-	-	200,000	Impacts of CNV delivered capital and Developer delivered projects coupled with increased project complexity and required service levels within City streetscapes and the park system due to densification of the City, the Park Operations Section needs an additional service vehicle to meet demand.
6 - 06	Carrie Cates Water Feature Improvements	Engineering, Parks & Environment	80,000	-	-	-	-	80,000	A mechanical asset management project to improve re-circulated Foot of Lonsdale Water Feature. The upgrades will enhance the chlorine and sand filtration systems, and include a preventative maintenance overhaul of pumps, actuators, and chemical feeders. These improvements will ensure a cleaner, safer, and more efficient recreational environment
6 - 07	The Shipyards Furnishings Enhancement	Engineering, Parks & Environment	30,000	30,000	-	-	-	60,000	This project aims to improve user experience and visitor comfort by replacing aging furniture with new tables, chairs umbrellas and picnic tables. The umbrellas will offer shade from the heat in Shipbuilders Square paired with seating throughout public areas.
6 - 08	Skate Plaza Heat Coil System Installation	Engineering, Parks & Environment	40,000	-	-	-	-	40,000	Funding is requested for an installation of a heating coil system in the ice pit at The Shipyards Skate Plaza to ensure rapid snow melting during peak winter operations.
6 - 09	Bylaw Services Vehicle Replacement	Public Safety	50,000	-	45,000	-	-	95,000	Replace an aged Bylaw Services vehicle with a newer model that is more efficient and incurs less maintenance costs. The vehicle scheduled for replacement in 2025 is a 2014 Ford Escape at the end of its typical service life.
6 - 10	Municipal Police Pool Vehicle Replacement	Public Safety	55,308	29,958	-	-	-	85,266	Replacement of Municipal Pool Vehicles. Detachment and Community Policing Office personnel utilize these vehicles for transportation for business, events & emergencies, cargo transportation, and property recovery & disposal. The vehicles scheduled for replacement in 2025 are a 2012 Ford Transit Connect and a 2013 Ford C-Max Hybrid. Both vehicles were able to be used longer than their typical 10 year service lives.
6 - 10	Municipal Police Pool Vehicle Replacement	Public Safety	65,496	35,477	-	-	-	100,973	Portion of funding provided by the District of North Vancouver.
6 - 11	Library Shelving Replacement	Library	42,700	-	77,510	-	-	120,210	Replacement of end-of-life library shelving.
6 - 12	Library Furniture Renewal	Library	51,000	67,000	48,000	46,000	50,000	262,000	Repair, refurbishment and replacement of end-of-life furniture to ensure community spaces are well-equipped with safe, functional furnishings that are in good repair and fit for purpose. The library contains over 300 seats and receives over 1600 visitors daily, resulting in wear and tear to public seating, desks, tables, etc.
6 - 13	NVRC Recreation Program Equipment	NVRC	275,000	90,000	130,000	100,000	100,000	695,000	Program equipment such as weight room, sports & recreation equipment, activity room furnishings & equipment, theatre performance equipment for Centennial Theatre and John Braithwaite Community Centre. A portion of fitness centre equipment at Harry Jerome CRC and John Braithwaite CC is replaced each year to ensure safe and reliable equipment for program participation. Centennial Theatre auditorium lighting and audio visual equipment are updated to ensure reliable theatre performance.

2025-2029 CAPITAL PLAN

Vehicles and Equipment

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
6 - 14	Gerry Brewer Furniture & Equipment	Real Estate, Facilities & Economic Development	24,433	27,199	25,816	25,816	25,816	129,080	Funding to enable the replacement / purchase of furniture and equipment in the Gerry Brewer building. Maintains suitable working conditions and ensures timely replacement of equipment as required.
6 - 14	Gerry Brewer Furniture & Equipment	Real Estate, Facilities & Economic Development	28,567	31,801	30,184	30,184	30,184	150,920	Portion of funding provided by the District of North Vancouver.
6 - 15	Civic Buildings - Furniture and Equipment	Real Estate, Facilities & Economic Development	50,000	117,000	112,000	112,000	112,000	503,000	Funding to enable the replacement / purchase of furniture and equipment in all civic buildings. Maintains suitable working conditions and ensures timely replacement of equipment as required.
6 - 16	Pool Car Replacement	Finance & Information Technology Services	65,000	87,000	75,000	75,000	75,000	377,000	Pool Cars allow for staff usage to go to visits, sites meeting, using City vehicles that are electric. Reducing emissions and reducing the need and reliance on private vehicles. The vehicle scheduled for replacement in 2025 is a 2013 Ford C-Max, which CNV was able to use longer than its typical 10 year service life.
6 - 17	Mobile Exhibitions	MONOVA	15,000	15,000	15,000	-	-	45,000	MONOVA's Mobile Exhibits aim to bring North Vancouver history, culture, education, and storytelling out into the community. Past displays at NVRC locations include Delbrook, Lions Gate, Jon Braithwaite, and new possible exhibits at Lynn Creek Community Centre and the new Harry Jerome. Mobile exhibits can also be created in partnership with City and District libraries, and a mobile exhibit is currently on display at Lions Gate Hospital. Many of the existing displays are old, outdated, and require updating, and requests for new exhibits come in for new rec centres and libraries. This capital project will fund the creation, installation, and upkeep of these mobile exhibits in community spaces throughout North Vancouver.
6 - 17	Mobile Exhibitions	MONOVA	15,000	15,000	15,000	-	-	45,000	Portion of funding provided by the District of North Vancouver.
	Total Funding Requested		2,137,504	2,270,435	1,828,510	1,979,000	2,588,000	10,803,449	
	Total Contributions		109,063	82,278	45,184	30,184	30,184	296,893	
	Net Funding Requested		2,028,441	2,188,157	1,783,326	1,948,816	2,557,816	10,506,556	

External Contribution

Base Programs

New Items

2025-2029 CAPITAL PLAN

Block Funding

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
7 - 01	Block Funding - City Used Buildings	Real Estate, Facilities & Economic Development	100,000	100,000	100,000	100,000	100,000	500,000	Block funding to acquire / undertake capital items and projects under \$10,000 for CNV-Used properties (i.e. City Hall, Fire Hall, Shipyards Office, Operations Centre).
7 - 02	Block Funding - Gerry Brewer Building	Real Estate, Facilities & Economic Development	29,969	29,969	29,969	29,969	29,969	149,845	Block funding to acquire / undertake capital items and projects under \$10,000 for the Gerry Brewer Building. Costs are shared with DNV.
7 - 02	Block Funding - Gerry Brewer Building	Real Estate, Facilities & Economic Development	35,039	35,039	35,039	35,039	35,039	175,195	Portion of funding provided by the District of North Vancouver.
7 - 03	Block Funding - Non-City Used Buildings	Real Estate, Facilities & Economic Development	100,000	100,000	100,000	100,000	100,000	500,000	Block funding to acquire / undertake capital items and projects under \$10,000 for Non CNV-Used properties (i.e. rental properties, Presentation House Theatre, holding properties, etc...).
7 - 04	Block Funding - Fire & Bylaw	Public Safety	50,000	50,000	50,000	50,000	50,000	250,000	Maintenance and replacement of Fire Department equipment and supplies under \$10,000
7 - 05	Block Funding - Parks	Engineering, Parks & Environment	100,000	103,000	106,090	109,273	112,551	530,914	Since 2005, Parks Infrastructure Block Funding has supported a variety of small scale park infrastructure upgrades with individual project values of less than \$10,000, and provides staff with the resources to respond immediately to time-sensitive, smaller infrastructure replacement issues, in order to ensure public safety and maintain levels of service.
7 - 06	Block Funding - The Shipyards	Engineering, Parks & Environment	35,000	36,050	37,100	38,200	39,400	185,750	Block Funding to acquire capital items under \$10,000 for The Shipyards (Shipyards Commons, Cates Deck, Shipbuilders' Square, St. Roch Dock and Burrard Dry Dock Pier).
7 - 07	Block Funding - Engineering Equipment	Engineering, Parks & Environment	50,000	51,500	53,045	54,636	56,275	265,456	Block funding for unplanned Engineering Operations Equipment expenses. Serves the purpose to maintain, replace, and/or acquire equipment under \$10,000.
7 - 08	Block Funding - Transportation	Engineering, Parks & Environment	30,000	30,900	31,827	32,782	33,765	159,274	Block funding is a capital account to be used by the Transportation Division to fund small unforeseen capital projects which arise each year. Examples of possible projects are geometry improvements, traffic signal designs, minor street and signal system improvements. This funding is used for acquisition of small capital items under \$10,000.
7 - 09	Block Funding - P&D	Planning & Development	10,000	10,000	10,000	10,000	10,000	50,000	The provision of the block funding requested supports the Development Services and Building Division's efforts to remain leaders in innovative, constantly evolving construction administration.
7 - 10	Block Funding - POLICE	Public Safety	23,045	23,045	23,045	23,045	23,045	115,225	These funds are typically used for replacement, maintenance and repair of small office equipment and gym equipment. Per unit price is under 10K.
7 - 10	Block Funding - POLICE	Public Safety	27,290	27,290	27,290	27,290	27,290	136,450	Portion of funding provided by the District of North Vancouver.
7 - 11	Block Funding - Library	Library	20,000	20,000	20,000	20,000	20,000	100,000	Block funding for maintenance and replacement of equipment and furnishings under \$10,000.
7 - 12	Block Funding - MONOVA	MONOVA	10,000	10,000	10,000	10,000	10,000	50,000	Annual Block funding is used by the Museum & Archives for purchasing or replacing minor capital assets such as exhibit and programs equipment, technology, or specialized storage and display components used in the delivery of community programs, in the management and stewardship of the museum and archival collections, and in the public operations of the Museum & Archives.
7 - 12	Block Funding - MONOVA	MONOVA	10,000	10,000	10,000	10,000	10,000	50,000	Portion of funding provided by the District of North Vancouver.

2025-2029 CAPITAL PLAN

Block Funding

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
7 - 13	Block Funding Computer Equipment	Finance & Information Technology Services	100,000	100,000	100,000	100,000	100,000	500,000	Annual IT spending required to support CNV's technology needs. This is for the unplanned repairs and replacement of technology.
7 - 14	NVRC Emergency Capital Replacement Fund	NVRC	40,000	40,000	50,000	50,000	50,000	230,000	Replacement or major repairs of critical building systems due to unanticipated failures or unforeseen circumstances.
7 - 15	NVRC Minor Capital Projects	NVRC	50,000	60,000	60,000	60,000	60,000	290,000	Block funding for minor capital projects
	Total Funding Requested		820,343	836,793	853,405	860,234	867,334	4,238,109	
	Total Contributions		72,329	72,329	72,329	72,329	72,329	361,645	
	Net Funding Requested		748,014	764,464	781,076	787,905	795,005	3,876,464	

External Contribution

Base Programs

New Items

2025-2029 CAPITAL PLAN

Studies and Other

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
8 - 01	Major Projects - Communications Lead	Office of the Deputy CAO	252,634	-	-	-	-	252,634	Storytelling activities will ensure the community receives timely information regarding major City projects. Ensuring all residents and partners receive information on the projects, their outcomes and the opportunities they provide. Activities such as newsletters, social media, and videos will ensure that the public and all partners and interest holders are aware, notified and engaged in this complex and compelling work. Deliverables include strategic communications on major projects, including Harry Jerome Community Recreation Centre, The Hub: Northshore Neighbourhood Redevelopment; Shipyards Public Realm Operational Communications and Identity; and Great Streets Initiative.
8 - 02	Health Cluster Development	Real Estate, Facilities & Economic Development	51,000	-	-	-	-	51,000	To develop a planned roadmap and identify outcomes and CNV benefits through the growth of a health cluster in the City. Identify investment attraction targets to increase economic and employment benefits from the growth of the health cluster in the City.
8 - 03	Business Service Support and Licencing Reforms	Real Estate, Facilities & Economic Development	25,000	25,000	-	-	-	50,000	This project is to deliver business service support and licensing reforms to the local business community and enable economic growth in accordance with the Economic Strategy. The scope will include analyzing and improving existing approaches, policies and level of service delivery, to deliver targeted services and improve overall CNV interactions and support of the local business community.
8 - 04	Health and Wellness	Public Safety	55,000	22,000	23,000	35,000	-	135,000	As part of the overall health and wellness of our staff, the Fire Department would invest in mental and physical health related programs and initiatives. This includes continuing its triennial program that includes conducting cardiopulmonary and cancer screening risk assessments. Given that cardiac events are the leading cause of line of duty deaths in the fire service the goal is early detection in order to prevent a major medical event during emergency operations.
8 - 05	Asset Management Program	Engineering, Parks & Environment	500,000	500,000	500,000	500,000	500,000	2,500,000	Continue to advance and expand CNV's asset management practice with preparation of plans and strategies, completion of inventory and condition assessment studies and development infrastructure specific asset management plans including pavements, street lighting and signals, bridges and marine assets.
8 - 06	Multicultural Festival	Engineering, Parks & Environment	50,000	50,000	-	-	-	100,000	This project is to deliver a multi-day multicultural festival throughout the city, starting in 2026. This will provide staff with sufficient lead time to finalize the Multicultural Festival Needs Analysis, following the work conducted by the Multicultural Festival Task Force.
8 - 07	P&C Strategy and CNV Values	People, Culture & Transformation	120,000	-	-	-	-	120,000	Development of CNV Organization values and People and Culture Strategy with Implementation and change management plan to support Organization transformation, skill development and Continued development of people focused Organization.
8 - 08	Customer Experience Strategy	People, Culture & Transformation	75,000	-	-	-	-	75,000	Develop a comprehensive customer experience strategy to streamline service delivery and foster community trust.
8 - 09	Rapid Transit Business Case (INSTPP)	Planning & Development	-	160,000	-	-	-	160,000	Study work related to multimodal transportation with an emphasis on rapid transit, including: R2 RapidBus extension planning, planning for BRT linking Park Royal and Metrotown, planning to determine the ultimate rapid transit solution required for the North Shore, integrated land use and infrastructure planning, the ongoing delivery of the bi-annual North Shore Transportation Panel Survey (a longitudinal survey that affords North-Shore-specific data to enable decision-making), studies that support the continuous enhancement of the current transit experience in North Vancouver, and participation in other studies led by TransLink, BC MoTI, and municipal and First Nations partners. The project will facilitate staff-to-staff collaboration via the North Shore Connects Transportation Leadership Committee, and enable staff to present technical briefings to electeds.
8 - 10	Shower Program	Planning & Development	75,000	-	-	-	-	75,000	This project provides policy, advocacy, and supports for people who are or are at risk of being unhoused, and those experiencing various forms or conditions of poverty. This work will seek to continue these programs and services in the short term, while looking for opportunities to support them as longer term programs through other funding mechanisms or opportunities.

2025-2029 CAPITAL PLAN

Studies and Other

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
8 - 11	Land Use and Long Range Studies	Planning & Development	-	150,000	-	-	-	150,000	To deliver the completion of special studies, neighbourhood or structure plans, corridor plans, land use studies and site plans including the Western Precinct Plan, Queensbury Special Study, Westview Special Study, and/or other land use studies in response to emerging needs and issues. In addition, will support studies, data, consultation and other small projects as they arise to further support implementation of the OCP and the strategies.
8 - 12	Climate Action Initiatives - Emissions Reductions	Planning & Development	191,738	-	-	-	-	191,738	The Province allocates three years of local government climate action planning funding to participants in one lump sum payment enabling higher impact and larger-scale initiatives. Staff propose the use of the funding for e-bike program top-ups, GHG inventory work and reporting.
8 - 13	NVRC Inclusion, Diversity, Equity & Accessibility (IDEA)	NVRC	51,000	-	-	-	-	51,000	Development and implementation of Phase 2 of NVRC's Inclusion, Diversity, Equity, and Accessibility (IDEA) Plan in compliance with requirements of the Accessible British Columbia Act.
8 - 13	NVRC Inclusion, Diversity, Equity & Accessibility (IDEA)	NVRC	99,000	-	-	-	-	99,000	Portion of funding provided by the District of North Vancouver.
8 - 14	Public Art Civic Program	NVRC	85,000	85,000	85,000	85,000	85,000	425,000	The annual Civic Public Art Program provides for the inclusion of public art projects in coordination with civic engineering and parks capital projects each year. Public art celebrates the City's unique cultural identity, adds to community vibrancy, makes art free and accessible to all, promotes cultural expression/inclusion and provides a cultural legacy for the future.
8 - 15	Comprehensive Development Fees & Charges Review	Planning & Development	50,000	-	-	-	-	50,000	This project will provide proposed Bylaw amendments to support efficient development administration, such as fully accounting for CNV costs, incenting best-practice project progress, and augmenting fee structures for modern workflows and systems.
8 - 16	Crime Prevention Through Environmental Design (CPTED)	Public Safety	65,000	37,000	37,000	37,000	37,000	213,000	This project will deliver a North Vancouver City led Crime Prevention Through Environmental Design (CPTED) education program and incorporate the development of a best practices guide for CNV staff, a CPTED information document that could be printed and/or included on the CNV website, formalized CPTED training for CNV staff and volunteers, consultant led information sessions for interested parties, in addition to up to 6 CPTED building audits per year.
8 - 17	Accessibility improvements	Library	25,000	25,000	-	-	-	50,000	This project will deliver low-cost, high-impact actions to reduce barriers to access in line with the library's accessibility plan (mandated by the Accessible BC Act) and inclusion framework (developed in coordination with the CNV's DEI framework).
8 - 18	Micromobility Services Planning and Coordination	Planning & Development	70,000	70,000	-	-	-	140,000	This project will support pilots (shared in thirds across CNV, DNV, DWV) and supplementary consultant services to develop & deliver guidelines, regulations and pilots for new and emerging personal, shared or commercial mobility services and devices (eg. participation in BC MoTI's e-scooter pilot, ridehailing, e-cargo bike share pilot, e-bikeshare system, etc.) in the City. These will be delivered in partnership with the Districts of North Vancouver and West Vancouver, and in coordination with Squamish Nation.
8 - 19	Insurance Risk Analysis	Finance & Information Technology Services	50,000	-	-	-	-	50,000	This project will deliver an analytical study of CNV's property insurance limits and deductibles and estimate the probable maximum loss of a high consequence, low probability insurable event. The study will identify if CNV's insurance limits should be revised to improve risk management and/or reduce insurance premiums.
8 - 20	KPIs, Targets, and Data Collection	Finance & Information Technology Services	100,000	-	-	-	-	100,000	This project will build off of work started in 2024, and will advance the implementation of KPI's that measure the advancement of Council's Strategic Priorities. It will provide funding for the development of data standards and data collection and external communications.
8 - 21	Foot of Lonsdale Streetscape Upgrade	Engineering, Parks & Environment	-	148,500	893,500	-	-	1,042,000	In 2016, CNV launched a successful pilot to create a vibrant restaurant zone at the foot of Lonsdale by expanding the patio area and constructing a wooden boardwalk to continue to provide space for pedestrians. The boardwalk is approaching end of life and needs to be replaced. This project will design, engage on, and construct a refreshed streetscape experience that aligns with the high quality aesthetic standard of the Shipyards area with larger patios, a concrete sidewalk to replace the wooden boardwalk, new street trees, pick-up/drop-off zones and other character defining elements.

2025-2029 CAPITAL PLAN

Studies and Other

Ref#	Project Name	Department	2025	2026	2027	2028	2029	2025-2029	Description
8 - 22	Fundraiser	MONOVA	37,500	37,500	37,500	-	-	112,500	MONOVA has been open for almost 3 years and requires a fundraising contractor to allow M&A to continue to grow. A dedicated fundraiser will ensure financial stability, foster relationships, and build awareness of the museum and archives particularly with donors and foundations. Having a dedicated fundraiser will help ensure financial sustainability which is one of the strategic priorities laid out in the 2024-2027 Strategic Plan.
8 - 22	Fundraiser	MONOVA	37,500	37,500	37,500	-	-	112,500	Portion of funding provided by the District of North Vancouver.
8 - 23	Financing Costs HJCRC	Finance & Information	4,324,176	2,094,338	-	-	-	6,418,514	Short-term debt servicing costs for HJCRC loan (\$109M) based on current cashflow forecasts
8 - 24	Indigenous Relations	Office of the Deputy CAO	500,000	150,000	-	-	-	650,000	Development and implementation of initiatives to advance Reconciliation and support the CNV's relationships with the Squamish Nation and Tseil-Waututh Nation, as well as urban Indigenous Peoples.
8 - 25	Visual Standards Update	Office of the Deputy CAO	-	50,000	-	-	-	50,000	A consistent and accessible set of visual tools linked to organizational priorities is essential for CNV to build trust and confidence, and to engage and connect with all residents and visitors. This project aims to enhance CNV's strategic communications with an updated set of visual standards and production ready tools to include signage, wayfinding and collateral ranging from online tools to printed reports. The objectives are improved customer service and day to day business operations, improved resident and employee relations; delivery of visual tools compliant with provincial accessibility standards; and enhanced capacity for business attraction and tourism.
8 - 27	Data Strategy and Governance	Finance & Information Technology Services	150,000	140,000	-	-	-	290,000	This workstream is part of the IT Master Plan that will establish a governance structure to drive effective oversight of technology and data, through City-wide alignment of strategic decision-making and investment. It will help IT to structure decision making aligned to business needs and create roadmaps to set up the City as a Smart City in the future.
8 - 28	City Application Management	Finance & Information Technology Services	100,000	-	-	-	-	100,000	This workstream is part of the IT Master Plan that will implement effective management of the CNV's business applications with necessary functionalities and capabilities to enable employees to complete their jobs effectively and seamlessly. Deliverables include updated Application Maintenance and Support Policies, Procedures, Processes and schedules.
8 - 29	Service Management	Finance & Information Technology Services	140,000	-	-	-	-	140,000	This workstream is part of the IT Master Plan that will define clear, sufficient service management processes and procedures (aligned to the industry best practice framework ITIL 4) that enable high quality technology service delivery throughout the organization.
8 - 30	Program and Project Management	Finance & Information Technology Services	150,000	-	-	-	-	150,000	This workstream is part of the IT Master Plan that will establish structures that support clear and transparent identification, selection, management and implementation of various technology programs and projects.Deliverables include an updated Technology Project Management Framework"
Total Funding Requested			7,429,548	3,781,838	1,613,500	657,000	622,000	14,103,886	
Total Contributions			136,500	37,500	37,500	-	-	211,500	
Net Funding Requested			7,293,048	3,744,338	1,576,000	657,000	622,000	13,892,386	
External Contribution									
Base Programs									
New Items									

2025-2029 Funding:

The projects in the Plan are expected to be financed from funds in existing reserves with balances at the beginning of 2025, new funds transferred to reserves, as well external grants, contributions and debt. A significant portion of the reserve revenues expected to be generated in 2025-2029 are generated from the following sources:

- Contributions from the annual tax levy. Funding in 2025 is based on the 2025 tax levy. Future amounts are assumptions for planning purposes only. In 2025, the recommended amount be transferred to capital projects equals to be approximately 13% of total taxes.
- Development Cost Charges, with the related policy under review, for Council consideration in April 2025.
- Interest on the reserve balances. The interest rate is forecasted on the basis of the rate of return on CNV's present investments, which are conservatively placed in fixed income vehicles and investment accounts managed by the Municipal Finance Authority as restricted by the Community Charter.
- Land sales, based on the estimated value of the land and the forecast date of sale.
- The Harry Jerome Community Recreation Centre is initially being funded by a \$109 million Municipal Finance Authority loan approved in 2022. The North Shore Neighborhood House, Kings Mill Walk Park, and 1600 Eastern Park projects are being partially funded by a new \$55.7 million Municipal Finance Authority loan.

Draws from each of CNV's capital reserve funds are shown in the table below:

2025-2029 Capital Reserves

Capital Reserves	Opening	2025	2026	2027	2028	2029
General Capital Reserve	14.9 M	3.4 M	0.0 M	0.0 M	0.0 M	0.0 M
The General Capital Reserve is a non-statutory reserve that provides unrestricted funding for Capital Plan projects; as such it can be used to fund any capital project. The reserve is funded from various sources including, portions of the annual tax levy and annual surpluses.						
Tax Sale Land Principal Reserve	32.6 M	20.4 M	20.4 M	20.4 M	20.4 M	20.4 M
The Tax Sale Lands Principal Reserve is made up of the proceeds of sale of all lands sold by CNV which originally became CNV property through non-payment of taxes. Most of this land came to CNV in the 1930's, during the Great Depression. The balance in the Tax Sale Principal Reserve is used to invest in projects that have a prospective rate of return equal to or greater than CNV's benchmark rate of return; to invest in infrastructure and land management, in order to enhance marketability and increase the value of marketed lands, or to invest in the purchase of land assets to be held by CNV. A minimum balance of \$20 million is currently being maintained in this reserve as a "financial safety net".						
Civic Amenity Reserve	5.6 M	8.8 M	4.6 M	40.1 M	36.8 M	36.4 M
The Civic Amenity Reserve Fund is specifically dedicated to fund capital projects which will enhance the use and enjoyment of the City by members of the public, such as parks, recreation centers, libraries, plazas, and other community amenities. This reserve is funded by amenity contributions by developers and land sales that were not as a result of non-payment of taxes.						
Affordable Housing Reserve	0.0 M	1.3 M	2.6 M	3.9 M	5.2 M	6.6 M
The Affordable Housing Reserve Fund was established in 1998 to support affordable housing and housing for those with special needs and respond to community-based initiatives related to the CNV's housing goals. Funds are intended for capital projects and land, including the extension or renewal of existing capital works, or finishes or fixtures relating to the provision of projects or units of affordable housing or housing for those with special needs as defined by CNV Policy, and consistent with CNV Housing Policy objectives.						
DCC Reserves (Parks & Transportation)	20.9 M	13.6 M	14.8 M	16.4 M	18.1 M	20.5 M
DCC's in general are to be used to create capital works required due to growth, therefore the CNV plans to use these funds to provide park and transportation improvements in areas impacted by growth. The last CNV Development Cost Charge Review was performed in 2016, and is scheduled to be updated in 2024/2025.						
Growing Communities Reserve	7.3 M	2.7 M	0.0 M	0.0 M	0.0 M	0.0 M
The principle objective of the GCF is to support communities that are increasing the local housing supply with funding to help them make new investments in community infrastructure and amenities.						
Housing Accelerator Fund	1.1 M	5.7 M	10.7 M	0.0 M	0.0 M	0.0 M
Housing Accelerator Funding was provided to CNV to enable it accommodate faster housing growth in housing. Funds are first being utilized to complete 9 projects that will accelerate the delivery of new housing. The remaining funds are allocated to repaying debt related to the North Shore Neighborhood House project.						
North Shore Neighbourhood House And City Parks Fund	4.9 M	0.8 M	1.1 M	0.0 M	0.0 M	0.0 M
This fund is specifically dedicated to fund NSNH Hub Phase 2 - Design & Construction, Kings Mill Walk Park, and 1600 Eastern Avenue Park Construction.						
Other Capital Reserves	9.2 M	3.4 M	2.6 M	2.5 M	2.5 M	2.6 M
Other capital reserve funds of lesser balances include: Tax Sale Land Interest, Infrastructure, Lower Lonsdale Amenity, Marine Drive Amenity, Parking, Local Area Services, General Building, Justice Administration, Equipment Reserves (Engineering, Computer, Greneral, Fire), Sustainable Transportation, Carbon Fund, Heritage, Environmental Stewardship Fund and Childcare Capital Improvements.						
Total Capital Reserves	96.5 M	60.2 M	56.7 M	83.3 M	83.1 M	86.5 M

2025 DRAFT SHIPYARDS BUDGET

Programs	2024 Annual Budget (\$)	2025 Annual Budget (\$)	Variance 2024 to 2025 (\$)	Variance (%)	Notes
SHIPYARDS REVENUES					
Rent	920,000	1,060,000	140,000	15.2%	Rent revenues increased due to a boost from contractual shared profits with tenants and annual rent increments.
Parking and Filming Agreements	318,000	325,500	7,500	2.4%	
Sale of Services	280,000	260,000	(20,000)	-7.1%	Budget for Miscellaneous has been removed for 2025.
Other Revenues	55,000	95,000	40,000	72.7%	Venue rents experienced a surge, driven by the growth of event organization and increased public participation in 2025.
Total Shipyards Revenue	1,573,000	1,740,500	167,500	10.6%	
City Contribution	928,040	921,700	(6,340)	-0.7%	
Total Shipyards Revenues	2,501,040	2,662,200	161,160	6.4%	
SHIPYARDS EXPENSES					
Shipyards Admin	337,100	344,000	6,900	2.0%	
Events & Programming	399,000	500,700	101,700	25.5%	Additional expenditure due to improved public event quality, it also generates increased revenue through more venue rentals and outside financial support.
Marketing & Promotion	51,900	51,900	0	0.0%	
Ops & Maintenance	1,574,200	1,578,700	4,500	0.3%	
Site Hosts	138,840	186,900	48,060	34.6%	The increase seeks funding to increase Site Hosts, particularly for events like the Skate Plaza Season, enhancing community event support.
Total Shipyards Expenses	2,501,040	2,662,200	161,160	6.4%	

2025 Draft Cemetery Budget

Programs	2024 Annual Budget (\$)	2025 Annual Budget (\$)	Variance 2024 to 2025 (\$)	Variance (%)	Notes
CEMETERY REVENUES					
Cemetery Administration	570,314	620,389	50,075	8.78%	Cemetery fee revenue assumed to increase at the rate of inflation"
Filming Admin - Cemetery	27,050	27,050	0	0.00%	
Total Cemetery Revenues	597,364	647,439	50,075	8.38%	
CEMETERY EXPENSES					
Cemetery Operations	411,823	457,797	45,974	11.16%	Inflationary impacts on purchase of materials, contracted services and wages.
Cemetery Administration	185,541	189,642	4,101	2.21%	
Total Cemetery Expenses	597,364	647,439	50,075	8.38%	



 Department Manager	 Director	 CAO
--	---	--

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Matthew Menzel, Planner 3

Subject: ZONING BYLAW AMENDMENT FOR 146-160 EAST 2ND STREET
(ANTHEM LMV EAST 2ND DEVELOPMENTS LIMITED PARTNERSHIP)

Date: January 8, 2025 File No: 08-3400-20-0095/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 3, dated January 8, 2025, entitled “Zoning Bylaw Amendment for 146-160 East 2nd Street (Anthem LMV East 2nd Developments Limited Partnership)”;

THAT the application submitted by Anthem LMV East 2nd Developments Limited Partnership for a text amendment to the Comprehensive Development 7 (CD-007) Zone, associated with the property located at 146-160 East 2nd Street, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9100” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment) be considered for first, second and third readings, with no Public Hearing held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited]*;

THAT “Housing Agreement Bylaw, 2025, No. 9101” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007, Rental Housing Commitments) be considered for first, second and third readings;

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 required legal agreements, including an encroachment agreement to permit solar shades,

which are permanently affixed to the proposed building and encroach over City property, and any other necessary documentation to give effect to this resolution.

ATTACHMENTS

1. Context Map (CityDocs [2608841](#))
2. Architectural Plans, dated December 23, 2024 (CityDocs [2613031](#))
3. Landscape Plans, dated December 9, 2024 (CityDocs [2608016](#))
4. Overview of Proposed Zoning Variances and Parking Provisioning (CityDocs [2599521](#))
5. Advisory Design Panel Resolution, dated January 18, 2023 (CityDocs [2608852](#))
6. Public Consultation Summary, dated December 1, 2022 (CityDocs [2609723](#))
7. Public Consultation Update, dated June 17, 2024 (CityDocs [2609729](#))
8. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9100" (CityDocs [2601547](#))
9. "Housing Agreement Bylaw, 2025, No. 9101" (CityDocs [2601493](#))

SUMMARY

This report presents a rezoning application for the subject site at 146-160 East 2nd Street to permit a 6-storey, mixed-use building consisting of 76 rental apartment units, eight of which would be mid-market rental units, and 571m² (6,146 sq. ft.) of commercial retail space at the ground floor level.

BACKGROUND

Applicant:	Anthem LMV East 2nd Developments Limited Partnership.
Architect:	DYS Architecture
Official Community Plan Designation:	Mixed-Use Level 4A (MU4A)
Existing Zoning:	Comprehensive Development 007 (CD-007)

In August 2022, the applicant submitted a rezoning application for an 8-storey, mixed use concrete building comprised of 68 strata residential units and approximately 1,000m² (10,764 sq. ft.) of commercial retail space.

Prior to the original application being presented to Council for consideration, and in response to challenging market conditions and escalating construction costs, the applicant applied in January 2024 to modify the application to propose the current 6-storey rental residential development scheme as presented.

The current application results in a shift from strata units to rental units, in a 6-storey wood frame building. Overall, an additional eight residential units are proposed, and there is a reduction in commercial retail space of approximately 429m² (4617.72 sq. ft.). The current proposal results in a density of 3.36 FSR, which is slightly less than the 3.6 FSR allowable on the subject site.

DISCUSSION

Site Context and Surrounding Use

The site is located mid-block along East 2nd Street, between Lonsdale Avenue and St. Georges Avenue, and within close proximity to a full range of services, public transit facilities and recreation opportunities within Lower Lonsdale.

The proposal would replace the existing two-storey commercial building. The neighbouring buildings consist of a mixture of residential and mixed-use buildings with heights ranging from four storeys to 20 storey towers. The subject site is in the higher density zone of Lower Lonsdale, and permits a range of residential and commercial uses.

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

Table 1: Surrounding Uses

Direction	Address	Description	Zoning
Northwest (across the lane)	149-155 East 3 rd Street	Four storey multi-family building.	CD-192
Northeast (across the lane)	235-241 St. Georges Avenue	Eleven storey residential tower over one level of commercial.	LL-5
South (across East 2 nd Street)	145 East 2 nd Street	20 storey residential tower.	LL-5
East	172-180 East 2 nd Street	16 storey residential tower and three level commercial and parking structure.	LL-5
West	130 East 2 nd Street	15 storey residential tower and three level commercial and parking structure.	CD-202

Project Description

The application proposes a 6-storey, mixed-use building with two levels of underground parking. Vehicle parking access is provided at the south beside the ground floor commercial space fronting East 2nd Street.

The following table provides an overview of the proposed development:

Table 2: Development proposal overview

Element	Proposal
Density	3.34 FSR
Unit Mix	76 residential rental units, including: <ul style="list-style-type: none">• 41 studio units;• Six (6) one-bed units;• 21 two-bed units; and• Eight (8) three-bed units (11%).

Element	Proposal
Mid Market Rental	Eight (8) units (10.5%), including: <ul style="list-style-type: none"> • Four (4) studio units; • One (1) one-bed units; • Two (2) two-bed units; and • One (1) three-bed units.
Adaptable Units	19, Level 2 adaptable units (25%), including: <ul style="list-style-type: none"> • Five (5) studio units; • Two (2) one-bed units; • Four (4) two-bed units; and • Eight (8) three-bed units.
Residential Amenity	Indoor – 107 square metres (1,151 square feet) Outdoor – approx. 91 square metres (980 square feet)
Commercial/Retail	Five units – 571 square metres (6,146 square feet)

Eight of the units (10.5%) are proposed as mid-market units and 19 of the units (25%) are proposed to meet Level 2 of the Adaptable Design guidelines. The mid-market rental units would be secured through the Housing Agreement for the life of the building.

Five Commercial Retail Units (CRUs) are proposed facing East 2nd Street with double height ceilings. These ground floor retail spaces are strongly encouraged as they would contribute to the vibrancy of the area, and local retail opportunities. To ensure active commercial uses are established, the zoning bylaw has been written such that the retail tenancies fronting East 2nd Street will be restricted to accommodating Retail Services Group 1A uses.

PLANNING ANALYSIS

Policy Alignment

Table 3: Alignment with Council adopted Policy.

Official Community Plan Goals and Objectives	
Designation: Mixed Use Level 4A (High Density) (MU4A) <i>To provide for a mix of commercial and residential uses with a maximum density of 3.6 FSR (including 1.0 bonus FSR) with a maximum built form height of 23 metres (approximately 8 storeys).</i>	The form of development achieves a mix of commercial and residential uses at a density and height consistent with this designation.
Objective 1.1.4 <i>Support the role of the Lonsdale Regional City Centre as the urban core of the City, in part, by locating high trip-generating uses such as high density residential and commercial uses there.</i>	The proposal provides a high density development that adds an additional 68 residential units mixed with commercial units in the Regional City Centre.
Objective 1.3.1 <i>Ensure that new development is compatible with the established urban form of the City,</i>	As a mid-rise development, the proposal offers a transition between the lower density developments to the east and the higher

<i>reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.</i>	density developments centred around Lonsdale Avenue.
Objective 1.3.6 <i>Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.</i>	The building has been designed with appropriate articulation through the use of steps and recesses along the elevations, and attached balcony structures, which work to break up the form of the building and reduce the perceived bulk and dominance.
Objective 1.5.2 <i>Increase the amount of affordable and adequate accommodation for lower income households (including non-market housing) in an effort to meet the Metro Vancouver Housing Demand Estimates articulated for the City over the next 10 years.</i>	The proposal meets the meets key Actions of the Housing Action Plan for mid-market rental units by providing eight (8), secured mid-market rental units.
Objective 1.5.6 <i>Ensure a sufficient number of new apartment building provide accessible units and that these accessible units are represented across various unit sizes.</i>	The proposal also meets the Zoning Bylaw minimum requirement for 25% of units to meet Level 2 Adaptable Design.
Mobility Strategy	
Strategy 2 <i>Improve our mobility experience through the design of streets and neighbourhoods by reclaiming more street space for people.</i>	The proposal offers a 3.04 metre statutory right of way along the west side of the property from East 2 nd Street to the lane to improve pedestrian mobility through the neighbourhood.
Economic Development Strategy	
Tactic 3.2 <i>Innovate and enhance tools that support business operations bordering on residential neighbourhoods and public spaces to increase positive co-existence and integration.</i>	The proposal provides commercial units on the ground level of the residential building to cater to the local neighbourhood needs, support local business growth, and activate the street.
Housing Action Plan	
'Big Move' Strategy #4: <i>To increase the number of three or more bedroom units appropriate for larger and/or extended families within new multi-unit residential developments.</i>	The proposal meets this strategy by providing eight (8) three-bed units, a total of 11% of all units to be secured through the Housing Agreement.
CNV Community Wellbeing Strategy	
Direction #2 <i>Expand the supply and improve the quality, diversity, and affordability of housing in the City.</i>	The proposed development provides differing forms of unit types.

Built Form and Urban Design

The proposed built form is consistent with the character of the neighbourhood. The proposed height at 22 metres and six storeys complies with the OCP and will ensure the building integrates with future developments on adjoining lots.

The front elevation of the building, facing East 2nd Street, is designed as a commercial podium which facilitates high ceilings to maximise exposure and sunlight to these units.

The building is designed in an 'L' shape, with an open, north-eastern corner of the building, allowing for a reduction in scale as experienced from the lane. The floorplate of the main residential building is stepped back slightly from East 2nd Street at the second level and above. Built form at the top two levels are set back to the eastern side boundary, to establish suitable building separation to the current and future adjoining residential buildings.

A high level of activation and passive surveillance of the road frontages and laneway is achieved through orientation of commercial retail units, private patios, communal outdoor amenity area and upper level private balconies towards the corresponding roads.

The façade of the building has been designed with appropriate articulation through the use of steps and recesses along the elevations, and use of attached balcony structures, which work to break up the form of the building and reduce the perceived bulk and dominance. The proposed development has also provided suitable landscaping treatments within the buildings design that will soften the visual impacts of the built form.

Proposed Mid-block Connection

The proposal establishes a strong, 3.04 m wide, mid-block, pedestrian connection along the western boundary to provide for enhanced connectivity to East 3rd Street and the multiple RapidBus stops that exist along that block. This right of way (ROW) will form part of a broader pedestrian network connecting Lower Lonsdale to the Shipyards and Lonsdale Quay.

The uncovered mid-block connection allows for an appropriate setback at this western elevation and is proposed to be illuminated with down lighting attached to the western elevation of the building to ensure user safety and passive surveillance of the pathway.

Proposed Zoning Changes

The proposed Comprehensive Development Zone will be based off of Lower Lonsdale Mixed Use 4 LL-4 zone, consistent with the proposed use types and recent developments within proximity to the site. To allow the massing, the proposed bylaw would include the following modifications to the LL-4 zone base: lot coverage; siting requirements; building length; and vehicle parking access arrangement.

A table summary and overview of the proposed zoning changes is included in Attachment 4 to this report.

Parking, Loading and Transportation

The subject site is located within one block of Lonsdale Avenue and East 3rd Street, both of which are identified as Rapid Transit Corridors. It is located approximately 240 metres walking distance from the closest RapidBus stop, and 850 metres from the Lonsdale Quay SeaBus Terminal.

The application proposes vehicle access to an underground parkade accessed from the East 2nd Street frontage. The vehicle access has been designed from this frontage given the significant slope defining the site.

The proposed secure bicycle rooms will be accessible directly from the laneway via an elevator, as well as via the residential lobby. Visitor bicycle parking is provided at the entrance to the residential lobby and dispersed along the frontage of the commercial units along East 2nd Street.

The proposal has provided one off-street loading bay at the lane, which meets the Zoning Bylaw requirements. This arrangement will ensure all loading, including garbage and recycling, will be undertaken on-site, and will therefore not impact the functionality of the road network.

Table 4 provides a summary and overview of the proposed car parking provisioning associated with the project:

Table 4: Proposed Vehicle and Bicycle Parking

Car Parking	Provided Total of 62 spaces, comprised of: <ul style="list-style-type: none"> • 48 resident parking spaces, inclusive of 3 accessible spaces; • 6 spaces for use by residential visitors, inclusive of 1 accessible space; • 6 spaces for commercial use, inclusive of 1 accessible space; • 2 shared visitor/commercial spaces. 	Required Total of 54 spaces, comprised of: <ul style="list-style-type: none"> • 46 resident parking spaces, inclusive of 8 residential visitors spaces and 3 accessible spaces; • 8 spaces for commercial use, inclusive of 1 accessible space.
Bicycle Parking	Provided Residential: <ul style="list-style-type: none"> • Secure – 190 spaces; • Short Term – 8 spaces. <p><i>Note: 38 secure spaces have been provided for larger cargo bikes.</i></p> Commercial: <ul style="list-style-type: none"> • Secure – 2 spaces; • Short term – 4 spaces. 	Required Residential: <ul style="list-style-type: none"> • Secure – 114 spaces; • Short Term – 8 spaces. Commercial: <ul style="list-style-type: none"> • Secure – 2 spaces; • Short term – 4 spaces.
Loading	One at-grade loading bay.	One at-grade loading bay.

Overall, the application meets the parking and loading requirements of the Zoning Bylaw. The development proposes a variance to the location of the access driveway, and provision of two shared visitor/commercial spaces. These are discussed in more detail in Attachment 4 to this report.

Off-Site Works and Infrastructure Upgrades

The proposed development will provide appropriate off-site public realm streetscape upgrades and utility infrastructure consistent with the Subdivision and Development Control Bylaw. This includes design and construction of the frontages along East 2nd Street with the installation of new sidewalk, curb and gutter, street trees, street lighting, and road paving to the meet Master Municipal Construction Document Design Criteria, Specifications and Drawing Standards, and City of North Vancouver Standards.

In addition to the Subdivision and Development Control Bylaw, the development is subject to the standard requirements of other City bylaws and policies, including but not limited to, the Street and Traffic Bylaw, Sewerage and Drainage Utility Bylaw, and Tree Policy for the Management of Trees on City Property. The development will also be required to provide onsite Stormwater Management to meet the City's requirements.

In addition to the bylaw required works, the development will secure the following:

- The provision of a sanitary main upgrade along East 2nd Street from building service to Lonsdale.
- A 3.04 metre statutory right of way along the west side of the property from East 2nd Street to the lane to improve pedestrian permeability. Staff will continue to work with the applicant to achieve a functional design for the construction of a new mid-block pedestrian connection.
- A \$100,000 contribution towards intersection upgrade at the corner of East 2nd Street and St. Georges Avenue.

These requirements will be secured through legal agreements with the City.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the OCP, allows for density bonuses beyond 2.6 FSR in the Mixed-Use Level 4A designation, up to a maximum of 3.6 FSR.

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The community benefit offered by this proposal is an increase to the City's rental housing stock by 76 units, eight of which will be mid-market rental units, secured for the life of the building through a Housing Agreement with the City.

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

- Public Art to a value of \$120,000.

- A 3.04 metre statutory right of way along the west side of the property from East 2nd Street to the lane for construction of a new mid-block pedestrian connection.
- A \$100,000 contribution towards intersection upgrade at the corner of East 2nd Street and St. Georges Avenue.

Legal Agreements

Should Council support this rezoning, the following legal agreements will be prepared and signed by the applicant prior to final adoption:

- Development Covenant;
- Housing Agreement;
- Servicing Agreement;
- Encroachment agreement for canopies that extend over City property;
- Statutory Right of Way for mid-block connection;
- Community Good Neighbour Agreement;
- Crane Swing and Shoring Agreement;
- Flooding Covenant; and
- Community Energy Agreement.

The plan for the Right of Way will also be required to be prepared by the applicant and delivered to the City with the above-noted agreements prior to final adoption.

ADVISORY BODY INPUT

The application was originally reviewed by the Advisory Design Panel (ADP) on January 18, 2023 (see Attachment 5). The Panel recommended approval of the project, subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development for vehicular access off East 2nd Street, pertaining to vehicular and pedestrian safety;
- Further design development to ensure Crime Prevention Through Environmental Design (CPTED) concerns around landscaping and building interface across the lane;
- Further design development of the west property line balcony interface with adjacent buildings for proximity and safety concerns;
- Further design development for wayfinding and building residential entrance to differentiate from commercial;
- Further design development for north-south right of way connector, to improve pedestrian interface and urban realm, CPTED and lighting; and
- Further design development of south residential massing, relative to midrise and podium interface.

The applicant responded directly to these issues, to the satisfaction of the Development Planner.

Given there were no substantive changes to the design elements of the previous and current development proposals, further referral to the Advisory Design Panel was not warranted.

COMMUNITY CONSULTATION

Previous Development Scheme:

A Virtual Developer's Information Session (VDIS) was held on November 9, 2022 to present the previous 8-storey proposal, and was attended by 18 participants.

Three comment forms and emails with comments were submitted following the VDIS. Two members of the community provided support for the project and one was opposed.

The main reasons for support were:

- Design of the building;
- Provision of new retail and commercial spaces; and
- Mid-block connection / alley access.

The main concerns were:

- Unit sizes too small;
- Traffic impacts; and
- Construction impacts.

A summary of the public consultation, as prepared by the applicant, is available in Attachment 6.

Current Development Scheme:

Following resubmission of the revised application, the applicant engaged with the immediate neighbours to advise them of the changes to the development scheme. Through this additional engagement, no further feedback was provided to the applicant by the adjoining residents.

A summary of the additional public consultation following resubmission of the revised application, as prepared by the applicant, is available in Attachment 7.

NO PUBLIC HEARING FOR OCP COMPLIANT RESIDENTIAL DEVELOPMENT

Pursuant to recent Provincial amendments to Section 464 of the *Local Government Act*, which came into force on November 30, 2023, the City must not hold a public hearing on a proposed rezoning bylaw if: an OCP is in place for the subject site; the bylaw is consistent with the OCP; the development is residential; and that residential component is at least half of the gross floor area for the development. Since all of these factors apply to this development, no public hearing will be held and notice will be published with reference to the date of First Reading of the Bylaw, as set out in the *Local Government Act*.

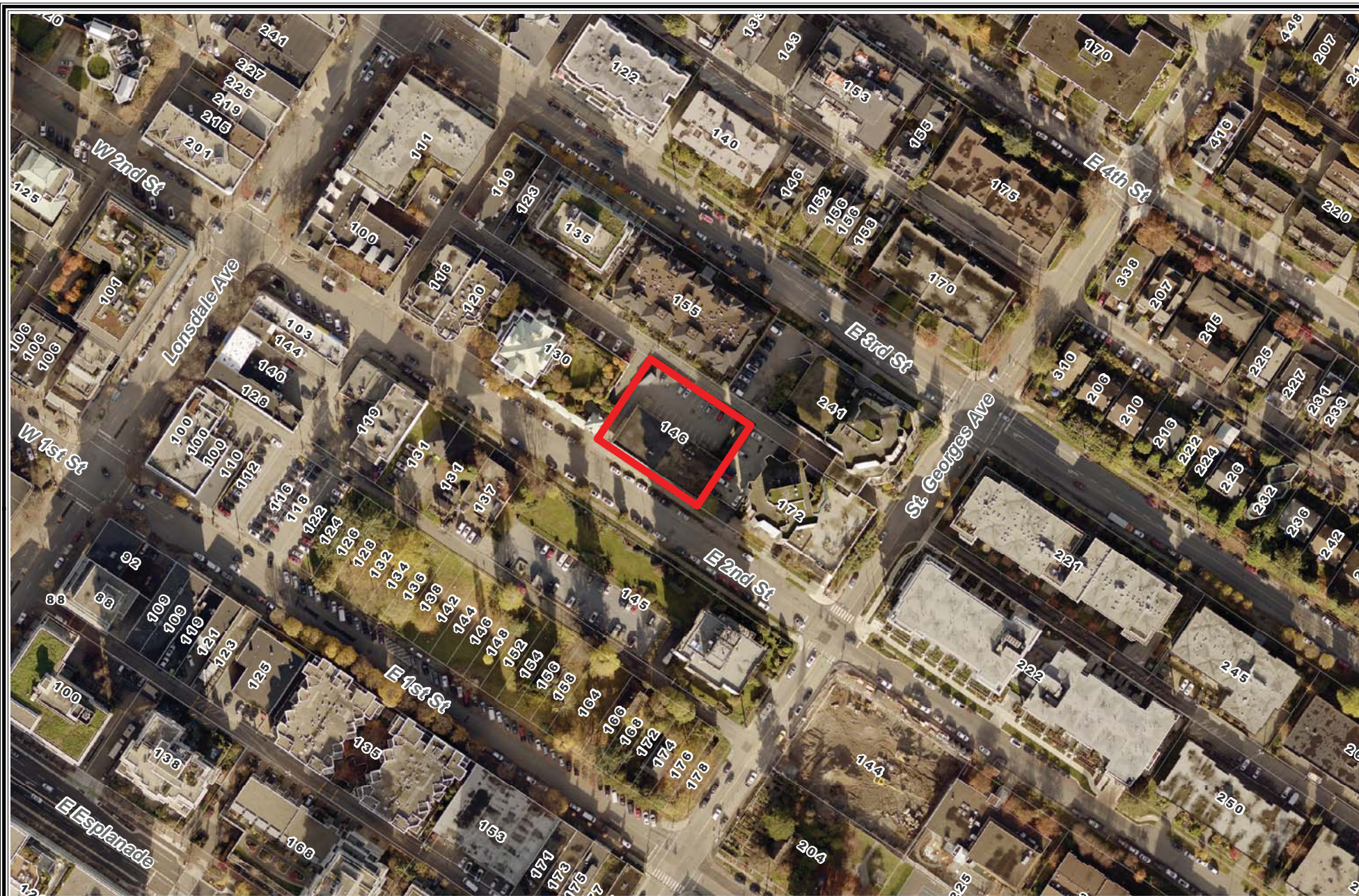
CONCLUSION

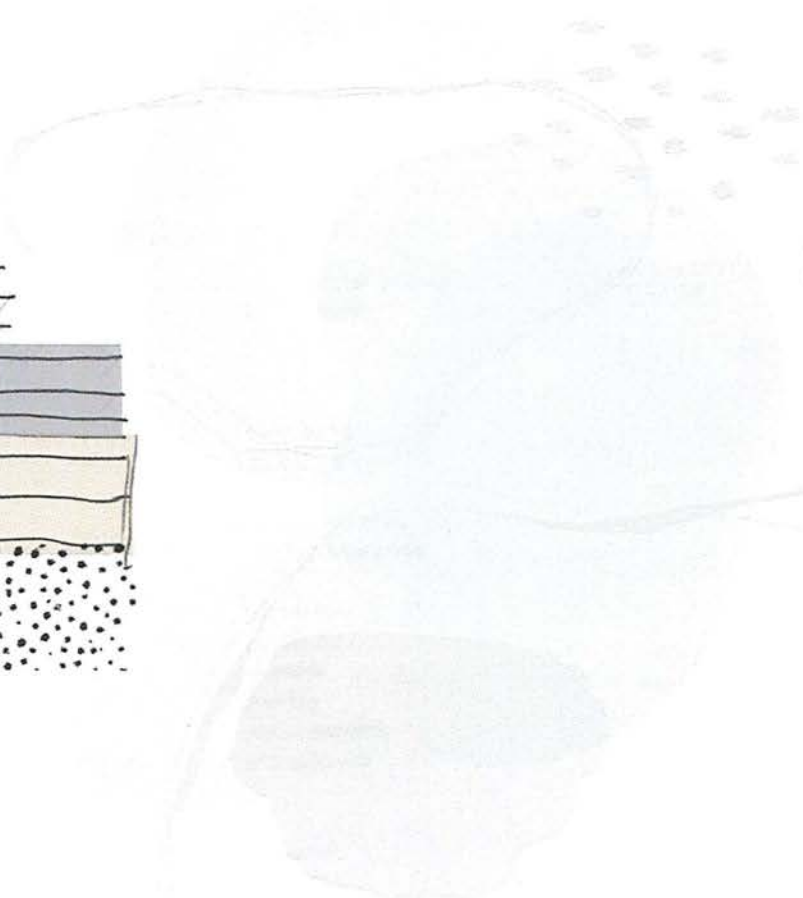
This proposal illustrates good planning and is in alignment with goals and objectives of the Official Community Plan to intensify residential development within the Lonsdale Regional City Centre, to increase rental and mid-market units in the City and to provide for a vibrant commercial street frontage. The project will also provide an appropriate mid-block connection to facilitate public pedestrian passage through the block.

RESPECTFULLY SUBMITTED:



Matthew Menzel
Planner 3





Revised Development Application | 29 November 2024 | Anthem | dys architecture



dys architecture

Client

Anthem Properties Group Ltd.
Bentall IV, 1055 Dunsmuir Street
Suite 1100
Vancouver
BC V7X 1K8
604-689-3040

Architect

dys architecture
1770 Burrard Street
Suite 260
Vancouver
BC V6J 3G7
604-669-7710

Civil

R.F. Binnie & Assoc. Ltd
4940 Canada Way
Suite 300
Burnaby
BC V5G 4K6
604-420-1721

Landscape

Connect Landscape Architects Ltd.
2305 Hemlock Street
Vancouver
BC V6H 2V1
604-681-3303

Structural

RJC Engineers
1285 W Broadway
Suite 300
Vancouver
BC V6H 3X8
604-738-0048

Mechanical

AME Consulting Group Ltd.
638 Smith Street
Suite 200
Vancouver,
BC V6B 1E3
604-684-5995

Code

GHL Consultants Ltd.
700 W Pender Street
Vancouver
BC V6C 1G8
604-689-4449

Electrical

Nemetz (S/A) & Assoc. Ltd.
Consulting Engineers
2009 W 4th Avenue
Vancouver,
BC V6J 1N3
604-736-6562

Transport

Bunt & Assoc.
3S7 1050 W Pender Street
Vancouver
BC V7X 1M5
604-685-6427



**SECTION I
PROJECT TEAM**

Development Permit
Application

29 November 2024

I - Introduction		A1.01	Site plan
01	Project Team	A1.02	Fire Department Access Plan
02	Contents Page	A1.03-05	Circulation Diagrams
		A1.06	Setback Diagram
		A1.07-09	Air Parcel Plans
II - Design Analysis			
03	Executive Summary	A2.01	P2
04	Site Description	A2.02	P1
05	Context Plan	A2.03	Level 01
06	Current Site Conditions	A2.04	Level 01 Upper
07	Neighbourhood Overview	A2.05	Level 02
08	Current Street Elevations	A2.06	Level 03
		A2.07	Level 04
		A2.08	Level 05
		A2.09	Level 06
		A2.10	Roof plan
		A2.11-17	Unit Plans
III - Planning & Design Framework			
09	Applicable, Zoning Policies and Guidelines	A3.01	South Elevations
10	Policy & Site Constraints	A3.01a	Reflected Window Elevations
11-13	Massing Rationale	A3.02	East Elevations
14	Response to CNV Official Community Plan	A3.02a	Reflected Window Elevations
15	Natural environment, Energy and Climate	A3.03	North Elevations
		A3.03a	Reflected Window Elevations
		A3.04	West Elevations
		A3.04a	Reflected Window Elevations
IV - Design Rationale			
16	Guiding Principles	A4.01-09	Building Sections
17	Precedents - Building Form	A5.02 - 10	Area Overlays
18	Precedents - Retail Space & Lobby	L0.1-L4	Landscape
19	Public Art		
20	Project Description		
21	Intergeneration into Streetscape		
22	Use & Density		
23-25	Parking Provision		
26-28	Amenity Provision		
29	Materials Board		
30	Solar Orientation		
31-33	Shadow Studies		
VI - Drawing Requirements			
A0.02	Project statistics		
A0.03	Site Survey		



**SECTION I
CONTENTS**

Development Permit
Application

29 November 2024

1.0 Executive Summary

The proposal put forth in this application for Rezoning and Development consists of one site for redevelopment. The development will consist of one multi-storey building comprised of five levels of residential units over one level of commercial, and two levels of underground parking. The building program is primarily residential rental units with commercial uses.

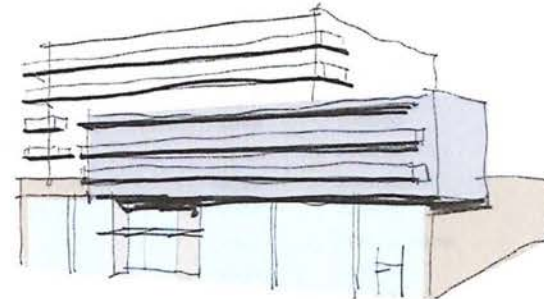
The site is located in the Lower Lonsdale area of North Vancouver and is in close proximity to numerous amenities and commercial services. Outlined in greater detail within the Rezoning and Design Rationale, the development program seeks to improve the commercial frontage, strengthen the street edge and public realm and add new housing units to meet the City's objectives of the Official Community Plan for this neighbourhood.

The proposal is comprised of the following key aspects:

Commercial - The redevelopment will include approximately 6,625 SF of new commercial space fronting East 2nd Street. Commercial uses at grade will be maintained and optimized to respond to Lower Lonsdale's emerging character. Compact retail units with frontages of less than 6m in width will create a pedestrian-scale, active street wall,

Residential - The redevelopment will increase the housing stock with rental, for-sale residential units. The development will add 76 residential units of varying unit types. The project will provide 39% of its units as family oriented; either 2-bedrooms and 3-bedrooms types. In addition, 25% of the total units are designed as adaptable units.

Environmental - The development is targeting to meet BC Energy Step Code level 3. In general, the building is designed to incorporate improved thermal and energy performance, with increased insulation, lower window to wall ratio, and strategically located architectural elements as passive features. Overall, the proposed development will bring a balanced architectural language that combines sensitivity to the natural features of the city with a contemporary vocabulary and modern west coast aesthetics inspired by the context of the surrounding built environment. The design approach was intended to be thoughtful and contextually aware of the rich features of the city to inform the overall design and character of the building.



SECTION I INTRODUCTION




Development Permit
Application

29 November 2024

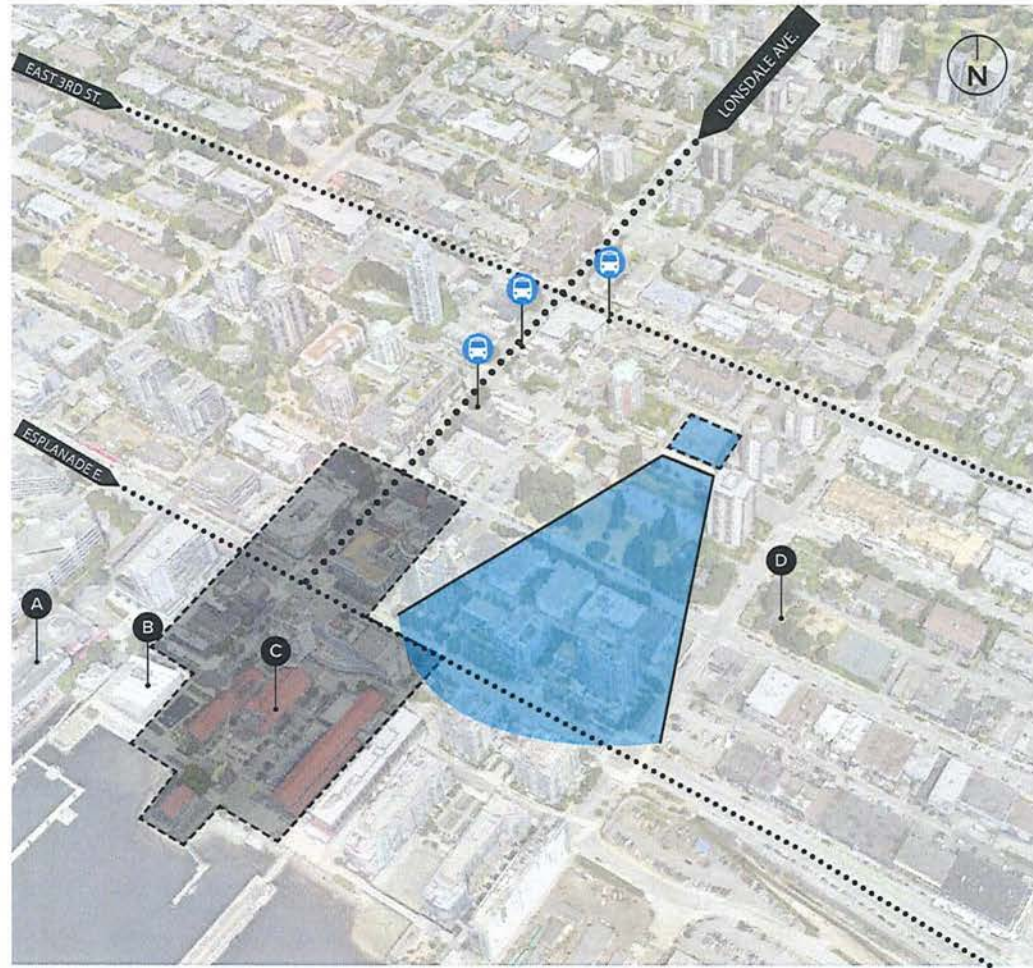
2.0 Site Description

The development site is located in the Lower Lonsdale area of North Vancouver and is designated as Mixed-Use level 4A (High-Density) land-use in the Official Community Plan. The project site is a single parcel which is currently zoned Comprehensive Development CD-007.



Primary View corridor 
 Major Arterial Road 
 Minor Arterial Road 

A. Lonsdale Quay
 B. The Polygon Gallery
 C. Heritage Character Area
 D. Allen Residence (Heritage) - 204 East 1st Street



SECTION II DESIGN ANALYSIS

Development Permit
Application

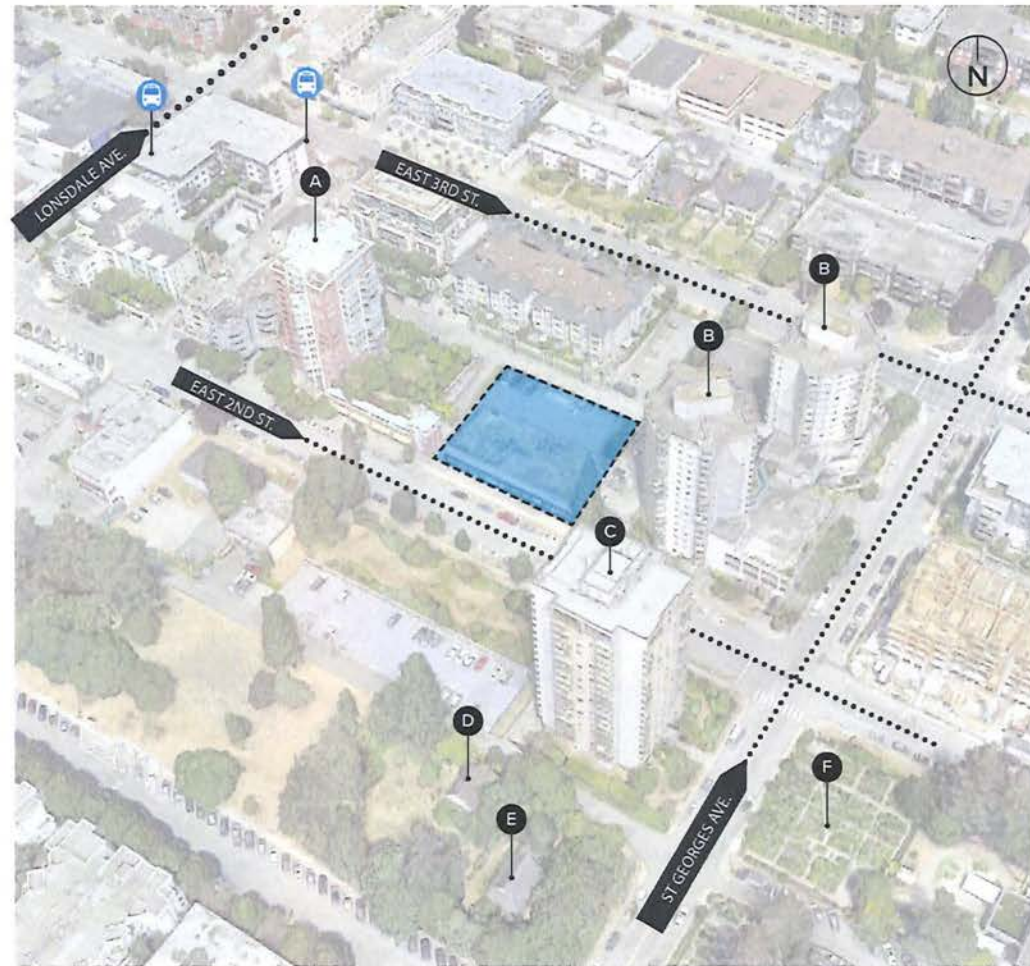
29 November 2024

2.1 Context Plan

The site measures approximately 150 feet in width and 120 feet deep. The site area is approximately 17,968 sf. pre-dedication. With a base OCP density of 2.60 FSR and a potential Bonus Density factor of 1.00 FSR, the site may yield a total density of 3.60 FSR resulting in a development of approximately 64,684 sf. Bonus density relate to the provision of public benefits.

Maximum building height allowed is 23 m (75'-5"). It is our understanding, based on Anthem's discussion with the City Planning Department, the building height may be measured from the high side of the site, along the lane to the north. There is a significant grade change on the project site, with the high point located along the lane to the north sloping down about 5.0m (≈ 16 feet) to the low side along East 2nd Street.

- A. Olympic - 130 East 2nd Street.
- B. Twin towers - 175 East 3rd Street
- C. Talisman Towers - 145 St Georges Avenue
- D. Falcioni Residence (Heritage) - 168 East 1st Street
- E. Matraia Residence (Heritage) - 174 east 1st Street
- F. Lower Lonsdale Community Garden



SECTION II DESIGN ANALYSIS

Development Permit
Application

29 November 2024

2.2 Current Site Conditions



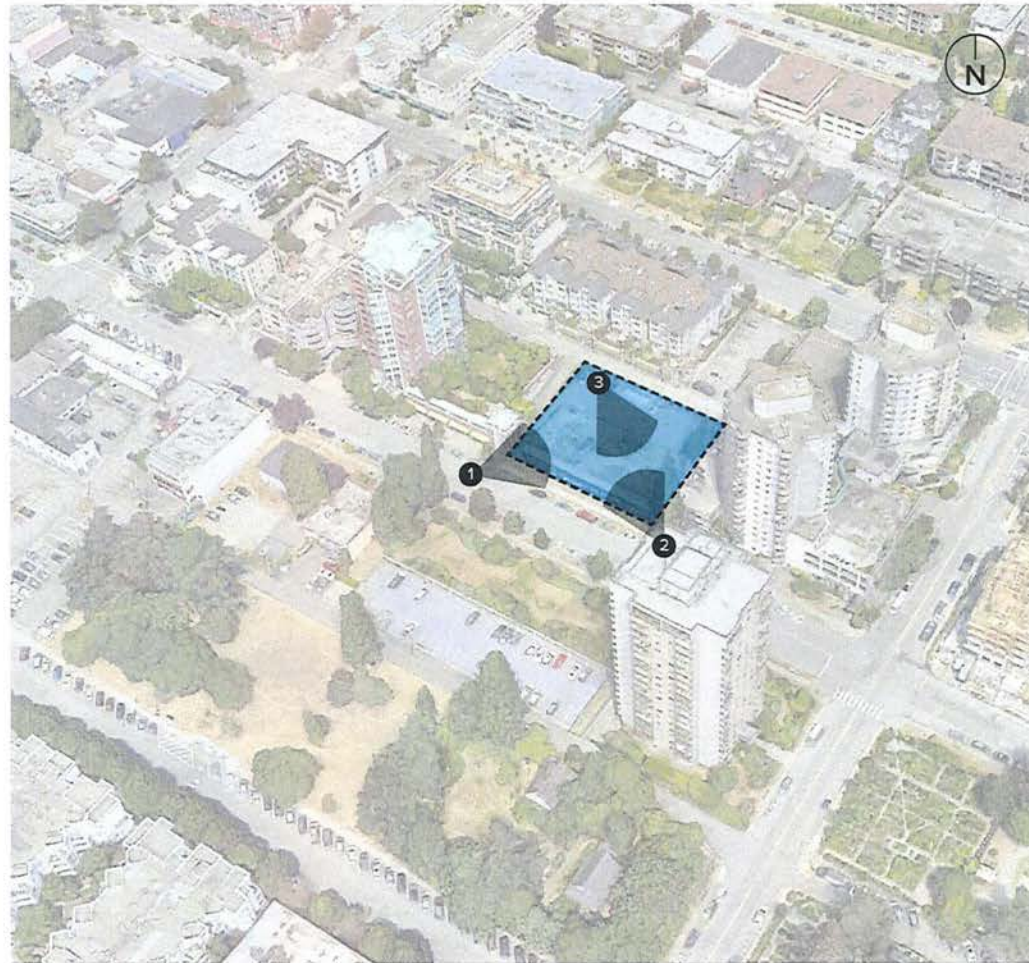
1. the street frontage of the existing building



2. Eastern end of the existing building on the site



3. the back of the existing building on the site



SECTION II DESIGN ANALYSIS

Development Permit
Application

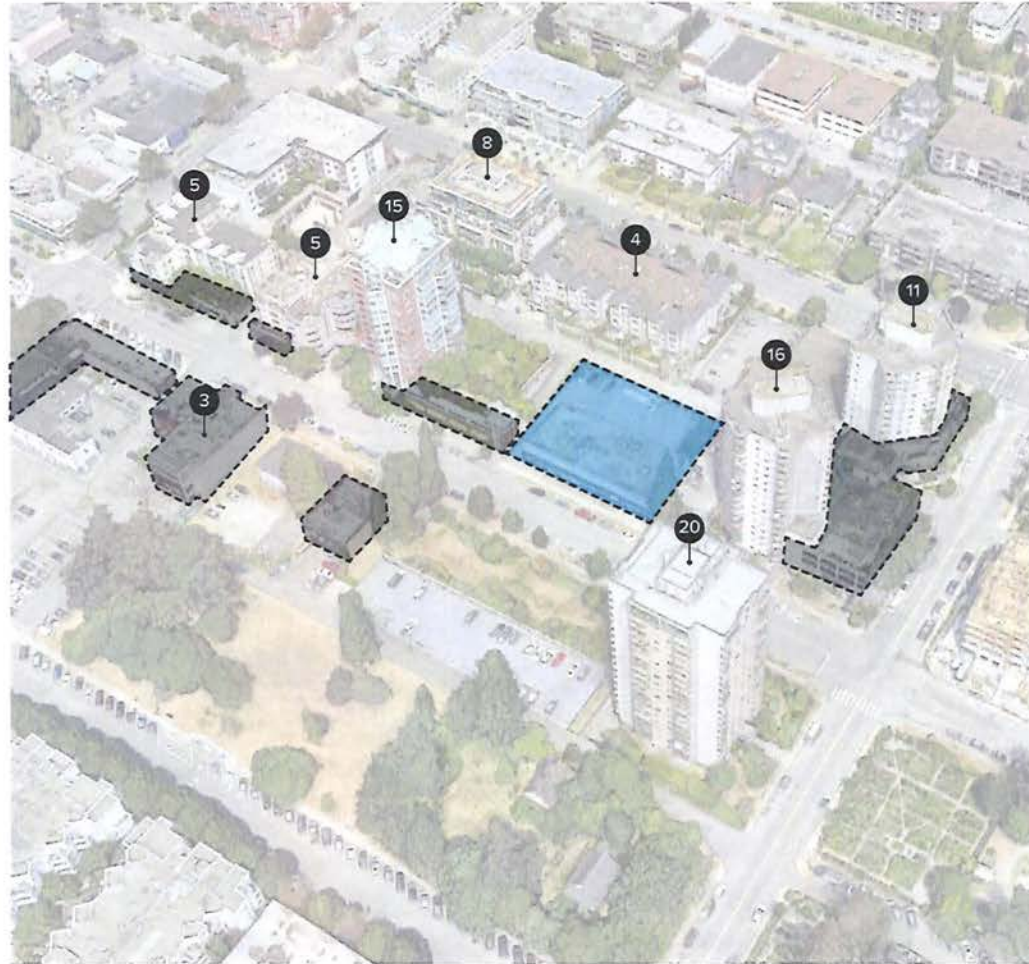
29 November 2024

2.2 Context Plan Neighbourhood Overview

Located in the Lower Lonsdale neighbourhood, this significant location in the city is where the urban fabric blends a broad mix of residential buildings with the commercial retail and services, and a number of community and recreational amenities.

The immediate area to the north generally consists of mid-rise residential apartment buildings with commercial uses at-grade. The project site is directly in-between two residential high-rises to the west and east side of the development. A mid-rise residential building is immediately to the north opposite side of the service lane.

A number of community amenities are located in the immediate neighbourhood and these include an art gallery, civic museum, the Quay Market and Food Hall, the Shipyards, and the Seabus Terminal. Additionally, the site is in close proximity to a number of parks and recreational areas including Lower Lonsdale Community Garden, Derek Inman Park and Public Tennis Courts to the east, and Waterfront Park beside the Quay and Seabus Terminal.



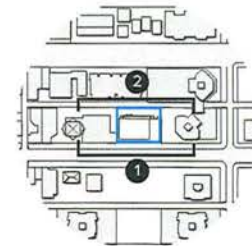
SECTION II DESIGN ANALYSIS

Development Permit
Application

29 November 2024

2.3 Current Street Elevations

146 E 2nd Street



SECTION II DESIGN ANALYSIS

Development Permit
Application

29 November 2024

3.1 Applicable Zoning, Policies Plans and Guidelines

Existing Zoning: CD-007

Proposed Zoning: CD (Comprehensive Development District)

Land-Use Designation: Mixed-Use Level 4A (High Density)

Other documents include:

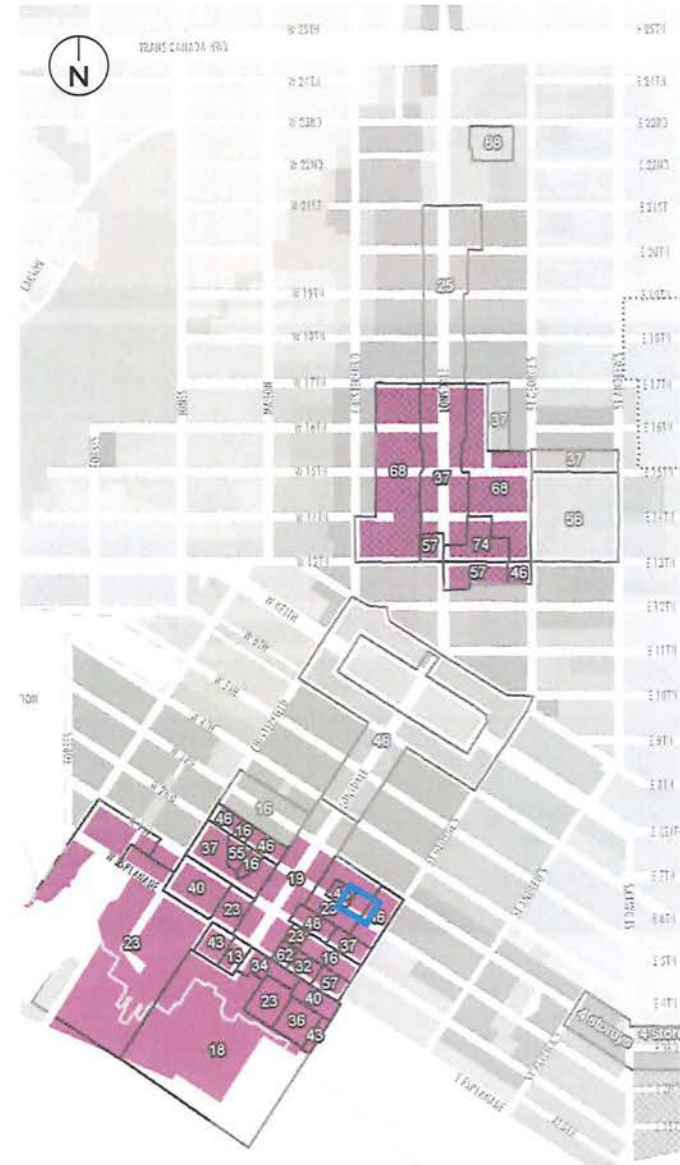
- Official Community Plan Bylaw, 2014, No. 8400;
- Zoning Bylaw, 1995, No. 6700;
- Density Bonus and Community Amenity Policy
- Housing Action Plan
- Community Energy and Emissions Plan

Purpose: To allow for a mix of higher-density multi-family and commercial uses in Lower Lonsdale. Buildings in this designation typically include a mix of retail and/or office space on lower floors and residential apartments on upper floors.

Form: Mid-rise or high-rise buildings. Heights are limited as indicated in the Land Use map (Schedule A, Appendix 1.0).

Max. Density: 2.6 FSR

Max Bonus: A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.



SECTION III
PLANNING & DESIGN
FRAMEWORK

Development Permit
Application

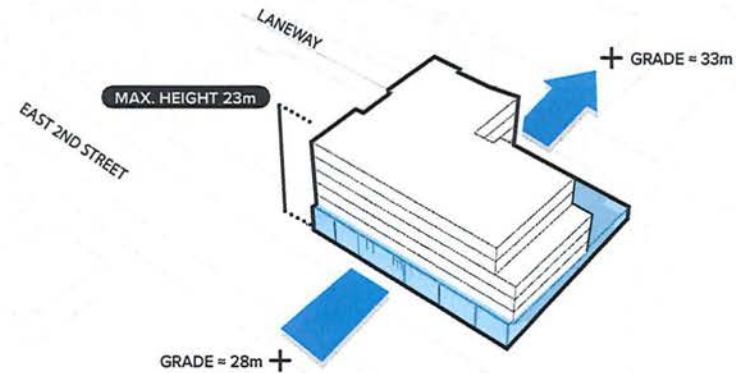
29 November 2024

3.2 Policy & Site Constraints

The purpose of this development proposal is to redevelop an existing CD-zoned, two storey, commercial property to an six storey, mixed-use residential building with retail at grade. The site is guided by the existing Lower Lonsdale area policy as noted in the Official Community Plan that was adopted in 2014.

CNV Official Community Plan - Schedule A (Land Use):
maximum mid-rise and high-rise heights limited to 23m (75.5 feet)

Topography:
a steep sloping site with a height difference of $\approx 5\text{m}$ between East 2nd Street and the laneway at the rear of the parcel.



SECTION III PLANNING & DESIGN FRAMEWORK

Development Permit
Application

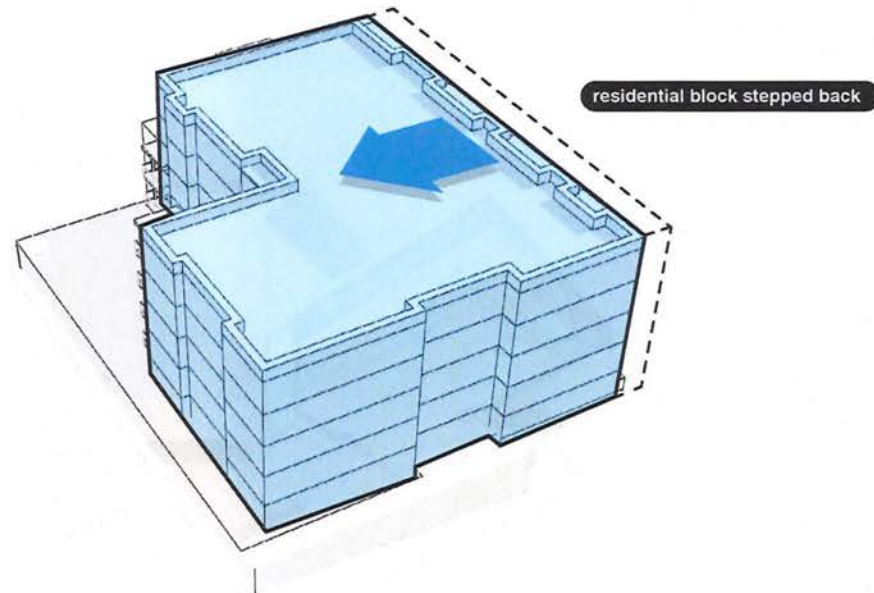
29 November 2024

3.3 Massing Rationale

Residential Floorplate

The residential program will include a diverse mix of various unit types ranging from 460 sq.ft to 1,078 sq.ft. Which will promote greater housing options for people living in the City of North Vancouver and on the North Shore.

Stepping the floorplate off the main residential block back from the street gives the building a less imposing, more pedestrian friendly streetwall along East 2nd. This also allows for the roof of the podium to be programmed as high-quality common amenity and semi-private outdoor space.



SECTION III PLANNING & DESIGN FRAMEWORK

Development Permit
Application

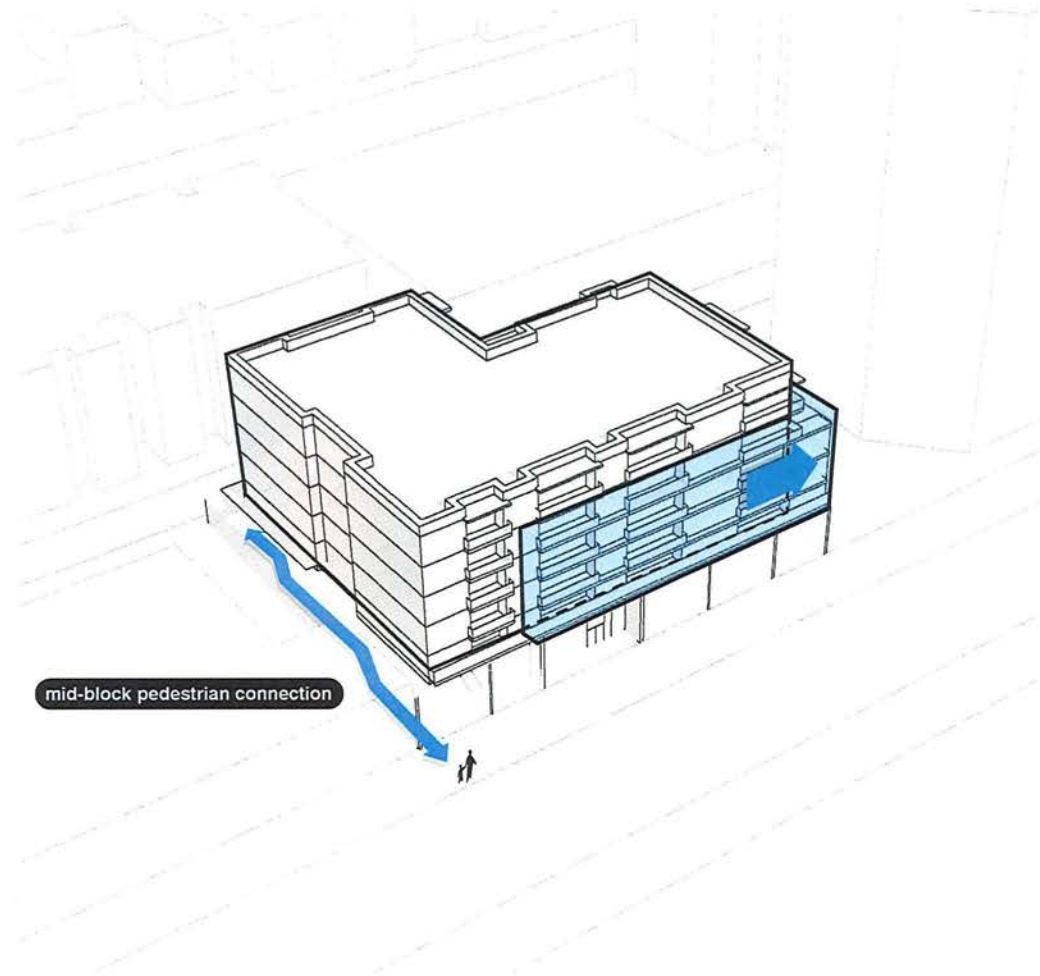
29 November 2024

3.4 Massing Rationale

Horizontal transition From

This transitional form provides a crucial link between the horizontal language of the commercial podium below, up to the residential floors above. The building will include two levels of underground parking for residents and for residential visitors and commercial patrons. Attention was placed on the development's two edges to ensure the relationship between building and street and lane are strengthened. The East 2nd Street and lane edges strive to promote a friendly pedestrian streetscape to enhance the public realm.

An open-air pedestrian right-of-way is located along the western property line of the subject site. This right-of-way will connect to a pathway network that provides pedestrian access from 3rd Street South to the Shipyards and Lonsdale Quay, along corridors east and west of Lonsdale Ave.



SECTION III PLANNING & DESIGN FRAMEWORK

Development Permit
Application

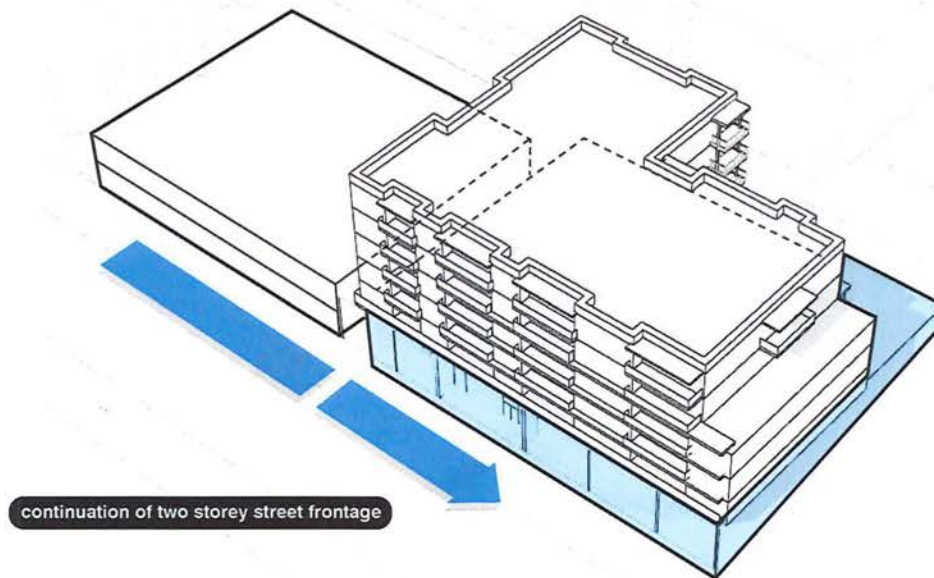
29 November 2024

3.5 Massing Rationale

Commercial Podium

The front building edge facing East 2nd Street is designed to feature an expressive entry element to the residential component, a over height volume that is architecturally articulated with a simple canopy expression.

The generous commercial podium is a continuation of the two storey street frontage currently fronting East 2nd street. Retaining this strong base element, gives the opportunity for the commercial units fronting the street to have unique overheight spaces. Providing a balance of direct natural light and commercial floor space.



continuation of two storey street frontage



SECTION III PLANNING & DESIGN FRAMEWORK

Development Permit
Application

29 November 2024

3.6 Response to City of North Vancouver OCP

In reference to the Lower Lonsdale area and the Official Community Plan, the proposed development meets or exceeds the planning objectives and land use concept. The design is guided and adheres to the main principles as set out in the community visions.

These include:

Complete and Compact

- Accessible and Active
- Opportunity-Filled
- Resilient and Adaptable
- Durable and Timeless
- Creative and Diverse
- Healthy and Inclusive
- Diverse and Affordable
- Community Supporting Community
- Age-Friendly



1 Land Use: Housing, Population and Employment

The project proposes strata for-sale residential housing to assist in addressing the City's population growth by providing a total of 76 residential units. There are currently no existing residential units in the commercial-oriented structure presently on site. The new housing units will offer a diverse range of unit types and sizes allowing families, individuals, and couples to reside in the building.

2 Transportation, Mobility and Connectivity

The proposed development considers a number of initiatives and features to promote forms of movement other than the use of single-occupancy vehicles. Underground parking spaces for visitors and residents will be equipped with electrical charging stations. Bicycle storage for residents is conveniently located on Level 1. A bike repair and wash area are proposed to promote bicycle usage. Public transportation, bus routes and the Seabus are located nearby with walking distance.

3 Pedestrian Connectivity

Included as part of the proposal is a 10' (3m) wide mid-block pedestrian ROW connecting the laneway with East 2nd street. The ROW will formalise an existing pathway currently used by the public on what is currently private property. More broadly, this ROW will form part of a broader pedestrian network connecting Lower Lonsdale to the shipyards and Lonsdale Quay to reinforce the areas walkable nature.

4 Community Well-Being

The development proposes a number of features for its residents and the community, which will enhance people's well-being. With a varied mix of unit types and sizes, the building will promote diversity amongst its residents with families, young individuals, seniors, and couples able to coexist. Suites are designed with a focus on the relationship between residents, the community and natural views. Larger family-oriented units were strategically designed to include extensive private outdoor space, promoting outdoor play and convenient access.



SECTION III
PLANNING & DESIGN
FRAMEWORK

Development Permit
Application

29 November 2024

Natural Environment, Energy and Climate

The building is designed to support connection to the Lonsdale Energy Corporation (LEC). Overall, the building is designed with the intent to meet BC Energy Step level 3. Access and proximity to bicycles and public transport reduce the reliance on vehicle ownership. Passive shading with extensive balconies on the south side of the building, and a balance of openings to solid wall in the exterior assembly, reducing the window to wall ratio.

The building is designed to address the challenges associated with climate change with care and consideration of the building form, articulation, and purposeful architectural elements. With passive shading created by balconies, low window to wall ratio, and limited massing articulation thus reducing thermal loss at steps and corners.



Larger studio and one-bedroom units are planned with private outdoor space. The building will provide an indoor amenity areas and extensive outdoor common area on the podium. This is to promote individuals to use the building common amenities, to foster community, gathering and neighbourliness.

5 Parks, Recreation and Open Space

As a mid-rise, slab-block structure, the building footprint will allow greater green space at the podium level for residents, providing opportunities for extensive landscape and outdoor spaces. Direct access to the outdoor patio / amenity is provided via the indoor amenity.

6 Art, Culture and Heritage

The architectural character is inspired by the City's local culture and natural setting. The design of the building seeks inspiration from the local context and west coast vocabulary to set an architectural language reflective of these influences.

7 Economic Development

The proposed commercial space will be an upgrade to the existing commercial program on site. While the proposed commercial spaces will strengthen the public realm with improved storefront interface by the sidewalk boulevard, it will provide a unique retail environment with over height commercial spaces with plenty of natural light from the floor to ceiling glazing. In addition, new residents of the neighbourhood, will promote and influence economic growth to local businesses and services.

8 Municipal Services and Infrastructure

The building is designed to connect with the Lonsdale Energy Corporation's system and other existing services.



SECTION III
PLANNING & DESIGN
FRAMEWORK

Development Permit
Application

29 November 2024

4.1 Guiding Principles

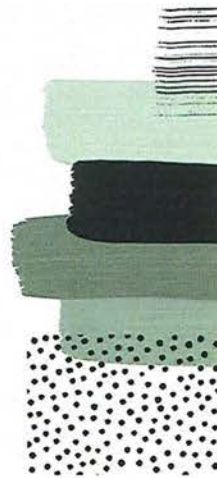
The design inspiration for this building comes from an abstract study of Lower Lonsdale when viewed from Vancouver Harbour. The overlapping of warm tones, patterns of fenestration and horizontal ridge lines of the mountains behind translate into the building's facade



simple palette
reflection
watercolour
space



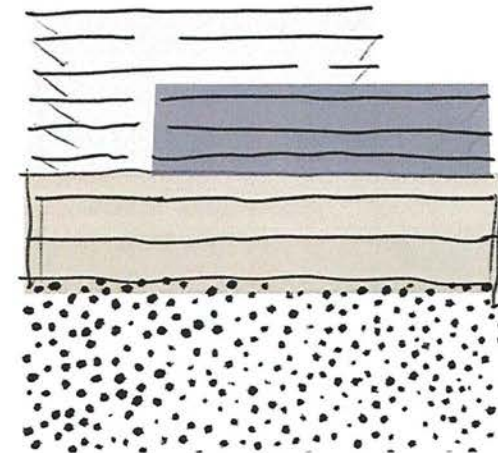
thick line
thin line
marks
scribed



texture
grain
coastline
depth



warm
grounded
saturated
touch



plinth
rationalised
hierarchy
horizontal



SECTION IV DESIGN RATIONALE

Development Permit
Application

29 November 2024

4.2

Design Language



1. Lot 05 - ZAC Beaujon.



2. Tummill - Piercy & Company



3. De Havenmeester - RoosRos Architects



4. Queenshurst - Carey Jones



5. Govaert - Vanhoutte Architects



6. 71 Swann Road - Mosaic



SECTION IV DESIGN RATIONALE

Development Permit
Application

29 November 2024

4.3

Retail Space & Residential Lobby



1. madcoffee - madarq studio



2. Gryphon House - Taizo Yamamoto



3. The Service Course - Girona Spain



4. The wheelhouse - Los Angeles



5. North Point Brewing - North Vancouver



6. Nottingdale Cafe - Found Associates



SECTION IV DESIGN RATIONALE

Development Permit
Application

29 November 2024

4.4 Public Art

The public art can be an integral aspect of the project that reinforces a dynamic and more inviting public realm. The open air pedestrian right of way presents a unique opportunity to engage a local artist for a public art proposal. Seen here are a few current proposals put forward by artists for a similar mid-block pedestrian connection for Anthem's project at 149 West Third Street.

Public Art Opportunity



Open air pedestrian right of way along western property line



Luke Ramsey - completed work, Kitsilano, BC



Rebecca Bayer - 149 West 3rd Street public art proposal consists of pixelated 1" glazed ceramic tile mosaic version of a painting Red Branch Glow for the 'breezeway' public art mosaic at 149 W. 3rd.



hand glazed 1" tile mosaic



Luke Ramsey - tile mural proposal

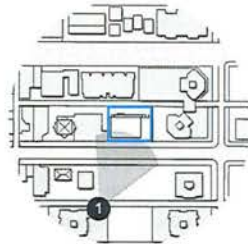


Development Permit
Application

29 November 2024

4.5 Project Description

The building form is a six-storey tower and slab block with podium structure. An over height lobby sited in the middle of the podium fronting East 2nd Street defines the residential entrance. Adjacent to the lobby is the main circulation elevator and stair core in the middle of the site. Compared to the previous application, the proposal is reduced in overall height, the commercial podium is also less prominent.



Previous Application



1. Primary southern elevation on to East 2nd Street.



SECTION IV DESIGN RATIONALE

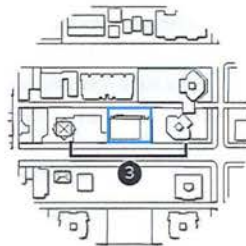
Development Permit
Application

29 November 2024

4.6 Integration in to Streetscape

The urban edges at grade are designed to relate to the existing streetscape and adjacent tower podiums. By implementing a raised pedestrian crossing across E 2nd St and mid-block pedestrian ROW, the proposal will enhance the public realm while continuing the prominent street wall and sawtooth tower-height pattern that is characteristic of this block. The use of warm-toned materials, compact retail frontages, along with an improved sidewalk and boulevard treatment have been contemplated to further elevate the pedestrian experience and promote walkability.

The design response to the site respectfully promotes the importance of animating the commercial frontage, taking clean modern architectural vocabulary to celebrate the community and unique location of the site.



SECTION IV DESIGN RATIONALE

Development Permit
Application

29 November 2024

4.7 Use & Density

This rezoning and development application proposes to redevelop the existing property to allow for the following:

USE:

- a) Residential dwelling units for market rental;
- b) 76 residential units;
- c) 25% of residential units to meet Level 2 Adaptable Housing Standards
- d) Six (6) storey mid-rise tower;
- e) Common building amenity space of approximately 1300 sf. indoor space located on Level 2 and 5 in conjunction with 1670 sf. of outdoor roof space

DENSITY:

- a) Proposed density to meet existing OCP policy (2.6 FSR), OCP bonus provisions (1.0 FSR)
- b) Adaptable Housing exclusion allowances (20 SF per each Level 2 unit);
- c) Proposed density anticipated to be approximately 3.45 FSR (61,932 sf.), slightly below the maximum 3.60 FSR allowed on the site;



4. View looking north west across East 2nd Street



SECTION IV DESIGN RATIONALE

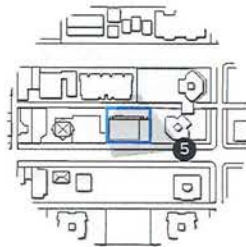
Development Permit
Application

29 November 2024

4.8 Parking Provision

The previous application proposed a parking entry accessed directly from East second street, this entry had rather limited vision for drivers to enter and exit the parkade. The latest proposal has a much wider entry to the parkade with openings and increased glazing to improve the sight lines of drivers using the parking ramp.

- Underground parking structure with private residential parking and commercial parking will have access from East 2nd Street at the south property line;
- Residential visitors and commercial users will also use the same parking ramp access off of East 2nd Street;
- Secured bicycle storage for residents located on Level 1 with access off the service lane for convenient access to the outside;
- Secured bicycle storage and end of trip facilities for commercial employees is located on parking Level 1 with access off East 2nd Street.



PROPOSED View of commercial podium from the SE corner of the site and parking entry



PREVIOUS APPLICATION View of commercial podium from the SE corner of the site and parking entry



SECTION IV DESIGN RATIONALE

Development Permit
Application

29 November 2024



PROPOSED View of the pedestrian right of way along the western property line



PREVIOUS APPLICATION View of the pedestrian right of way along the western property line



Development Permit
Application

29 November 2024



PROPOSED View of the pedestrian right of way along the western property line



PREVIOUS APPLICATION View of the pedestrian right of way along the western property line



Development Permit
Application

29 November 2024

4.9 Amenity Provision

The building proposes approximately 1300 sf. of indoor amenity space for residents, with approximately 2000 sf. of outdoor deck area. Amenity spaces are located adjacent to the main elevator and stair core for accessibility and convenience. In addition, the design proposes a multi-purpose space for socializing and gathering. Residents will have immediate access to outdoor space taking advantage of views to the mountains, daylight and natural fresh air.



7. View of the amenity and private terraces at level 2, on top of the commercial podium



SECTION IV DESIGN RATIONALE

Development Permit
Application

29 November 2024



PROPOSED



PREVIOUS APPLICATION



Development Permit
Application

29 November 2024



PROPOSED



PREVIOUS APPLICATION



Development Permit
Application

29 November 2024

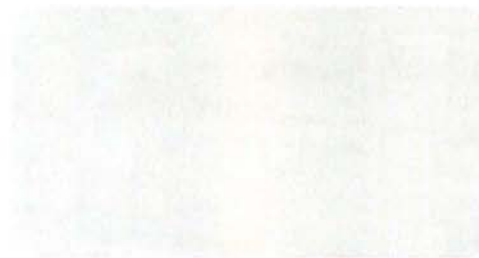
5.1 Materials Board



1 Hardie Panel with Paintable Reveal Trim
colour: standard white



3 Cementitious Cladding with Profile (8-Reveal)
colour: charcoal



4 Cementitious Fascia Board
colour: white

2 Vinyl Windows
colour: silver



5 Standard Face Brick
colour: tumbleweed



6 Curtain Wall System
colour: Iron Grey



SECTION IV DESIGN RATIONALE

Development Permit
Application

29 November 2024

5.2 Solar Orientation

East Second street does not run truly east-west, giving 146 maximum solar gains. Ideally the south-facing facade should be within 30 degrees of due south.

North Facing

Minimised Window to Wall Ratio (WWR) on north facades, to reduce winter heat losses.

East Facing

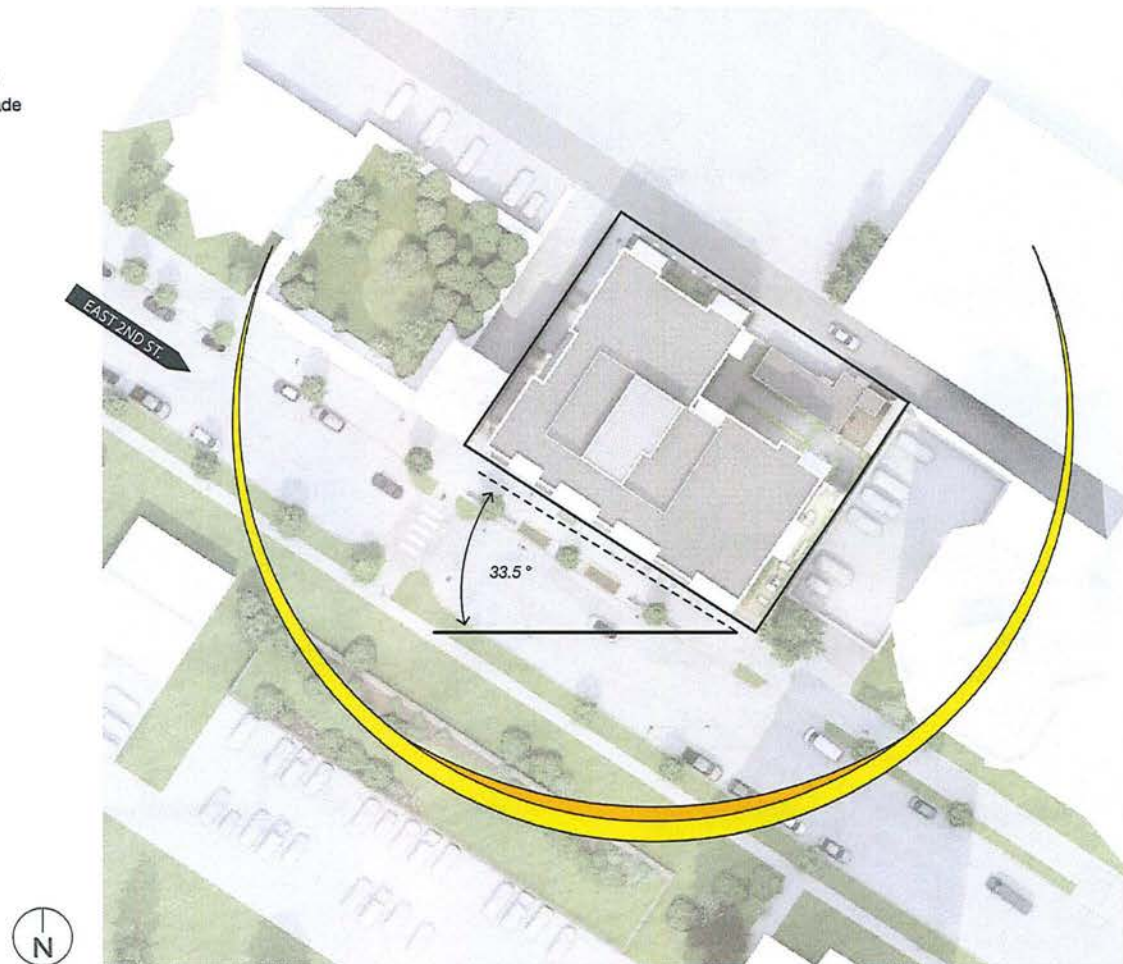
Increased WWR on east facades, to increase daylighting potential and lower lighting loads.

West Facing

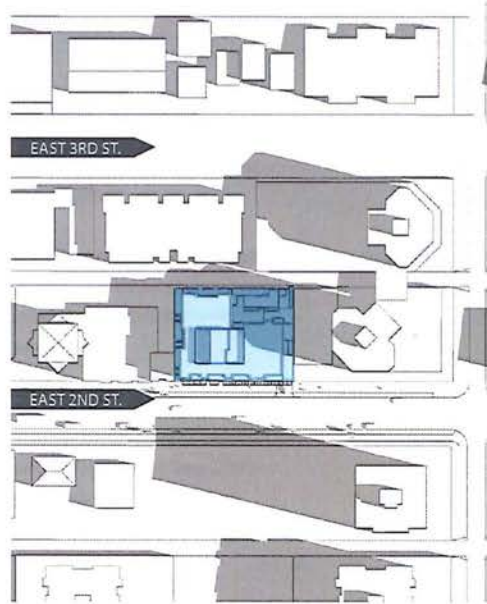
Externally shaded windows on south and west facades to prevent unwanted solar gains in summer.

South Facing

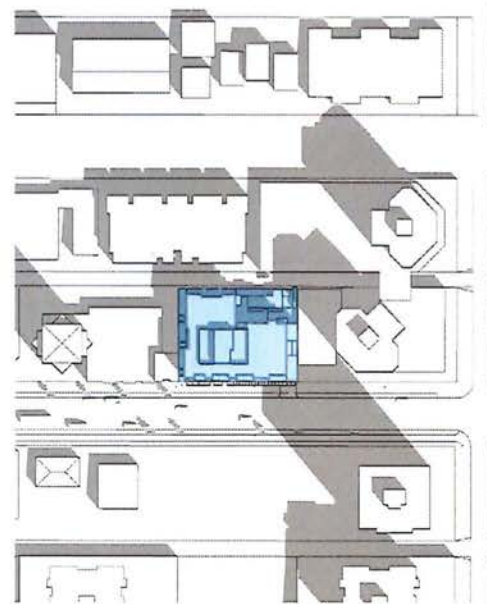
Externally shaded windows on south and west facades to prevent unwanted solar gains in summer.



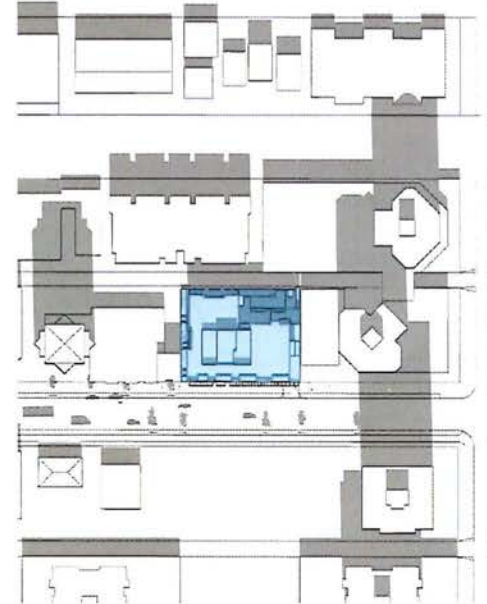
5.2 Spring Solstice



March 21st 10:00



March 21st 12:00



March 21st 14:00



SECTION V SHADOW STUDIES

Development Permit
Application

29 November 2024

5.3 Summer Solstice



June 21st 10:00

June 21st 12:00

June 21st 14:00

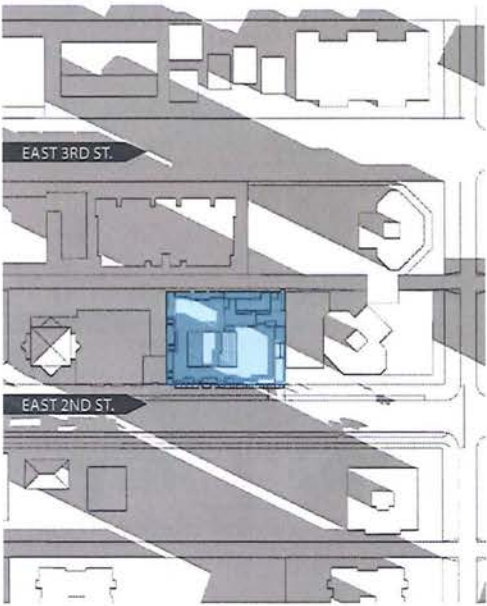
SECTION V
SHADOW STUDIES

Development Permit
Application

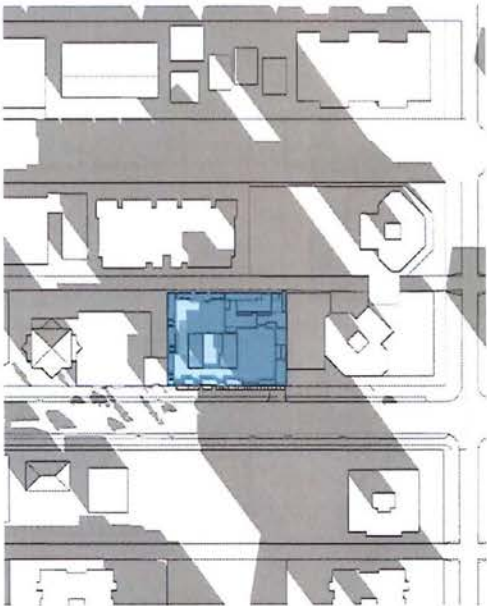
29 November 2024



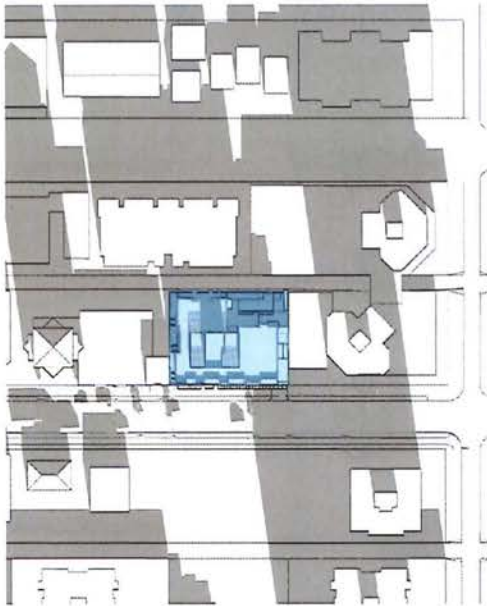
5.3 Winter Equinox



Dec 21st 10:00



Dec 21st 12:00



Dec 21st 14:00



SECTION V
SHADOW STUDIES

Development Permit
Application

29 November 2024

146 EAST 2ND STREET, CITY OF NORTH VANCOUVER, BC
MIXED-USE HIGH DENSITY DEVELOPMENT

PROJECT STATISTICS

CIVIC ADDRESS	146 EAST 2ND STREET		
LEGAL DESCRIPTION			
SITE AREA	17,967.82 SF	1,669.27 SM	
CURRENT ZONE	CD 007		
OCP LAND USE PLAN (PER SCHEDULE A)			
DESIGNATION	MIXED-USE LEVEL 4A (HIGH DENSITY)	OCP DENSITY (FSR) 2.60 FSR MAX. BONUS (FSR)* 1.00 FSR MAXIMUM FLOOR SPACE RATIO ALLOWED 3.60 FSR	

SITE COVERAGE

ALLOWED	90%	16,171.04 SF	1,502.34 SM
PROPOSED AT GRADE	71%	12,792.04 SF	1,186.42 SM
PROPOSED ABOVE L2	68%	12,155.69 SF	1,129.30 SM

*Site coverage measured to the residential and commercial area footprint only; parking area and driveway ramp excluded

DENSITY (FLOOR SPACE RATIO)

MU-4A BASE AMOUNT	2.60 FSR	46,716.34 SF	4,340.09 SM
BONUS (PUBLIC BENEFITS)	1.00 FSR	17,967.82 SF	1,669.27 SM
TOTAL ALLOWED	3.60 FSR	64,684.16 SF	6,009.36 SM
PROPOSED	3.34 FSR	60,000.32 SF	5,574.21 SM
OVER/UNDER	- 0.26 FSR	- 4,683.84 SF	- 435.14 SM

MAXIMUM BUILDING HEIGHT - BCBC

ALLOWED	75.46 FT	23.00 M
PROPOSED	72.25 FT	22.02 M

SETBACKS

	REQUIRED		PROPOSED	
	FT	M	FT	M
FRONT (SOUTH-EAST 2ND STREET RIGHT OF WAY)	1.67	0.51	1.67	0.51
LANE (NORTH)	9.72	2.96	9.72	2.96
LANE (NORTH)	40.00	12.19	40.00	12.19
EAST SIDE (FROM ADJACENT TOWER ABOVE 4TH FLOOR)	80.00	24.38	56.35	17.18
WEST SIDE (PEDESTRIAN RIGHT OF WAY)	10.00	3.05	10.00	3.05

PARKING SUMMARY

RESIDENTIAL	76 UNITS
PARKING RATIO (RESIDENTS)	0.60 / UNIT
MINIMUM NUMBER OF DWELLING PARKING SPACES REQUIRED	46 SPACES
PARKING RATIO (VISITOR) PER 908(7)	0.10 / UNIT
MINIMUM NUMBER OF RESIDENTIAL VISITOR PARKING SPACES REQUIRED	8 SPACES
TOTAL NUMBER OF RESIDENTIAL PARKING SPACES REQUIRED	54 SPACES

COMMERCIAL	COMMERCIAL RETAIL UNIT AREA 6,300.35 SF
PARKING FORMULA	1 SPACE PER 807.30 SF
MINIMUM NUMBER OF COMMERCIAL PARKING SPACES REQUIRED	8 SPACES

DISABILITY	RESIDENTIAL USE 0.038 / UNIT
MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DISABILITY USE	3 SPACES
NON RESIDENTIAL USE 1 / PER 25 (UP TO 50)	
MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DISABILITY USE	1 SPACES
TOTAL MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DISABILITY USE	4 SPACES

TOTAL	REQUIRED	PROVIDED	ALLOWED	PROVIDED
RESIDENTIAL	46	48	21	11
VISITOR	8	6	35%	18%
COMMERCIAL	8	6		
SHARED VIS/COM	2	2		
TOTAL	62	62		
DISABILITY		5		

FLOOR AREA SUMMARY

FLOOR LEVEL	GROSS FLOOR AREA (SF)	AMENITY*	MECHANICAL	LOBBY**	ADAPTABLE UNITS	FSR AREA (SF)	LEASEABLE/SELLABLE COMMON	LEASEABLE/SELLABLE COMMERCIAL	LEASEABLE/SELLABLE RESIDENTIAL	NET AREA (SF)
ROOF	199.87	-	199.87	-	-	-	-	-	-	-
LEVEL 7	10,312.57	-	-	-	60.00	10,252.57	1,368.01	-	8,944.56	8,944.56
LEVEL 6	10,312.57	-	-	-	60.00	10,252.57	1,368.01	-	8,944.56	8,944.56
LEVEL 5	11,218.00	-	-	-	100.00	11,118.00	1,464.40	-	9,753.61	9,753.61
LEVEL 4	11,218.00	-	-	-	100.00	11,118.00	1,464.40	-	9,753.61	9,753.61
LEVEL 3	11,209.92	1,151.46	-	-	60.00	9,998.47	1,580.83	-	8,477.64	8,477.64
LEVEL 2	476.86	-	-	-	-	476.86	476.86	-	-	-
LEVEL 1	7,292.78	-	-	508.92	-	6,783.84	1,146.75	6,146.01	-	6,146.01
LEVEL P1	-	-	-	-	-	-	-	154.34	-	154.34
TOTAL	62,240.57	1,151.46	199.87	508.92	360.00	60,000.32	8,869.26	6,300.35	45,873.97	52,174.33
	5,782.34	SM				5,574.21	SM			4,847.15

* amenity exclusion (By Law 8564, May 30th, 2018)

** residential lobby principal point of entry exclusion (By Law 8454, May 30th, 2018)

DWELLING UNIT SUMMARY

FAMILY-ORIENTED UNITS REQUIRED	25%	19 UNITS
FAMILY-ORIENTED UNITS PROPOSED	38%	29 UNITS
DIFFERENCE	13%	10 ADDITIONAL UNITS

CNV LEVEL 2 ADAPTABLE	25%	19 UNITS
STANDARD DWELLING UNITS	75%	57 UNITS

LEVEL	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	3 BEDROOM	TOTAL
LEVEL 7	7	2	-	5	1	15
LEVEL 6	7	2	-	5	1	15
LEVEL 5	9	-	1	4	2	16
LEVEL 4	9	-	1	4	2	16
LEVEL 3	9	-	-	3	2	14
TOTAL	41	4	2	21	8	76
PERCENTAGE	53.9%	5.3%	2.6%	27.6%	10.5%	
MMR UNITS	4	1	0	2	1	8

UNITS WITH PRIVATE OUTDOOR SPACE	63 UNITS	83%
UNITS WITHOUT PRIVATE OUTDOOR SPACE	13 UNITS	17%

BICYCLE SUMMARY

RESIDENTIAL	76 UNITS
BICYCLE RATIO (RESIDENTS)	1.50 / UNIT
MINIMUM NUMBER OF BICYCLE SPACES REQUIRED	114 SPACES
BICYCLE RATIO (VISITOR - SHORT TERM)	6 PER 60 UNITS (OR PORTION OF)
COMMERCIAL	SECURE
COMMERCIAL RETAIL UNIT AREA	6,300.35 SF
1 SPACE PER 2505M	2,505.98 SF
SHORT-TERM	6 SPACES PER 1000SM
VERTICLE STALLS	10,763.91 SF
6 SPACES	

TOTAL	REQUIRED	PROVIDED	ALLOWED	PROVIDED
RESIDENTIAL	SECURE 114	190 95 Lockers	67	0
SHORT-TERM	8	8	35%	0%
COMMERCIAL	SECURE 2	2		
SHORT-TERM	6	6		
TOTAL	130	206		
INCL CARGO STALLS	12	38		

dys architecture

250 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

CLIENT



NO. | DATE | ISSUE

- 1 2022-08-15 ISSUED FOR REZONING
- 2 2023-10-03 PRE-CONSULTATION APPLICATION
- 3 2024-01-12 REISSUE FOR REZONING
- 4 2024-12-06 REISSUE FOR REZONING & DP

NO. | DATE | REVISION

PROJECT

MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

PROJECT STATISTICS

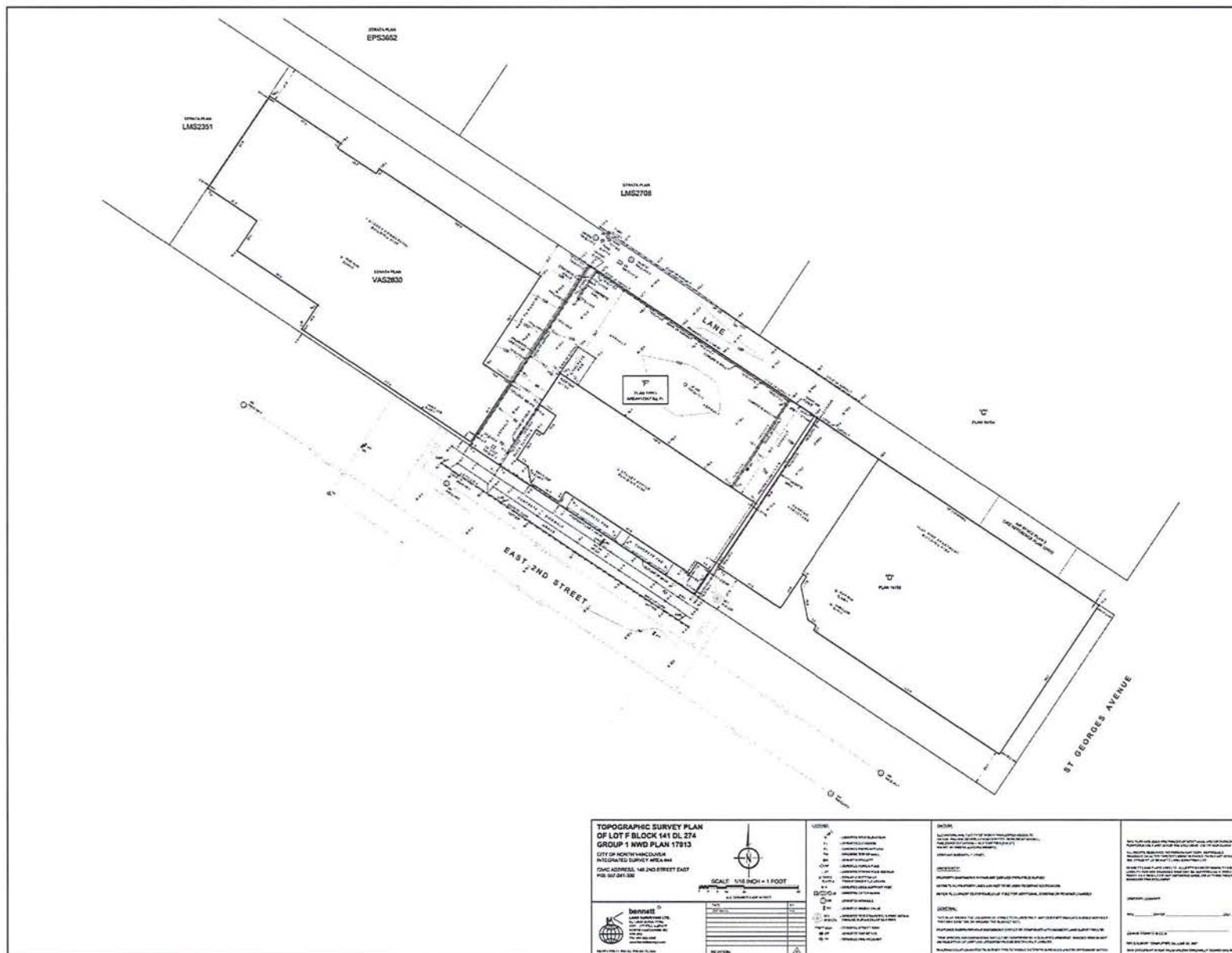
This drawing is an instrument of service, it is the property of dys architecture and may not be reproduced without the written consent of dys architecture. The information shown on this drawing is for use on the project only and may not be used for any other purpose. Payment of all fees due to dys architecture is a condition of use of this drawing as a condition precedent to the use thereof.

Vertical dimensions shall have precedence over horizontal dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and any discrepancies shall be corrected at all times. This drawing shall be submitted to the client for review and approval prior to construction.

PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/16" = 1'-0"
DATE August 1, 2024

A0.02

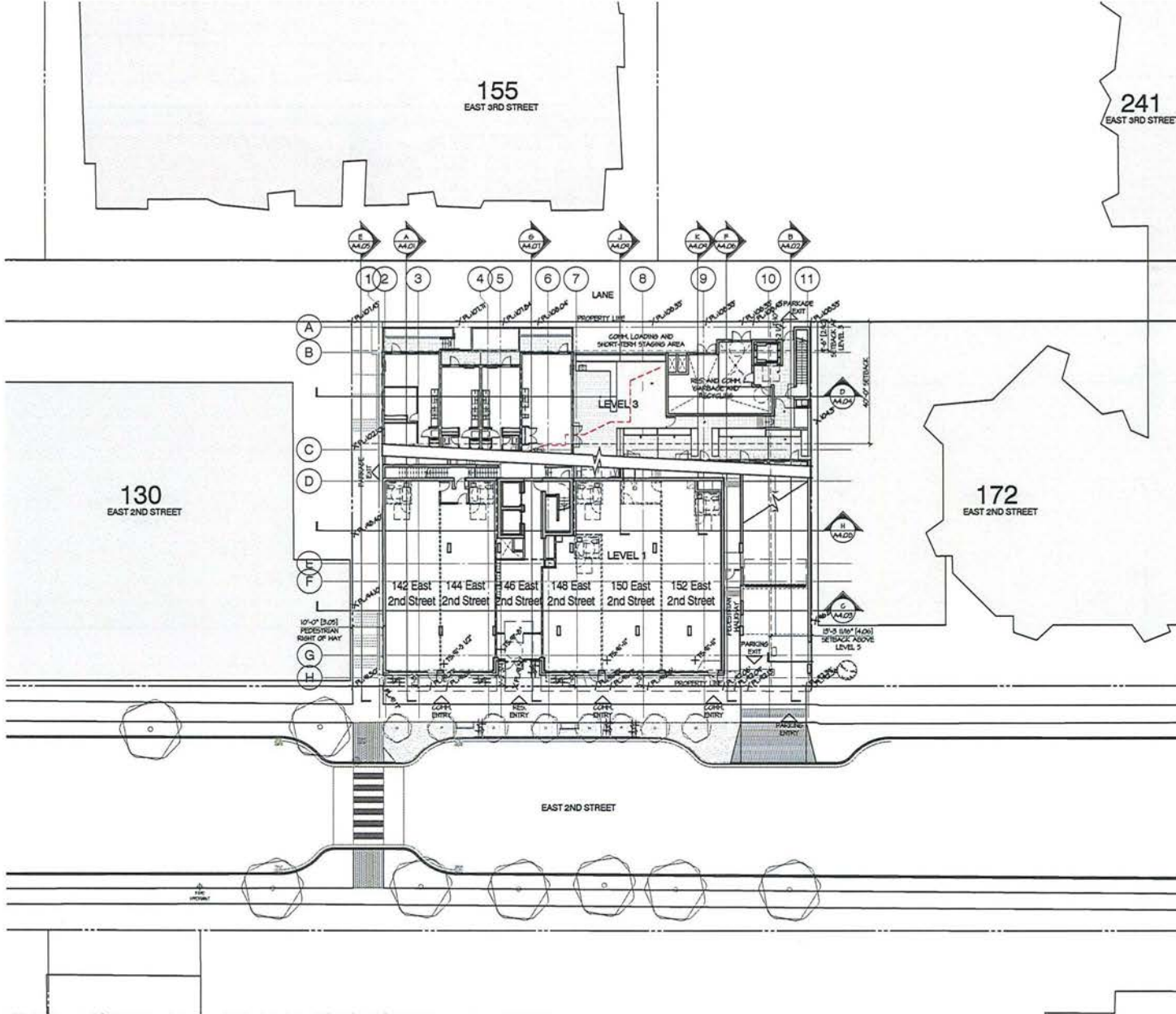


CLIENT



- NO. | DATE | ISSUE
- 1 | 2022-06-15 | ISSUED FOR REZONING
 - 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
 - 3 | 2024-01-12 | REISSUE FOR REZONING
 - 4 | 2024-12-09 | REISSUE FOR REZONING & DP

NO. | DATE | REVISION



PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

SITE PLAN

This drawing, as an instrument of service, is the property of dys architecture and shall remain their confidential information and shall not be used for any other purpose without the written consent of dys architecture. It is to be used only for the project and site shown on this drawing and for the purpose of the project and site shown on this drawing. It is to be used only for the project and site shown on this drawing and for the purpose of the project and site shown on this drawing.

Project drawings shall have annotations and notes indicating the project and site shown on this drawing and for the purpose of the project and site shown on this drawing. It is to be used only for the project and site shown on this drawing and for the purpose of the project and site shown on this drawing.

PROJECT A221512
DRAWN TB CHECKED NG

SCALE 1/16" = 1'-0"
DATE August 1, 2024



A1.01

CLIENT



NO. | DATE | ISSUE
 1 | 2022-08-15 | ISSUED FOR REZONING
 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
 3 | 2024-01-12 | REISSUE FOR REZONING

NO. | DATE | REVISION

SITE LEGEND

Fire Department Connection	FDC
Graphic Annunciator	AP
Fire Hydrant	FH
Standpipe	SP
Fire Department Access Route	



PROJECT

MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

SITE PLAN

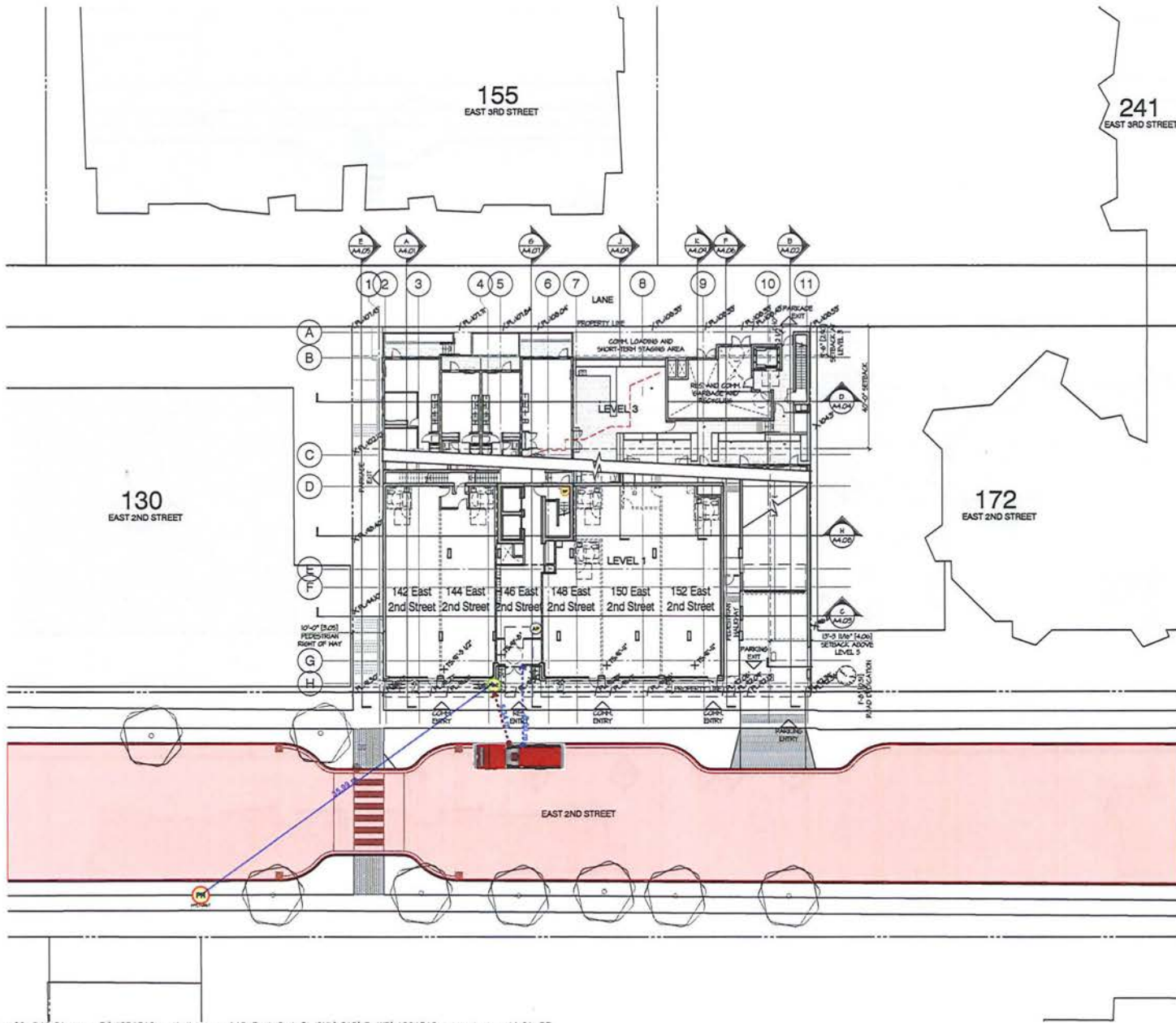
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of dys architecture. Any unauthorized use of this drawing is a violation of the terms of the agreement and may result in legal action.

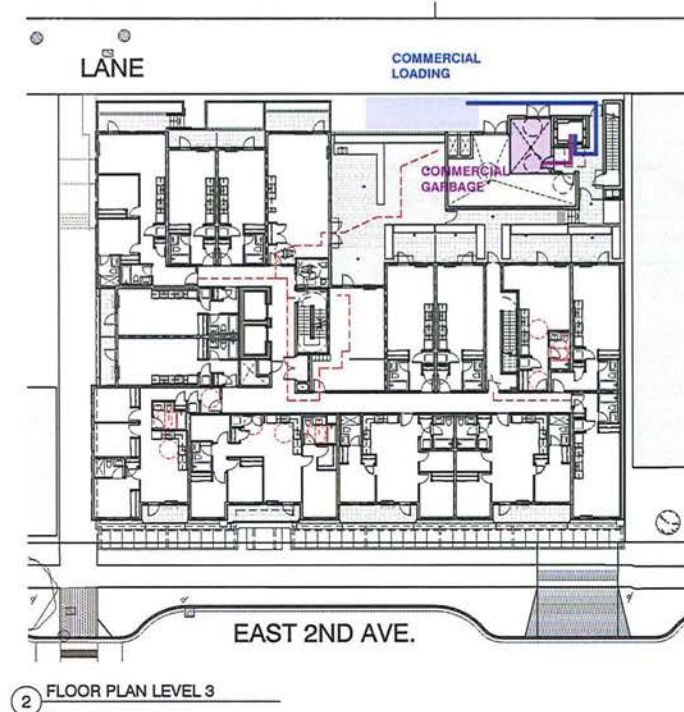
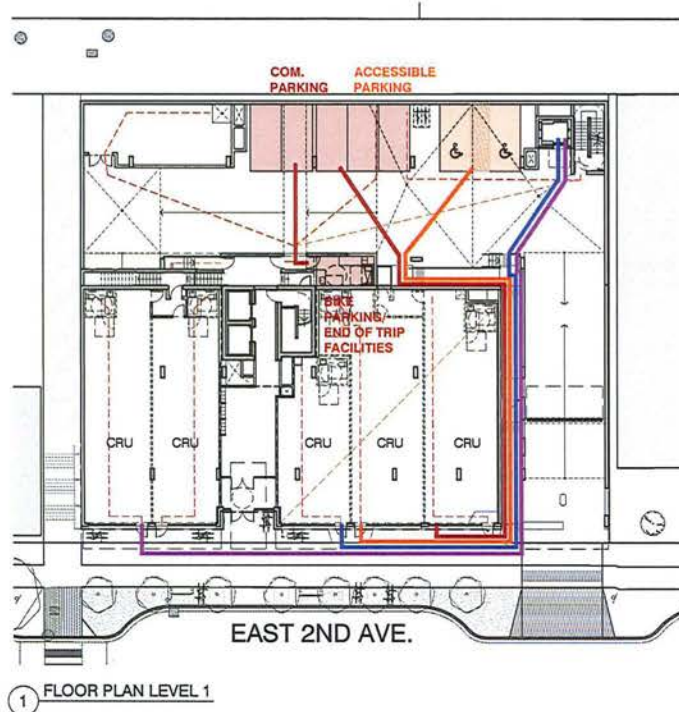
Written descriptions shall have precedence over scaled dimensions for all dimensions and conditions in the drawings. Any discrepancy shall be resolved by the architect. Any drawings shall be submitted to the appropriate authorities for review and approval.

PROJECT A221512
 DRAWN TB CHECKED NC
 SCALE 1/16" = 1'-0"
 DATE August 1, 2024



A1.01





PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
145 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

COMMERCIAL CIRCULATION DIAGRAM

This drawing, as an instrument of service, is the property of eye architects and may not be reproduced without their permission and provided notice that any production carries their name. All designs and other information shown in this drawing are for use on the specified project only and shall not be used otherwise without the written permission of eye architects.

Payment of all sums due to eye architects up to the date of use of this drawing in a condition presented to the use hereof.

Written dimensions shall have precedence over scaled dimensions.

Contractors shall verify and be responsible for all dimensions and conditions on the job and eye architects shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to eye architects for review before proceeding with

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/16" = 1'-0"
DATE August 1, 2024

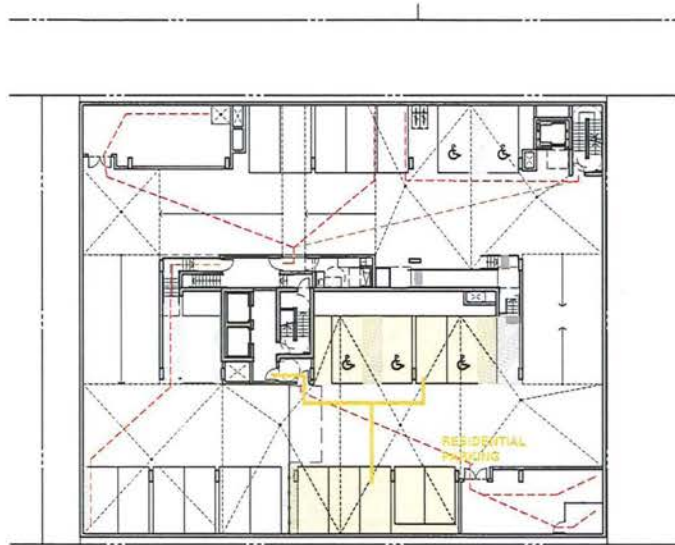


CLIENT



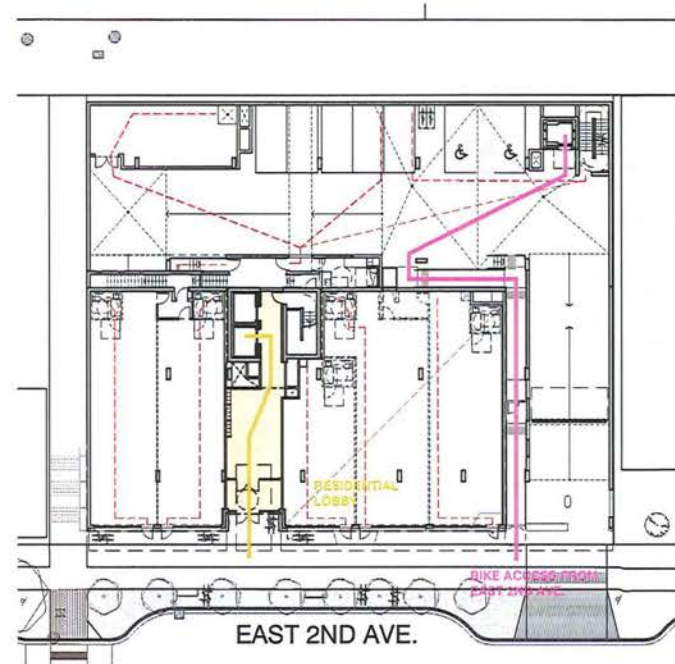
NO.	DATE	ISSUE
1	2022-06-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



1 PARKING PLAN LEVEL 1

- Residential Access
- Residential Bike Access
- Residential Garbage Access
- Accessible Garbage Access



2 FLOOR PLAN LEVEL 1

PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

RESIDENTIAL CIRCULATION DIAGRAM

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without the prior written consent of dys architecture. All designs and other information shown on this drawing are for use in the residential project only and may not be used for any other purpose without the prior written consent of dys architecture. The use of this drawing in a residential project is at the user's risk.

Without limitation, this drawing is not to be used for any other purpose without the prior written consent of dys architecture. The use of this drawing in a residential project is at the user's risk.

PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/16" = 1'-0"
DATE August 1, 2024



CLIENT



NO.	DATE	ISSUE
1	2022-06-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



1 FLOOR PLAN LEVEL 2



2 FLOOR PLAN LEVEL 3

- Residential Access
- Residential Bike Access
- Residential Garbage Access
- Accessible Garbage Access



3 TYPICAL BICYCLE LOCKER

PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

RESIDENTIAL CIRCULATION DIAGRAM

This drawing, as an instrument of service, is the property of dys architecture and shall remain the property of dys architecture and shall not be used for any other purpose without the written consent of dys architecture. All designs and other information shown on this drawing are for use on the project only and shall not be used for any other purpose. If the drawing is used for any other purpose, the user assumes all liability for any errors or omissions. This drawing shall be submitted to the City of North Vancouver for review and approval.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/16" = 1'-0"
DATE August 1, 2024





Anthem 

NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP


NO.	DATE	REVISION
-----	------	----------



PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

SETBACK DIAGRAM

This drawing, as an instrument of service, is the property of eye architecture and may not be reproduced without their permission and permission allows that any production carries that name. All designs and other information shown on this drawing are for use on the specified product only and shall not be used otherwise without written permission of the architect. Payment of all sums due to eye architecture up to the date of use of this drawing is a condition precedent to the use thereof.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0" 
DATE August 1, 2024

A1.06

PLOT STAMP: 2024-Dec-20 @12:57pm - P:\A221512 - Anthem - 146 East 2nd St CNV\CAD\3-WD\A221512 - rp.dwg - A1.06 DP

CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



PROJECT


**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**AIR PARCEL PLAN
PARKING PLAN
LEVELS 1 & 2**

This drawing, as an instrument of service, is the property of dyx architects and may not be reproduced without their permission and guarantee always that any production carries their name. All images and other information shown in this drawing are for use on the specified project only and shall not be used otherwise without written permission of dyx architects. Payment of all fees due to dyx architects up to the date of use of this drawing is a condition precedent to

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and site architecture shall be informed of any variances from the dimensions and conditions shown on the drawings. These drawings shall be submitted to the architect for review before construction starts.

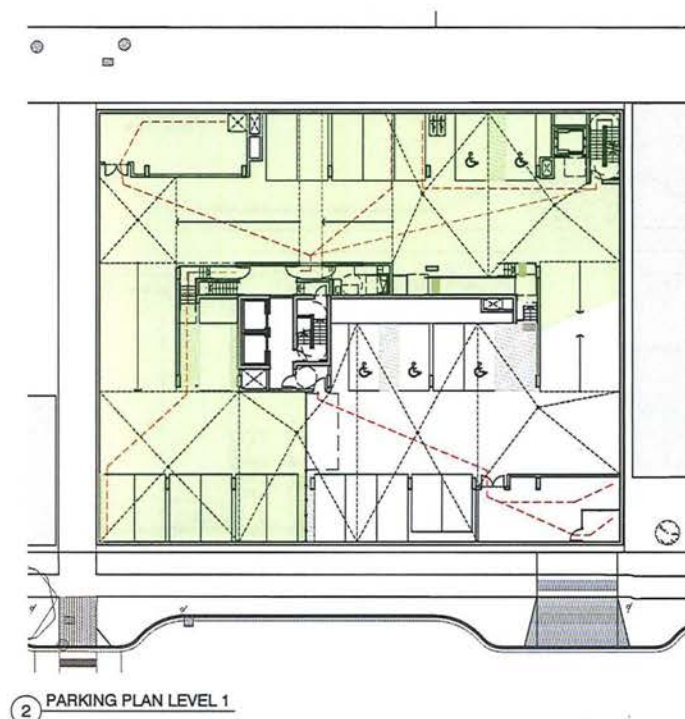
PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/16" = 1'-0" 

DATE August 1, 2024



A1.07



CLIENT



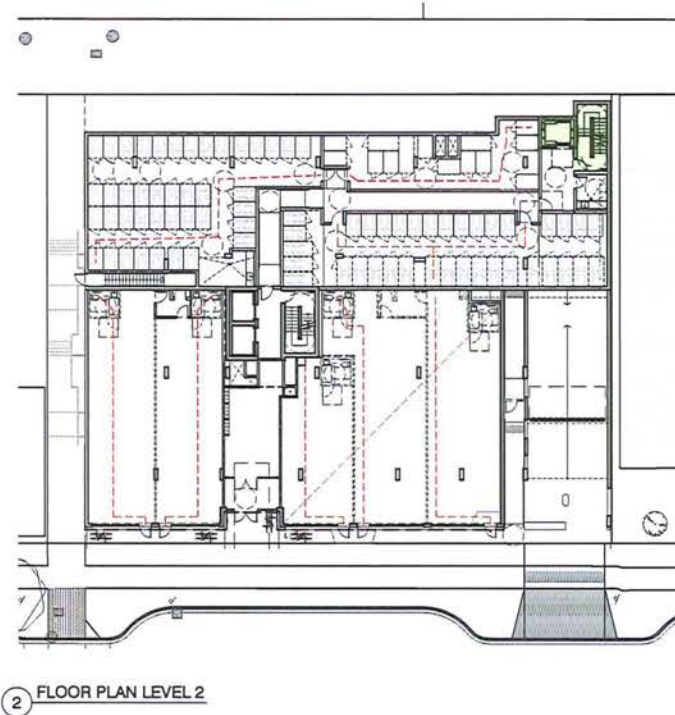
NO.	DATE	ISSUE
1	2022-06-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



1 FLOOR PLAN LEVEL 1

— Easement
 — Air Space Parcel



2 FLOOR PLAN LEVEL 2

PROJECT
**MULTI-FAMILY RESIDENTIAL
 AND COMMERCIAL
 DEVELOPMENT**
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**AIR PARCEL PLAN
 FLOOR PLAN
 LEVELS 1 & 2**

This drawing, in all respects, is the property of the architect and shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawing, or for any consequences arising from the use of the drawing. The architect shall not be responsible for any errors or omissions in the drawing, or for any consequences arising from the use of the drawing. The architect shall not be responsible for any errors or omissions in the drawing, or for any consequences arising from the use of the drawing.

Written dimensions and notes are to be used in preference to dimensions and notes on the drawing. The architect shall not be responsible for any errors or omissions in the drawing, or for any consequences arising from the use of the drawing. The architect shall not be responsible for any errors or omissions in the drawing, or for any consequences arising from the use of the drawing.

PROJECT A221512
DRAWN TB **CHECKED** NC
SCALE 1/16" = 1'-0"
DATE August 1, 2024

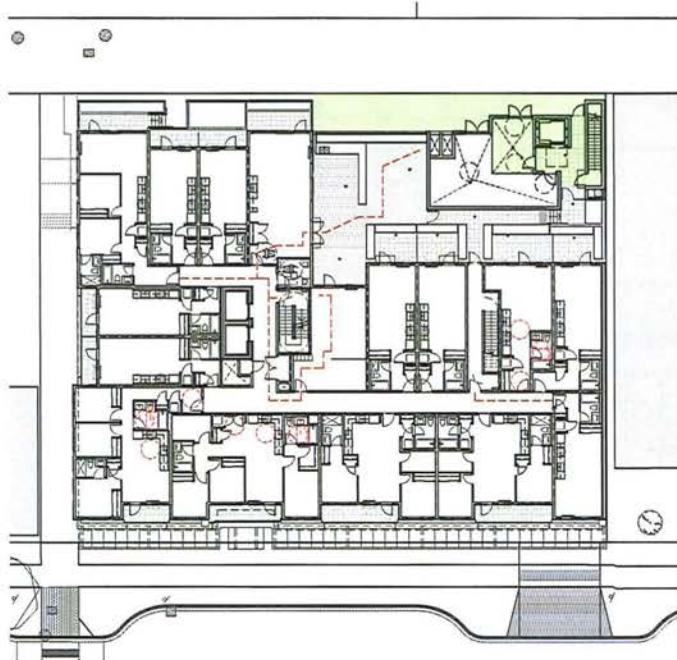


CLIENT



NO.	DATE	ISSUE
1	2022-06-15	ISSUED FOR REZONING
2	2023-10-03	PPR-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



3 FLOOR PLAN LEVEL 3

- Easement
- Air Space Parcel



PROJECT

**MULTI-FAMILY RESIDENTIAL
 AND COMMERCIAL
 DEVELOPMENT**
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**AIR PARCEL PLAN
 FLOOR PLAN
 LEVEL 3**

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced, copied, or otherwise used without the written consent of dys architecture. It is to be used only for the project and purpose specified on the title block. It is not to be used for any other project or purpose without the written consent of dys architecture. The drawings are not to be used for any other purpose without the written consent of dys architecture. The drawings are not to be used for any other purpose without the written consent of dys architecture.

PROJECT A221512
 DRAWN TB CHECKED NC
 SCALE 1/16" = 1'-0"
 DATE August 1, 2024



Anthem 

NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------

**PARKING PLAN
LEVEL 02**

The drawing, as an instrument of service, is the property of the architect and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on the drawing are for use in the specified project only and shall not be used otherwise without written permission of the architect. Payment of all monies due the architect up to the date of issue of the drawing is a condition precedent to the use of the drawing in any other project.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A2.01

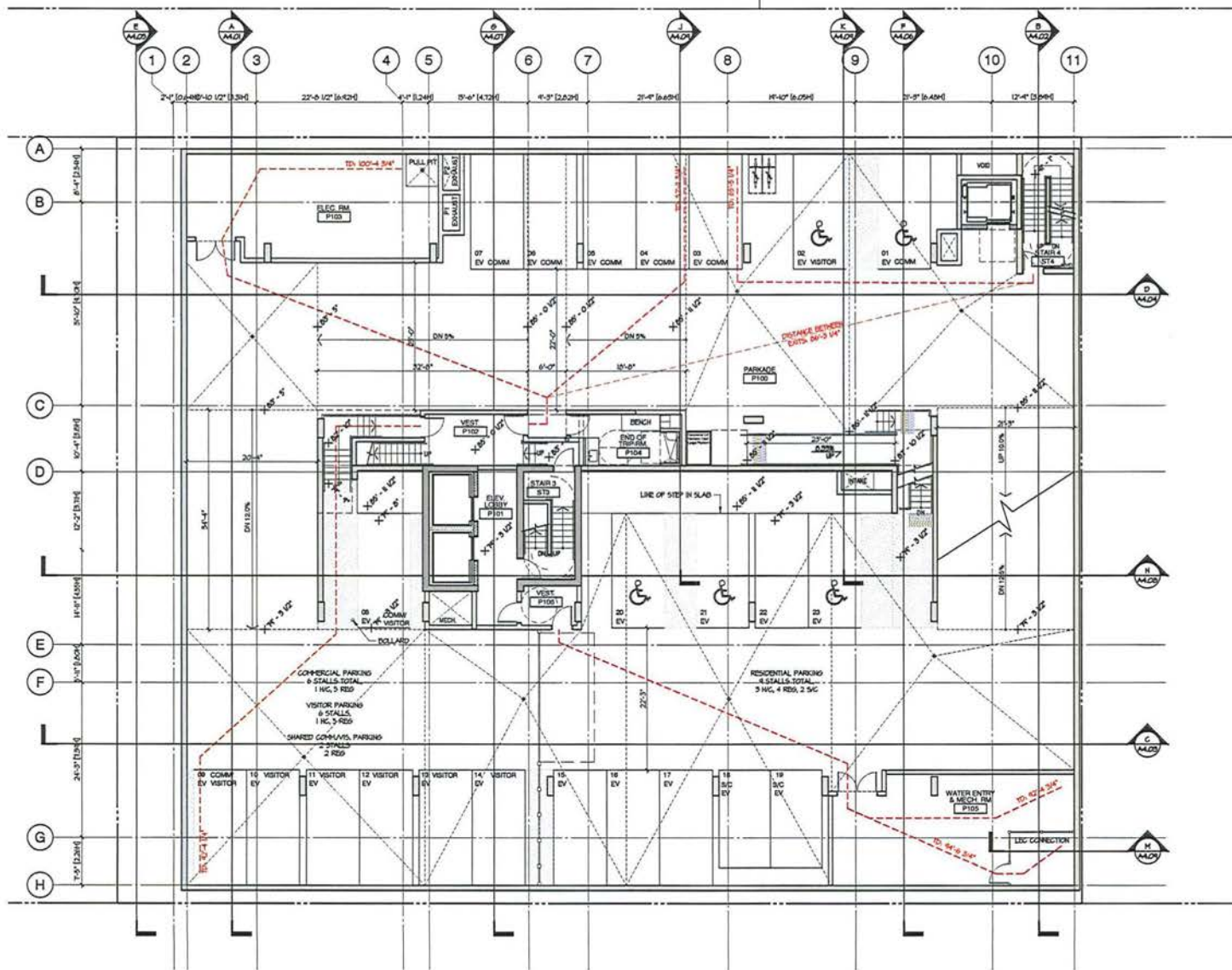


CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO. | DATE | REVISION



PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**PARKING PLAN
LEVEL 01**

This drawing, as an instrument of service, is the property of dys architecture. It is to be used only for the project and site described herein and no other use without the written consent of dys architecture. The client agrees to indemnify and hold dys architecture harmless from all claims, damages, costs and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any purpose other than that intended by dys architecture. The client agrees to hold dys architecture harmless from all claims, damages, costs and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any purpose other than that intended by dys architecture.

Without limitation and to the maximum extent permitted by law, dys architecture and its consultants, including dys architecture, shall not be liable for any claims, damages, costs and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any purpose other than that intended by dys architecture.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024



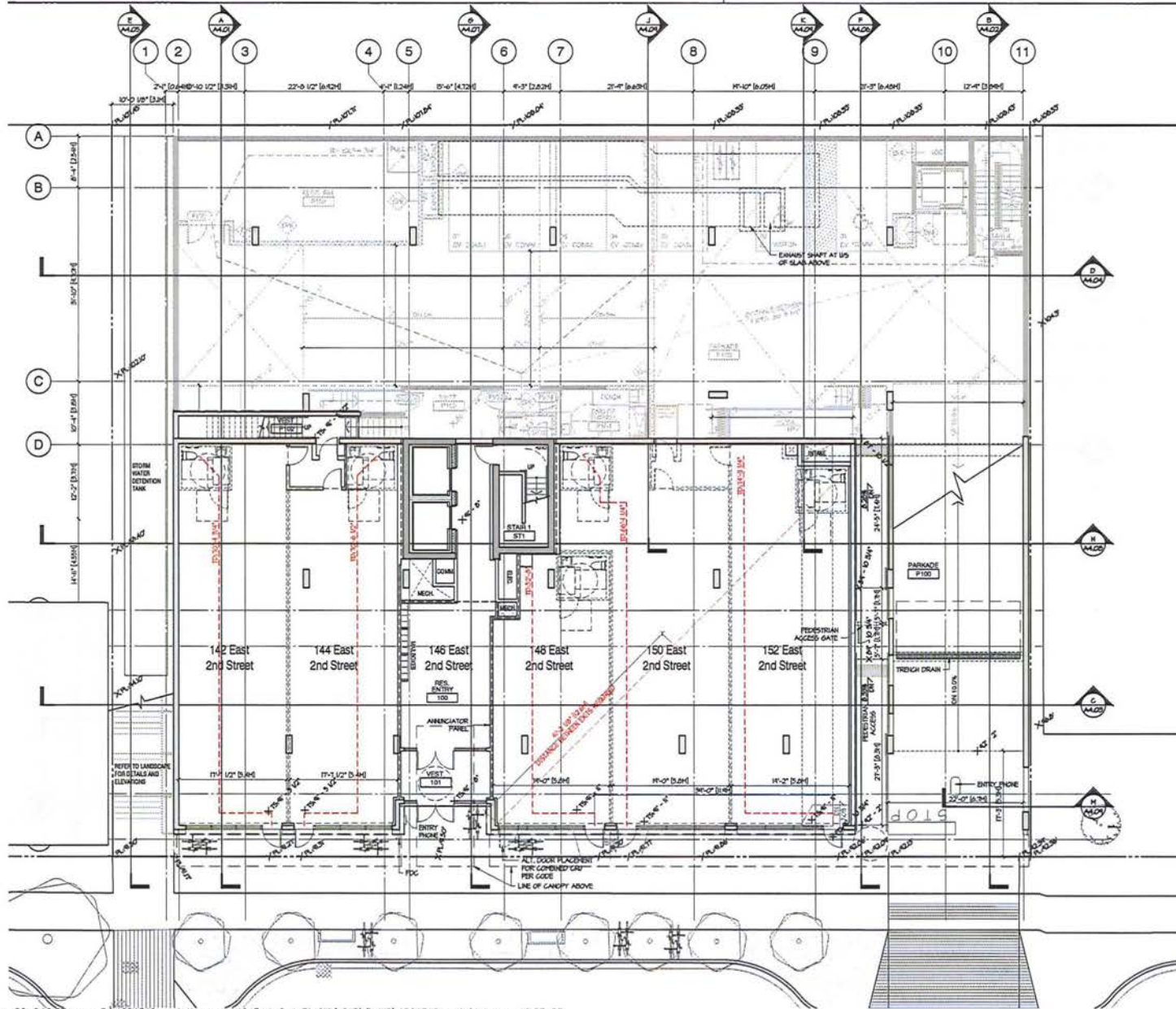
A2.02

CLIENT



NO.	DATE	ISSUE
1	2023-08-15	ISSUE FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 01**

The drawings, for an improvement of works, to the property of the client and are not to be reproduced without the written consent of the architect. All drawings and information shown on this drawing are to be used for the project only and not for any other purpose. The client is responsible for the accuracy of the information shown on this drawing and for the consequences of any use of the drawings for any other purpose.

Written dimensions shall have precedence over verbal dimensions. For all dimensions, the contractor shall be responsible for the accuracy of the information shown on this drawing and for the consequences of any use of the drawings for any other purpose.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A2.03

CLIENT



NO.	DATE	ISSUE
1	2022-06-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & UP

NO. | DATE | REVISION

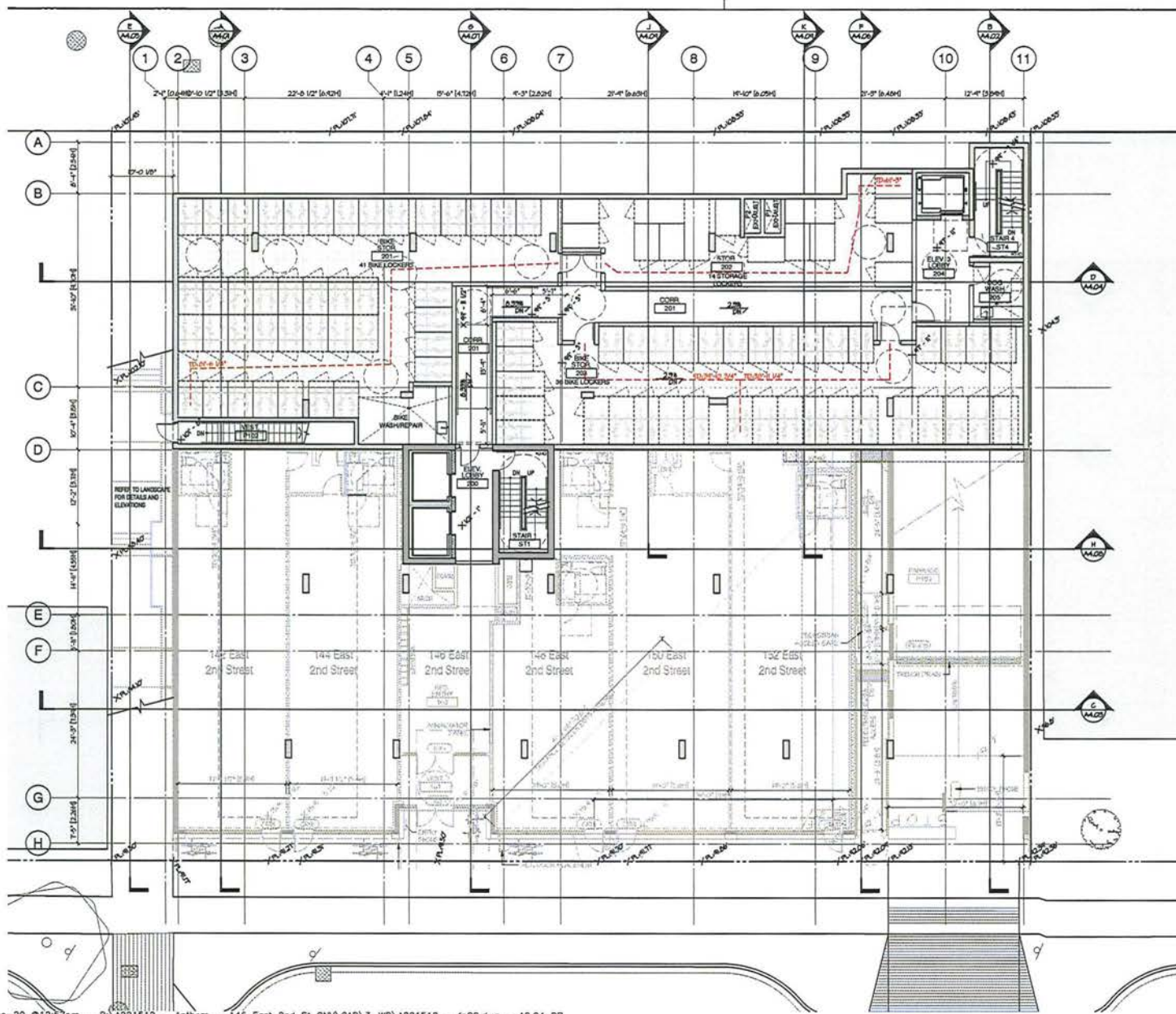
PROJECT
MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

FLOOR PLAN
LEVEL 01 UPPER

This drawing is an indication of the proposed development and is not a guarantee of the final outcome. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The architect is not responsible for the accuracy of the information provided by the client or for the final outcome of the development. The architect is not responsible for the accuracy of the information provided by the client or for the final outcome of the development.

Without disclaimer and to the extent permitted by law, the architect and its consultants and subcontractors shall not be liable for any errors or omissions in this drawing or for any consequences arising therefrom. The architect and its consultants and subcontractors shall not be liable for any errors or omissions in this drawing or for any consequences arising therefrom.

PROJECT A221512
DRAWN TB **CHECKED** NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

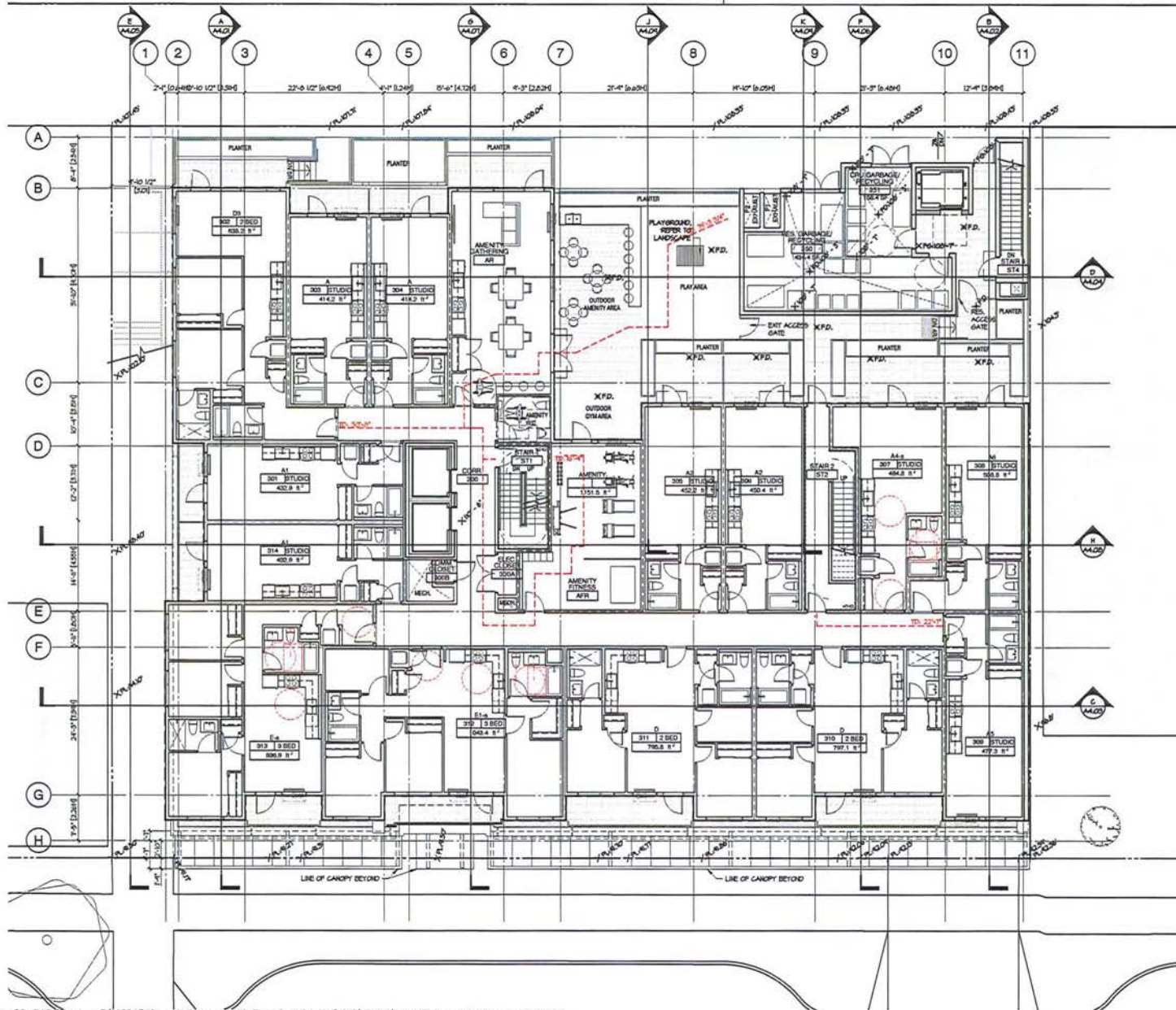


CLIENT



NO. | DATE | ISSUE
1 | 2022-09-15 | ISSUE FOR REZONING
2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
3 | 2024-01-12 | ISSUE FOR REZONING & DP
4 | 2024-12-09 | ISSUE FOR REZONING & DP

NO. | DATE | REVISION



PLOT STAMP: 2024-Dec-20 12:57pm - P:\A221512 - Anthem - 146 East 2nd St CNV\CAD\3-WD\A221512 - tp03.dwg - A2.05 DP

PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 02**

This drawing, as an instrument of service, is the property of dys architecture and shall not be reproduced, copied, or used in any way without the written consent of dys architecture. It is to be used only for the project and site identified herein and shall not be used for any other purpose. Any reproduction or use of this drawing without the written consent of dys architecture shall be deemed to be a violation of the provisions of the Architects Act and the Architectural Association of British Columbia.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A2.05

Anthem 

1 | 2022-08-15 | ISSUED FOR REZONING
2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
3 | 2024-01-12 | REISSUE FOR REZONING
4 | 2024-12-09 | REISSUE FOR REZONING & DP

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

This drawing, as an instrument of service, is the property of dyc architects and may not be reproduced without their permission and printed stamp that any production carries their name. All examples and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dyc architects.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the architect shall be informed of any variances from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"

DATE August 1, 2024

Figure 1. The structure of the study.

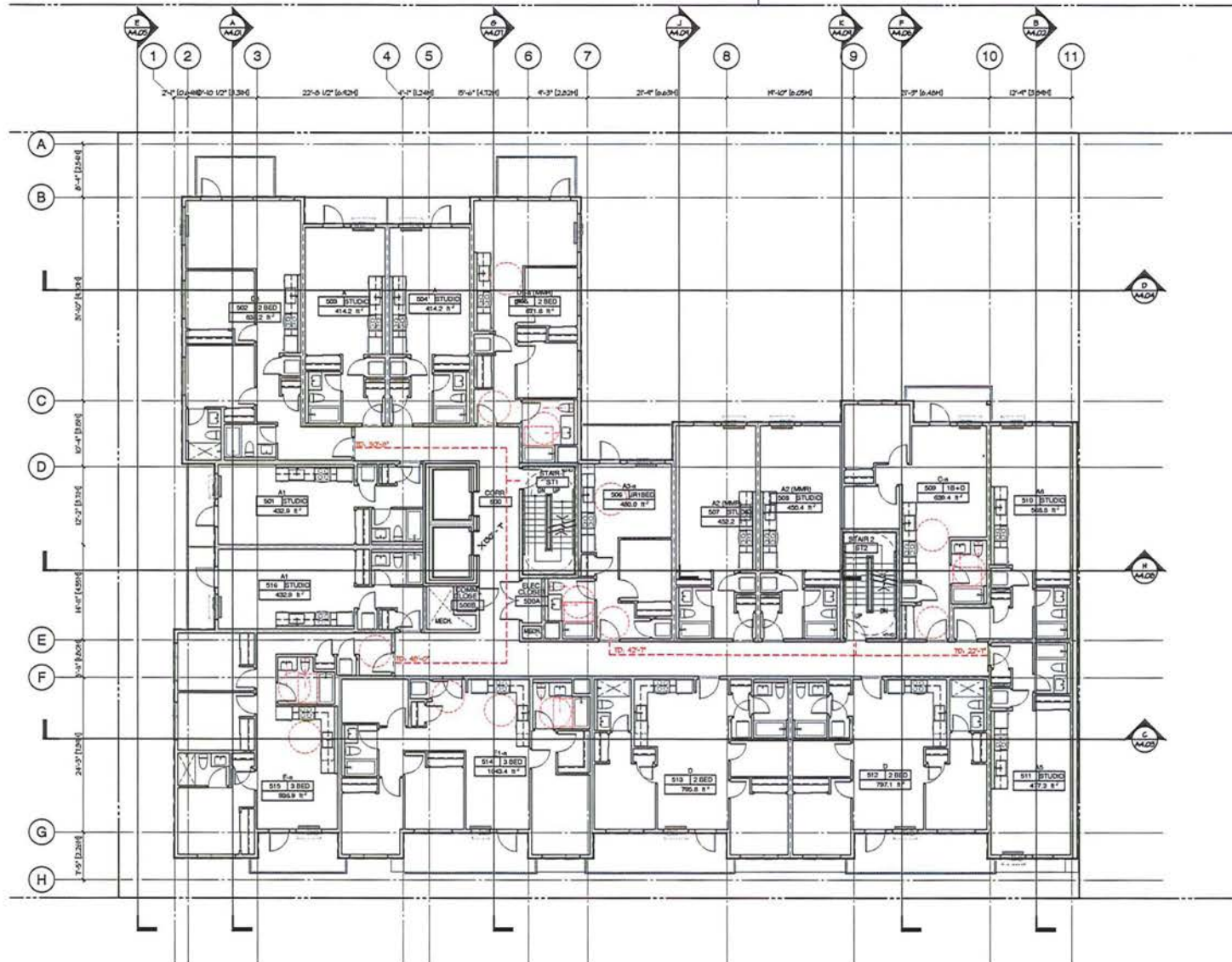
A2.06

CLIENT



- NO. | DATE | ISSUE
- 1 | 2022-08-15 | ISSUED FOR REZONING
 - 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
 - 3 | 2024-01-12 | REISSUE FOR REZONING
 - 4 | 2024-12-09 | REISSUE FOR REZONING & DP

NO. | DATE | REVISION



PROJECT
**MULTI-FAMILY RESIDENTIAL
 AND COMMERCIAL
 DEVELOPMENT**
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
 LEVEL 04**

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission of dys architecture. Any unauthorized use of this drawing is a criminal offense under the laws of the Province of British Columbia.

Written consent must be obtained from dys architecture to reproduce or transmit this drawing in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission of dys architecture. Any unauthorized use of this drawing is a criminal offense under the laws of the Province of British Columbia.

PROJECT AZ1512
 DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"
 DATE August 1, 2024



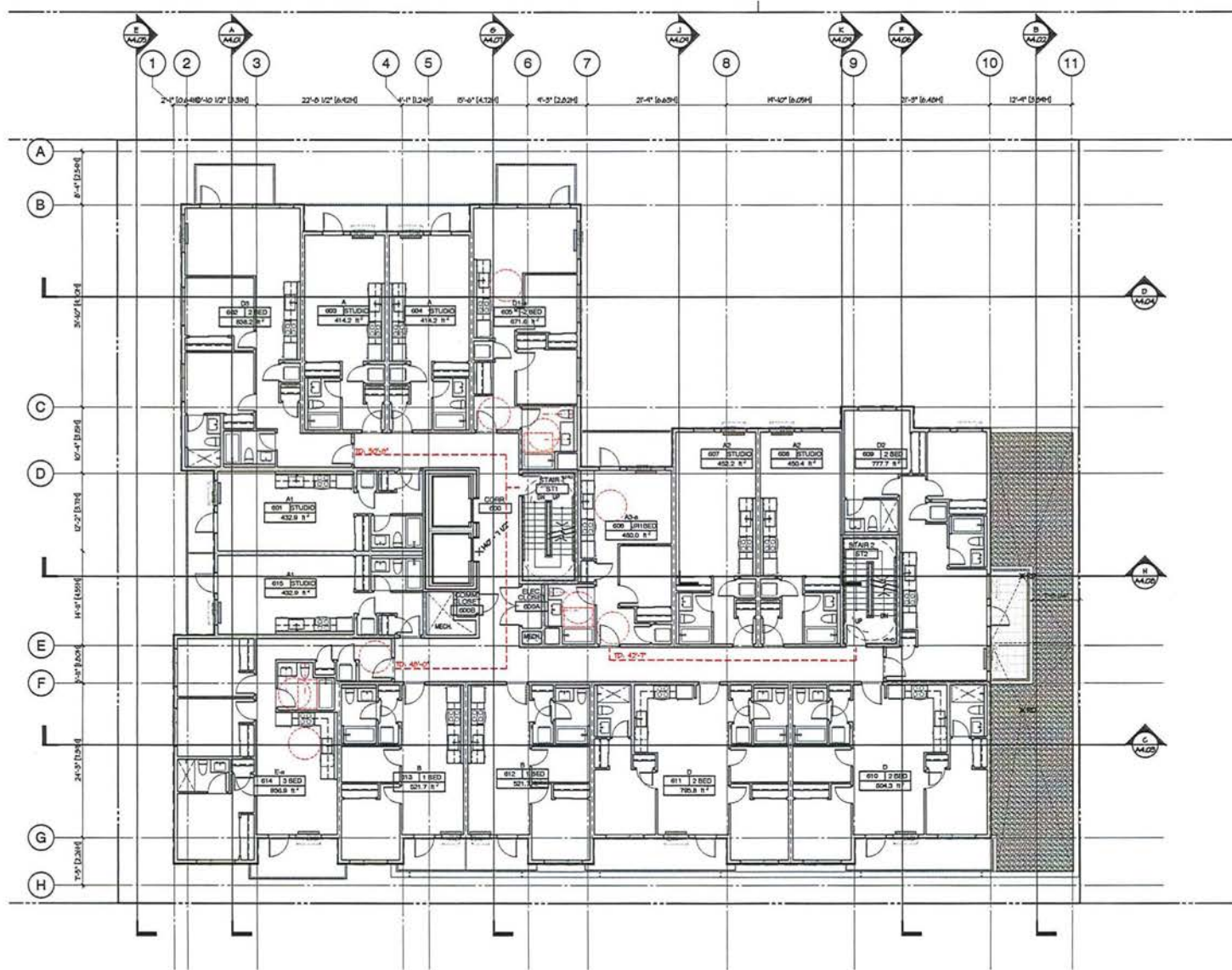
A2.07

CLIENT



NO. | DATE | ISSUE
1 | 2022-06-15 | ISSUED FOR REZONING
2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
3 | 2024-01-12 | REISSUE FOR REZONING
4 | 2024-12-09 | REISSUE FOR REZONING & DP

NO. | DATE | REVISION



PROJECT
MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC
FLOOR PLAN
LEVEL 05

The drawings, as an integral part of the project, are the property of the architect and shall remain confidential. No part of the drawings shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The drawings shall be used only for the purposes intended and shall not be used for any other purpose without the prior written permission of the architect. The drawings shall be used only for the purposes intended and shall not be used for any other purpose without the prior written permission of the architect.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024



CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO. | DATE | REVISION

PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

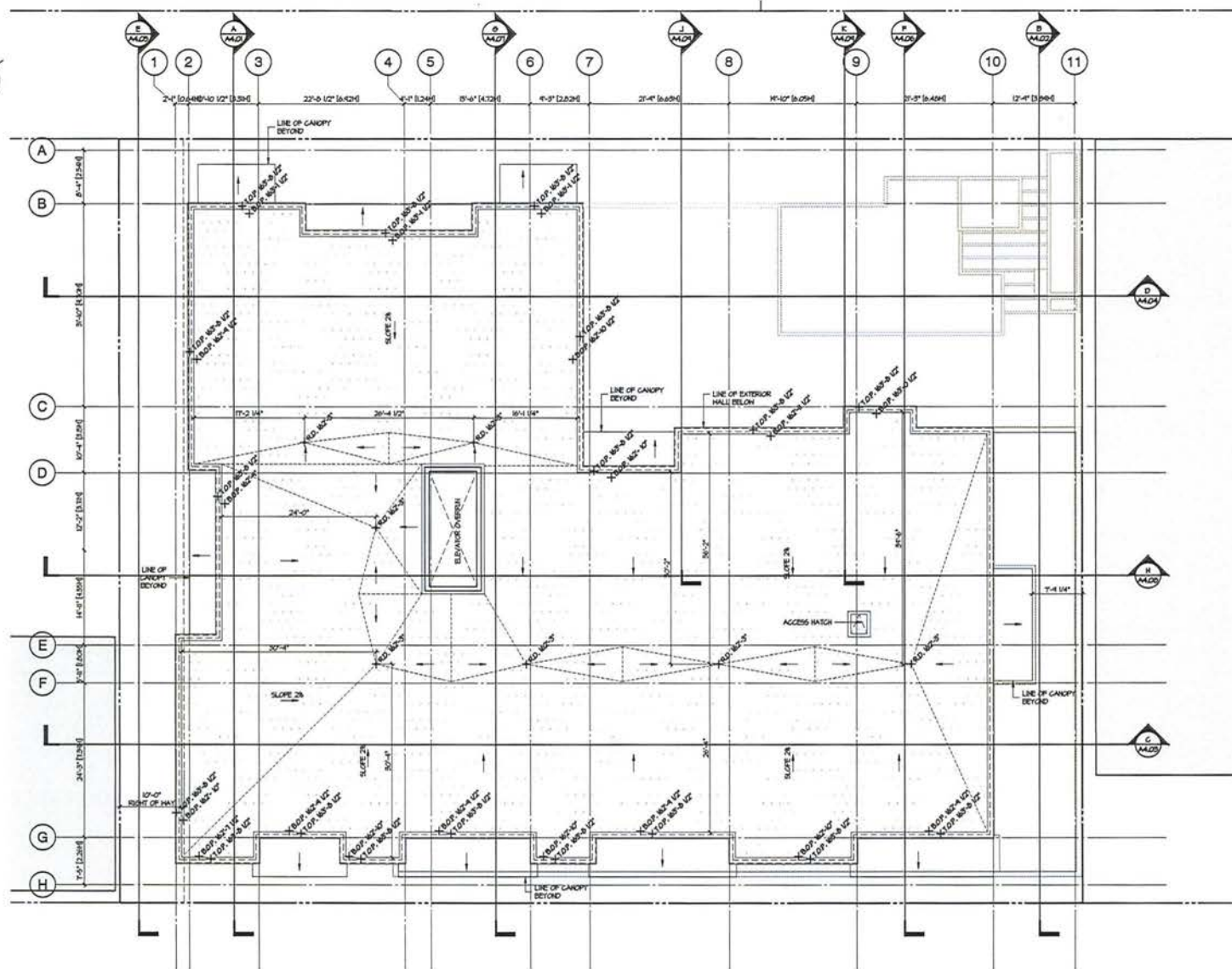
FLOOR PLAN
LEVEL 06

This drawing, as an instrument of service, is the property of eye architecture and may not be reproduced without their permission and granted therein that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of the architect. Payment of all sums due to eye architecture up to the date of use of this drawing is a condition precedent to the use thereof.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A2.09





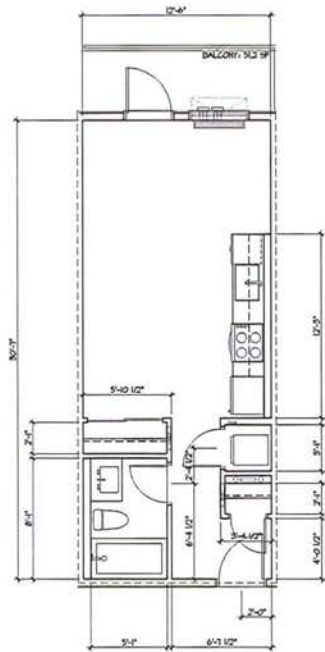
A2.10

CLIENT

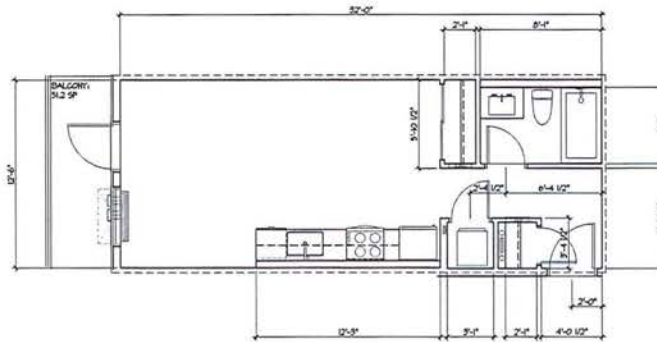


NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



1 A - STUDIO
414.2 sq'
UNIT TOTAL 10'



2 A1 - STUDIO
452.4 sq'
UNIT TOTAL 10'

PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

UNIT PLANS

The drawings, in all instances, are subject to the approval of the City of North Vancouver and shall not be used for any other purpose without the written consent of the architect. All drawings and specifications are subject to change without notice. The drawings shall be used for the construction of the project only and shall not be used for any other purpose without the written consent of the architect. The drawings shall be used for the construction of the project only and shall not be used for any other purpose without the written consent of the architect.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/4" = 1'-0"
DATE August 1, 2024

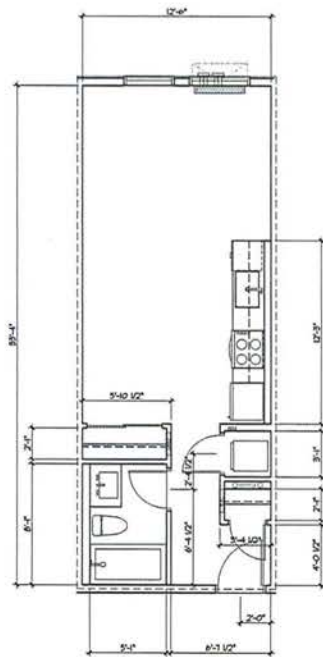
A2.11

CLIENT

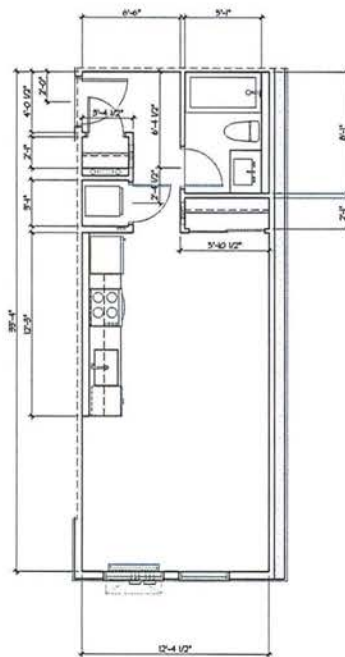


NO. | DATE | ISSUE
 1 | 2022-08-15 | ISSUED FOR REZONING
 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
 3 | 2024-01-12 | REISSUE FOR REZONING
 4 | 2024-12-09 | REISSUE FOR REZONING & DP

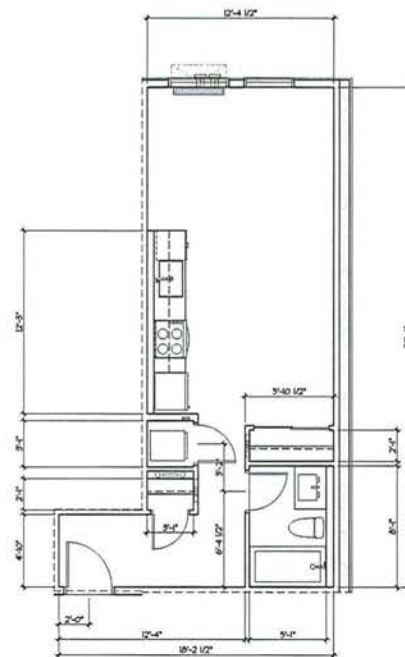
NO. | DATE | REVISION



1 A2 - STUDIO 4522.56
UNIT TOTAL: 10



2 A5 - STUDIO 4104.56
UNIT TOTAL: 3

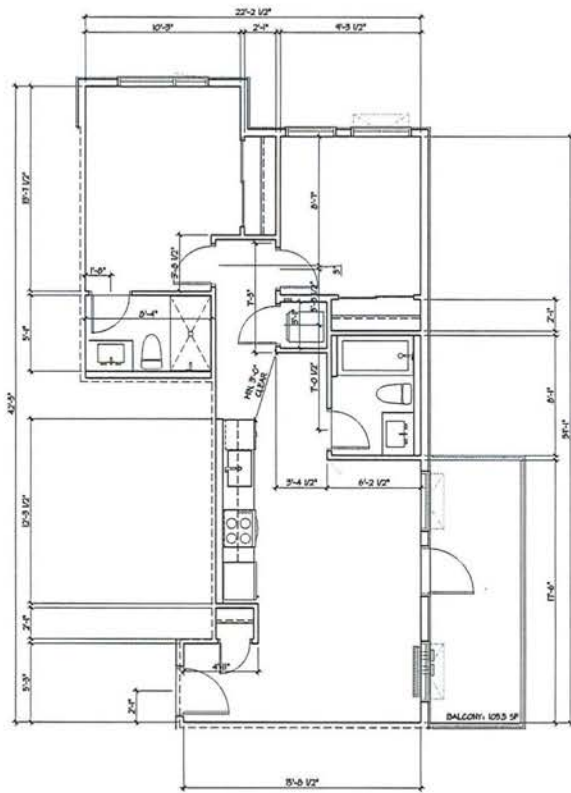


CLIENT

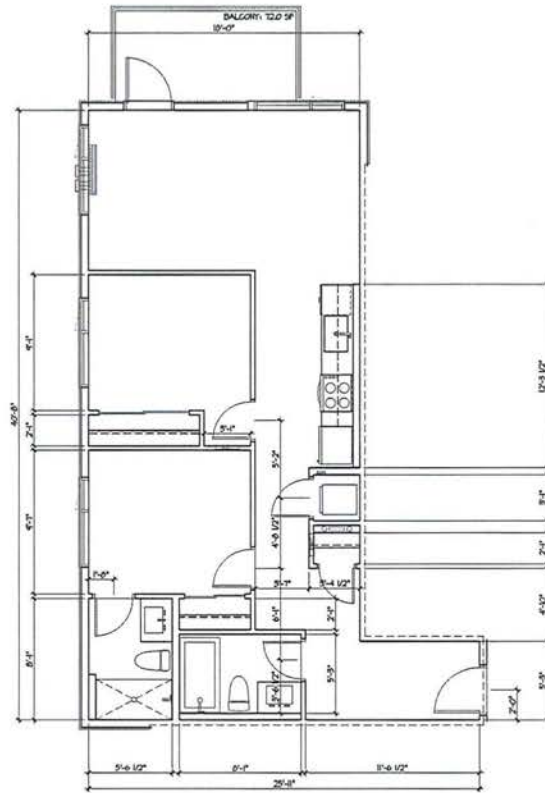


NO. | DATE | ISSUE
1 | 2022-08-15 | ISSUED FOR REZONING
2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
3 | 2024-01-12 | PRE-CONSULTATION APPLICATION
4 | 2024-12-04 | PRE-CONSULTATION APPLICATION & DP

NO. | DATE | REVISION



1 D2 - 2 BEDROOM
771.1 SF
UNIT TOTAL: 2



2 D3 - 2 BEDROOM
908.2 SF
UNIT TOTAL: 5

PROJECT
MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC
UNIT PLANS

This drawing, as an integral part of the application for rezoning, is the property of the applicant and shall remain the property of the applicant. It is not to be used for any other purpose without the written consent of the applicant. The applicant shall be responsible for the accuracy of the information provided in this drawing and shall be liable for any errors or omissions. The applicant shall be responsible for the accuracy of the information provided in this drawing and shall be liable for any errors or omissions.

These drawings shall have dimensions and notes dimensions, as indicated, and shall be used for the purpose of the application for rezoning. The applicant shall be responsible for the accuracy of the information provided in this drawing and shall be liable for any errors or omissions.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/4" = 1'-0"
DATE August 1, 2024

A2.14

**CITY OF NORTH VANCOUVER -
DESIGN GUIDELINES (LEVEL TWO)**

SUITE ENTRY / CIRCULATION:

- PROVIDE 1200mm (2) TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR FOR EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 815 MM (2) CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE MINIMUM (2'-10") CLEAR OPENING

BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL (MIN 815mm (2) LENGTH)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 815 mm CLEARANCE ALONG FULL LENGTH OF TUB
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED BY WALLS OF TUB/SHOWER, TOILET AREA AND BEHIND TOWEL BARS

- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB WITH TUB SHOUT AND SHOWER DIVERTER REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HANDHELD SHOWER HEAD ON ADJUSTABLE BRACKET

KITCHEN LAYOUT:

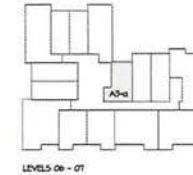
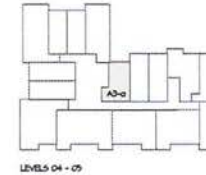
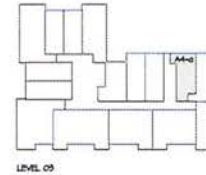
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 815mm (2'-4") HEIGHT

PATIO/BALCONY REQUIREMENTS:

- MIN ONE DOOR 480 mm (2'-10") CLEAR OPENING
- MIN ONE BALCONY DOOR/SL WITH MAX 13 mm (1/2") THRESHOLD
- MIN 1020mm (2) TURNING RADIUS

WINDOWS:

- OPENING MECHANISM MAX 1180mm (4'-2") ABOVE FLOOR
- PROVIDE MIN 1800mm (5') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-4") ABOVE FLOOR



dys architecture

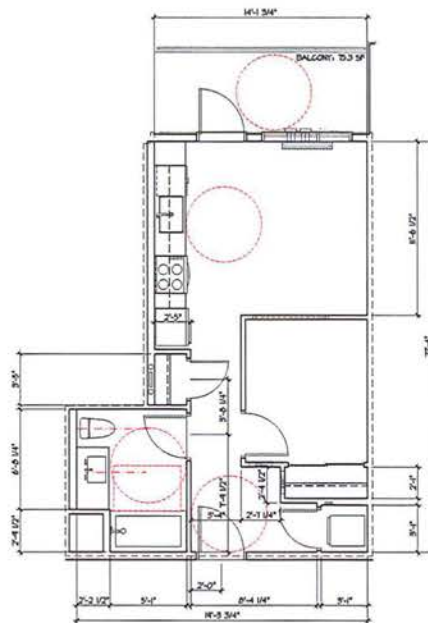
260 - 1770 Burnard Street, Vancouver BC V6J 3G7
201 - 560 Johnson Street, Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

CLIENT



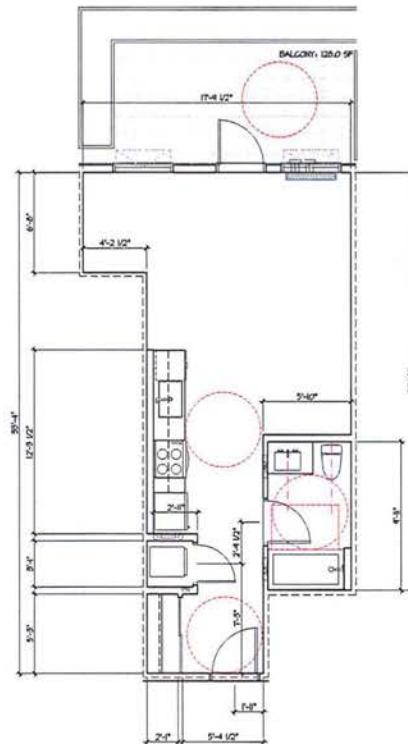
NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO. | DATE | REVISION



1 A3-a - STUDIO

420.0 SF
UNIT TOTAL



2 A4-a - STUDIO

478.4 SF
UNIT TOTAL

PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

UNIT PLANS

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced, copied, or used in any way without the written consent of dys architecture. All drawings and other documents are the property of dys architecture and shall remain the property of dys architecture. No part of this drawing or any other drawing shall be used for any purpose other than that for which it was prepared.

When developed and used in accordance with the provisions of the Building Act, this drawing shall be used in conjunction with the other drawings and documents of the project. The drawings and documents shall be used in accordance with the provisions of the Building Act and the regulations made thereunder.

PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/4" = 1'-0"
DATE August 1, 2024

A2.15

CITY OF NORTH VANCOUVER -
DESIGN GUIDELINES (LEVEL TWO)

SUITE ENTRY / CIRCULATION:

- PROVIDE 1500mm (5) TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR TO EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 810 mm (3) CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 800mm (2'-10") CLEAR OPENING

BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL (MIN 810mm (3) LENGTH)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 815 mm CLEARANCE ALONG FULL LENGTH OF TUB
- SHOWER FOR TOWEL BARS AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER TOILET AREA AND BEHIND TOWEL BARS

- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB WITH TUB SPOUT AND SHOWER DIVERTER REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE SPACER

KITCHEN LAYOUT:

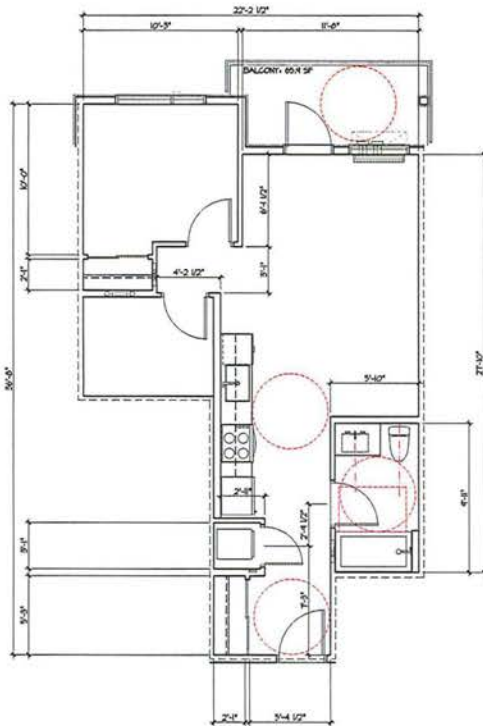
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-4") HEIGHT

PATIO/BALCONY REQUIREMENTS:

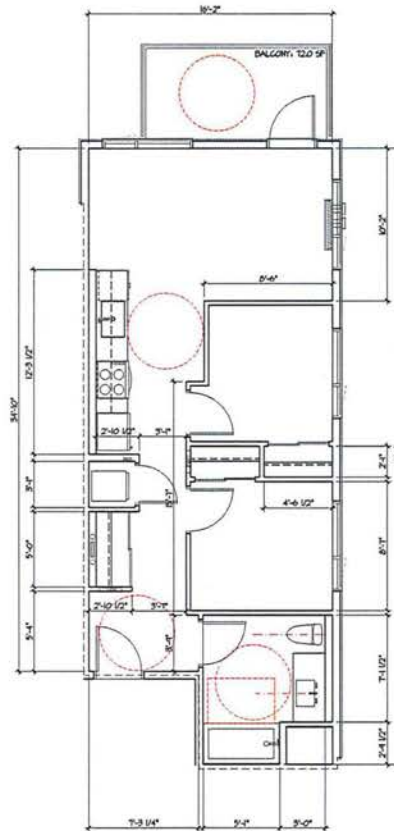
- MIN. ONE DOOR 800 mm (2'-10") CLEAR OPENING
- MIN. ONE BALCONY DOOR/SL WITH MAX 13 mm (1/2) THRESHOLD
- MIN. 1500mm (5) TURNING RADIUS

WINDOWS:

- OPENING MECHANISM MAX 1180mm (4'-2") ABOVE FLOOR
- PROVIDE MIN 1800mm (5) HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE BILLS ARE NOT MORE THAN 750mm (2'-4") ABOVE FLOOR



1 C-a - 1 BEDROOM + DEN
675.6 SF
UNIT TOTAL: 2



2 D1-a - 2 BEDROOM
873.6 SF
UNIT TOTAL: 4

**CITY OF NORTH VANCOUVER -
DESIGN GUIDELINES (LEVEL TWO)**

SUITE ENTRY / CIRCULATION:

- PROVIDE 1500mm (60") TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR (2) EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 810 mm (32") CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 800mm (2'-10") CLEAR OPENING

BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL MIN 915mm (36") LENGTH
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- SHOWER FOR TOWEL BAR AND FUTURE GANG BARS
- SOLID BLOODING PROVIDED IN WALLS OF TUBSHOWER, TOILET AREA AND BEHIND TOWEL BARS

- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB WITH TUB SPOUT AND SHOWER DIVERTER REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT EPORWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

KITCHEN LAYOUT:

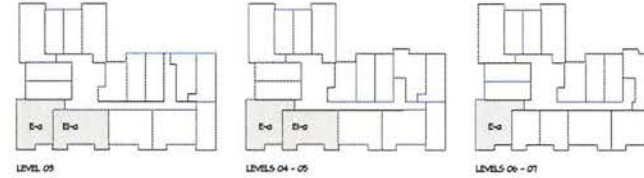
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (32") HEIGHT

PATIO/BALCONY REQUIREMENTS:

- MIN. ONE DOOR 900 mm (2'-10") CLEAR OPENING
- MIN. ONE BALCONY DOORROLL WITH MAX 13 mm (1/2") THRESHOLD
- MIN. 1500mm (5') TURNING RADIUS

WINDOWS:

- OPENING MECHANISM MAX 1189mm (48") ABOVE FLOOR
- PROVIDE MIN 1800mm (60") HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE BILLS ARE NOT MORE THAN 750mm (2'-9") ABOVE FLOOR



dys architecture

260 - 1770 Burrard Street, Vancouver BC V6J 3G7
201 - 560 Johnson Street, Victoria BC V8W 3G8
tel 604 669 7710 www.dysarchitecture.com

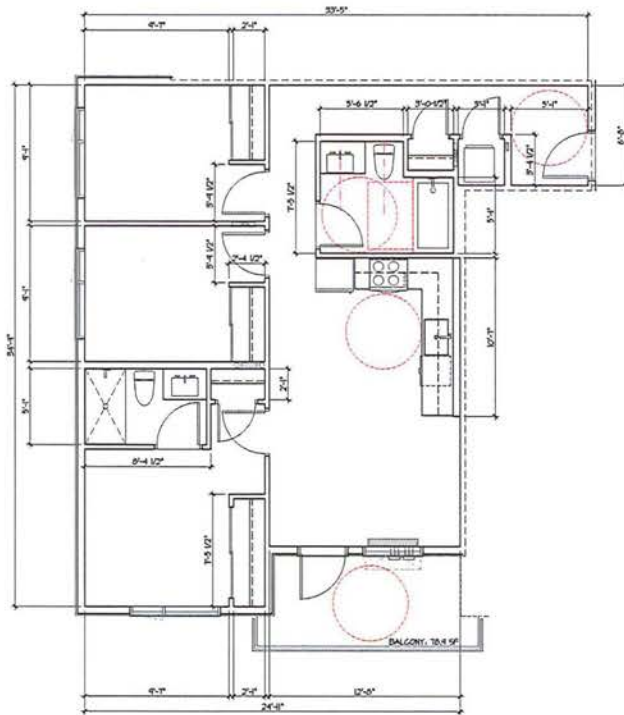
CLIENT

Anthem

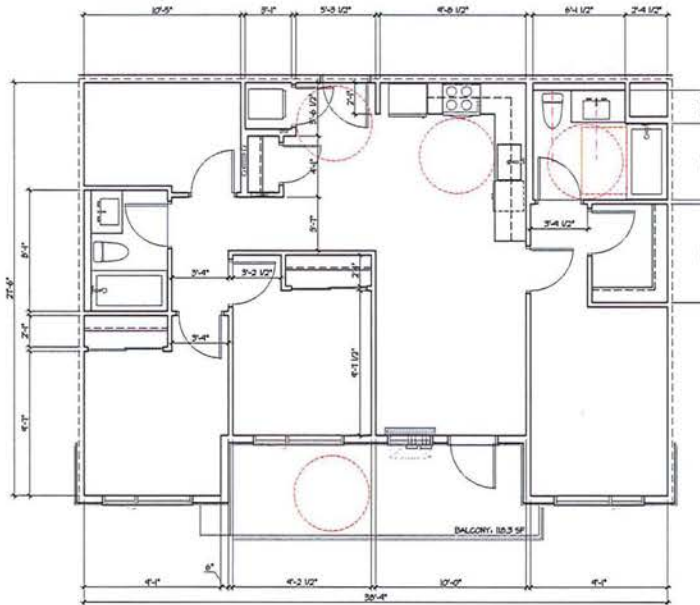
NO. | DATE | ISSUE

- 1 | 2022-08-15 | ISSUE FOR REZONING
- 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
- 3 | 2024-01-12 | REISSUE FOR REZONING
- 4 | 2024-12-09 | REISSUE FOR REZONING & DP

NO. | DATE | REVISION



1 E-a - 3-BEDROOM
478.4 SF
UNIT TOTAL 5



2 E1-a - 3-BEDROOM
1,043.4 SF
UNIT TOTAL 3

PLOT STAMP: 2024-Dec-20 @12:58pm - P:\A221512 - Anthem - 146 East 2nd St CNV\CAD\3-WD\A221512 - up.dwg - A2.17 DP

PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

UNIT PLANS

The drawings are the property of the architect and are not to be reproduced or used in any way without the written consent of the architect. The drawings are the property of the architect and are not to be reproduced or used in any way without the written consent of the architect.

Without disclaimer and have been prepared and used for the purpose of the drawings and are not to be reproduced or used in any way without the written consent of the architect.

PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/4" = 1'-0"
DATE August 1, 2024

A2.17

CLIENT



NO. | DATE | ISSUE
1 | 2022-08-15 | ISSUED FOR REZONING
2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
3 | 2024-01-12 | REISSUE FOR REZONING
4 | 2024-12-09 | REISSUE FOR REZONING & DP

NO. | DATE | REVISION



PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

BUILDING ELEVATION SOUTH

This drawing, as an instrument of service, is the property of dys architecture and shall not be reproduced, copied, or used in any manner without the written consent of dys architecture. It is to be used only for the project and site identified on the drawing. Any use for any other project or site without the written consent of dys architecture is prohibited. The drawing shall be submitted to the appropriate authority for review and approval. The drawing shall be submitted to the appropriate authority for review and approval. The drawing shall be submitted to the appropriate authority for review and approval.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A3.01



MATERIAL LEGEND

- | | | | |
|--|--|---|--|
| 1 FIBRE CEMENT PANEL - HARDIE PANEL w/ PAINTABLE REVEAL TRISH (SMOOTH, STANDARD WHITE) | 9 PRE-FINISHED PERFORATED METAL SOFFIT (CHARCOAL) | 15 PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM (AN ALUMINUM MECHANICAL LOWER - IRON GREY) | 22 |
| 2 GROUT-GLAZED PANEL (CHARCOAL) - 8 REVEAL, TEXTURE, CHARCOAL | 10 PRE-FINISHED PERFORATED METAL SOFFIT (DOOD GRASS) | 16 FIBRE CEMENT PANEL - HARDIE PANEL w/ PAINTABLE REVEAL TRISH (SMOOTH, GREY) | 23 |
| 3 PRE-FINISHED ALUMINUM AND GLASS QUARTER - IRON GREY FRAME CAN WHITE FRITTED TEMPERED GLASS | 11 PRE-FINISHED PERFORATED METAL SOFFIT (WHITE) | 17 | 24 CONCRETE BASE (CLEAR SEALER) |
| 4 BRICK VENEER (FACE BRICK - WOODEN TEXTURE, W/ COLOUR) STANDARD SIZE, 1/2 RANDOM BOND | 12 CERAMICOUS PASCIA BOARD (WHITE) | 18 PAINTED CONCRETE (GREY) | 25 |
| 5 PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM - IRON GREY (CAN CLEAR LOW-E DOUBLE GLAZING) | 13 FIBRE CEMENT PANEL - HARDIE PANEL w/ PAINTABLE REVEAL TRISH (SMOOTH, CHARCOAL) | 19 STEEL CANOPY w/ PRE-FINISHED COMPOSITE ALUMINUM PANEL (WHITE) | 26 |
| 6 VINYL WINDOW - SILVER (CAN CLEAR LOW-E DOUBLE GLAZING) | 14 PRE-FINISHED ALUMINUM AND GLASS QUARTER - IRON GREY FRAME CAN CLEAR TEMPERED GLASS 77 | 20 STEEL & GLASS CANOPY (CHARCOAL) | 27 6" HIGH PRIVACY SCREEN (LAMINATED, WHITE TRANSLUCENT GLASS PANEL, IRON GREY FRAME COLOUR) |
| 7 PRE-FINISHED COMPOSITE ALUMINUM PANEL (CHARCOAL) | 18 PRE-CAST CONCRETE CAPSTONE (LIGHT GREY) | 21 PRE-FINISHED ALUMINUM MECHANICAL SCREEN (WHITE) | 28 |

GENERAL NOTES

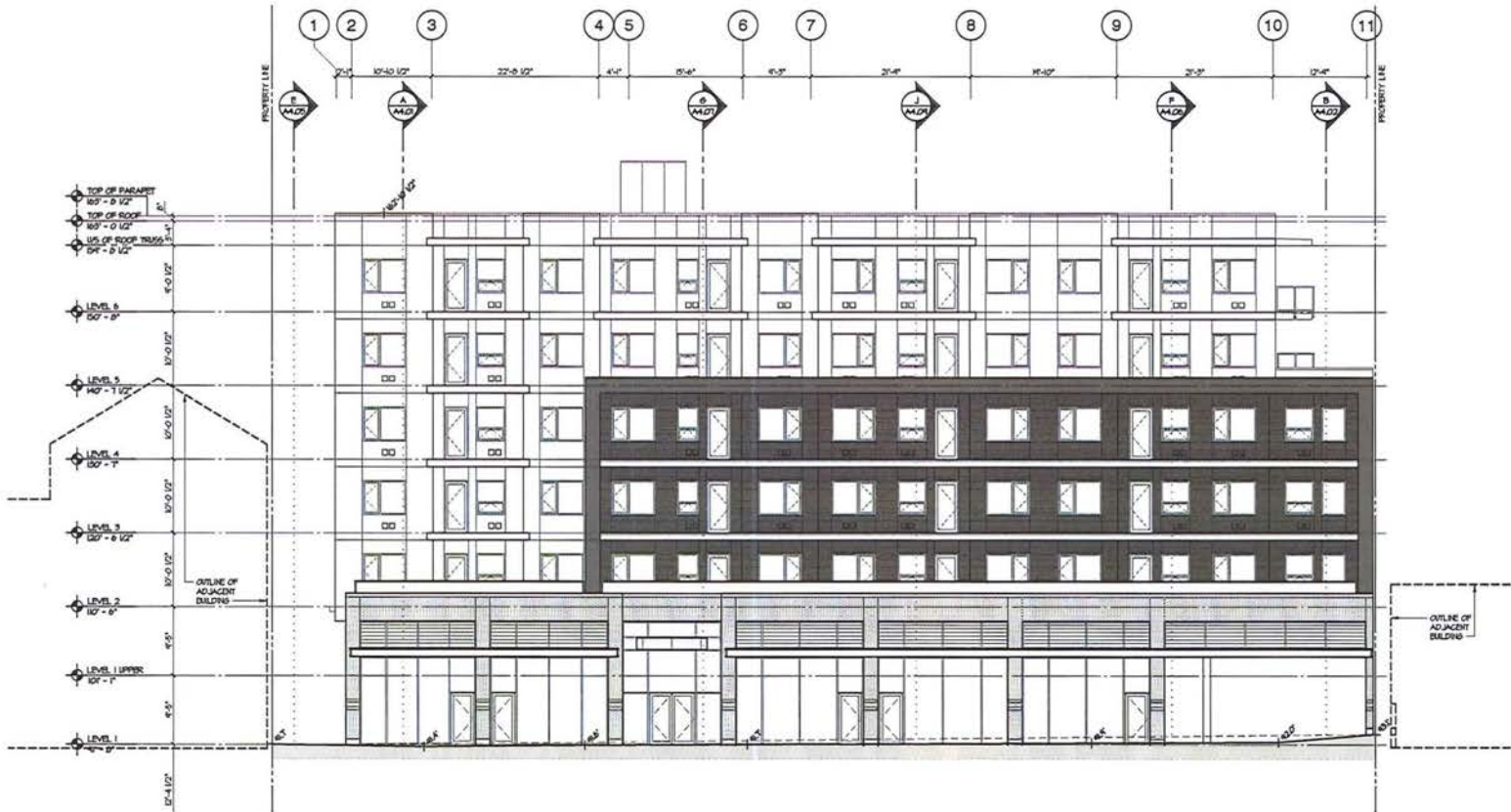
- ALL REVEALS TO BE COLOUR MATCHED TO ADJACENT DOMINANT PANEL COLOUR.
- PANEL SCREWS TO BE PAINTED TO MATCH PANEL COLOUR.
- VITIT DRILLLES TO BE COLOUR MATCHED WITH PANEL / MATERIAL COLOUR.

CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



PROJECT
**MULTI-FAMILY RESIDENTIAL
 AND COMMERCIAL
 DEVELOPMENT**
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**BUILDING ELEVATION
 SOUTH
 REFLECTED WINDOWS**

This drawing, as an instrument of service, is the property of dys architecture and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of dys architecture. Any use of this drawing for any purpose other than that authorized by dys architecture shall be at the user's sole risk and without liability to dys architecture. This drawing is to be used for the project and site identified on the title block and shall not be used for any other project without the prior written consent of dys architecture.

PROJECT A221512
 DRAWN TB CHECKED NC
 SCALE 1/8" = 1'-0"
 DATE August 1, 2024

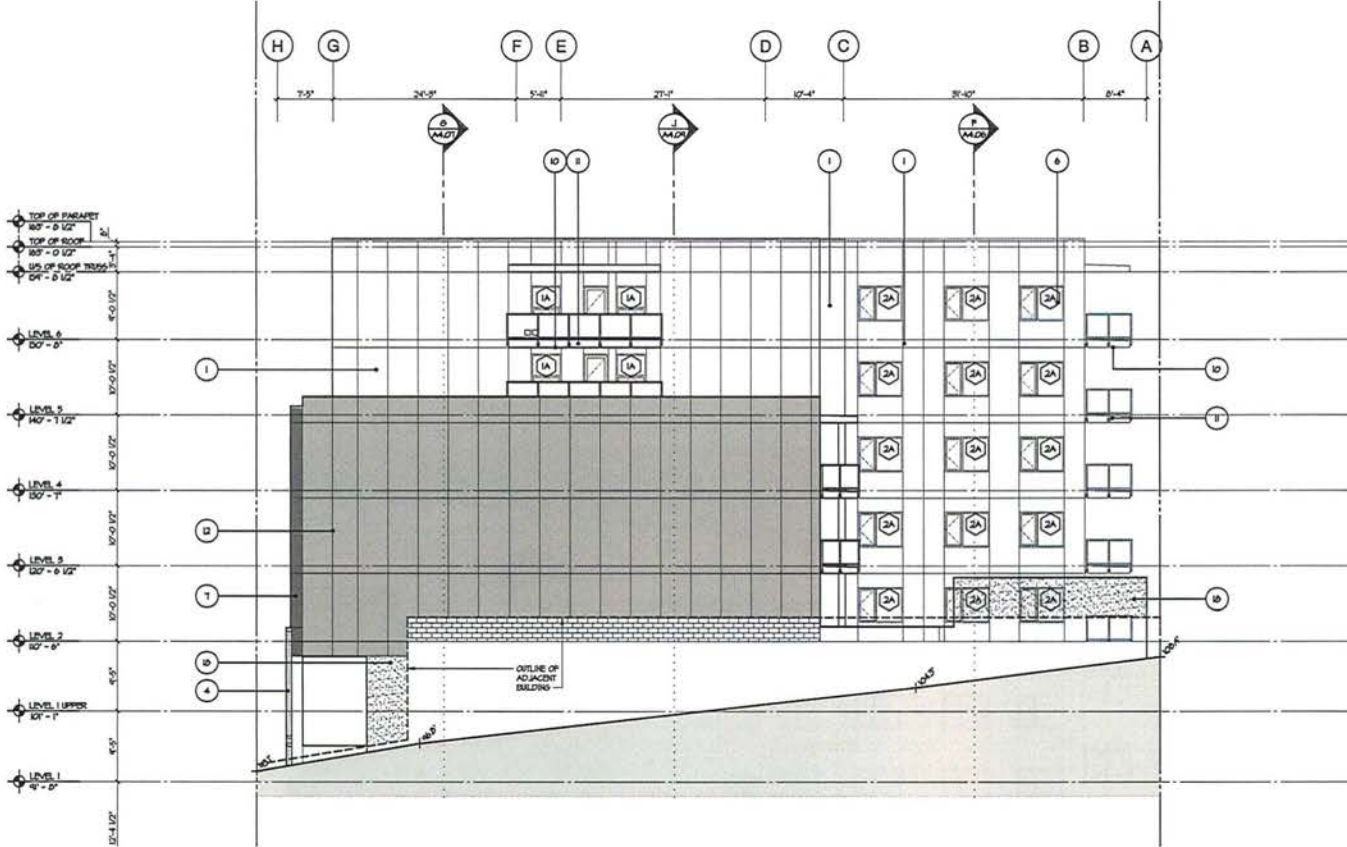
A3.01a

CLIENT



NO. | DATE | ISSUE
1 | 2022-08-15 | ISSUED FOR REZONING
2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
3 | 2024-01-12 | PRE-CONSULTATION APPLICATION
4 | 2024-12-06 | PRE-CONSULTATION APPLICATION & DP

NO. | DATE | REVISION



MATERIAL LEGEND

1. FINE CEMENT PANEL - HARDIE PANEL W/ PAINTABLE REVEAL TRIM (SMOOTH STANDARD WHITE)	9. PRE-FINISHED PERFORATED METAL SOPFIT (CHARCOAL)	17. PRE-FINISHED ALUMINUM GIBRAN HALL SYSTEM GIN ALUMINUM MECHANICAL LOWER - BROWN GREY	25. PAINTED CONCRETE (GREY)
2. COATING-COATED PANEL (CHARCOAL - 6 REVEAL TEXTURE CHARCOAL)	10. PRE-FINISHED PERFORATED METAL SOPFIT (WOOD GRAIN)	18. FINE CEMENT PANEL - HARDIE PANEL W/ PAINTABLE REVEAL TRIM (SMOOTH GREY)	26. STEEL CANOPY W/ PRE-FINISHED COMPOSITE ALUMINUM PANEL (WHITE)
3. PRE-FINISHED ALUMINUM AND GLASS QUADRANTAL - BROWN GREY FRAME GIN WHITE PRINTED TEMPERED GLASS	11. PRE-FINISHED PERFORATED METAL SOPFIT (WHITE)	19. PRE-FINISHED ALUMINUM GIBRAN HALL SYSTEM (SMOOTH CHARCOAL)	27. STEEL & GLASS CANOPY (CHARCOAL)
4. BRICK VENEER (FACE BRICK - MASON TEXTURE W/ COLOURS STANDARD SIZE, 1/2 RANDOM BOND)	12. PRE-FINISHED PERFORATED METAL SOPFIT (WOOD GRAIN)	20. PRE-FINISHED ALUMINUM GIBRAN HALL SYSTEM (SMOOTH CHARCOAL)	28. PRE-FINISHED ALUMINUM AND GLASS QUADRANTAL - BROWN GREY FRAME GIN CLEAR TEMPERED GLASS 72"
5. PRE-FINISHED ALUMINUM GIBRAN HALL SYSTEM - BROWN GREY	13. PRE-FINISHED PERFORATED METAL SOPFIT (WOOD GRAIN)	21. PRE-FINISHED ALUMINUM GIBRAN HALL SYSTEM (SMOOTH CHARCOAL)	29. PRE-CAST CONCRETE CAPSTONE (LIGHT GREY)
6. VINYL WINDOW - SILVER (GIN CLEAR LOWE DOUBLE GLAZING)	14. PRE-FINISHED PERFORATED METAL SOPFIT (WOOD GRAIN)	22. PRE-FINISHED ALUMINUM GIBRAN HALL SYSTEM (SMOOTH CHARCOAL)	
7. PRE-FINISHED COMPOSITE ALUMINUM PANEL (CHARCOAL)	15. PRE-FINISHED PERFORATED METAL SOPFIT (WOOD GRAIN)	23. PRE-FINISHED ALUMINUM GIBRAN HALL SYSTEM (SMOOTH CHARCOAL)	
8. PRE-FINISHED PERFORATED METAL SOPFIT (WOOD GRAIN)	16. PRE-FINISHED PERFORATED METAL SOPFIT (WOOD GRAIN)	24. CONCRETE BASE (CLEAR SEALER)	

GENERAL NOTES

- ALL REVEALS TO BE COLOUR MATCHED TO ADJACENT DOMINANT PANEL COLOUR.
- PANEL SCALES TO BE PAINTED TO MATCH PANEL COLOUR.
- VINYL WINDOWS TO BE COLOUR MATCHED WITH PANEL / MATERIAL COLOUR.

PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**BUILDING ELEVATION
EAST**

This drawing, as an instrument of service, is the property of dys architecture and shall remain the property of dys architecture. It is to be used only for the project and site identified herein and shall not be reproduced, copied, or otherwise used for any other project or site without the written consent of dys architecture. The client agrees to indemnify and hold dys architecture harmless from all claims, damages, and expenses, including reasonable legal fees, arising from the use of this drawing for any purpose other than that for which it was prepared.

Project drawings shall have precedence over verbal instructions. In the event of a conflict, the project drawings shall prevail. The client agrees to indemnify and hold dys architecture harmless from all claims, damages, and expenses, including reasonable legal fees, arising from the use of this drawing for any purpose other than that for which it was prepared.

PROJECT A221512
DRAWN TB CHECKED NC

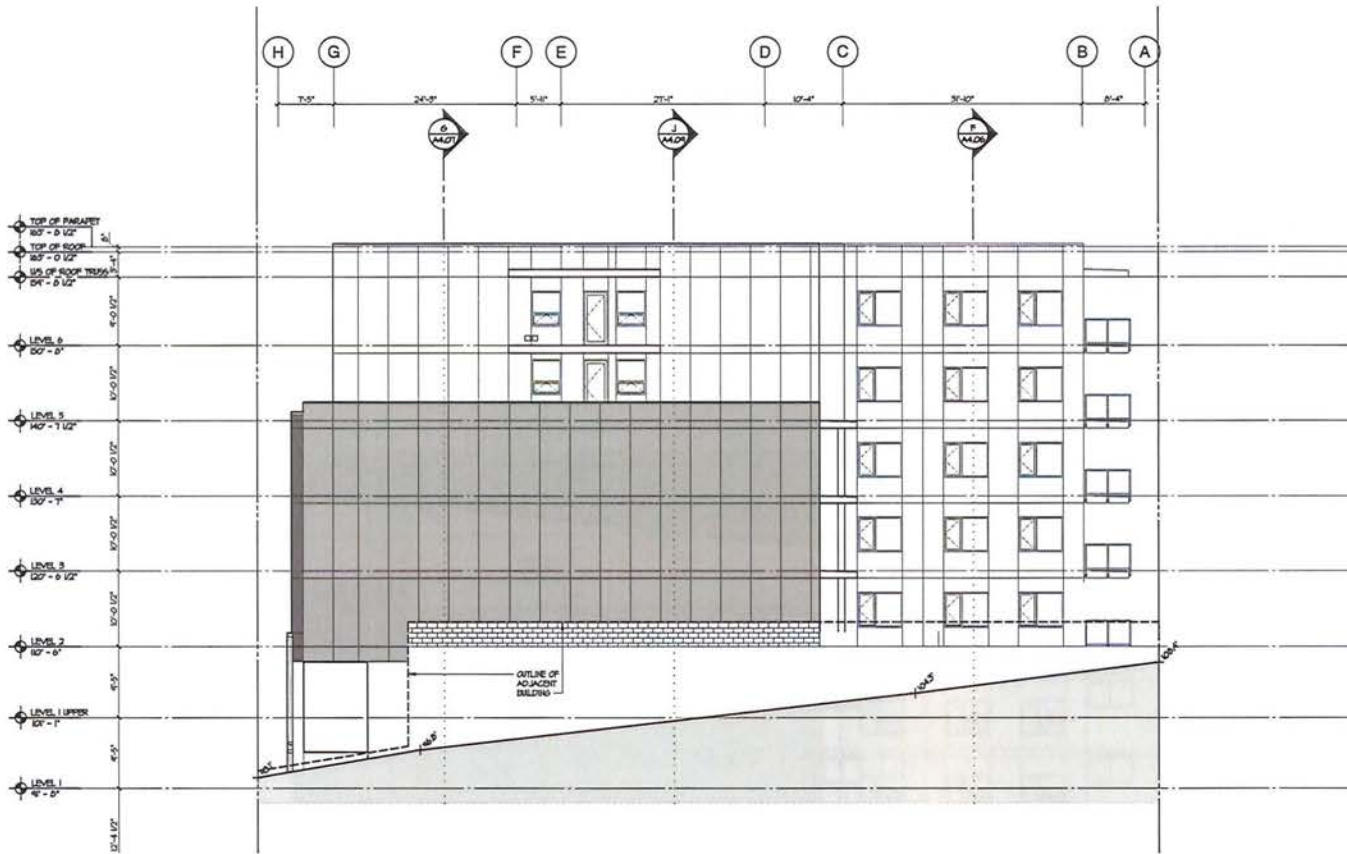
SCALE 1/8" = 1'-0"
DATE August 1, 2024

CLIENT



- NO. | DATE | ISSUE
- 1 2022-08-15/ISSUED FOR REZONING
 - 2 2023-10-03/PRE-CONSULTATION APPLICATION
 - 3 2024-01-12/REISSUE FOR REZONING
 - 4 2024-12-09/REISSUE FOR REZONING & DP

NO. | DATE | REVISION



PROJECT
**MULTI-FAMILY RESIDENTIAL
 AND COMMERCIAL
 DEVELOPMENT**
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**BUILDING ELEVATION
 EAST
 REFLECTED WINDOWS**

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of dys architecture. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the prior written permission of dys architecture. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the prior written permission of dys architecture.

Without limitation, dys architecture shall not be responsible for any damages or liabilities arising from the use of this drawing. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the prior written permission of dys architecture.

PROJECT A221512
 DRAWN TB CHECKED NC
 SCALE 1/8" = 1'-0"
 DATE August 1, 2024

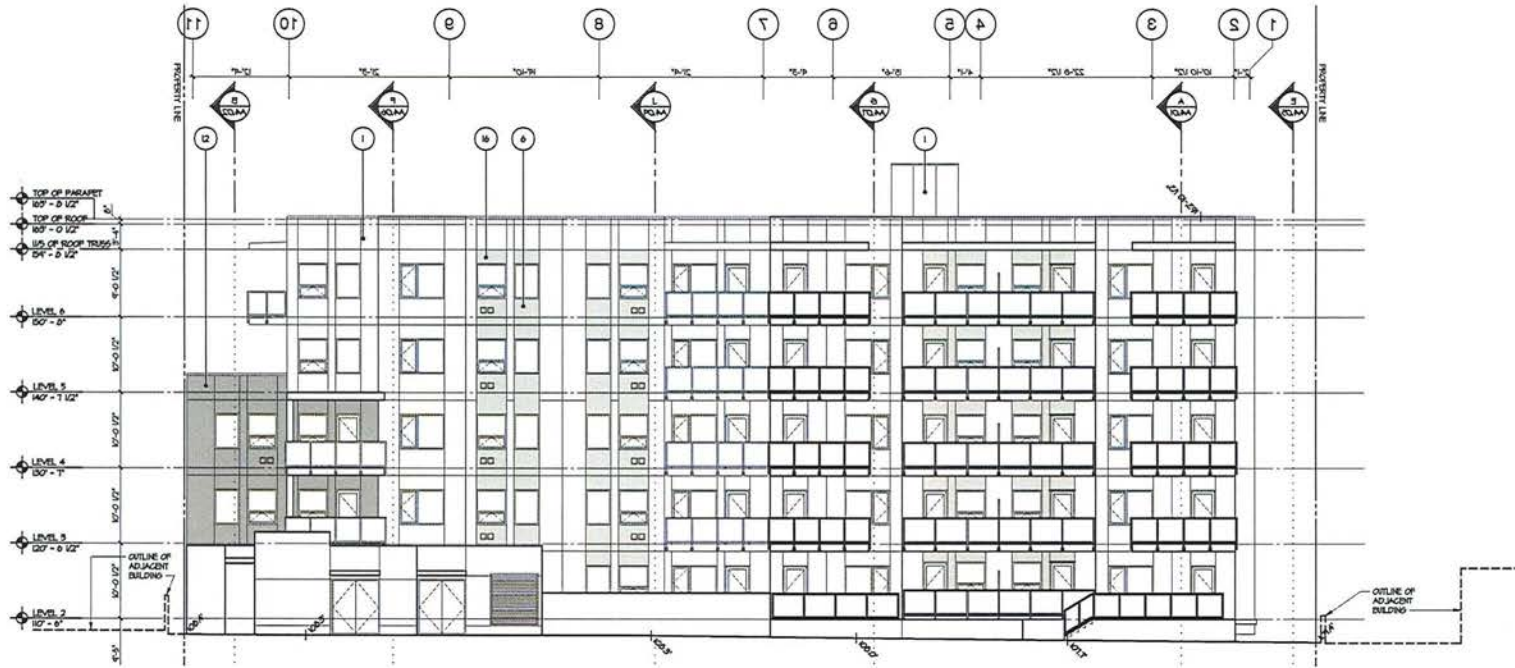
A3.02a

CLIENT



NO. | DATE | ISSUE
1 | 2022-06-15 | ISSUED FOR REZONING
2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
3 | 2024-01-12 | REISSUE FOR REZONING
4 | 2024-12-09 | REISSUE FOR REZONING & DP

NO. | DATE | REVISION



MATERIAL LEGEND

- | | | | |
|--------------------------------------|-----------------------------------|-------------------------------------|---|
| 1. FINE CERMENT PANEL - HARDIE PANEL | 10. PRE-FINISHED PERFORATED METAL | 20. STEEL & GLASS CANOPY (CHARCOAL) | 30. PRE-FINISHED ALUMINUM MECHANICAL SCREEN (WHITE) |
| 2. FINE CERMENT PANEL - HARDIE PANEL | 11. PRE-FINISHED PERFORATED METAL | 21. STEEL CANOPY w/ PRE-FINISHED | 31. PRE-FINISHED ALUMINUM MECHANICAL SCREEN (WHITE) |
| 3. CERMENT-COATED PANEL | 12. PRE-FINISHED PERFORATED METAL | 22. PRE-FINISHED ALUMINUM CURTAIN | 32. PRE-FINISHED ALUMINUM CURTAIN |
| 4. CERMENT-COATED PANEL | 13. PRE-FINISHED PERFORATED METAL | 23. PRE-FINISHED ALUMINUM CURTAIN | 33. PRE-FINISHED ALUMINUM CURTAIN |
| 5. PRE-FINISHED ALUMINUM AND GLASS | 14. PRE-FINISHED PERFORATED METAL | 24. PRE-FINISHED ALUMINUM CURTAIN | 34. PRE-FINISHED ALUMINUM CURTAIN |
| 6. PRE-FINISHED ALUMINUM AND GLASS | 15. PRE-FINISHED PERFORATED METAL | 25. PRE-FINISHED ALUMINUM CURTAIN | 35. PRE-FINISHED ALUMINUM CURTAIN |
| 7. PRE-FINISHED ALUMINUM AND GLASS | 16. PRE-FINISHED PERFORATED METAL | 26. PRE-FINISHED ALUMINUM CURTAIN | 36. PRE-FINISHED ALUMINUM CURTAIN |
| 8. PRE-FINISHED ALUMINUM AND GLASS | 17. PRE-FINISHED PERFORATED METAL | 27. PRE-FINISHED ALUMINUM CURTAIN | 37. PRE-FINISHED ALUMINUM CURTAIN |
| 9. PRE-FINISHED ALUMINUM AND GLASS | 18. PRE-FINISHED PERFORATED METAL | 28. PRE-FINISHED ALUMINUM CURTAIN | 38. PRE-FINISHED ALUMINUM CURTAIN |
| 10. PRE-FINISHED ALUMINUM AND GLASS | 19. PRE-FINISHED PERFORATED METAL | 29. PRE-FINISHED ALUMINUM CURTAIN | 39. PRE-FINISHED ALUMINUM CURTAIN |
| 11. PRE-FINISHED ALUMINUM AND GLASS | 20. PRE-FINISHED PERFORATED METAL | 30. PRE-FINISHED ALUMINUM CURTAIN | 40. PRE-FINISHED ALUMINUM CURTAIN |
| 12. PRE-FINISHED ALUMINUM AND GLASS | 21. PRE-FINISHED PERFORATED METAL | 31. PRE-FINISHED ALUMINUM CURTAIN | 41. PRE-FINISHED ALUMINUM CURTAIN |
| 13. PRE-FINISHED ALUMINUM AND GLASS | 22. PRE-FINISHED PERFORATED METAL | 32. PRE-FINISHED ALUMINUM CURTAIN | 42. PRE-FINISHED ALUMINUM CURTAIN |
| 14. PRE-FINISHED ALUMINUM AND GLASS | 23. PRE-FINISHED PERFORATED METAL | 33. PRE-FINISHED ALUMINUM CURTAIN | 43. PRE-FINISHED ALUMINUM CURTAIN |
| 15. PRE-FINISHED ALUMINUM AND GLASS | 24. PRE-FINISHED PERFORATED METAL | 34. PRE-FINISHED ALUMINUM CURTAIN | 44. PRE-FINISHED ALUMINUM CURTAIN |
| 16. PRE-FINISHED ALUMINUM AND GLASS | 25. PRE-FINISHED PERFORATED METAL | 35. PRE-FINISHED ALUMINUM CURTAIN | 45. PRE-FINISHED ALUMINUM CURTAIN |
| 17. PRE-FINISHED ALUMINUM AND GLASS | 26. PRE-FINISHED PERFORATED METAL | 36. PRE-FINISHED ALUMINUM CURTAIN | 46. PRE-FINISHED ALUMINUM CURTAIN |
| 18. PRE-FINISHED ALUMINUM AND GLASS | 27. PRE-FINISHED PERFORATED METAL | 37. PRE-FINISHED ALUMINUM CURTAIN | 47. PRE-FINISHED ALUMINUM CURTAIN |
| 19. PRE-FINISHED ALUMINUM AND GLASS | 28. PRE-FINISHED PERFORATED METAL | 38. PRE-FINISHED ALUMINUM CURTAIN | 48. PRE-FINISHED ALUMINUM CURTAIN |
| 20. PRE-FINISHED ALUMINUM AND GLASS | 29. PRE-FINISHED PERFORATED METAL | 39. PRE-FINISHED ALUMINUM CURTAIN | 49. PRE-FINISHED ALUMINUM CURTAIN |
| 21. PRE-FINISHED ALUMINUM AND GLASS | 30. PRE-FINISHED PERFORATED METAL | 40. PRE-FINISHED ALUMINUM CURTAIN | 50. PRE-FINISHED ALUMINUM CURTAIN |
| 22. PRE-FINISHED ALUMINUM AND GLASS | 31. PRE-FINISHED PERFORATED METAL | 41. PRE-FINISHED ALUMINUM CURTAIN | 51. PRE-FINISHED ALUMINUM CURTAIN |
| 23. PRE-FINISHED ALUMINUM AND GLASS | 32. PRE-FINISHED PERFORATED METAL | 42. PRE-FINISHED ALUMINUM CURTAIN | 52. PRE-FINISHED ALUMINUM CURTAIN |
| 24. PRE-FINISHED ALUMINUM AND GLASS | 33. PRE-FINISHED PERFORATED METAL | 43. PRE-FINISHED ALUMINUM CURTAIN | 53. PRE-FINISHED ALUMINUM CURTAIN |
| 25. PRE-FINISHED ALUMINUM AND GLASS | 34. PRE-FINISHED PERFORATED METAL | 44. PRE-FINISHED ALUMINUM CURTAIN | 54. PRE-FINISHED ALUMINUM CURTAIN |
| 26. PRE-FINISHED ALUMINUM AND GLASS | 35. PRE-FINISHED PERFORATED METAL | 45. PRE-FINISHED ALUMINUM CURTAIN | 55. PRE-FINISHED ALUMINUM CURTAIN |
| 27. PRE-FINISHED ALUMINUM AND GLASS | 36. PRE-FINISHED PERFORATED METAL | 46. PRE-FINISHED ALUMINUM CURTAIN | 56. PRE-FINISHED ALUMINUM CURTAIN |
| 28. PRE-FINISHED ALUMINUM AND GLASS | 37. PRE-FINISHED PERFORATED METAL | 47. PRE-FINISHED ALUMINUM CURTAIN | 57. PRE-FINISHED ALUMINUM CURTAIN |
| 29. PRE-FINISHED ALUMINUM AND GLASS | 38. PRE-FINISHED PERFORATED METAL | 48. PRE-FINISHED ALUMINUM CURTAIN | 58. PRE-FINISHED ALUMINUM CURTAIN |
| 30. PRE-FINISHED ALUMINUM AND GLASS | 39. PRE-FINISHED PERFORATED METAL | 49. PRE-FINISHED ALUMINUM CURTAIN | 59. PRE-FINISHED ALUMINUM CURTAIN |
| 31. PRE-FINISHED ALUMINUM AND GLASS | 40. PRE-FINISHED PERFORATED METAL | 50. PRE-FINISHED ALUMINUM CURTAIN | 60. PRE-FINISHED ALUMINUM CURTAIN |
| 32. PRE-FINISHED ALUMINUM AND GLASS | 41. PRE-FINISHED PERFORATED METAL | 51. PRE-FINISHED ALUMINUM CURTAIN | 61. PRE-FINISHED ALUMINUM CURTAIN |
| 33. PRE-FINISHED ALUMINUM AND GLASS | 42. PRE-FINISHED PERFORATED METAL | 52. PRE-FINISHED ALUMINUM CURTAIN | 62. PRE-FINISHED ALUMINUM CURTAIN |
| 34. PRE-FINISHED ALUMINUM AND GLASS | 43. PRE-FINISHED PERFORATED METAL | 53. PRE-FINISHED ALUMINUM CURTAIN | 63. PRE-FINISHED ALUMINUM CURTAIN |
| 35. PRE-FINISHED ALUMINUM AND GLASS | 44. PRE-FINISHED PERFORATED METAL | 54. PRE-FINISHED ALUMINUM CURTAIN | 64. PRE-FINISHED ALUMINUM CURTAIN |
| 36. PRE-FINISHED ALUMINUM AND GLASS | 45. PRE-FINISHED PERFORATED METAL | 55. PRE-FINISHED ALUMINUM CURTAIN | 65. PRE-FINISHED ALUMINUM CURTAIN |
| 37. PRE-FINISHED ALUMINUM AND GLASS | 46. PRE-FINISHED PERFORATED METAL | 56. PRE-FINISHED ALUMINUM CURTAIN | 66. PRE-FINISHED ALUMINUM CURTAIN |
| 38. PRE-FINISHED ALUMINUM AND GLASS | 47. PRE-FINISHED PERFORATED METAL | 57. PRE-FINISHED ALUMINUM CURTAIN | 67. PRE-FINISHED ALUMINUM CURTAIN |
| 39. PRE-FINISHED ALUMINUM AND GLASS | 48. PRE-FINISHED PERFORATED METAL | 58. PRE-FINISHED ALUMINUM CURTAIN | 68. PRE-FINISHED ALUMINUM CURTAIN |
| 40. PRE-FINISHED ALUMINUM AND GLASS | 49. PRE-FINISHED PERFORATED METAL | 59. PRE-FINISHED ALUMINUM CURTAIN | 69. PRE-FINISHED ALUMINUM CURTAIN |
| 41. PRE-FINISHED ALUMINUM AND GLASS | 50. PRE-FINISHED PERFORATED METAL | 60. PRE-FINISHED ALUMINUM CURTAIN | 70. PRE-FINISHED ALUMINUM CURTAIN |
| 42. PRE-FINISHED ALUMINUM AND GLASS | 51. PRE-FINISHED PERFORATED METAL | 61. PRE-FINISHED ALUMINUM CURTAIN | 71. PRE-FINISHED ALUMINUM CURTAIN |
| 43. PRE-FINISHED ALUMINUM AND GLASS | 52. PRE-FINISHED PERFORATED METAL | 62. PRE-FINISHED ALUMINUM CURTAIN | 72. PRE-FINISHED ALUMINUM CURTAIN |
| 44. PRE-FINISHED ALUMINUM AND GLASS | 53. PRE-FINISHED PERFORATED METAL | 63. PRE-FINISHED ALUMINUM CURTAIN | 73. PRE-FINISHED ALUMINUM CURTAIN |
| 45. PRE-FINISHED ALUMINUM AND GLASS | 54. PRE-FINISHED PERFORATED METAL | 64. PRE-FINISHED ALUMINUM CURTAIN | 74. PRE-FINISHED ALUMINUM CURTAIN |
| 46. PRE-FINISHED ALUMINUM AND GLASS | 55. PRE-FINISHED PERFORATED METAL | 65. PRE-FINISHED ALUMINUM CURTAIN | 75. PRE-FINISHED ALUMINUM CURTAIN |
| 47. PRE-FINISHED ALUMINUM AND GLASS | 56. PRE-FINISHED PERFORATED METAL | 66. PRE-FINISHED ALUMINUM CURTAIN | 76. PRE-FINISHED ALUMINUM CURTAIN |
| 48. PRE-FINISHED ALUMINUM AND GLASS | 57. PRE-FINISHED PERFORATED METAL | 67. PRE-FINISHED ALUMINUM CURTAIN | 77. PRE-FINISHED ALUMINUM CURTAIN |
| 49. PRE-FINISHED ALUMINUM AND GLASS | 58. PRE-FINISHED PERFORATED METAL | 68. PRE-FINISHED ALUMINUM CURTAIN | 78. PRE-FINISHED ALUMINUM CURTAIN |
| 50. PRE-FINISHED ALUMINUM AND GLASS | 59. PRE-FINISHED PERFORATED METAL | 69. PRE-FINISHED ALUMINUM CURTAIN | 79. PRE-FINISHED ALUMINUM CURTAIN |
| 51. PRE-FINISHED ALUMINUM AND GLASS | 60. PRE-FINISHED PERFORATED METAL | 70. PRE-FINISHED ALUMINUM CURTAIN | 80. PRE-FINISHED ALUMINUM CURTAIN |
| 52. PRE-FINISHED ALUMINUM AND GLASS | 61. PRE-FINISHED PERFORATED METAL | 71. PRE-FINISHED ALUMINUM CURTAIN | 81. PRE-FINISHED ALUMINUM CURTAIN |
| 53. PRE-FINISHED ALUMINUM AND GLASS | 62. PRE-FINISHED PERFORATED METAL | 72. PRE-FINISHED ALUMINUM CURTAIN | 82. PRE-FINISHED ALUMINUM CURTAIN |
| 54. PRE-FINISHED ALUMINUM AND GLASS | 63. PRE-FINISHED PERFORATED METAL | 73. PRE-FINISHED ALUMINUM CURTAIN | 83. PRE-FINISHED ALUMINUM CURTAIN |
| 55. PRE-FINISHED ALUMINUM AND GLASS | 64. PRE-FINISHED PERFORATED METAL | 74. PRE-FINISHED ALUMINUM CURTAIN | 84. PRE-FINISHED ALUMINUM CURTAIN |
| 56. PRE-FINISHED ALUMINUM AND GLASS | 65. PRE-FINISHED PERFORATED METAL | 75. PRE-FINISHED ALUMINUM CURTAIN | 85. PRE-FINISHED ALUMINUM CURTAIN |
| 57. PRE-FINISHED ALUMINUM AND GLASS | 66. PRE-FINISHED PERFORATED METAL | 76. PRE-FINISHED ALUMINUM CURTAIN | 86. PRE-FINISHED ALUMINUM CURTAIN |
| 58. PRE-FINISHED ALUMINUM AND GLASS | 67. PRE-FINISHED PERFORATED METAL | 77. PRE-FINISHED ALUMINUM CURTAIN | 87. PRE-FINISHED ALUMINUM CURTAIN |
| 59. PRE-FINISHED ALUMINUM AND GLASS | 68. PRE-FINISHED PERFORATED METAL | 78. PRE-FINISHED ALUMINUM CURTAIN | 88. PRE-FINISHED ALUMINUM CURTAIN |
| 60. PRE-FINISHED ALUMINUM AND GLASS | 69. PRE-FINISHED PERFORATED METAL | 79. PRE-FINISHED ALUMINUM CURTAIN | 89. PRE-FINISHED ALUMINUM CURTAIN |
| 61. PRE-FINISHED ALUMINUM AND GLASS | 70. PRE-FINISHED PERFORATED METAL | 80. PRE-FINISHED ALUMINUM CURTAIN | 90. PRE-FINISHED ALUMINUM CURTAIN |
| 62. PRE-FINISHED ALUMINUM AND GLASS | 71. PRE-FINISHED PERFORATED METAL | 81. PRE-FINISHED ALUMINUM CURTAIN | 91. PRE-FINISHED ALUMINUM CURTAIN |
| 63. PRE-FINISHED ALUMINUM AND GLASS | 72. PRE-FINISHED PERFORATED METAL | 82. PRE-FINISHED ALUMINUM CURTAIN | 92. PRE-FINISHED ALUMINUM CURTAIN |
| 64. PRE-FINISHED ALUMINUM AND GLASS | 73. PRE-FINISHED PERFORATED METAL | 83. PRE-FINISHED ALUMINUM CURTAIN | 93. PRE-FINISHED ALUMINUM CURTAIN |
| 65. PRE-FINISHED ALUMINUM AND GLASS | 74. PRE-FINISHED PERFORATED METAL | 84. PRE-FINISHED ALUMINUM CURTAIN | 94. PRE-FINISHED ALUMINUM CURTAIN |
| 66. PRE-FINISHED ALUMINUM AND GLASS | 75. PRE-FINISHED PERFORATED METAL | 85. PRE-FINISHED ALUMINUM CURTAIN | 95. PRE-FINISHED ALUMINUM CURTAIN |
| 67. PRE-FINISHED ALUMINUM AND GLASS | 76. PRE-FINISHED PERFORATED METAL | 86. PRE-FINISHED ALUMINUM CURTAIN | 96. PRE-FINISHED ALUMINUM CURTAIN |
| 68. PRE-FINISHED ALUMINUM AND GLASS | 77. PRE-FINISHED PERFORATED METAL | 87. PRE-FINISHED ALUMINUM CURTAIN | 97. PRE-FINISHED ALUMINUM CURTAIN |
| 69. PRE-FINISHED ALUMINUM AND GLASS | 78. PRE-FINISHED PERFORATED METAL | 88. PRE-FINISHED ALUMINUM CURTAIN | 98. PRE-FINISHED ALUMINUM CURTAIN |
| 70. PRE-FINISHED ALUMINUM AND GLASS | 79. PRE-FINISHED PERFORATED METAL | 89. PRE-FINISHED ALUMINUM CURTAIN | 99. PRE-FINISHED ALUMINUM CURTAIN |
| 71. PRE-FINISHED ALUMINUM AND GLASS | 80. PRE-FINISHED PERFORATED METAL | 90. PRE-FINISHED ALUMINUM CURTAIN | 100. PRE-FINISHED ALUMINUM CURTAIN |

GENERAL NOTES

- ALL REVEALS TO BE COLOUR MATCHED TO ADJACENT DOMINANT PANEL COLOUR.
- PANEL SCAFFOLD TO BE PAINTED TO MATCH PANEL COLOUR.
- VENT GRILLES TO BE COLOUR MATCHED WITH PANEL / MATERIAL COLOUR.

PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**BUILDING ELEVATION
NORTH**

This drawing, as an instrument of service, is the property of dys architecture and shall not be reproduced, modified, or otherwise used without the written consent of dys architecture. It is to be used only for the project and location specified herein. It is not to be used for any other project or location without the written consent of dys architecture. It is not to be used for any other purpose without the written consent of dys architecture. It is not to be used for any other purpose without the written consent of dys architecture.

PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"
DATE August 1, 2024

CLIENT



NO.	DATE	ISSUE
1	2022-06-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO. | DATE | REVISION



PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**BUILDING ELEVATION
NORTH
REFLECTED WINDOWS**

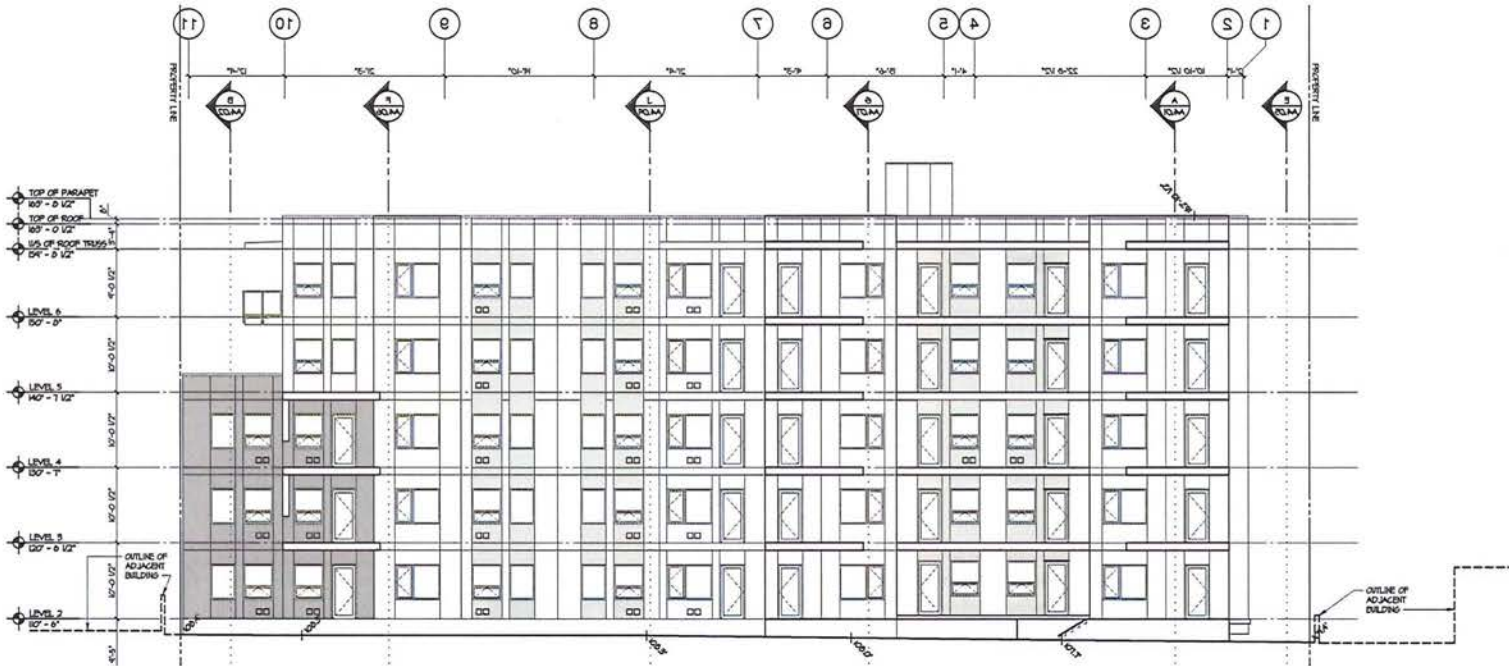
This drawing, as an instrument of service, is the property of dys architecture and must not be reproduced, copied, modified, or used in any way without the written consent of dys architecture. All designs and other information shown on this drawing are for use in the specified project only and shall not be used for any other purpose. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary information from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary information from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary information from the appropriate authorities.

Without limitation, dys architecture shall not be responsible for any design or construction errors or omissions, or for any consequences or liabilities arising from the use of this drawing. The user of this drawing is responsible for obtaining all necessary information from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary information from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary information from the appropriate authorities.

PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"
DATE August 1, 2024

A3.03a

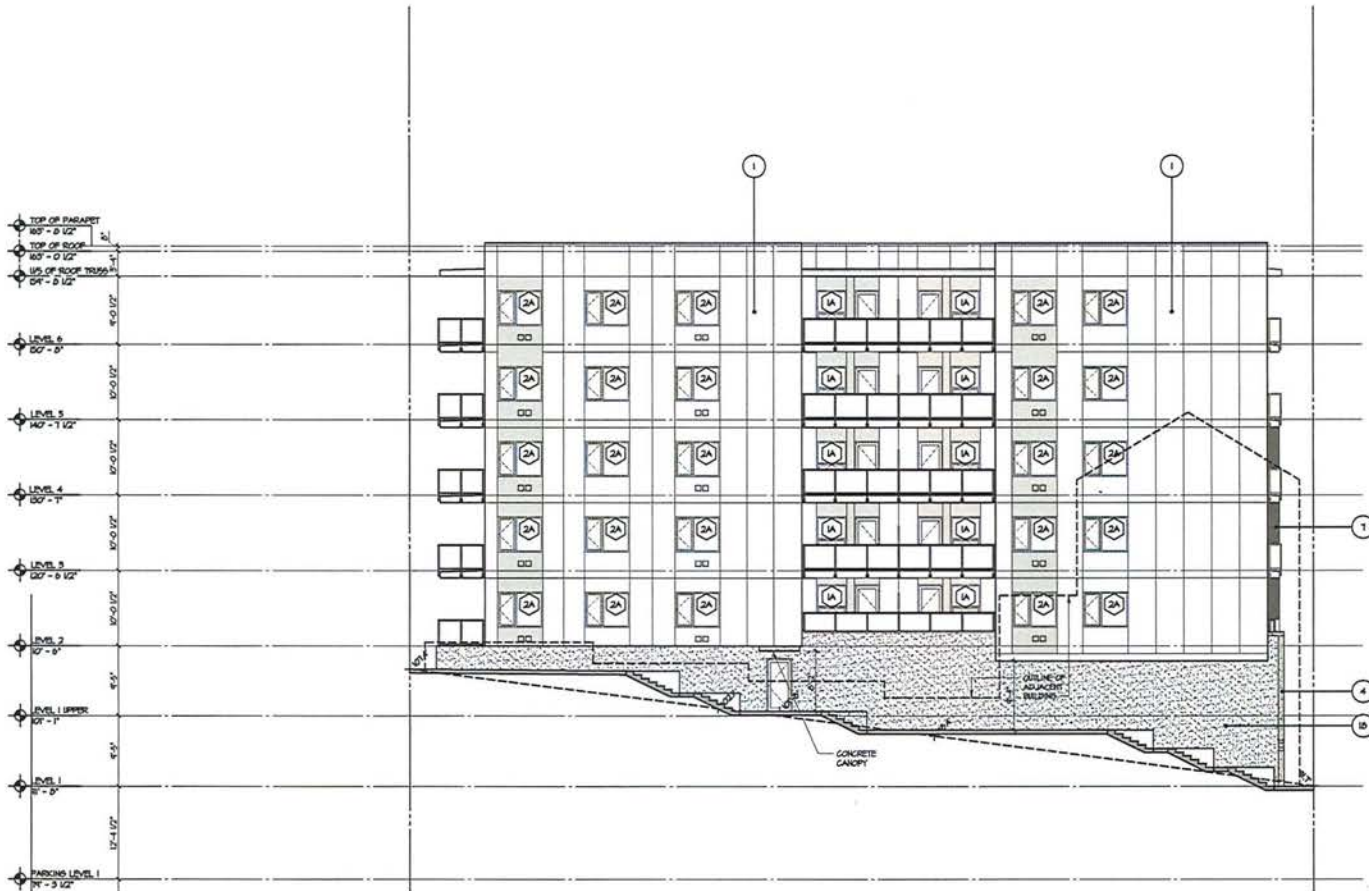


CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-01	REISSUE FOR REZONING & DP

NO. | DATE | REVISION



MATERIAL LEGEND

1. FINE CERMENT PANEL - HARDEE PANEL W/ FINISHABLE REVEAL TISH (SMOOTH, STANWARD WHITE)	8. PRE-FINISHED PERFORATED METAL SOPHYT (CHARCOAL)	15. PRE-FINISHED ALUMINUM CERTAIN HALL SYSTEM CAN ALUMINUM MECHANICAL LOWER - IRON GREY	22.
2. CORIANO-GAINTED PANEL (CORAGLAD - 0 REVEAL TEXTURE, CHARCOAL)	9. PRE-FINISHED PERFORATED METAL SOPHYT (SHOO GRAIN)	16. FINE CERMENT PANEL - HARDEE PANEL W/ FINISHABLE REVEAL TISH (SMOOTH, GREY)	23.
3. PRE-FINISHED ALUMINUM AND GLASS QUADRANTAL - IRON GREY FRAME CAN WHITE PRUTTED TEMPERED GLASS	10. PRE-FINISHED PERFORATED METAL SOPHYT (WHITE)	17. PRE-FINISHED ALUMINUM CERTAIN HALL SYSTEM CAN ALUMINUM MECHANICAL LOWER - IRON GREY	24. CONCRETE BASE (CLEAR SEALER)
4. BRICK VENER (FACE BRICK - MISSION TEXTURE, IV COLOUR) STANDARD SIZE, 1/2 RUNNING BOND	11. CERMENTOUS FASCIA BOARD (WHITE)	18. PAINTED CONCRETE (GREY)	25.
5. PRE-FINISHED ALUMINUM CERTAIN HALL SYSTEM - IRON GREY (CAN CLEAR LOW-E DOUBLE GLAZING)	12. FINE CERMENT PANEL - HARDEE PANEL W/ FINISHABLE REVEAL TISH (SMOOTH, CHARCOAL)	19. STEEL CANOPY W/ PRE-FINISHED COMPOSITE ALUMINUM PANEL (WHITE)	26.
6. VINYL HINDOH - SILVER (CAN CLEAR LOW-E DOUBLE GLAZING)	13. PRE-FINISHED ALUMINUM AND GLASS QUADRANTAL - IRON GREY FRAME CAN CLEAR TEMPERED GLASS TO	20. STEEL & GLASS CANOPY (CHARCOAL)	27. 8' HIGH PRIVACY SCREEN (LAHAKATED, WHITE TRANSLUCENT GLASS PANEL, WITH IRON GREY FRAME COLOUR)
7. PRE-FINISHED COMPOSITE ALUMINUM PANEL (CHARCOAL)	14. PRE-CAST CONCRETE CAPSTONE (LIGHT GREY)	21. PRE-FINISHED ALUMINUM MECHANICAL SCREEN (WHITE)	28.

GENERAL NOTES

- ALL REVEALS TO BE COLOUR MATCHED TO ADJACENT DOMINANT PANEL COLOUR.
- PANEL SCREWS TO BE PAINTED TO MATCH PANEL COLOUR.
- VENT GRILLES TO BE COLOUR MATCHED WITH PANEL 1 MATERIAL COLOUR.

PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

BUILDING ELEVATION WEST

This drawing is an instrument of service, in the
absence of any other written or printed contract, and
shall constitute the entire agreement between the
client and the architect. It is to be read in conjunction
with the architect's fee proposal, and the architect's
terms and conditions of service, which are incorporated
by reference into this drawing. This drawing shall be
subject to the architect's right to make any changes
necessary for the proper execution of the project.
The architect shall not be responsible for any errors
or omissions in this drawing, or for any consequences
arising therefrom.

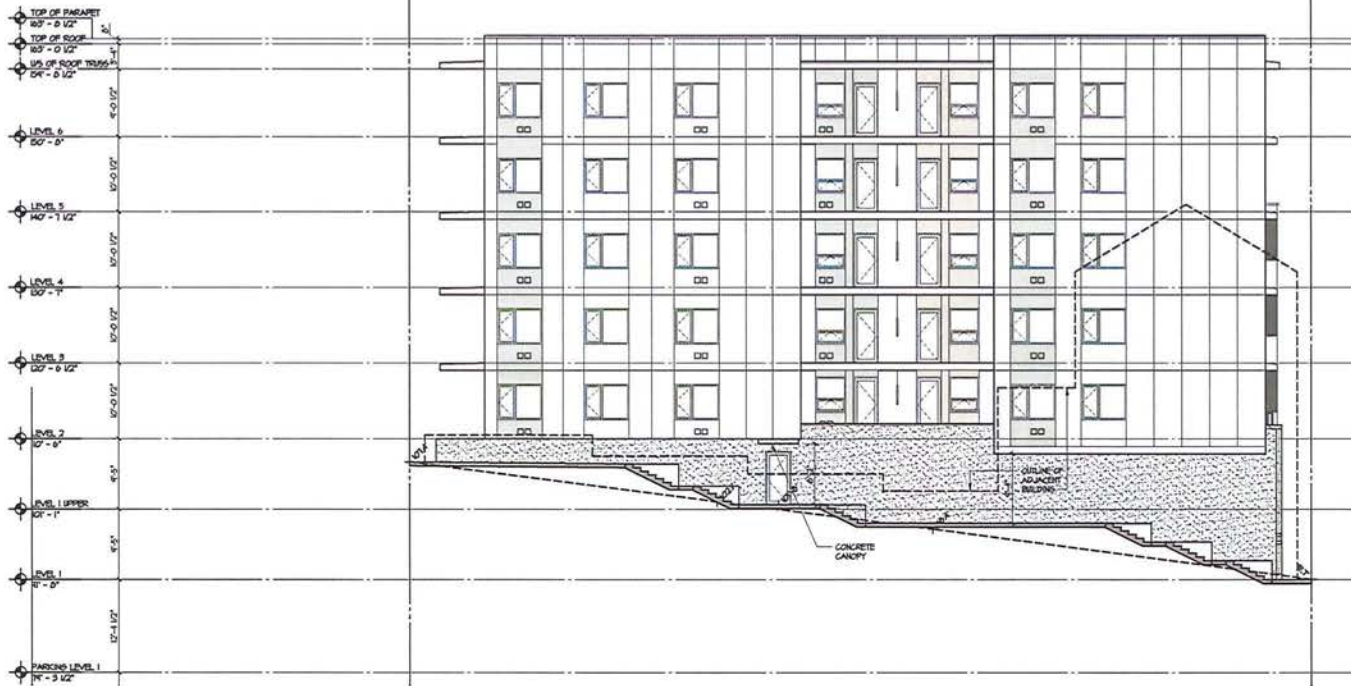
PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**BUILDING ELEVATION
WEST
REFLECTED WINDOWS**

This drawing, for all purposes, is the property of the architect and shall not be reproduced without the written consent of the architect. It is the responsibility of the client to ensure that the information shown on this drawing is for use on the project only and not for any other purpose. The architect shall not be responsible for any errors or omissions in this drawing. The client shall be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing. The client shall be responsible for any errors or omissions in this drawing.

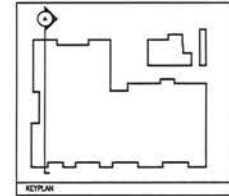
Written dimensions shall have precedence over verbal dimensions. The architect shall not be responsible for any errors or omissions in this drawing. The client shall be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing. The client shall be responsible for any errors or omissions in this drawing.

PROJECT A221512
 DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"
 DATE August 1, 2024

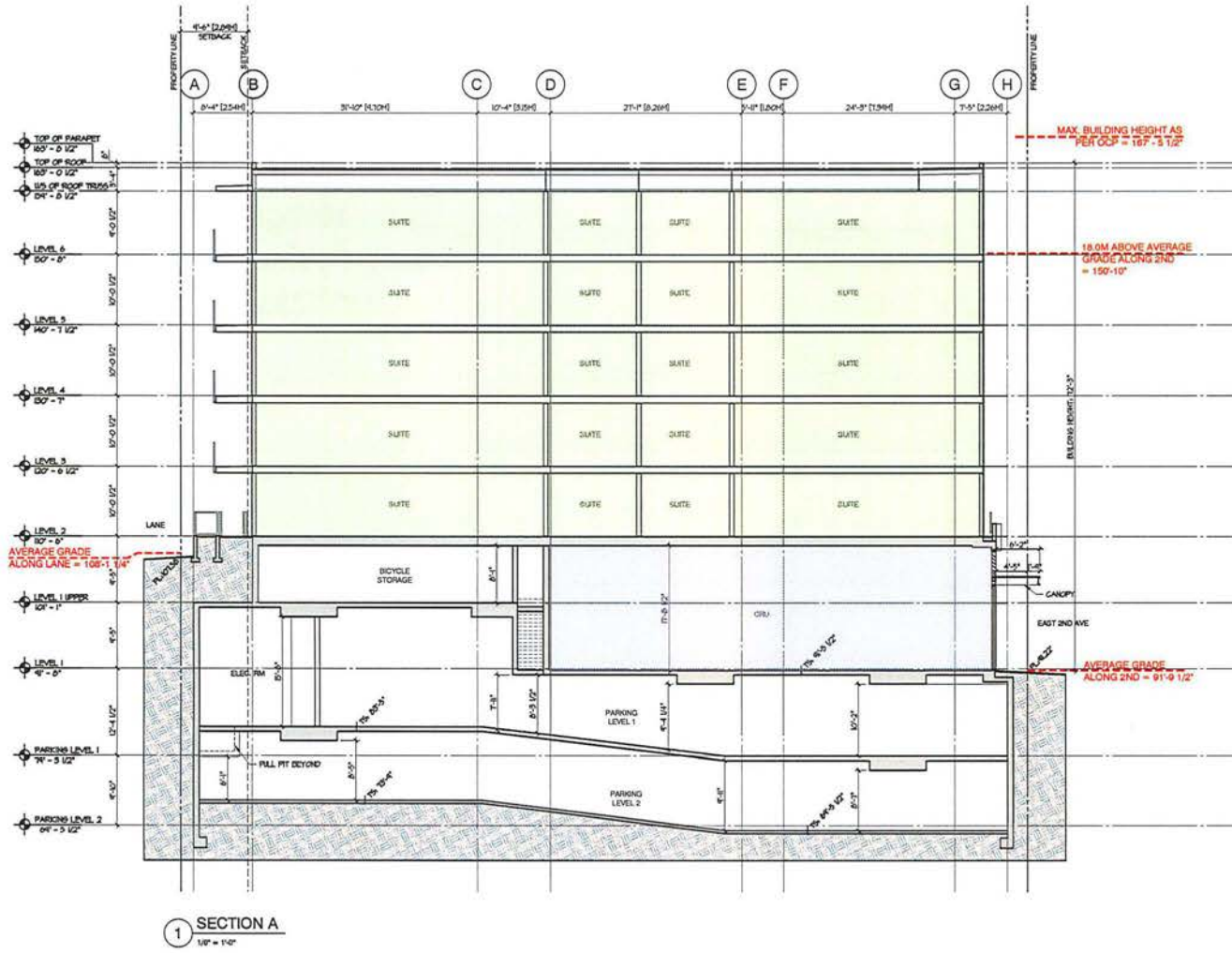
A3.04a

CLIENT



- NO. | DATE | ISSUE
- 1 [2022-08-15] ISSUED FOR REZONING
 - 2 [2023-10-03] PRE-CONSULTATION APPLICATION
 - 3 [2024-01-12] REISSUE FOR REZONING
 - 4 [2024-11-08] ISSUE FOR ADDRESSING
 - 5 [2024-12-09] REISSUE FOR REZONING & DP

NO. | DATE | REVISION

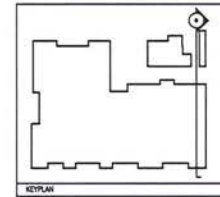


PROJECT
MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC
BUILDING SECTION A

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without their consent and approval. The architect assumes no liability for the use of the drawing for any purpose other than that for which it was prepared. The architect shall not be held responsible for any errors or omissions in the drawing, or for any consequences arising from the use of the drawing. The architect shall not be held responsible for any errors or omissions in the drawing, or for any consequences arising from the use of the drawing.

PROJECT A22152
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A4.01

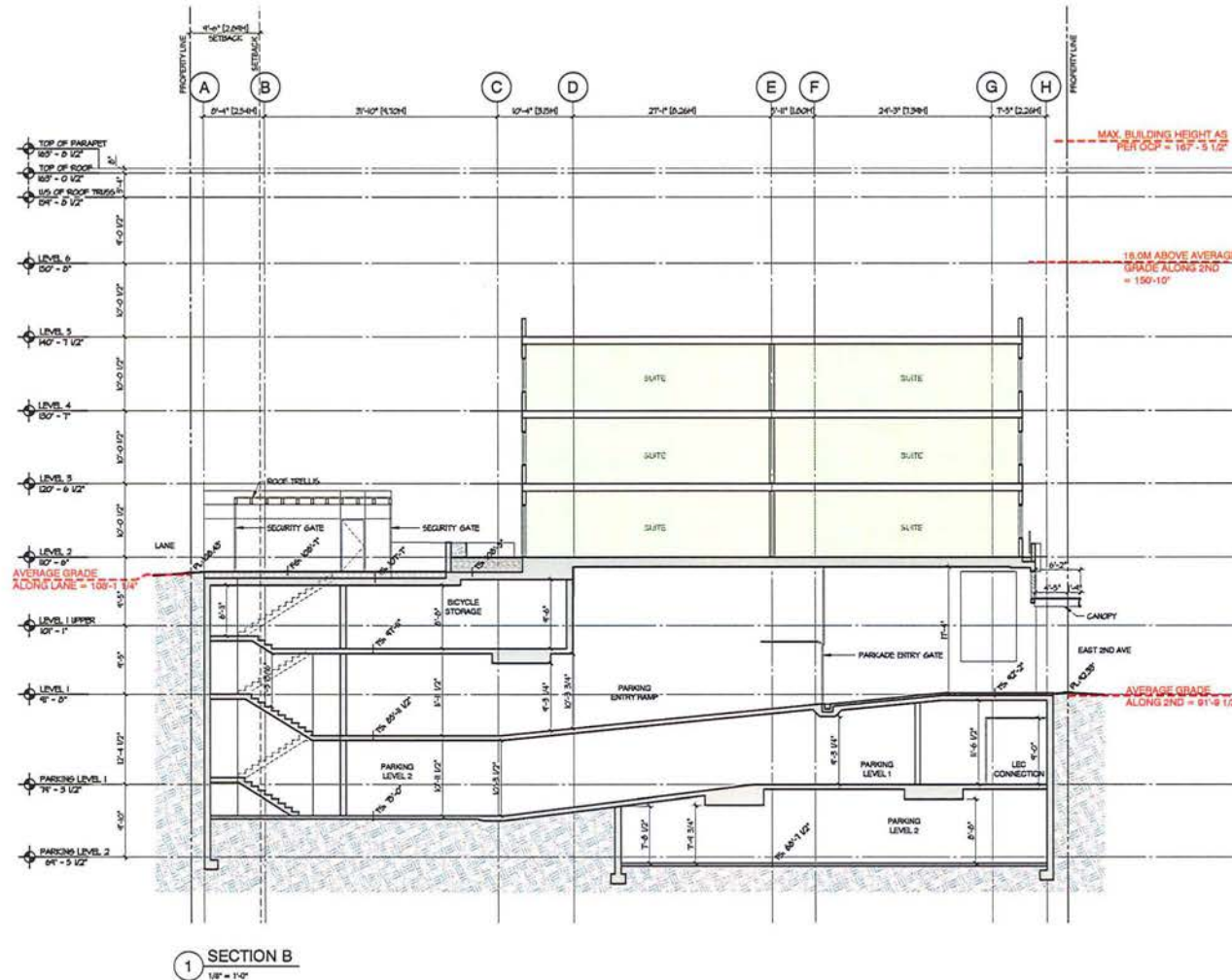


CLIENT



- NO. | DATE | ISSUE
- 1 | 2022-08-15 | ISSUED FOR REZONING
 - 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
 - 3 | 2024-01-12 | REISSUE FOR REZONING
 - 4 | 2024-11-08 | ISSUE FOR ADDRESSING
 - 5 | 2024-12-09 | REISSUE FOR REZONING & DP

NO. | DATE | REVISION



PROJECT
MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

BUILDING SECTION B

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without their permission and without their name and the architect's name on the drawing as to sign on the drawing. The architect's name and the architect's name shall be on the drawing. The architect's name and the architect's name shall be on the drawing. The architect's name and the architect's name shall be on the drawing.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A4.02

Anthem 

NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-11-08	ISSUE FOR ADDRESSING
5	2024-12-09	REISSUE FOR REZONING & DP

NO. | DATE | REVISION



**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
145 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

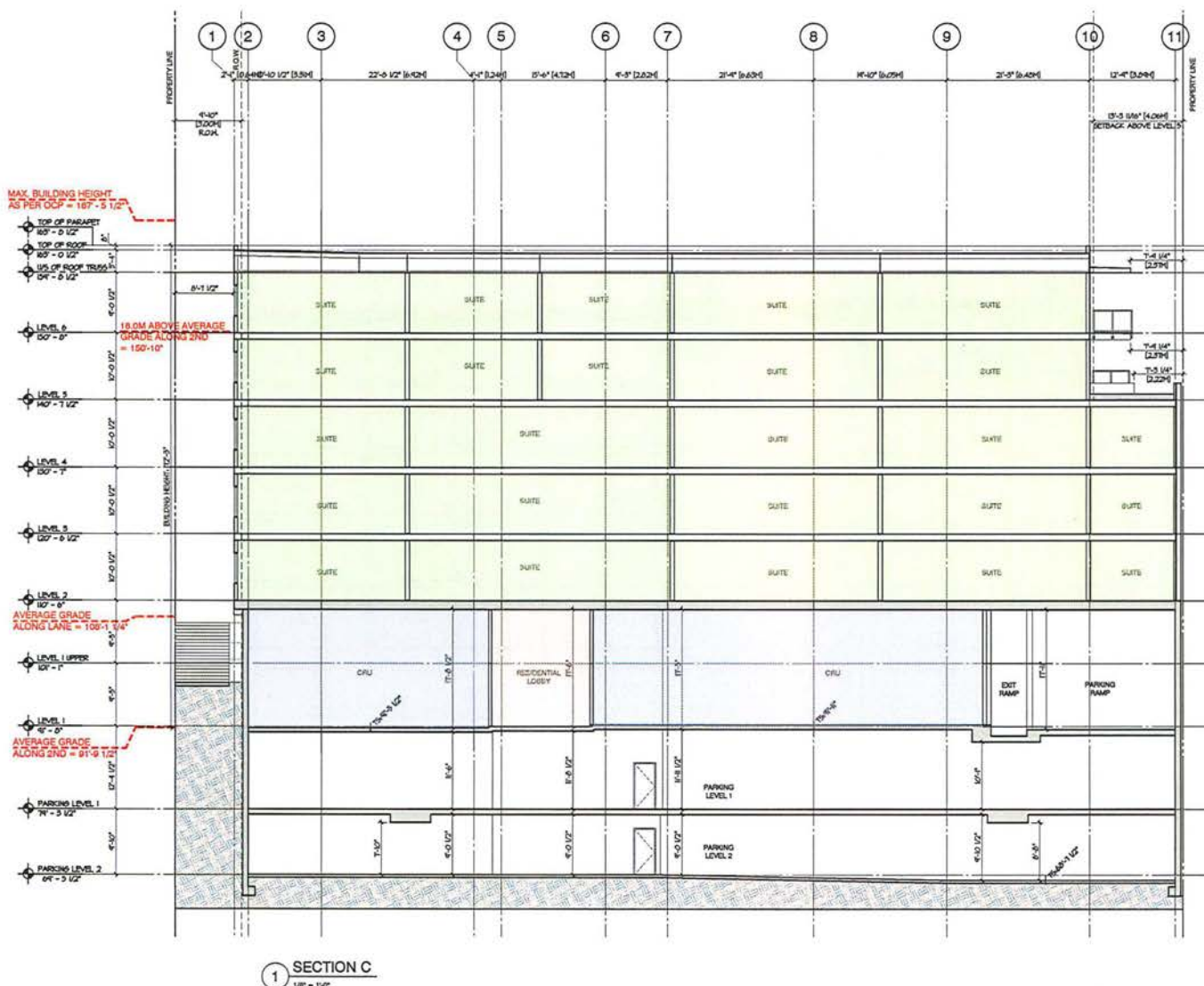
BUILDING SECTION C

This drawing, as an instrument of service, is the property of day architecture and may not be reproduced without their permission and provided always that any reproduction carries their name. All drawings and documents are the property of day architecture and may not be reproduced without written permission of day architecture. Payment of all sums due to day architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaling dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and any discrepancy shall be identified by any corrections from the dimensions and conditions shown on the drawings. They drawings shall be submitted to day architecture for review before proceeding.

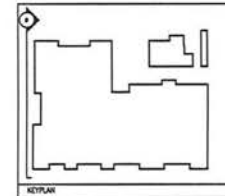
PROJECT A221512
DRAWN TB CHECKED NO
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A4 03



PLOT STAMP: 2024-Dec-20 @1:19pm - P:\A221512 - Anthem - 146 East 2nd St CNV\CAD\3-WD\A221512 - bs.dwg - A4.03a

PLOT STAMP: 2024-Dec-20 @1:19pm - P:\A221512 - Anthem - 146 East 2nd St CNV\CAD\3-WD\A221512 - bs.dwg - A4.03a



dys architecture
250 - 1770 Burrard Street, Vancouver BC V5L 3G7
201 - 560 Johnson Street, Victoria BC V8W 3C8
tel 604 669 7710 www.dysarchitecture.com

CLIENT

Anthem

NO.	DATE	ISSUE
1	2022-05-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-11-08	REISSUE FOR ADDRESSING
5	2024-12-09	REISSUE FOR REZONING & DP

NO. | DATE | REVISION



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

PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC
BUILDING SECTION E

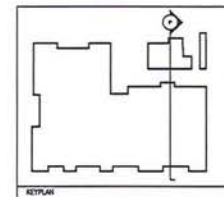
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced, copied, or used in any way without the written permission of dys architecture.

Without disclaimer, this drawing is intended to provide information only and is not to be used for construction or any other purpose without the written permission of dys architecture.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

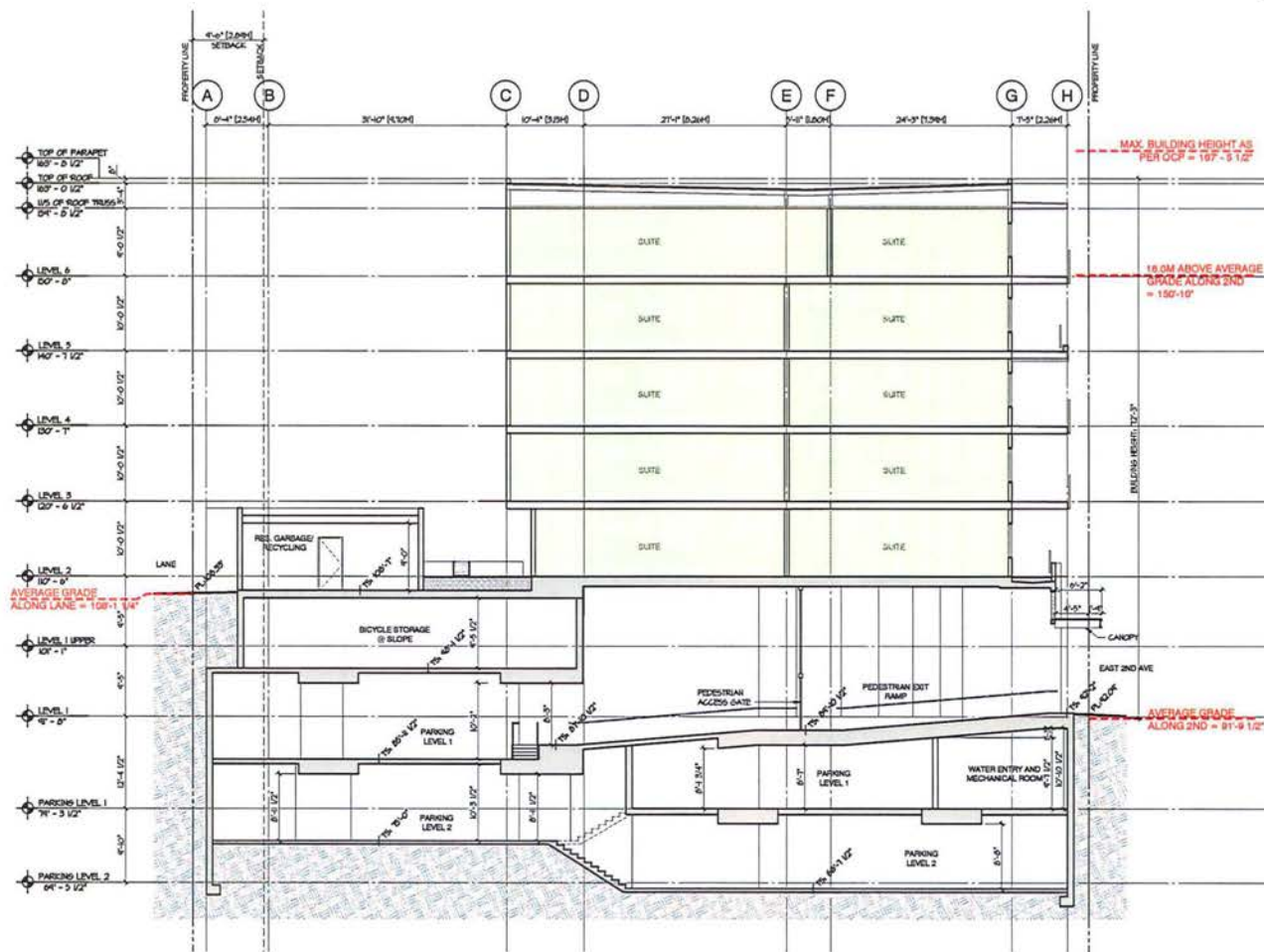
A4.05

CLIENT



NO.	DATE	ISSUE
1	2022-06-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-11-08	REISSUE FOR ADDRESSING
5	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



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

PROJECT
**MULTI-FAMILY RESIDENTIAL
 AND COMMERCIAL
 DEVELOPMENT**
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

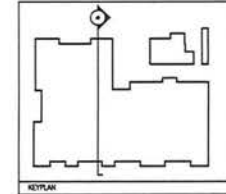
BUILDING SECTION F

This drawing is an instrument of service, in the
 practice of architecture and may not be reproduced
 without the written consent of the architect. Any
 reproduction of this drawing for any purpose other
 than that for which it was prepared is prohibited.
 The architect assumes no responsibility for the
 construction of the building or for the accuracy of
 the information contained herein.

Before construction shall have commenced, the owner
 shall obtain all necessary permits and approvals
 from the appropriate authorities. The architect
 shall be responsible for obtaining all necessary
 permits and approvals from the appropriate
 authorities. The architect shall be responsible for
 obtaining all necessary permits and approvals from
 the appropriate authorities.

PROJECT A221512
 DRAWN TB CHECKED NC
 SCALE 1/8" = 1'-0"
 DATE August 1, 2024

A4.06

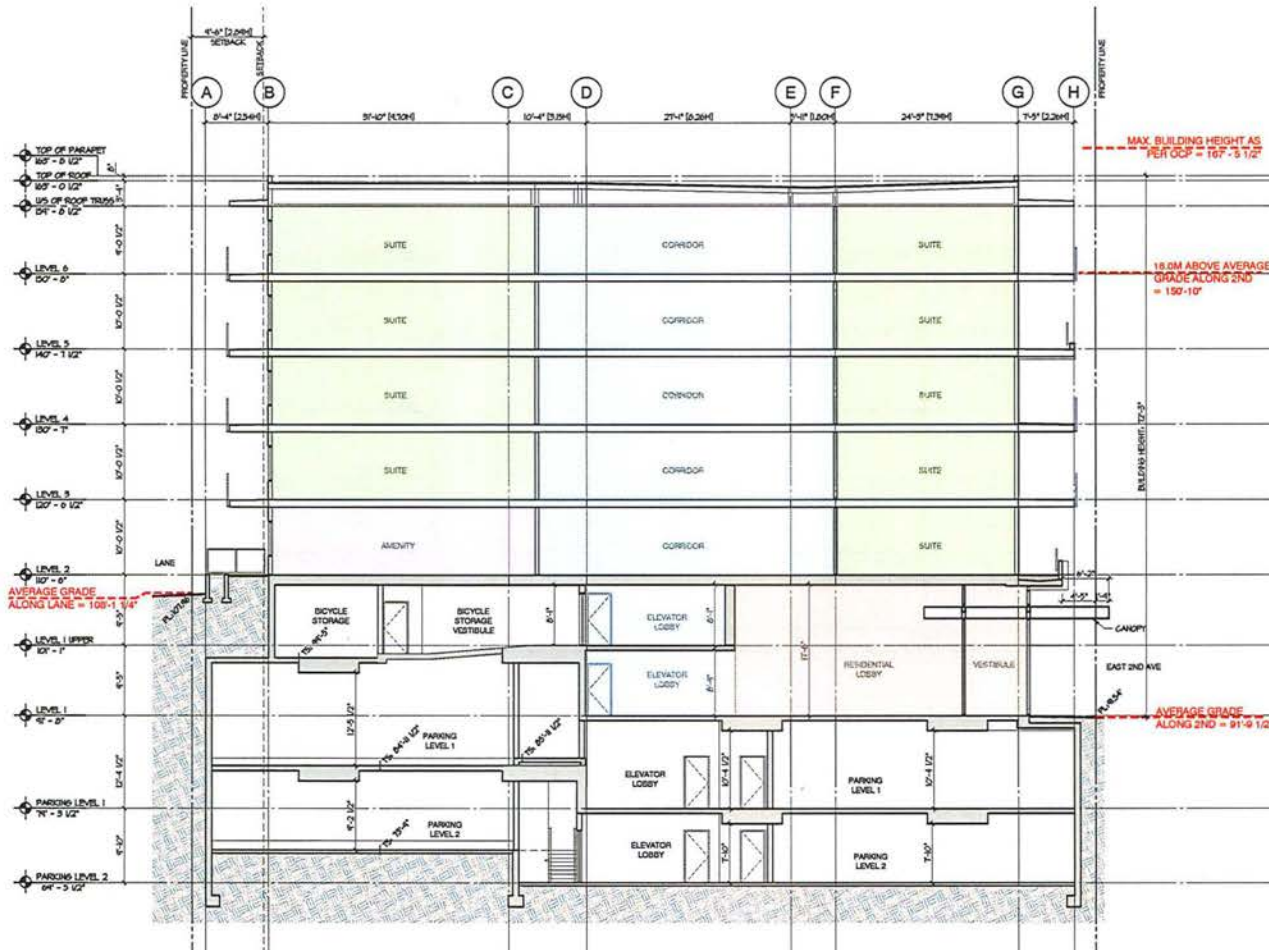


CLIENT



- | NO. | DATE | ISSUE |
|-----|------------|------------------------------|
| 1 | 2022-08-15 | ISSUED FOR REZONING |
| 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION |
| 3 | 2024-01-12 | REISSUE FOR REZONING |
| 4 | 2024-11-08 | ISSUE FOR ADDRESSING |
| 5 | 2024-12-09 | REISSUE FOR REZONING & DP |

NO. | DATE | REVISION



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

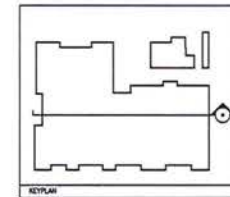
PLOT STAMP: 2024-Dec-20 01:19pm - P:\A221512 - Anthem - 146 East 2nd St CNV\CAD\3-WD\A221512 - bs.dwg - A4.07a

PROJECT
MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC
BUILDING SECTION G

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without the prior written consent of dys architecture. It is to be used only for the project and site identified on the drawing and for the use and purpose intended. It is not to be used for any other project or site without the prior written consent of dys architecture. The drawing is not to be used for any other purpose without the prior written consent of dys architecture.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A4.07



dys architecture

260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

CLIENT



NO.	DATE	ISSUE
-----	------	-------

- 1 [2022-08-15] ISSUED FOR REZONING
2 [2023-10-03] PRE-CONSULTATION APPLICATION
3 [2024-01-12] REISSUE FOR REZONING
4 [2024-11-08] ISSUE FOR ADDRESSING
5 [2024-12-09] REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

BUILDING SECTION H

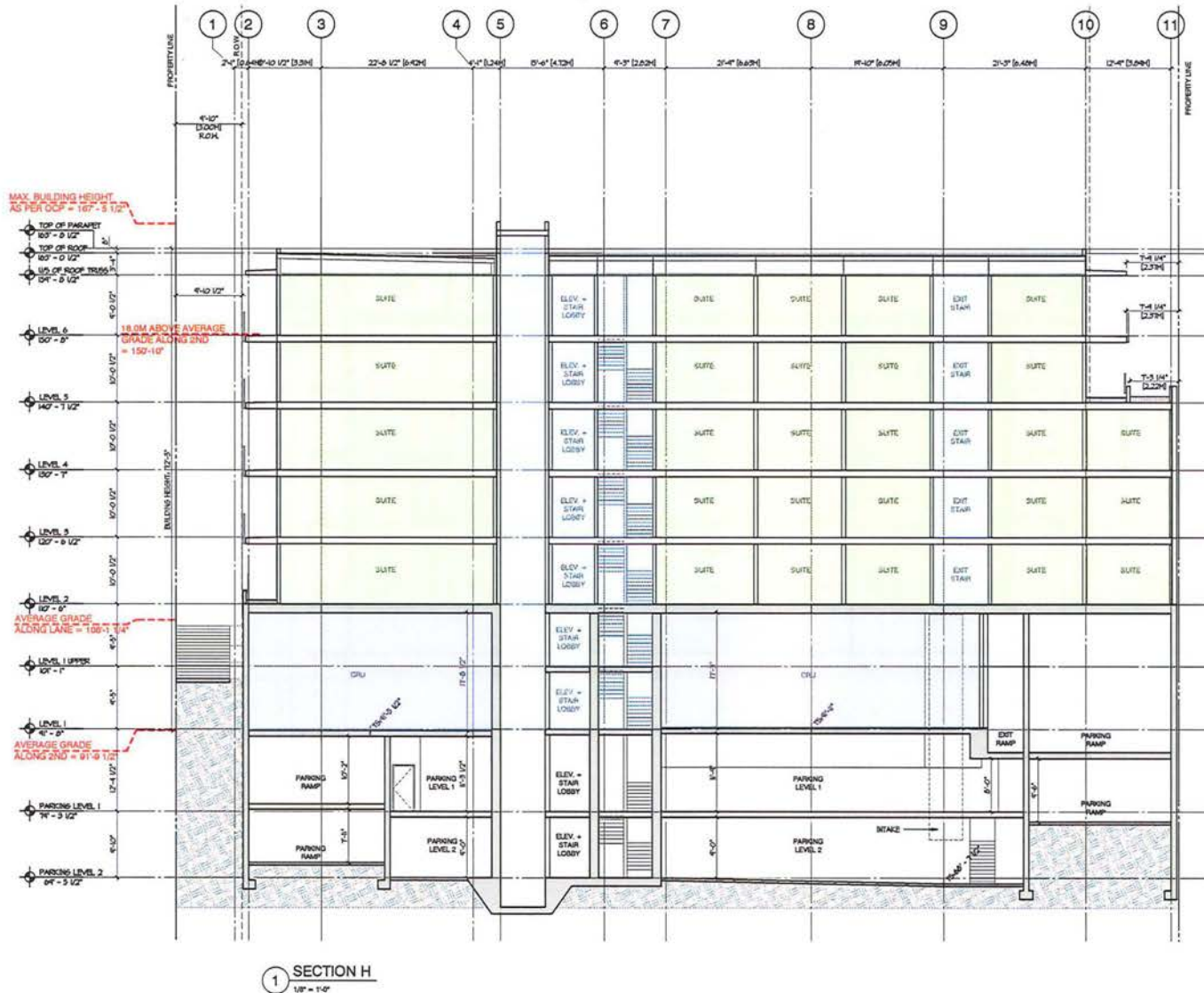
This drawing, as an instrument of service, is the property of the architect and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of the architect. Payment of all sums due to the architect up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and any architecture shall be informed of any variances from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architecture for review before proceeding with construction.

PROJECT A221512
DRAWN TB CHECKED NC

SCALE $1/8" = 1'-0"$
DATE August 1, 2024

A4.08

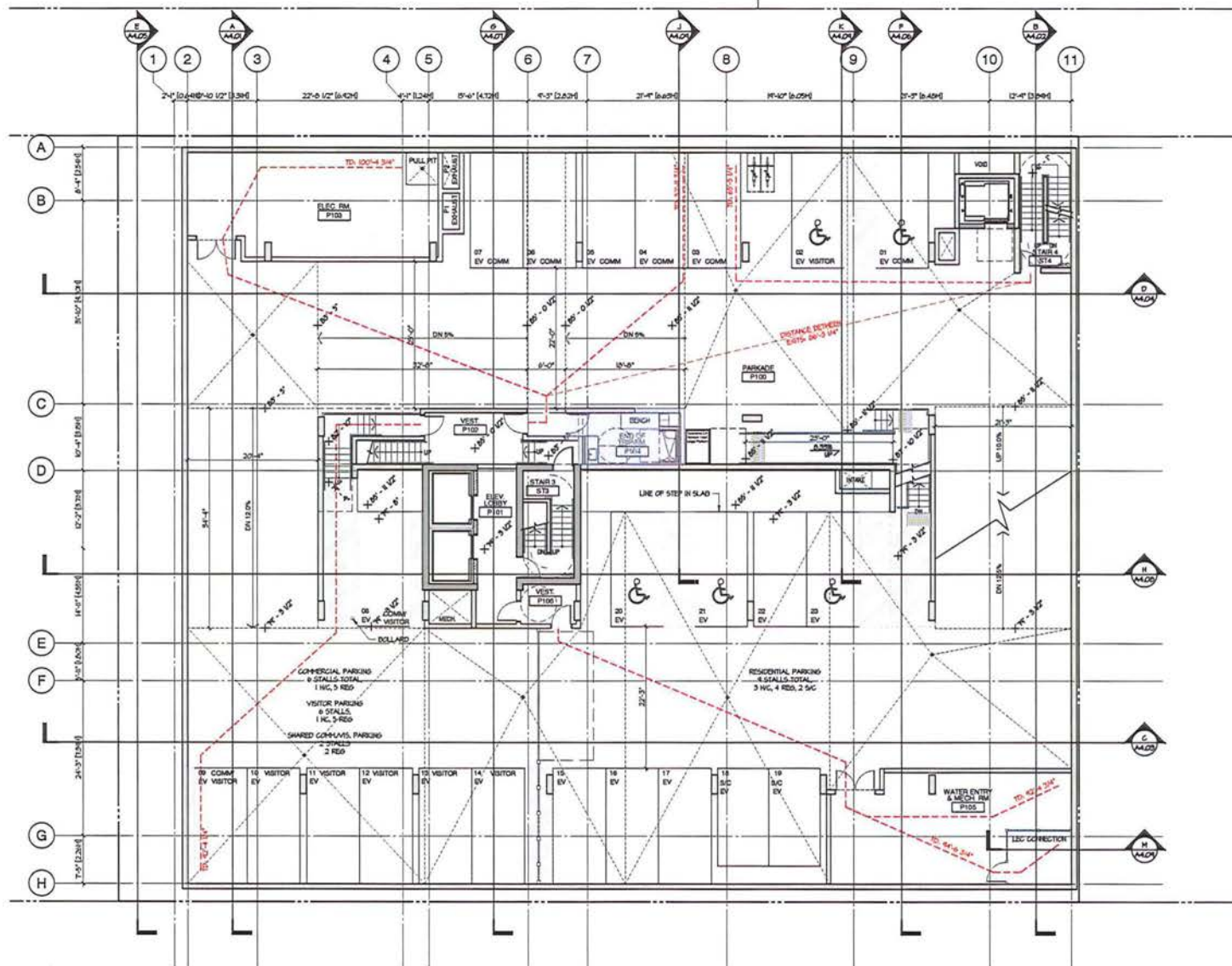


CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



PROJECT
MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**PARKING PLAN
 LEVEL 01
 AREA OVERLAY**

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission. It is to be used only for the project and site shown. It is not to be used for any other project or site without the written consent of dys architecture. The drawings shall be returned to dys architecture upon completion of the project. The drawings shall be retained by dys architecture for a period of five (5) years after the date of completion of the project. The drawings shall be retained by dys architecture for a period of five (5) years after the date of completion of the project.

PROJECT A221512
 DRAWN TB CHECKED NC
 SCALE 1/8" = 1'-0"
 DATE August 1, 2024



A5.02

CLIENT



- NO. | DATE | ISSUE
- 1 2022-08-15 ISSUED FOR REZONING
 - 2 2023-10-03 PRE-CONSULTATION APPLICATION
 - 3 2024-01-12 REISSUE FOR REZONING
 - 4 2024-12-09 REISSUE FOR REZONING & DP

NO. | DATE | REVISION



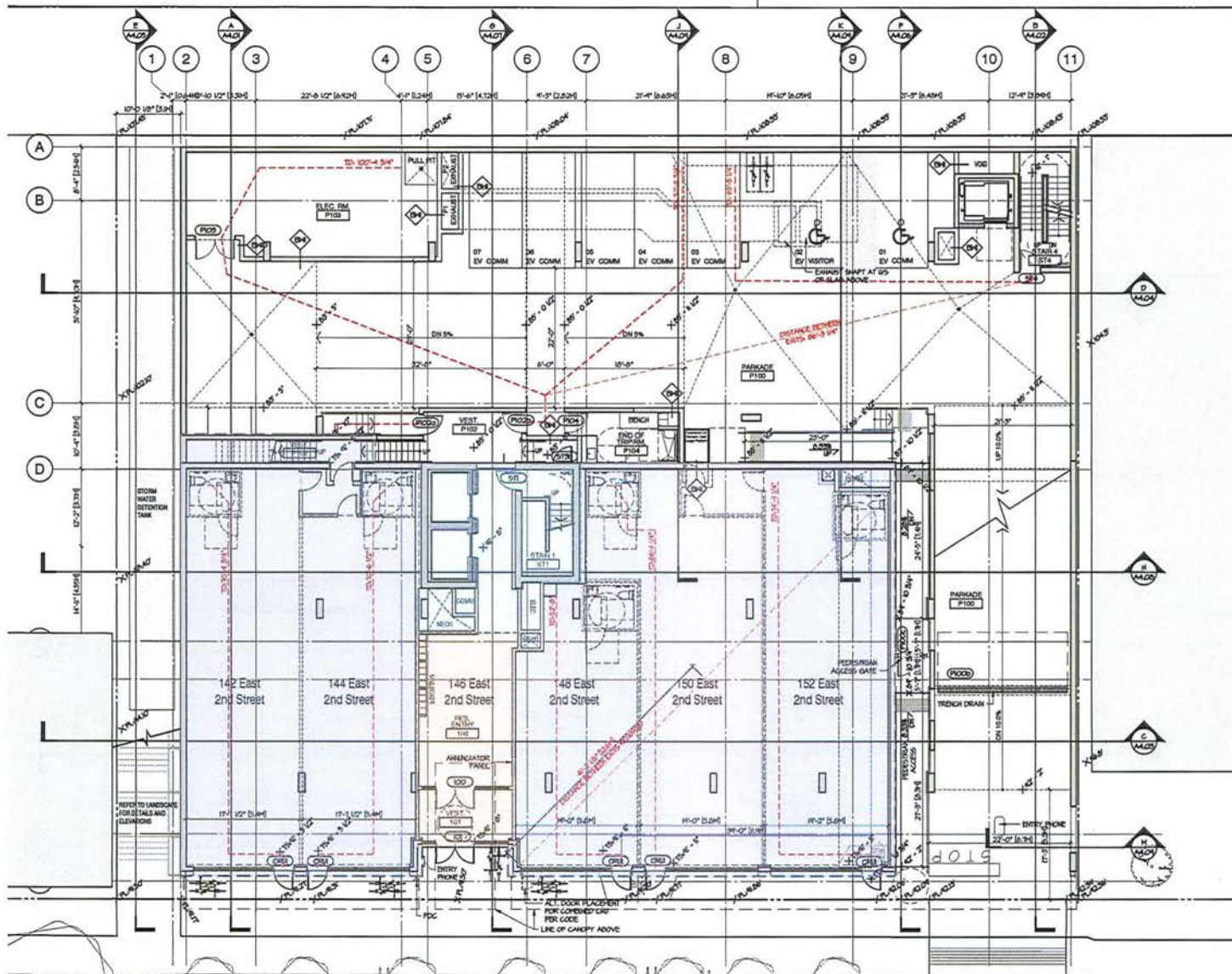
PROJECT
MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
 LEVEL 01
 AREA OVERLAY**

This drawing, as an instrument of service, is the property of dys architecture and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of dys architecture. Any unauthorized use of this drawing is prohibited. The client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The client shall be responsible for ensuring that the drawing is used in accordance with the intended purpose and for any errors or omissions, dys architecture shall not be held responsible.

Project drawings shall have dimensions and notes in metric units. All dimensions shall be in millimeters unless otherwise specified. All dimensions shall be rounded to the nearest millimeter. All dimensions shall be in metric units. All dimensions shall be rounded to the nearest millimeter. All dimensions shall be in metric units. All dimensions shall be rounded to the nearest millimeter.

PROJECT A221512
 DRAWN TB CHECKED NC
 SCALE 1/8" = 1'-0"
 DATE August 1, 2024



LOBBY
508.82 sf

CIRCULATION
927.85 sf

COMMERCIAL
6,146.01 sf

CLIENT



NO. | DATE | ISSUE

- 1 | 2022-08-15 | ISSUED FOR REZONING
2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
3 | 2024-01-12 | REISSUE FOR REZONING
4 | 2024-12-09 | REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------


PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 01 UPPER
AREA OVERLAY**

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without their permission and admitted through their production carrier their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of the architect. Payment of all sums due to the architect up to the date of use of this drawing is a condition precedent to the use thereof.

Written drawings shall have precedence over scaled drawings. Contractors shall verify and be responsible for all dimensions and conditions on the job and site. Architects shall be informed of any variations from the drawings and conditions shown on the drawings. These drawings shall be submitted to the architect for review before proceeding with construction.

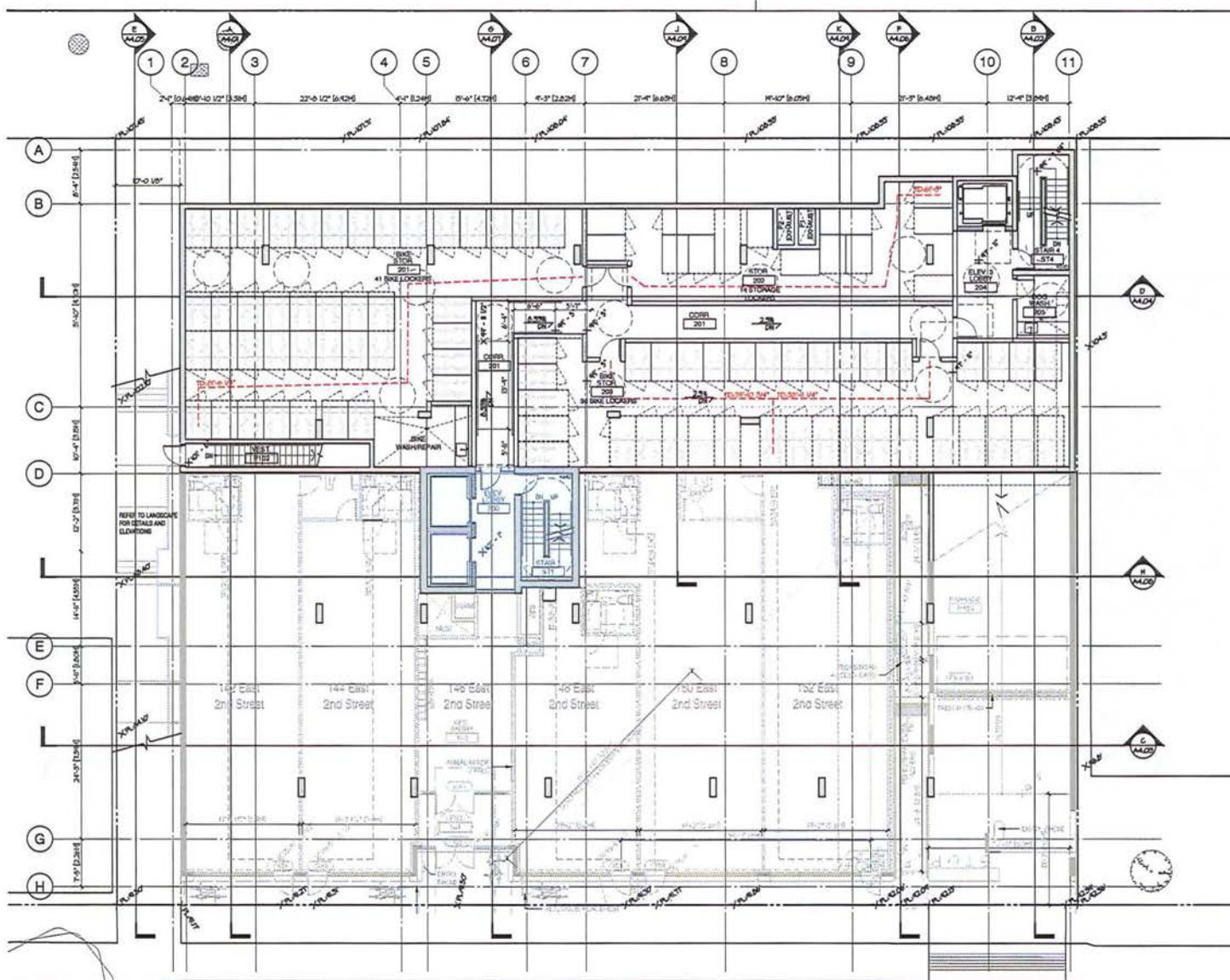
PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0" 

DATE August 1, 2024



A5.04



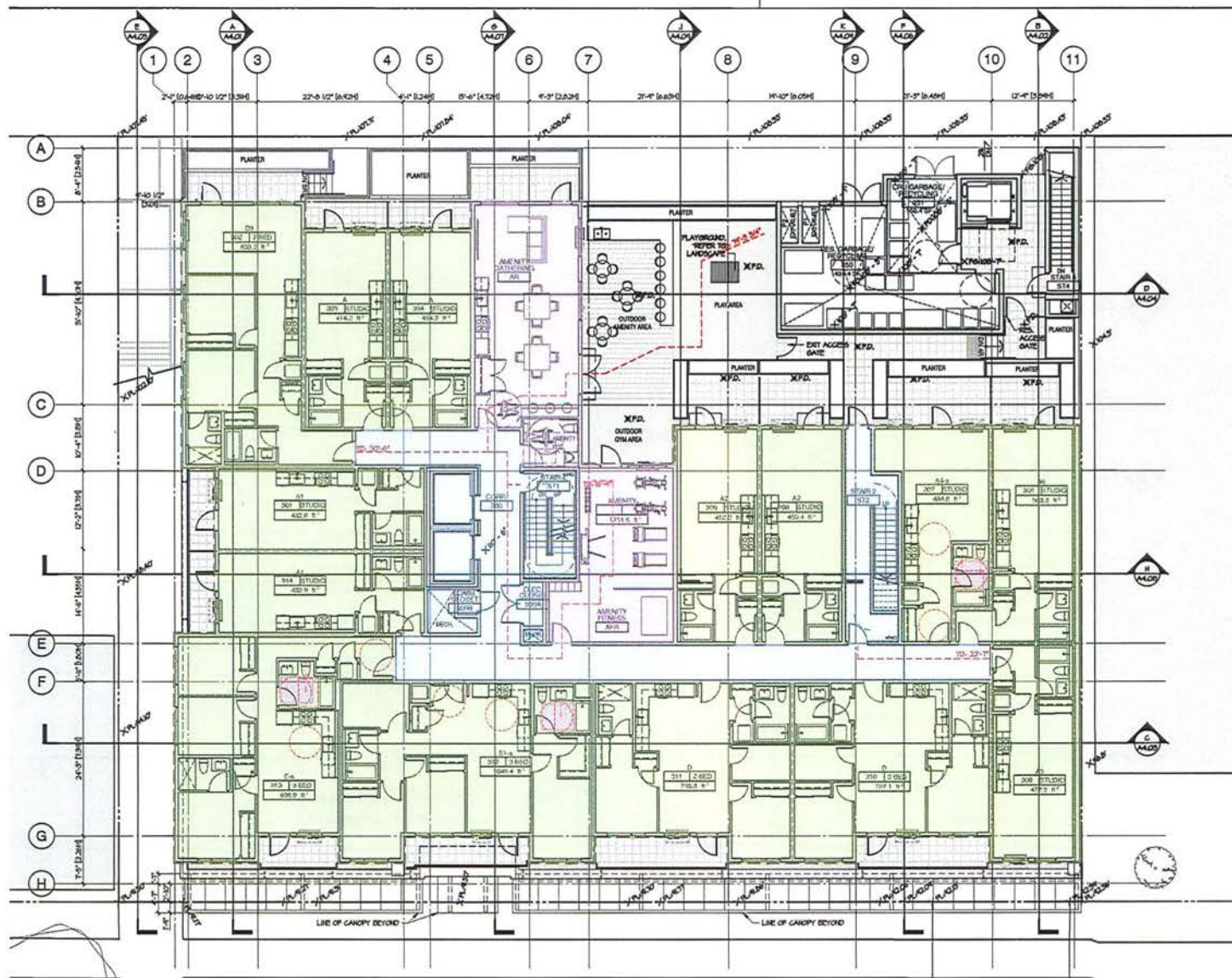
CIRCULATION
\$75.00

CLIENT



- NO. | DATE | ISSUE
- 1 | 2022-06-15 | ISSUED FOR REZONING
 - 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
 - 3 | 2024-01-12 | REISSUE FOR REZONING
 - 4 | 2024-12-09 | REISSUE FOR REZONING & DP

NO. | DATE | REVISION



RESIDENTIAL 8,477.04 sf
CIRCULATION 1,380.00 sf
ADAPTABLE LEVEL 2 0.00 sf
AMENITY 1,151.46 sf

PLOT STAMP: 2024-Dec-20 01:00pm - P:\A221512 - Anthem - 146 East 2nd St CNV\CAD\3-WD\A221512 - fp03.dwg - A5.05 DP

PROJECT
MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

FLOOR PLAN
LEVEL 02
AREA OVERLAY

This drawing is an instrument of service, in the practice of architecture and shall not be reproduced, copied, or otherwise used for any purpose other than that for which it was prepared. It is the responsibility of the client to ensure that this drawing is used only for the purpose for which it was prepared. Any use of this drawing for any other purpose is at the user's risk. The user shall be responsible for obtaining all necessary permits and approvals for the use of this drawing. The user shall be responsible for obtaining all necessary permits and approvals for the use of this drawing.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024



A5.05

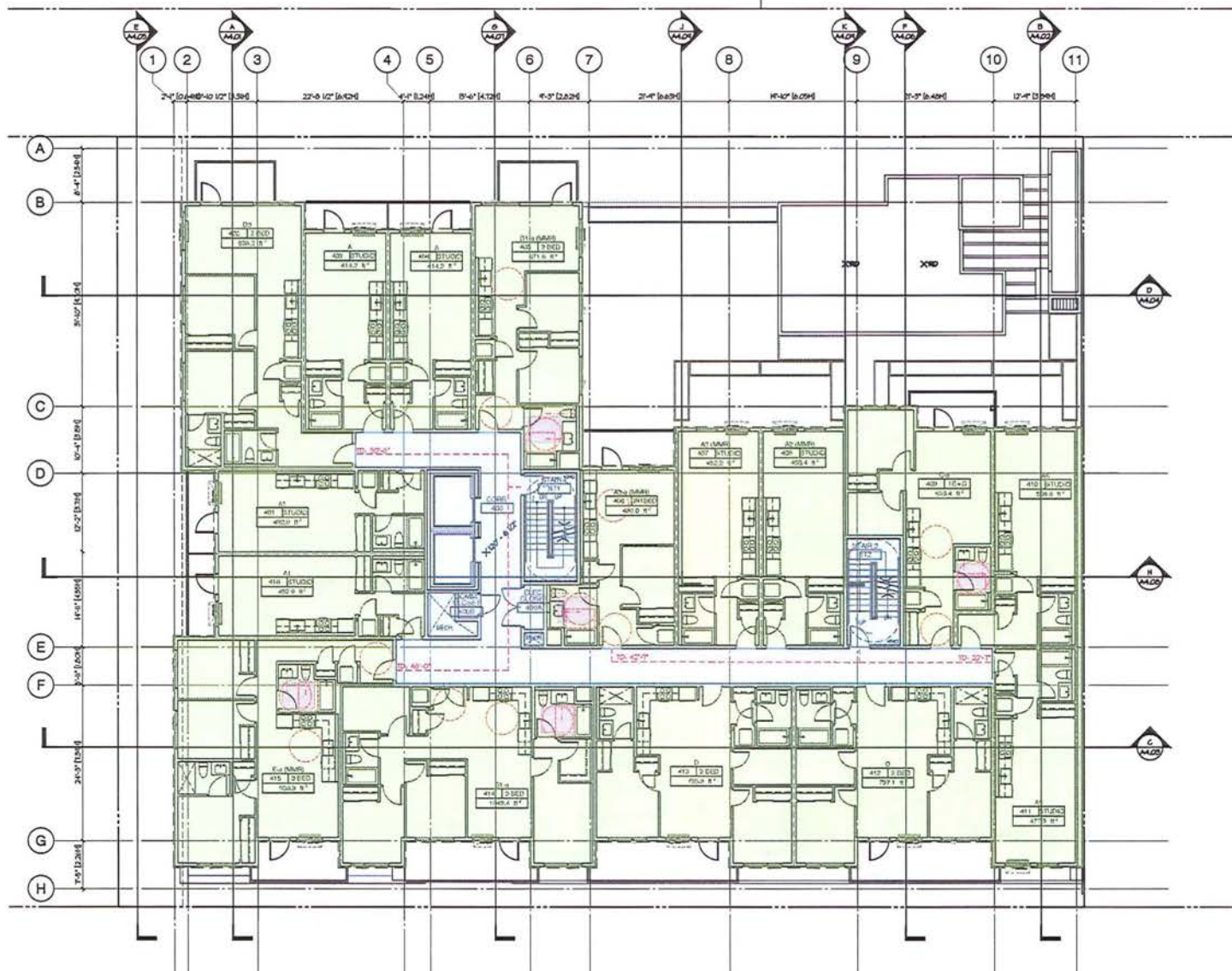
CLIENT



NO. | DATE | ISSUE

- 1 | 2022-08-15 | ISSUED FOR REZONING
- 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION
- 3 | 2024-01-12 | REISSUE FOR REZONING
- 4 | 2024-12-04 | REISSUE FOR REZONING & DP

NO. | DATE | REVISION



PROJECT

**MULTI-FAMILY RESIDENTIAL
 AND COMMERCIAL
 DEVELOPMENT**
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
 LEVEL 03
 AREA OVERLAY**

This drawing is an independent review of the project and does not constitute a guarantee of the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.

Written drawings shall have precedence over verbal discussions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the architect shall be relieved of any liability for the accuracy of the information provided on the drawings. This drawing shall be submitted to the City of North Vancouver for review and approval.

PROJECT A221512

DRAWN TB CHECKED HC

SCALE 1/8" = 1'-0"

DATE August 1, 2024



CLIENT



NO. | DATE | ISSUE

- | | | |
|---|------------|------------------------------|
| 1 | 2022-08-15 | ISSUED FOR REZONING |
| 2 | 2023-10-03 | PRE-CONSULTATION APPLICATION |
| 3 | 2024-01-12 | REISSUE FOR REZONING |
| 4 | 2024-12-09 | REISSUE FOR REZONING & DP |

NO.	DATE	REVISION
-----	------	----------



PROJECT


**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

FLOOR PLAN
LEVEL 04
AREA OVERLAY

This drawing, as an instrument of service, is the property of dyc architecture and may not be reproduced without their permission and provided always that the copyright notice herein, all drawings and other information shown on this drawing are for use on the specified structure only and shall not be used otherwise without written permission of dyc architecture. Payment of all costs due to dyc architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scales and dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and any discrepancies shall be indicated on any corrections from the dimensions and conditions shown on the drawings. These drawings shall be submitted to dyc architecture for review before proceeding.

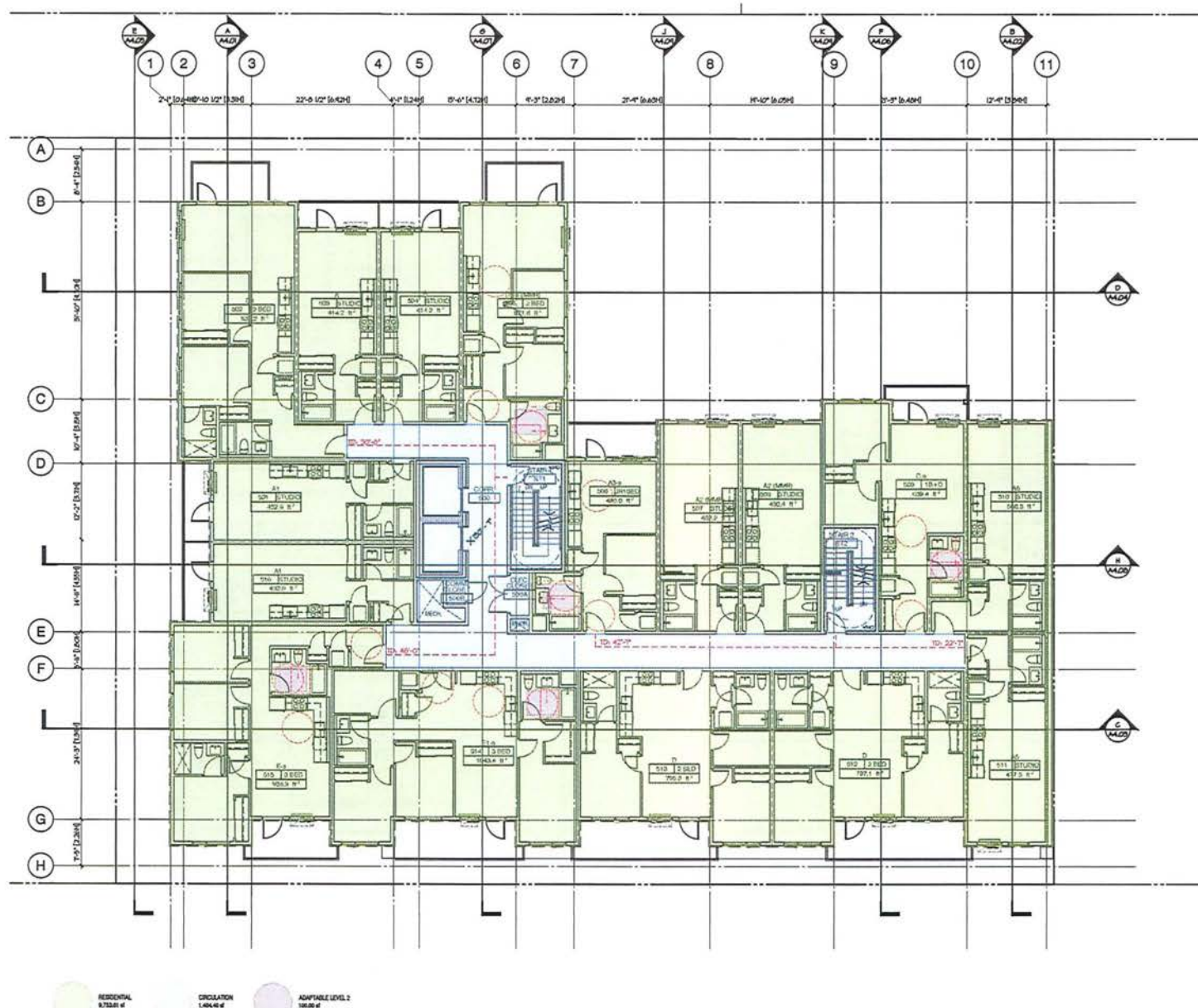
PROJECT A221512
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0" 

DATE August 1, 2024



A5.07



PLOT STAMP: 2024-Dec-20 @1:00pm - P:\A221512 - Anthem - 146 East 2nd St CNV\CAD\J-WD\A221512 - fp05.dwg - A5.07 DP

CLIENT



NO. | DATE | ISSUE

- 1 [2022-08-15] ISSUE FOR REZONING
- 2 [2023-10-03] PRE-CONSULTATION APPLICATION
- 3 [2024-01-12] REISSUE FOR REZONING
- 4 [2024-12-09] REISSUE FOR REZONING & DP

NO. | DATE | REVISION

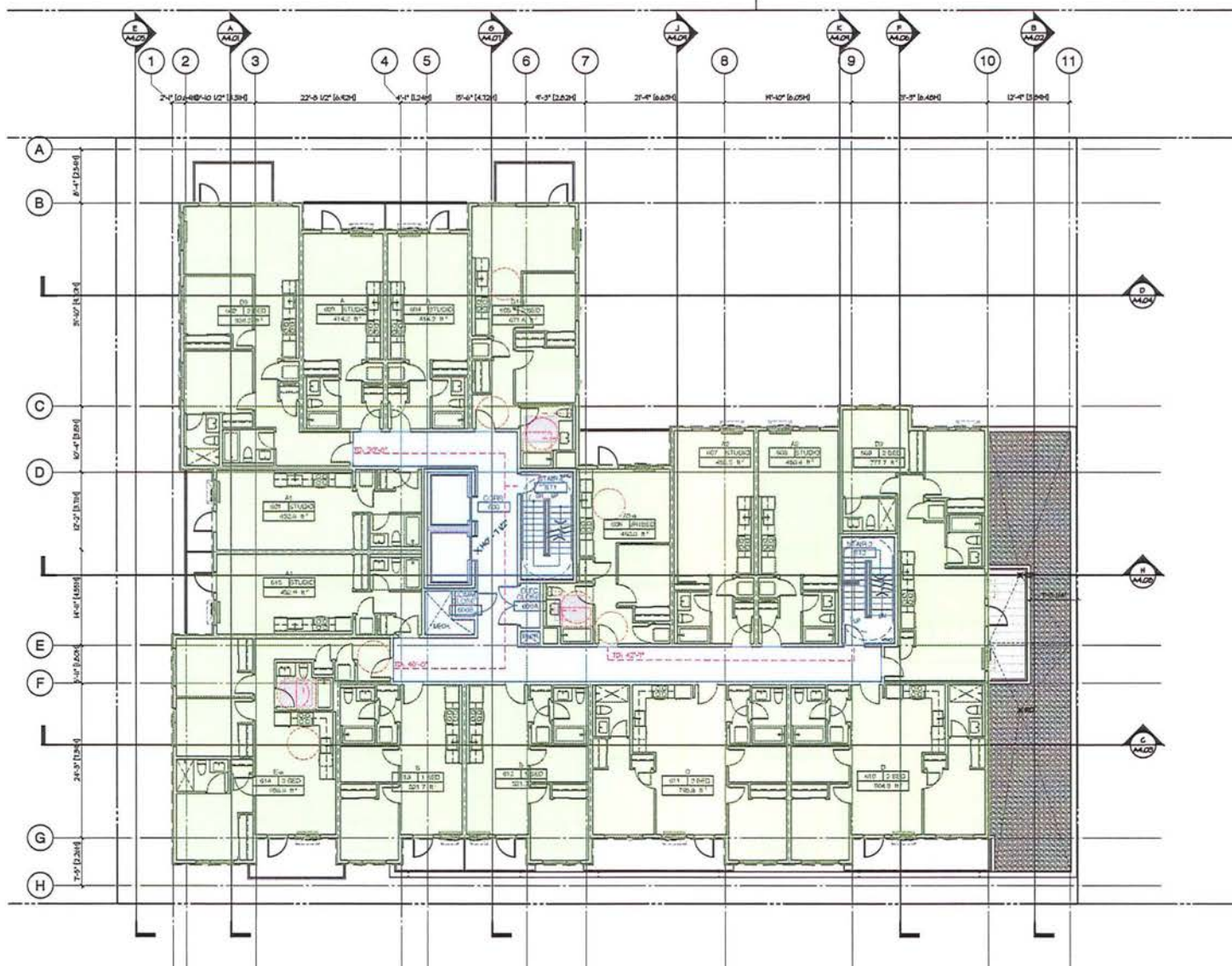
PROJECT

**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
 146 EAST 2ND STREET
 CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 05
AREA OVERLAY**

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission. It is to be used only for the project and purpose stated on the drawing. All changes and other information shown on this drawing are to be used on the project. Any use of this drawing for any other purpose without the written consent of dys architecture is prohibited. The drawing shall be returned to dys architecture upon completion of the project or at any time thereafter at the discretion of dys architecture.

PROJECT A221512
 DRAWN TB CHECKED NC
 SCALE 1/8" = 1'-0"
 DATE August 1, 2024

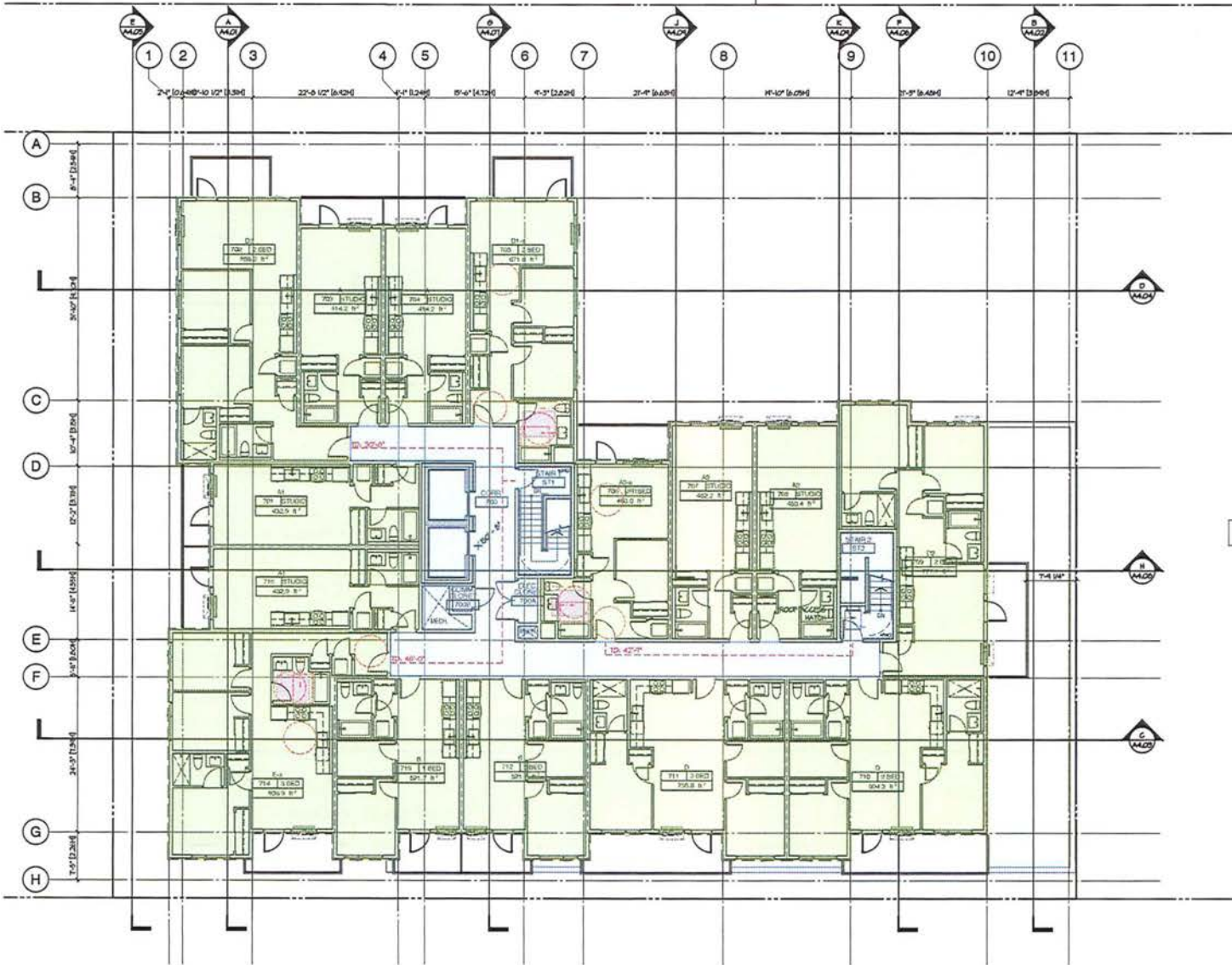


CLIENT



NO.	DATE	ISSUE
1	2022-06-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO. | DATE | REVISION



RESIDENTIAL
3,344.50 sq ft

CIRCULATION
1,300.00 sq ft

ADAPTABLE LEVEL 2
60.00 sq ft

PLOT STAMP: 2024-Dec-20 @1:00pm - P:\A221512 - Anthem - 146 East 2nd St CNV\CAD\3-WD\A221512 - fp07.dwg - A5.09 DP



PROJECT
**MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL
DEVELOPMENT**
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 06
AREA OVERLAY**

This drawing, as an instrument of service, is the property of dys architecture and shall not be reproduced, copied, or used in any way without the written consent of dys architecture. All drawings and plans are prepared on the basis of information provided by the client. dys architecture does not warrant the accuracy or completeness of the information provided by the client. dys architecture shall not be responsible for any errors or omissions in this drawing or any other drawings or plans prepared by dys architecture. This drawing is not to be used for any purpose other than that for which it was prepared. The use of this drawing for any other purpose is prohibited.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

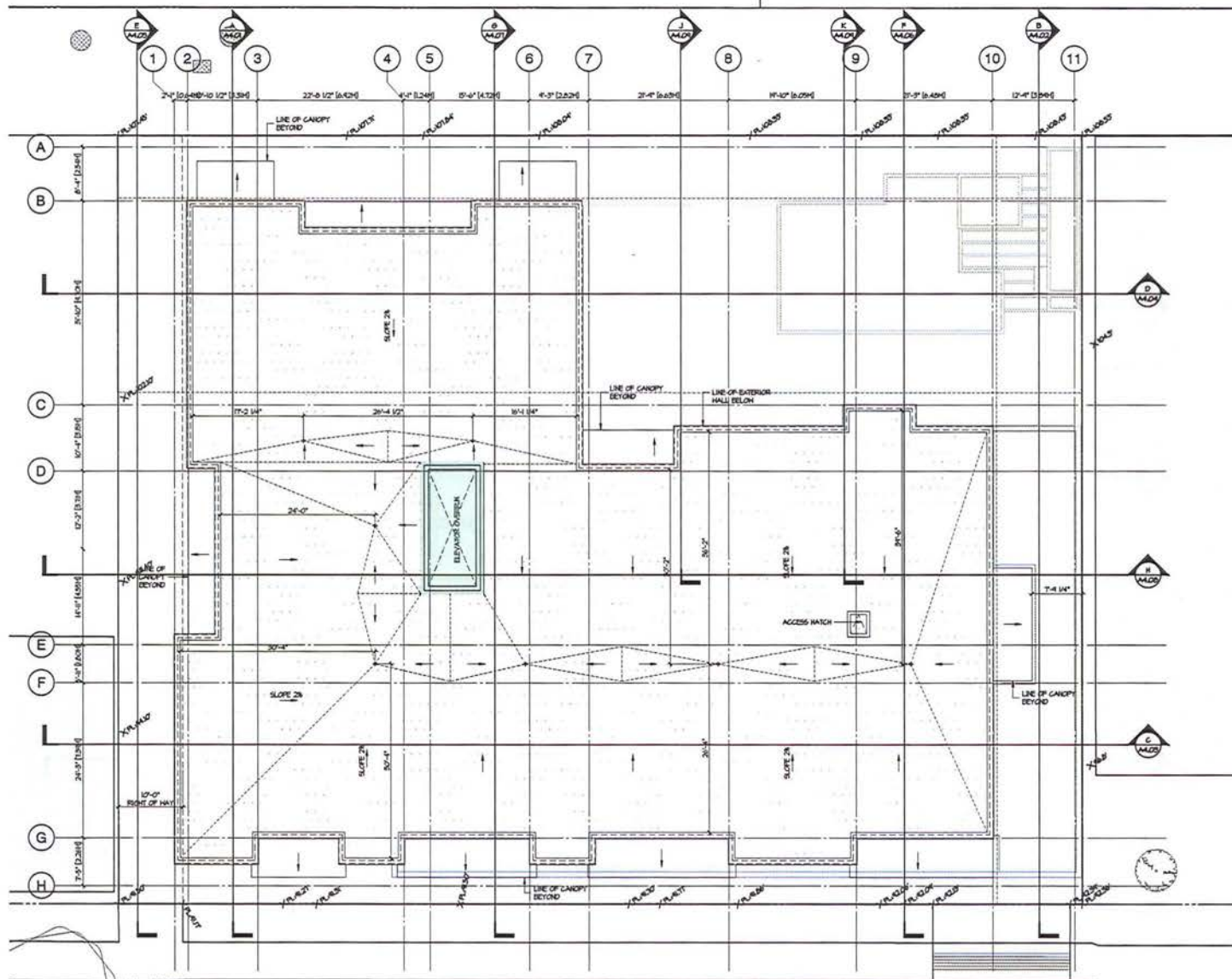
A5.09

CLIENT



NO.	DATE	ISSUE
1	2022-06-15	ISSUED FOR REZONING
2	2023-10-03	PRE-CONSULTATION APPLICATION
3	2024-01-12	REISSUE FOR REZONING
4	2024-12-09	REISSUE FOR REZONING & DP

NO.	DATE	REVISION
-----	------	----------



PROJECT
MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT
146 EAST 2ND STREET
CITY OF NORTH VANCOUVER, BC

ROOF PLAN AREA OVERLAY

This drawing, as an instrument of service, is the property of dys architecture. It is to be used only for the project and site described herein. It is not to be reproduced, copied, or otherwise used for any other project or site without the written consent of dys architecture. The use of this drawing for any other purpose is strictly prohibited.

PROJECT A221512
DRAWN TB CHECKED NC
SCALE 1/8" = 1'-0"
DATE August 1, 2024

A5.10

146 EAST 2nd St.

RE-ISSUED FOR DP

CONTACTS

CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET, VANCOUVER, BC V6H 2V1

DREN MIDSAHL, PRINCIPAL
604-681-3303 x 231
DREN@CONNECT.LA

RICCARDO TAVELLA, PROJECT MANAGER
604-681-3303 x 234
RICCARDO@CONNECT.LA

GENERAL NOTES

1. A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARING THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPY FROM THE CLIENT AND BECOME FAMILIAR WITH IT. THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION, ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE SURVEY.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.
4. CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE A LIMIT OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE, HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
5. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIGHER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE UP-TO-DATE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT AND GOVERNING AGENCY.
8. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRESPOND WITH ONE ANOTHER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY.
9. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
10. COMPANY X PREPARED THE SURVEY FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM COMPANY X (ADDRESS, PHONE NUMBER) AND BECOME FAMILIAR WITH IT. THE EXISTING CONDITIONS, AND SITE CONTEXT PRIOR TO CONSTRUCTION, ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE SURVEY.
11. COMPANY Y PREPARED THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT. IT HAS BEEN REFORMATTED DURING PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM COMPANY Y (ADDRESS, PHONE NUMBER) AND BECOME FAMILIAR WITH IT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE REPORT.

LANDSCAPE DRAWING INDEX

L0.00	COVER SHEET
L0.01	INSPIRATION AND PRINCIPLES
L0.02	DIAGRAMS
L1.02	CONCEPT PLAN - LEVEL 01
L1.03	CONCEPT PLAN - LEVEL 03
L2.00	MATERIALS PRECEDENT IMAGES
L4.00	PLANT LIST AND IMAGES
L4.01	PLANTING PLAN - LEVEL 01
L4.02	PLANTING PLAN - LEVEL 03
L7.01	LIGHTING PLAN
L7.02	IRRIGATION PLAN
L8.00	SECTIONS + ELEVATIONS



Attachment 3

connect

LANDSCAPE ARCHITECTURE

2305 Hemlock Street, Vancouver, BC V6H 2V1
604 681 3303 / www.connectla.ca

Copyright reserved. These drawings and designs contained herein, or which may be inferred from any and all times remain, the exclusive property of Connect Landscape Architecture, Inc. (CLA) and at all times shall remain exclusive property of CLA. CLA holds the copyright and ownership in said drawings, which cannot be used for any purposes with the express written consent of CLA.

COPYRIGHT

KEY PLAN

SEAL

3	RE-ISSUED FOR REZONING	2024-12-09
2	RE-ISSUED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-17
ISSUE		

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

Scale:	NTS
Drawn:	RT/LN
Reviewed:	OM
Project No.	06-783

COVER SHEET

L0.00

VISION

The design vision is focused on place making - creating landscape design that is identifiable as north shore, while celebrating community, creative culture and nature.



COMMUNITY

CELEBRATE THE VIBRANCY OF LOWER LONSDALE

Integrate and connect to the neighbourhood.
Give the existing community something to embrace.



CREATIVE CULTURE

NURTURE THE ARTS AND CREATIVE ECONOMY

Create dynamic spaces for people to live, work, shop,
travel and play.

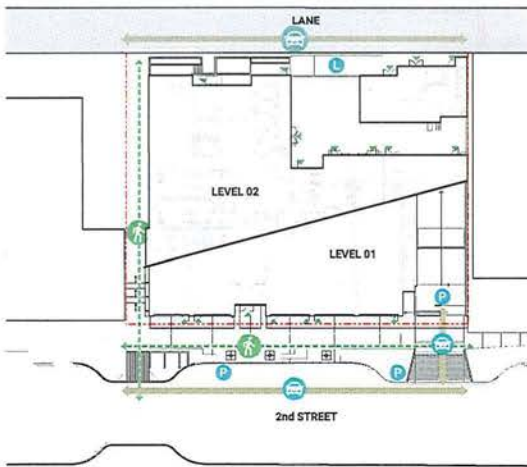


NATURE

DESIGN WITH NATURE

Bridge the interior and exterior environments and
celebrate local ecology.

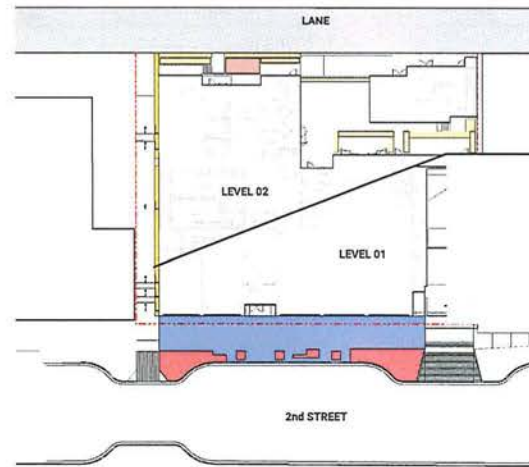
SITE CIRCULATION



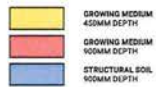
CIRCULATION LEGEND



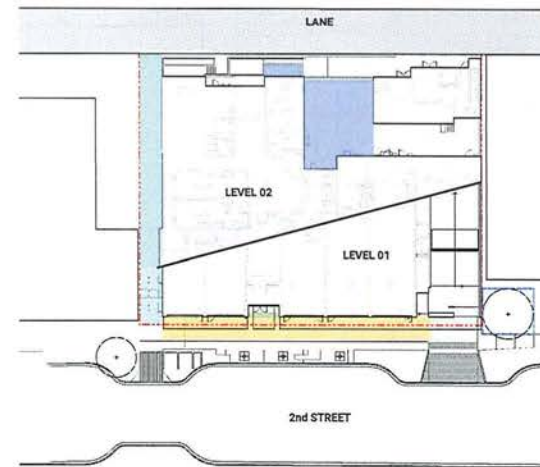
SOIL VOLUME



SOILS LEGEND



SITE PROGRAM



PROGRAM LEGEND



KEYPLAN

SEAL

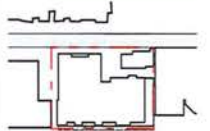
3	REVISED FOR REZONING	2024-12-09
2	REVISED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-12
ISSUE		

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

Scale:	NTS
Drawn:	RT/LN
Reviewed:	OM
Project No.	06-783

DIAGRAMS



3	RE-ISSUED FOR REZONING	2024-12-09
2	RE-ISSUED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-12

146 EAST 2nd Street

146 East 2nd Street
North Vancouver, British Columbia

Scale: 1:100
Drawn: RT/LN
Reviewed: OM
Project No. 06-783

CONCEPT PLAN - LEVEL 01

↑ L1.02

PROGRAM LEGEND - LEVEL 01

- 1 STONEFRONT
- 2 RESIDENTIAL ENTRY
- 3 STREETSCAPE AMENITY
- 4 PEDESTRIAN CORRIDOR
- 5 COMMERCIAL LOADING
- 6 ACCESS TO GARBAGE AREA

GRADING LEGEND

- FG / 0m PROPOSED FIELD GRADE
 - TS / 0m TOP OF STAIR / BOTTOM OF STAIR
 - TW / 0m TOP OF WALL / BOTTOM OF WALL
 - 2.0% PROPOSED SLOPE
- NOTE: REFER TO CIVIL FOR EXTRA GRADING

HARDSCAPE LEGEND

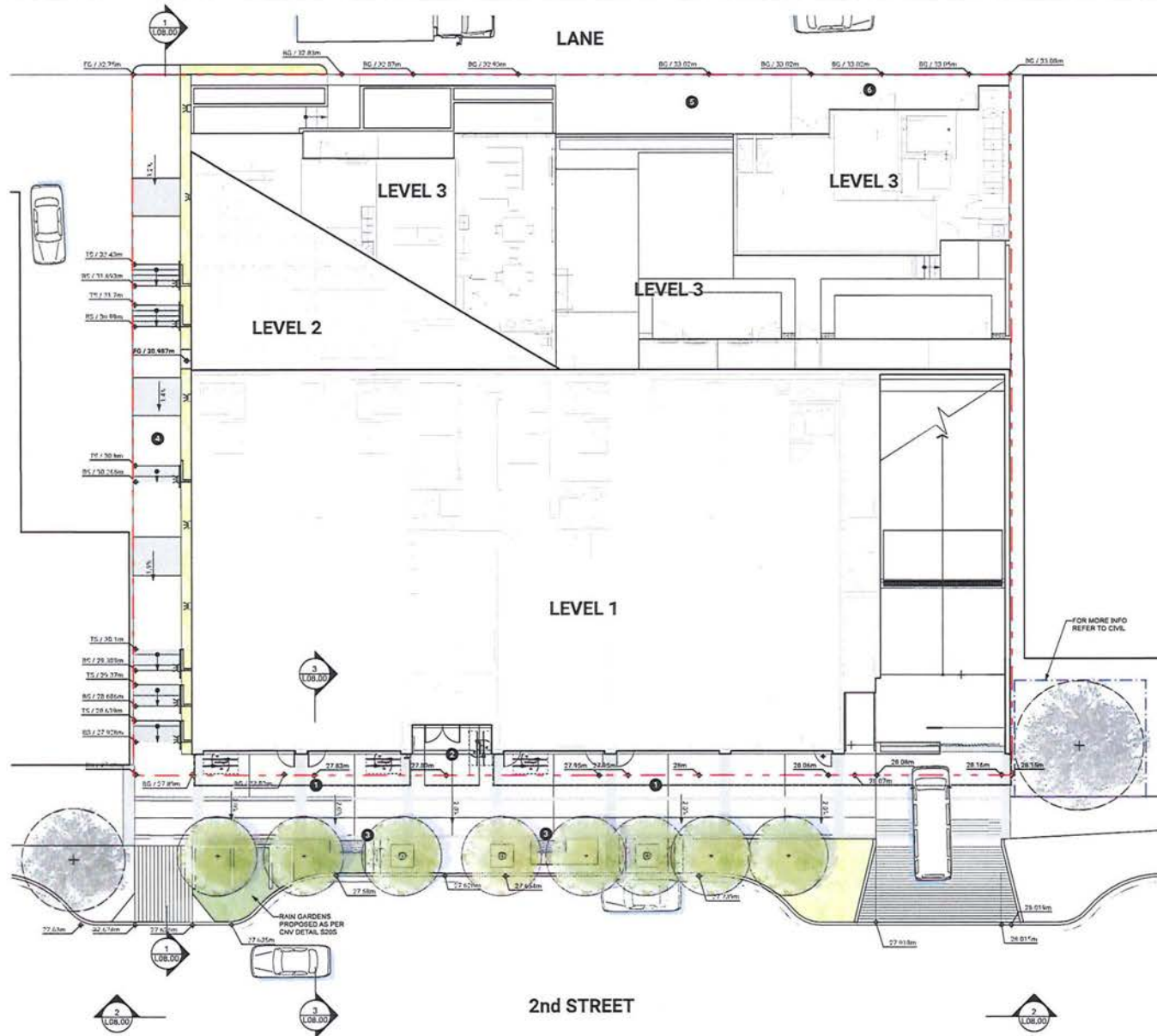
- CIP CONCRETE PAVING
- CIP CONCRETE PAVING DARK COLOR

SOFTSCAPE LEGEND

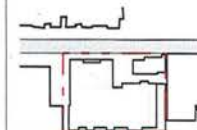
- PLANTING AREA
- RAIN GARDEN
REFER TO CIVIL DETAIL 5205
- PROPOSED TREE
REFER TO PLANT LIST / PLANTING PLANS
- EXISTING TREE TO BE RETAINED AND PROTECTED
- TREE PROTECTION FENCE (Refer to CIVIL)

FURNISHING LEGEND

- BIKE RACK
- BENCH TYPE 1: WOOD TOP BENCH



0 5 10 M



3	RE-ISSUED FOR REZONING	2024-12-01
2	RE-ISSUED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-12
ISSUE		

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

Scale: 1:100
Drawn: OM
Reviewed: OM
Project No. 06-783

CONCEPT PLAN - LEVEL 03



L1.03

PROGRAM LEGEND - LEVEL 02

- 1 DINING AREA
- 2 PLAYGROUND AREA
- 3 UNIT TERRACE
- 4 OUTDOOR WORKOUT AREA
- 5 LOUNGE AREA

GRADING LEGEND

- FG / 0m PROPOSED FIELD GRADE
- TS/BS / 0m TOP OF STAIR / BOTTOM OF STAIR
- TW/BW / 0m TOP OF WALL / BOTTOM OF WALL
- 2.0% PROPOSED SLOPE

NOTE: REFER TO CIVIL FOR EXTRA GRADING

HARDSCAPE LEGEND

- PORCELAIN PAVING
- LOW IMPACT RUBBER SURFACE (COLOR AND DESIGN TBD)
- WOOD DECK

SOFTSCAPE LEGEND

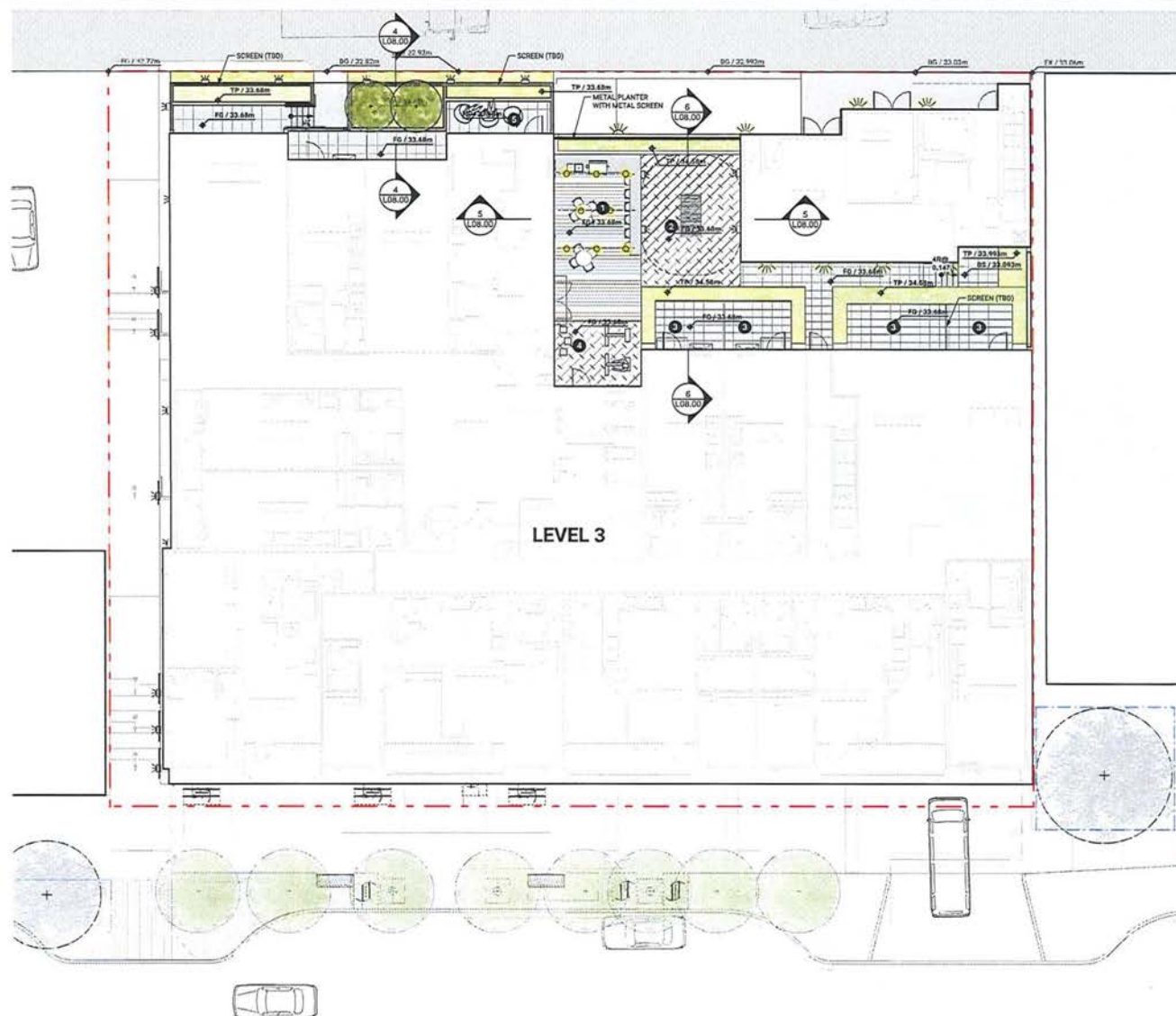
- PLANTING AREA
- PROPOSED TREE
REFER TO PLANT LIST / PLANTING PLANS

FURNISHING LEGEND

- METAL PLANTER
- BAR SEATING
- LOUNGE CHAIRS
- BBQ
- FITNESS EQUIPMENT
- PLAY STRUCTURE



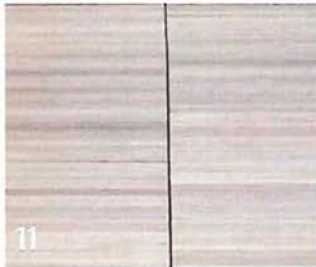
SUPPLIER: Earthplay
PRODUCT: Pine (Large) Inlay (Shedding Height)
FINISH: multi-grade dyed frame and clad in Acacia
SIZE: 2.1m x 1.5m x 1.6m (Refer to Manufacturer Specs)



MATERIALS

DESCRIPTION

1. CAST-IN-PLACE CONCRETE PAVING
(100MM THICK, LIGHT BROOM FINISH, 'CALIFORNIA' JOINTS)
2. CAST-IN-PLACE EXPOSED AGGREGATE CONCRETE PAVING
(100MM THICK, MODIFIED 'CALIFORNIA' JOINTS)
3. STREETSCAPE FREE-STANDING BENCH
(VICTOR STANLEY RB-28 PER CNV STANDARDS)
4. TREE GRATE
(BY DOBNEY FOUNDRY PER CNV STANDARDS)
5. PLAY STRUCTURE
6. CONCRETE SLAB PAVERS
(MANHATTAN PAVER BY NEWSTONE GROUP, 24" x 24" x 2")
7. CUSTOM BBQ
8. FLEXIBLE SEATING
9. COLOURFUL PLAY SURFACING
10. METAL PLANTERS
11. WOOD DECKING
12. METAL PLANTERS WITH METAL SCREEN



3	RE-ISSUED FOR REZONING	2023-12-04
2	RE-ISSUED FOR REZONING	2023-07-18
1	ISSUED FOR REZONING	2023-01-12
ISSUE		

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

Scale:	NTS
Drawn:	RT
Reviewed:	OM
Project No.	06-783

MATERIALS PRECEDENT
IMAGES

L2.00

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
CN	2	Cornus nuttallii	Pacific flowering dogwood	>5m, Ht. #1	
	8	OFF-SITE STREET TREE			
SHRUBS					
Hlg	52	Hydrangea 'Little Gaiety'	Mountain Hydrangea	#3 pot	—
Mh	3	Mahonia nervosa	Dull Oregon Grape	#1 pot	0 o.c.
Spn	16	Salix purpurea 'Nana'	Dwarf Arctic Willow	#5 pot	600 o.c.
PERENNIALS					
am	20	Anaphalis margaritacea	Pearly Everlasting	#1 pot	—
Ho	112	Hosta 'Circumplexa'	Hosta	#2 pot	—
rlq	112	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1 pot	—
GROUNDCOVERS					
asu	227	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	—
ce	16	Cornus canadensis	Bunchberry	#1 pot	0 o.c.
Mar	126	Mahonia repens	Creeeping Oregon Grape	#1 pot	—
pat	16	Pachysandra terminalis	Japanese Spurge	#1 pot	0 o.c.
FERNS					
ph	26	Polystichum munifolium	Western sword fern	#1 pot	0 o.c.
GRASSES					
gig	48	Deschampsia cespitosa 'Goldthor'	Golden Dew Tufted Hair Grass	#1 pot	0 o.c.
lem	81	Leymus mollis	Dunegrass	#2 pot	—



connect
LANDSCAPE ARCHITECTURE

2305 Humboldt Street, Vancouver, BC V6H 2V1
604 681 2307 / www.connect.ca

Copyright reserved. These drawings and designs contained herein, or which may be inferred from are and at all times remain, the exclusive property of Connect Landscape Architecture, Inc. (CLA), and at all times shall remain exclusive property of CLA. CLA holds the copyright and ownership in said drawings, which cannot be used for any purposes with the express written consent of CLA.

COPYRIGHT



KEYPLAN

SEAL

3	RE-CHECKED FOR REZONING	2024-12-09
2	RE-CHECKED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-12

ISSUE

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

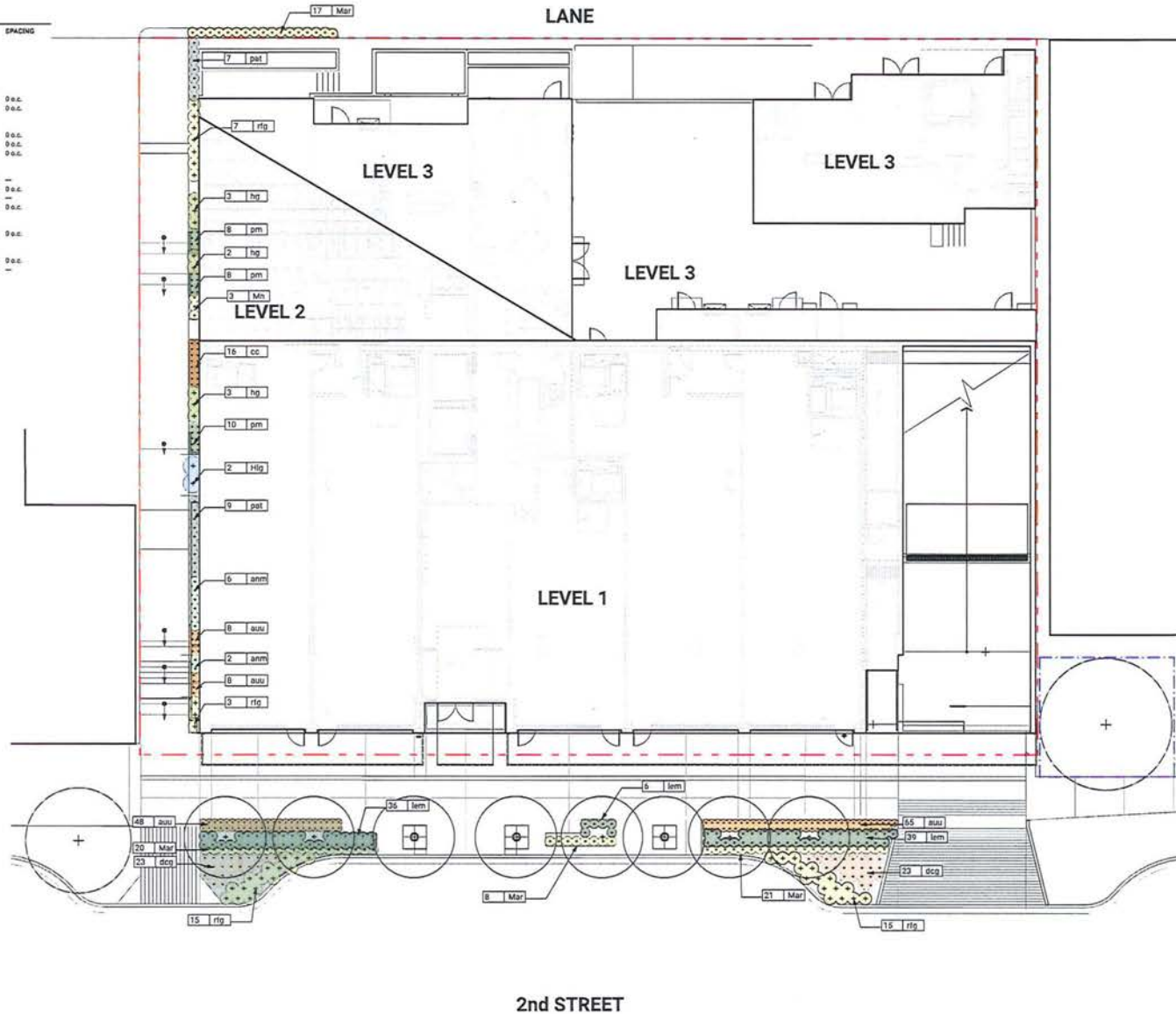
Scale:	NTS
Drawn:	RT
Reviewed:	OM
Project No.	06-783

PLANT LIST AND IMAGES

L6.00

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
8 OFF-ROUTE STREET TREE					
SHRUBS					
Hg	2	Hydrangea Little Giesche	Mountain Hydrangea	#3 pot	0 o.c.
Mn	3	Mahonia nervosa	Bull Oregon Grape	#1 pot	0 o.c.
PERENNIALS					
pm	8	Anaphalis margaritacea	Pearly Everlasting	#1 pot	0 o.c.
hg	8	Hosta 'Guacamole'	Hosta	#2 pot	0 o.c.
rlg	40	Rutbeckia fulgida 'Goldstrum'	Black-eyed Susan	#1 pot	0 o.c.
GROUNDCOVERS					
au	124	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	—
cc	15	Cornus canadensis	Bunchberry	#1 pot	0 o.c.
Mar	55	Mahonia repens	Creeeping Oregon Grape	#1 pot	—
pat	15	Pachysandra terminalis	Japanese Spruce	#1 pot	0 o.c.
PERNS					
pm	25	Polygonum maritimum	Western sword fern	#1 pot	0 o.c.
GRASSES					
rlg	45	Dactylis glomerata 'Goldilocks'	Golden Dew Tufted Hair Grass	#1 pot	0 o.c.
lem	81	Leymus mollis	Dune grass	#2 pot	—

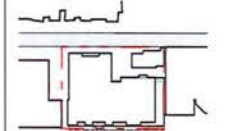


connect
LANDSCAPE ARCHITECTURE

7305 Humboldt Street, Vancouver, BC V6H 2V1
604 681 3303 / www.connectla.ca

Copyright reserved. These drawings and designs contained herein, or which may be inferred from any and all titles remain, the exclusive property of Connect Landscape Architecture, Inc. (CLA) and at all times shall remain exclusive property of CLA. CLA holds the copyright and ownership in said drawings, which cannot be used for any purposes with the express written consent of CLA.

COPYRIGHT



KEYPLAN

SEAL

3	RE-ISSUED FOR REZONING	2024-12-04
2	RE-ISSUED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-12
ISSUE		

146 EAST 2nd Street

146 East 2nd Street
North Vancouver, British Columbia

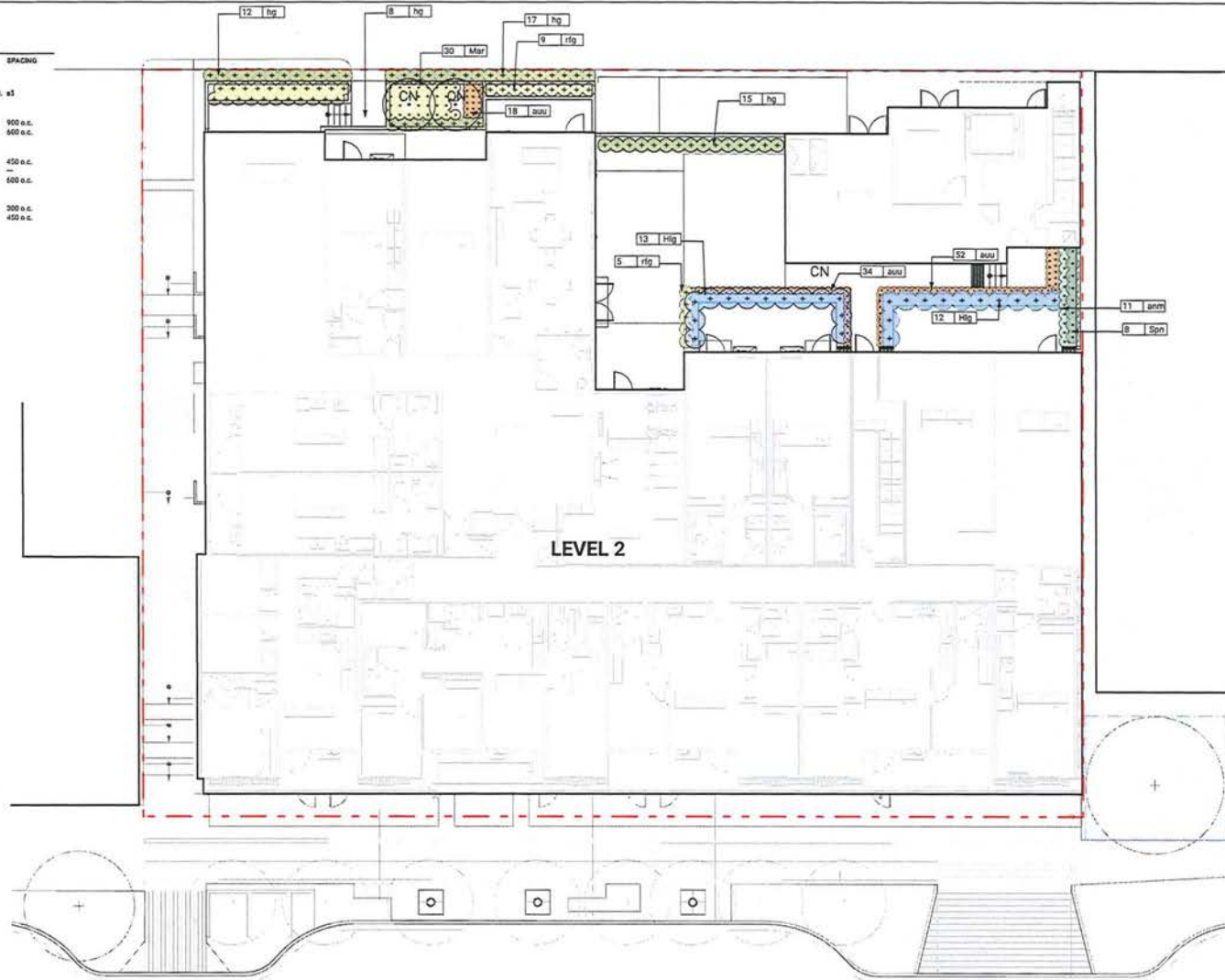
Scale:	1:100
Drawn:	RT
Reviewed:	OM
Project No.	06-783

PLANTING PLAN - LEVEL 01

L6.01

PLANT LIS

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
CN	2	<i>Cornus nuttallii</i>	Pacific flowering dogwood	3-5m, Ht. s3	
SHRUBS					
Hg	25	<i>Hydrangea 'Little Gelsu'</i>	Mountain Hydrangea	#2 pot	900 o.c.
Spn	8	<i>Salix purpurea 'Nana'</i>	Dwarf Arctic Willow	#5 pot	600 o.c.
PERENNIALS					
amh	11	<i>Anaphalis margaritacea</i>	Pearly Everlasting	#1 pot	450 o.c.
Hg	02	<i>Hosta 'Stanselmo'</i>	Hosta	#2 pot	—
rfg	36	<i>Rubusckia fulgida 'Goldstun'</i>	Black-eyed Susan	#1 pot	600 o.c.
GROUNDCOVERS					
auu	154	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 o.c.
Mar	30	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot	450 o.c.

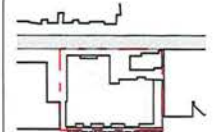


connect
LANDSCAPE ARCHITECTURE

2385 Humber Street, Vancouver, BC V6H 2V1
604 681 3303 / www.connectla.ca

Copyright reserved. These drawings and designs contained herein, or which may be inferred from are and at all times remain, the exclusive property of Connect Landscape Architecture, Inc. (CLA) and at all times shall remain exclusive property of CLA. CLA holds the copyright and ownership in said drawings, which cannot be used for any purposes with the express written consent of CLA.

COPYRIGHT



KEYPLAN

SEAL

3	RE-ISSUED FOR REZONING	2024-12-01
2	RE-ISSUED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-12
ISSUE		

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

Scale:	1:100
Drawn:	RT
Reviewed:	OM
Project No.	06-783

**PLANTING PLAN - LEVEL
03**



L6.02

0 5 10 M

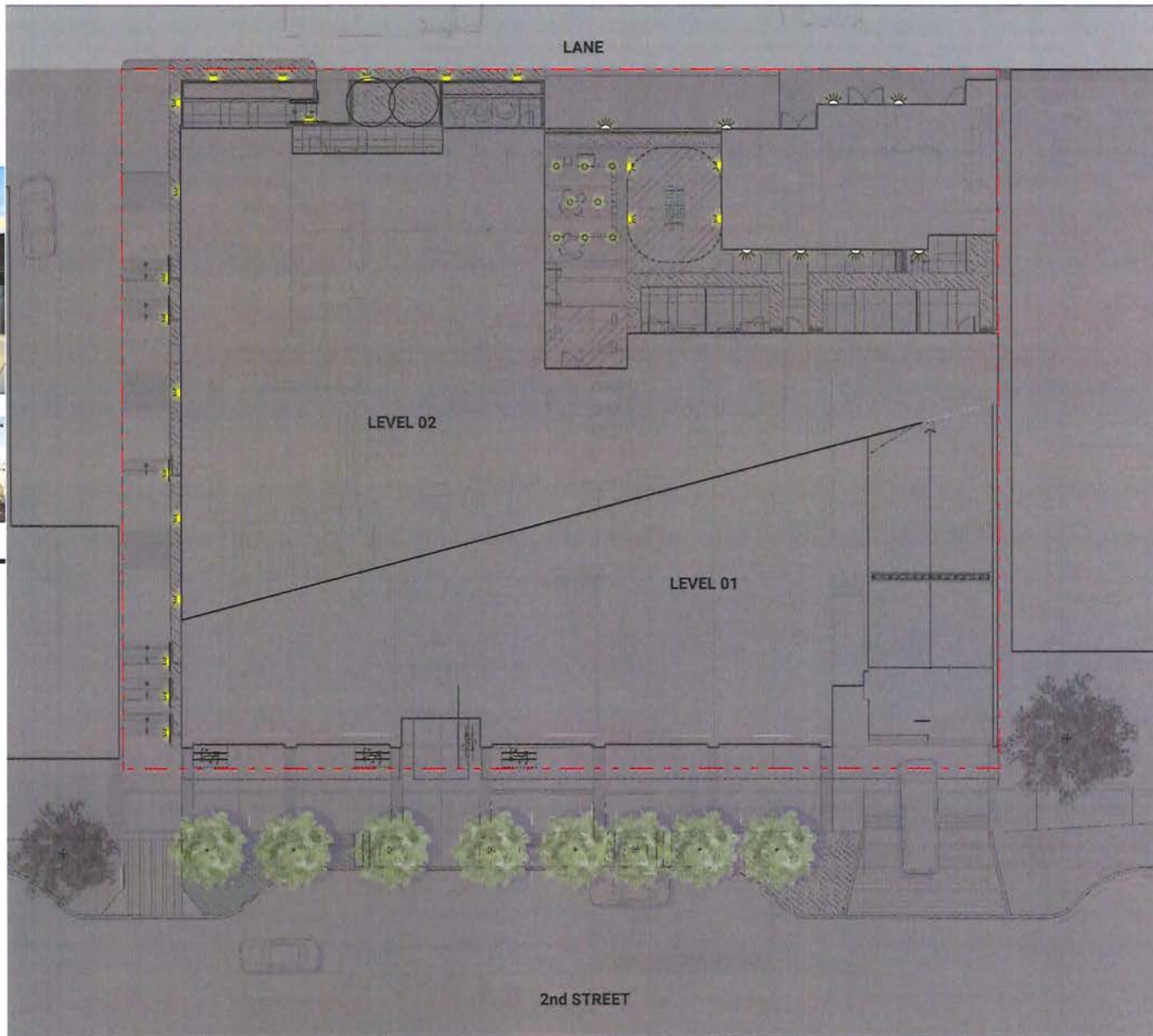
LIGHTING LEGEND

- LIGHT TYPE 1: WALL LIGHT
- LIGHT TYPE 2: CATENARY LIGHTING
- LIGHT TYPE 3: WALL LIGHT BY ARCH

NOTE:
LIGHTS AS PER ELECTRICAL SHOWN FOR REFERENCE ONLY.



LIGHT TYPE 2

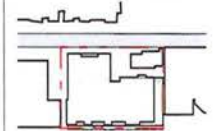


connect
LANDSCAPE ARCHITECTURE

2305 Humboldt Street, Vancouver, BC V6H 2V1
604 681 3303 / www.connectla.ca

Copyright reserved. These drawings and designs contained herein, or which may be inferred from any and all times remain, the exclusive property of Connect Landscape Architecture, Inc. (CLA) and all times shall remain exclusive property of CLA. CLA holds the copyright and ownership in said drawings, which cannot be used for any purposes with the express written consent of CLA.

COPYRIGHT



KEYPLAN

SEAL

3	RE-ISSUED FOR REZONING	2024-12-09
2	RE-ISSUED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-12
ISSUE		

146 EAST 2nd Street

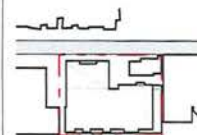
146 EAST 2nd Street
North Vancouver, British Columbia

Scale:	1:100
Drawn:	RT
Reviewed:	DM
Project No.	06-783

LIGHTING PLAN



L7.01



3	RE-ISSUED FOR REZONING	2024-12-09
2	RE-ISSUED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-12
ISSUE		

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

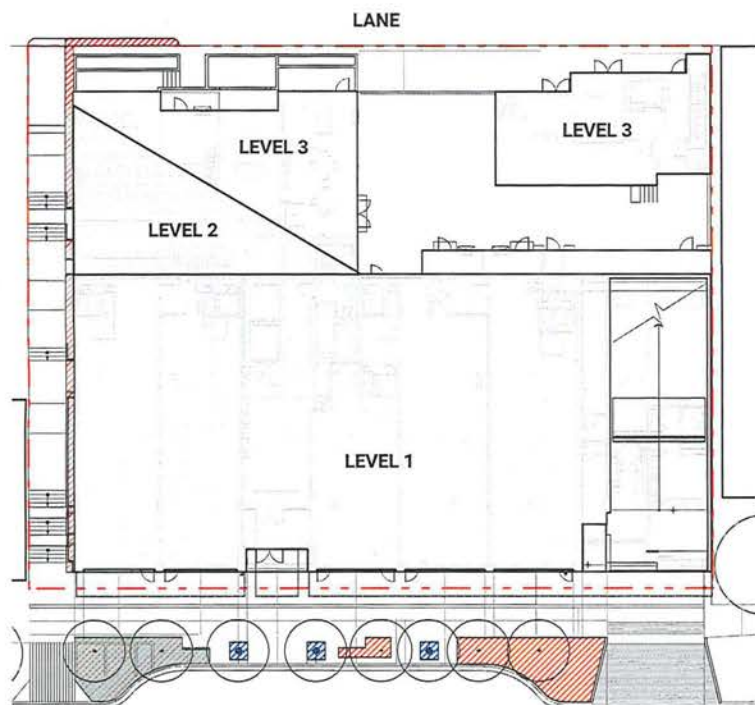
Scale: AS SHOWN
Drawn: LN
Reviewed: OM
Project No. 06-783

IRRIGATION PLAN

↑ L7.02

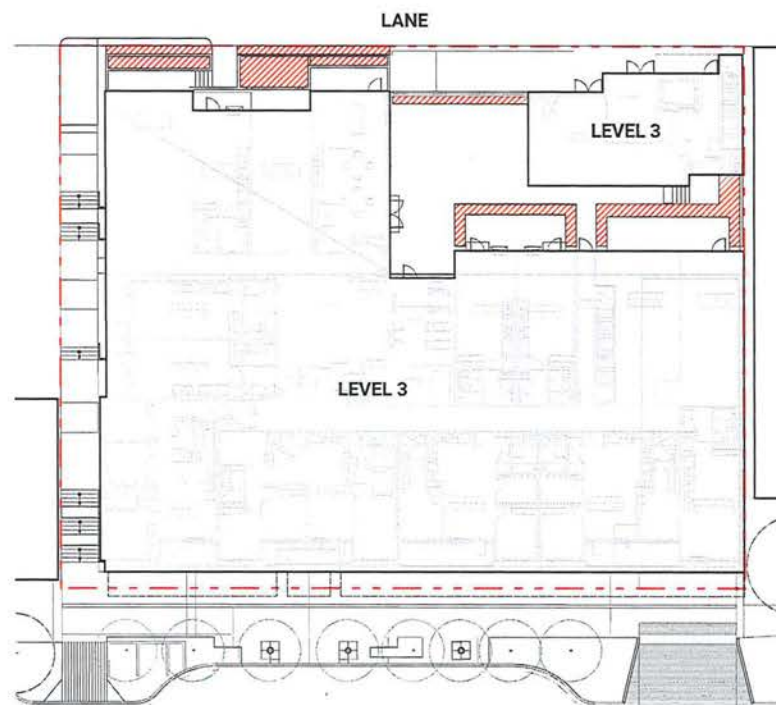
IRRIGATION LEGEND

KEY	DESCRIPTION
⊗	MAIN CONNECTION 35 USGPM @ 50 PSI AT STUB-OUT
*	STUB-OUT REFER TO ELECTRICAL & MECHANICAL
⊠	TIME CLOCK FUNCTIONALITY: 10:00 AM - 6:00 PM



2nd STREET

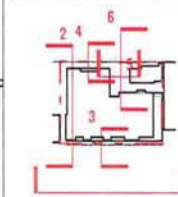
1 LEVEL 01 IRRIGATION
Scale: 1/150



2nd STREET

2 LEVEL 02 IRRIGATION
Scale: 1/150

0 5 10 M



3	RE-ISSUED FOR REZONING	2024-12-04
2	RE-ISSUED FOR REZONING	2024-07-18
1	ISSUED FOR REZONING	2024-01-12
ISSUE		

146 EAST 2nd Street

146 EAST 2nd Street
North Vancouver, British Columbia

Scale: AS SHOWN

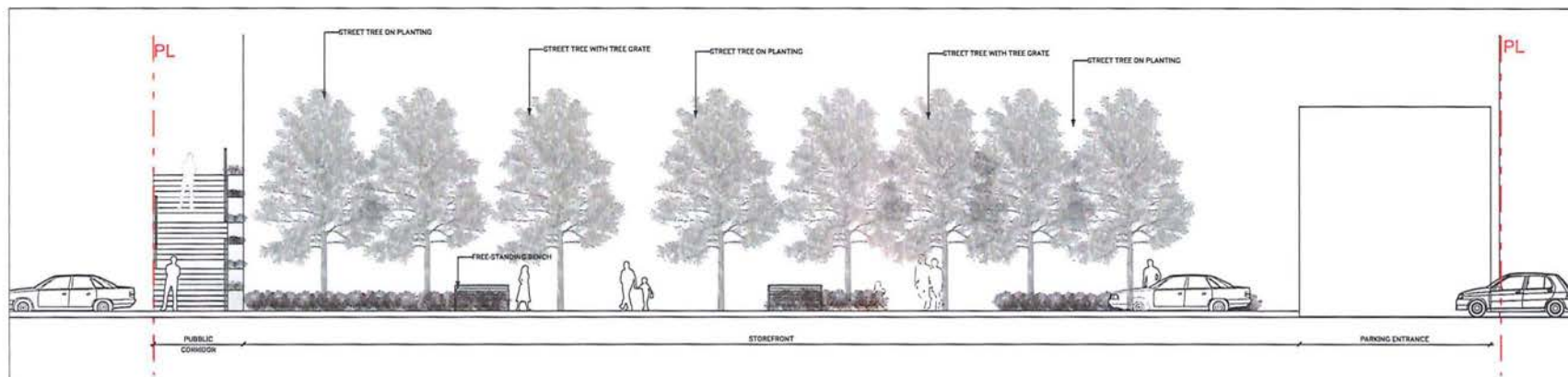
Drawn: RT

Reviewed: OM

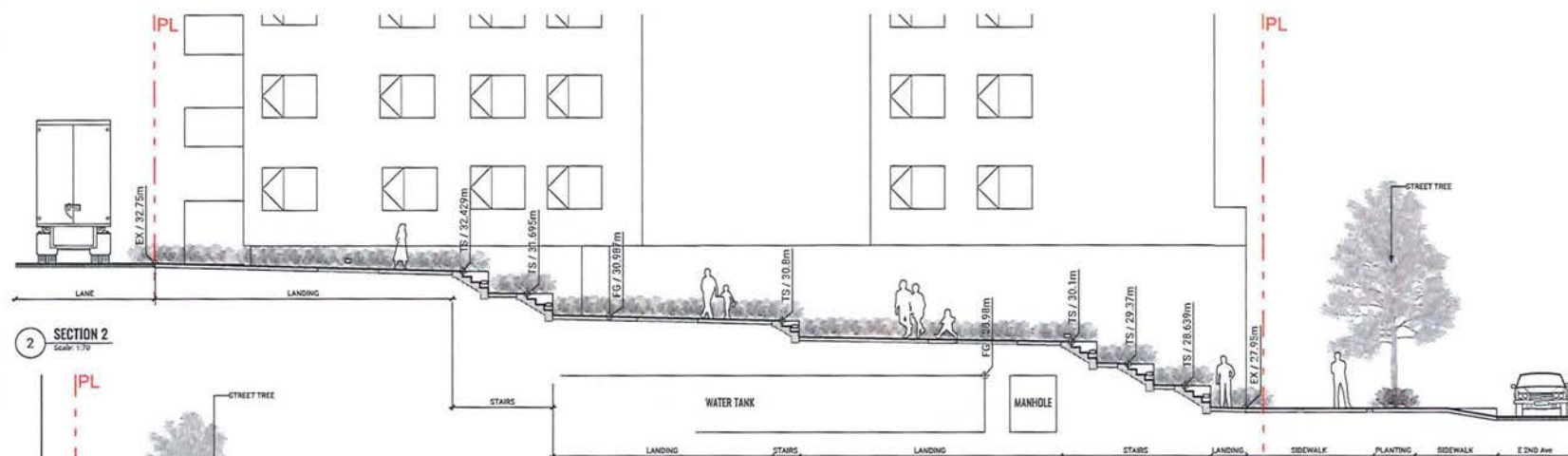
Project No. 06-783

SECTIONS + ELEVATIONS

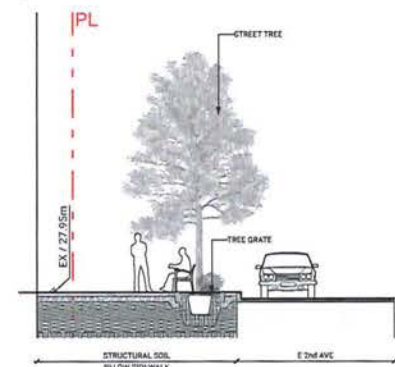
L8.00



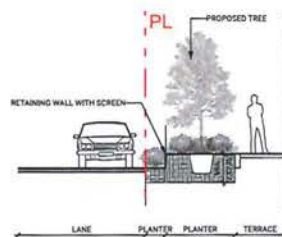
1 SECTION 1
Scale: 1/30



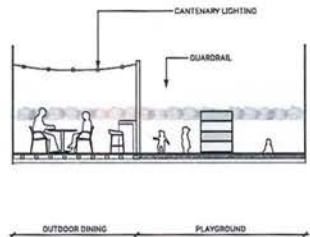
2 SECTION 2
Scale: 1/30



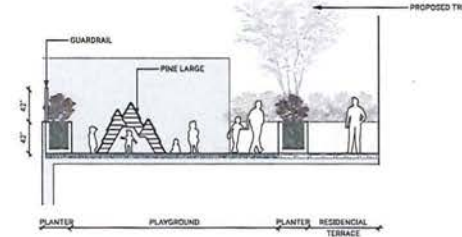
3 SECTION 3
Scale: 1/30



4 SECTION 4
Scale: 1/30



5 SECTION 5
Scale: 1/30



6 SECTION 6
Scale: 1/30

Overview of Zoning Variances

The following provides a summary and overview of the proposed zoning variances associated with the proposed development at 146-160 East 2nd Street:

Table 1. Summary of Proposed Zoning Changes

	BASE LL-4 ZONE	PROPOSED CD-769 ZONE
Permitted Principal Uses	Retail-Service Group 1 Accessory Residential use (permitted on a floor level above the second floor) Accessory Parking Uses Tourist Accommodation Use Civic Use	Retail-Service Group 1A Accessory Rental Residential Apartment Uses (permitted on the second storey and above) Accessory Parking Uses
Principal Buildings	One per lot	No change to the current LL-4 base zone
Density Maximum	2.6 FSR	3.6 FSR (as per the OCP)
Lot Coverage Maximum	90%, reduced to 35% above the second Storey	90% reduced to 68% above the second storey
Height Maximum	23.012 metres (75.5 feet)	No change to the current LL-4 base zone and OCP height limit
Siting	3.0 metres (10 feet) from a rear lot line or a flanking lane	Principal Building shall be sited in accordance with the following: <u>Front Lot Line</u> (southern boundary) 1. No less than 0.5 metres (1.6 feet) to the basement levels; 2. No less than 1 metre (3.3 feet) to ground level walls; 3. No less than 1.8 metre (5.9 feet) to upper level walls; 4. No less than 1.1 metres (3.6 feet) to an unenclosed balcony. <u>Rear Lot Line</u> (northern boundary) 1. No less than 0.5 metres (1.6 feet) to the basement levels; 2. No less than 0.5 metres (1.6 feet) to walls between ground level and level 2 (lane level); 3. No less than 3.0 metres (9.8 feet) to all upper level walls; 4. No less than 1.1 metres (3.6 feet) to an unenclosed balcony. <u>Interior Side Lot Line</u> (western boundary): 1. No less than 3.0 metres (9.8 feet) to the basement levels; 2. No less than 3.0 metres (9.8 feet) to ground level walls;

BASE LL-4 ZONE		PROPOSED CD-769 ZONE
		<p>3. No less than 2.6 metres (8.5 feet) to upper level walls and unenclosed balconies.</p> <p><u>Interior Side Lot Line</u> (eastern boundary):</p> <ol style="list-style-type: none"> 1. No less than 0 metres to the basement levels; 2. No less than 0 metres to walls between ground level and the upper residential levels; 3. No less than 4.1 metres (13.4 feet) to walls at two uppermost levels; 4. No less than 2.0 metres (6.5 feet) to an unenclosed balcony.
	All portions of Principal Buildings exceeding four storeys shall be sited at least 24.4 metres (80 feet) from all portions of other Principal Buildings exceeding four storeys	All portions of Principal Buildings exceeding four Storeys to be sited at least 17 metres (55.7 feet) from all portions of other Principal Buildings exceeding four storeys.
Building Width & Length	Shall not exceed a horizontal width or length of 51.8 metres (170 feet) above the second storey and 30.5 metres (100 feet) above third storey	Maximum building width and length shall not exceed a horizontal width or length of; <ol style="list-style-type: none"> 1. 51.8 metres (170 feet) above the second storey; 2. 39.6 metres (130 feet) above the fourth story.
Limitation of access	For a Lot abutting on both an opened Street and an opened lane, vehicular access shall be from the lane. No access will be permitted from the Street, except for a service station Use, a Civic Use or a passenger pick up and drop off use.	Access is permitted from the East 2 nd Street.

Justification for Variances

Vehicle Access arrangement

The applicant seeks to vary the limitation of access to allow vehicle access to the site from the East 2nd Street, rather than from the lane as required by Section 906 (4)(c)(i).

Staff support this variance on the following basis:

- The subject site is defined by a steep grade, with an approximate 5.0m height difference from a high point along the northern boundary (lane level), to a low point along the southern boundary (East 2nd Street). Given the steep slope defining the site, coupled with the narrow lot depth, requiring access from the northern lane would result in a vehicle access ramp with a very steep grade, which would eliminate any active commercial retail use spaces being able to establish along the East 2nd Street frontage.

On this basis, the proposed development has been designed with an access point from East 2nd Street to ensure that a suitable commercial retail space is being provided in the urban core, consistent with the goals of City's Economic Strategy.

- The proposed access arrangement is consistent with nearby developments approved recently along 2nd Street, which faced similar site constraints. This includes 222 East 2nd Street, to the east of the subject site.
- Consistent with the recommendations of the applicant's Transportation Planner, the parkade access at East 2nd Street has been designed to have sufficient sightlines for vehicle users and vehicle warning systems and convex mirrors to ensure pedestrian safety.
- The subject site is located in a centralised location with access to a full range of services along the Lonsdale corridor. The proposed development has provided 190 bicycle parking spaces for residents, which exceeds the Zoning Bylaw requirements by 76 spaces. Additionally, 38 of the required resident bicycle parking spaces are provided as larger cargo bicycle parking spaces. On this basis, the proposal will encourage residents to utilise active modes of transportation, rather than rely on private vehicle trips.

Lot Coverage

The application seeks a minor variation to the Lot Coverage requirements set for the Lower-Lonsdale 4 (LL-4) zone:

- Instead of an upper level massing of 35% lot coverage, the application proposes an upper level massing of 68% lot coverage.

Staff support this variance on the following basis:

- The proposed increase in lot coverage for the upper levels of the building have been proposed to support the construction of a 6-storey wood-frame rental building on the subject site, within the density allowance in the OCP.
- It is important to acknowledge that the proposed site coverage of 71% to the lower levels is significantly less than the requirement of the current LL-4 zone, being 90%.
- While the OCP does not protect private views as a consequence of redevelopment, the reduction in building height from 8 storeys to 6 storeys provides a benefit to surrounding buildings by increasing potential views to the south.
- Upper floor level elevations are stepped back from their corresponding boundaries to provide separation to existing buildings on surrounding sites, ensuring access to sunlight and a reasonable level of privacy for adjoining residents. The proposed setbacks will also reduce the perceived scale and bulk of the building when viewed from the streetscape.
- The 35% lot coverage above the second level is based on the LL-4 base zone's density of 2.6 FSR. To ensure the full OCP FSR (i.e. 3.6 FSR) is realized within the 6-storey height envelope, it is not uncommon to vary the lot coverage for the upper levels. Nearby examples of such, approved variations included:
 - CD-753 (119 East 2nd);

- CD-648 (117-135 West 1st Street);
- CD-716 (309-311 West 1st Street);
- CD-729 (200 West Esplanade).

Siting Requirement and Tower Separation

The proposed development will result in minor variation to the rear boundary siting requirements for the LL-4 zone.

Further, the development proposes a minor variation to the tower separation requirement of 24.38 metres (80 feet). Specifically, a very small portion of Levels 5 and 6 will be separated by a minimum of 17.0 metres (55.7 feet) from the nearby tower on the site at 172-180 East 2nd Street.

Staff support the proposed variances on the following basis:

- It is important to consider that the subject site is designated Mix-use Level 4 in the OCP, and the base zone of the project is LL-4, consistent with nearby developments. The LL-4 zone only dictates rear boundary setbacks and tower separation for new developments in this part of the City to enable construction of mixed use built forms.
- The siting at the ground level is required in order to meet commercial operational function of the podium base, and is considered appropriate for this location. The proposed site coverage for the podium levels is also significantly less than the 90% limit set for the LL-4 zone.
- Attention has been paid to the eastern boundary edge, to ensure an appropriate side boundary setback of 4.1 metres has been achieved above the fourth level to create suitable separation to the adjoining building to the east (i.e. 172-180 East 2nd Street). Additionally, the proposed residential units along the eastern elevation have been designed to limit the number of habitable rooms, balconies and windows facing the side boundary, to reduce potential privacy issues.

The proposed variance to tower separation is considered minor, and will not result in any additional overlooking impacts to nearby residents in comparison to a compliant building. It is anticipated that a future redevelopment of the nearby site at 172-180 East 2nd Street can be designed to meet the required tower separation distance.

- The variance to rear boundary setback is limited to attached, unenclosed balcony structures. As such, these elements do not add to the perceived bulk of the building, and facilitate the provision of suitable private recreation areas for residents. It is also important to acknowledge that the bulk of building has been designed with a rear boundary setback of approximately 12.5 metres, balancing the minor variance requested. The proposed built form outcome is determined to be appropriate for this location.

Building Width and Length

The proposed development will result in a variation to the maximum building width and length requirements set for the LL-4 zone, specifically being 30.48 m (100 ft). The proposed development results in a maximum building width of 39.0 m (128 ft) above the fourth storey for the northern elevation only.

Staff support this variance on the following basis:

- The proposed elevations have been designed with appropriate articulation along the length of the building, including steps in the building line, and inclusion of recessed balconies. The building also adopts a contemporary design, which utilizes a variety of façade materials. These built form elements appropriately break up the form of the building and reduce the perceived building bulk.
- The building width and length standards are regularly varied in individual Comprehensive Development Zones to ensure a functional built form outcome is established.

Visitor and Commercial Vehicle Parking

The development involves a minor variation to the proposed visitor and commercial vehicle parking. Specifically, only 6 residential visitor car parking spaces will be provided in lieu of the required 8 spaces. Further only 6 commercial car parking spaces will be provided in lieu of the required 8 spaces.

Staff support this variance on the following basis:

- The development has proposed to allocate 2 vehicle parking spaces as being shared between residential visitor spaces and commercial users.
- Given the commercial parking and residential visitor parking will have different peak use times, the shared arrangement for these 2 spaces will make better use of the overlapping parking demands generated by the commercial uses and residential visitors. Use of the visitor car parking space will be managed through the strata of the building, and the terms can be outlined in the development covenant.
- Given the sites centralized location, there is expected to be a reduced demand for parking on the site, and therefore the proposed variance is supported.



ADVISORY DESIGN PANEL
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET
NORTH VANCOUVER
BC / CANADA / V7M 1H9

T 604 985 7761
F 604 985 9417
INFO@CNV.ORG
CNV.ORG

January 26, 2023

VIA EMAIL: rdebeer@anthemproperties.com

Riaan de Beer
Vice President, Development
Anthem Properties Group
Suite 1100 Bentall IV Box 49200
1055 Dunsmuir Street
Vancouver, BC V7X 1K8

Dear Mr. de Beer,

Re: 146-160 East 2nd Street (Rezoning Application)

This will confirm that at their meeting on January 18, 2023, the Advisory Design Panel reviewed the above submission and endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the Rezoning Application for 146-160 East 2nd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- further design development for vehicular access of East 2nd Street, pertaining to vehicular and pedestrian safety;
- further design development to ensure CPTED concerns around landscaping and building interface across the lane;
- further design development of the west property line balcony interface with adjacent buildings for proximity and safety concerns;
- further design development for wayfinding and building residential entrance, differentiation from commercial;
- further design development for north-south right of way connector, to improve pedestrian interface and urban realm, CPTED and lighting; and
- further design development of south residential massing, relative to midrise and podium interface;

AND THAT the Panel wishes to thank the applicant for their presentation.”

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Yours truly,

T. Huckell
Committee Clerk-Secretary

Cc: D. Johnson, Development Planner, Planning and Development
M. Menzel, Planner 2, Planning and Development

Document Number: 2323637-v1



December 1, 2022

David Johnson
Planning Department
141 West 14th Street
North Vancouver, BC V7M 1H9
djohnson@cnv.org

Dear Mr. Johnson,

RE: Virtual Developer Information Session: 146 East 2nd Street

Anthem is pleased to provide the following summary of the applicant hosted Virtual Developer Information Session (DIS) for 146 East 2nd Street in the City of North Vancouver.

Introduction

Anthem has submitted a rezoning application to the City of North Vancouver to permit the redevelopment of 146 East 2nd Street. The proposed development has been designed in accordance with the Official Community plan and consists of:

- An eight storey, mixed use building;
- 68 stratified market homes;
- Retail at grade in the form of double height retail units with mezzanine level;
- A public midblock pedestrian connection between East 2nd Street and the lane; and
- Three levels of underground parking with 107 vehicle parking spaces and 148 bicycle parking spaces.

Virtual DIS Details

Date: Wednesday, November 9, 2022

Time: 6:00PM-6:30PM: Presentation
6:30PM-7:30PM: Q & A

Format: Zoom Webinar

Number of Attendees: 18 (excluding City and Applicant team representatives)

Comment Forms Submitted: 3

DIS Public Notification and Website

The public was notified of the Virtual DIS through three different mediums in accordance with the City of North Vancouver's requirements:

- **Mail-out:** Notification postcards (Appendix A) were sent via Canada Post to approximately 700 residents, non-resident homeowners, and businesses located within the notification area map and spreadsheet provided by the City of North Vancouver.
- **Site sign:** A notification sign was erected on the property on Monday, October 24, 2022 to inform the public of the application and Virtual DIS details (Appendix B).
- **North Shore News advertisements:** An advertisement notifying the public of the Virtual DIS ran in two consecutive editions of the North Shore News on October 26, 2022 and November 2, 2022 (Appendix C).

In addition to the required public notification materials, a project website was established: www.146East2nd.com. The website was accessible to the public and could be used to both access the information included in the public notification material, and to register to participate in the Virtual DIS.

DIS Format and Registration Summary

Individuals who wished to participate in the Virtual DIS were instructed to register in advance at www.146East2nd.com. Upon submitting their contact information, registrants received a confirmation email. In advance of the DIS, a reminder email with the Zoom Webinar meeting details and a comment card was sent. Those without access to a computer/internet were provided the option to call the applicant to receive a dial-in number in order to attend via telephone.

The meeting was hosted by the applicant and began with introductory remarks and a full review and explanation of how attendees could participate in the Q & A period. The applicant team then gave a presentation. Following the presentation, the applicant team took questions from participants, and encouraged participants to complete and submit the comment form.

DIS Question and Answer Period Summary

The applicant team took questions from participants for a scheduled period of one hour. After 30 minutes (at approx. 7:00pm), all the participants had finished their questions and had left the meeting. The applicant team remained online in case any latecomers arrived, however none did. Recurring themes during the question and answer period included:

- Construction: duration, impact on neighbouring buildings, etc.
- Mid-block connection: width, accessibility, safety/lighting, etc.
- Housing: housing type, number of units, unit sizes, balconies, etc.

- Tower separation to the east
- Commercial space: amount, format (two floors), commercial facing the mid-block connection, etc.
- Public Art: location, contribution amount/budget, etc.

Comment Form Results

A total of three completed comment forms were submitted (Appendix D).

Summary of the completed comment forms:

1. Do you support the proposed project?
 - Yes: two respondents (66.7%)
 - No: one respondent (33.3%)
 - Undecided: no respondents (0%)
2. Do you have any concerns about the proposed project?
 - Unit sizes (too small)
 - Traffic
 - Amount of construction in the area
3. What do you like about the proposed project?
 - Style of the building
 - New retail space / mix of commercial and residential
 - Mid-block connection / alley access
 - Concrete construction
4. What would you suggest to change or improve the proposed project?
 - Delay the project 10 years
 - Add more storeys
 - Add raised edge on balconies and drainpipe
 - Resident amenities/benefits: Tinted windows, air conditioning, car wash, craft room, meeting room, gym, EV charger for every car stall, two parking stalls per unit, gas fireplace, fibre internet, etc.
5. Additional comments
 - Current site is under utilized and in need of revitalization
 - Support for new developments and rezoning to increase the dwelling capacity in North Vancouver and Greater Vancouver
 - Comments directed toward CNV: avoid high-rises right at the waterfront; stop narrowing streets and eliminating vehicle parking.

Appendices

- **Appendix A:** Public Notification Postcard
- **Appendix B:** Photo of Site Sign
- **Appendix C:** North Shore News Advertisements
- **Appendix D:** Copies of Completed Comment Forms

Should you have any additional questions regarding the Virtual Developer Information Session, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Emily Howard". The script is fluid and cursive.

Emily Howard
Director, Community Relations
Anthem Properties Group Ltd.
Direct 604 235 3182
ehoward@anthemproperties.com

Appendix A

Public Notification Postcard



Virtual Developer Information Session

Early Public Comment Opportunity – Rezoning Application
146 East 2nd Street

Date & Time: Wednesday, November 9, 2022
6:00PM - 6:30PM: Presentation
6:30PM - 7:30PM: Q&A

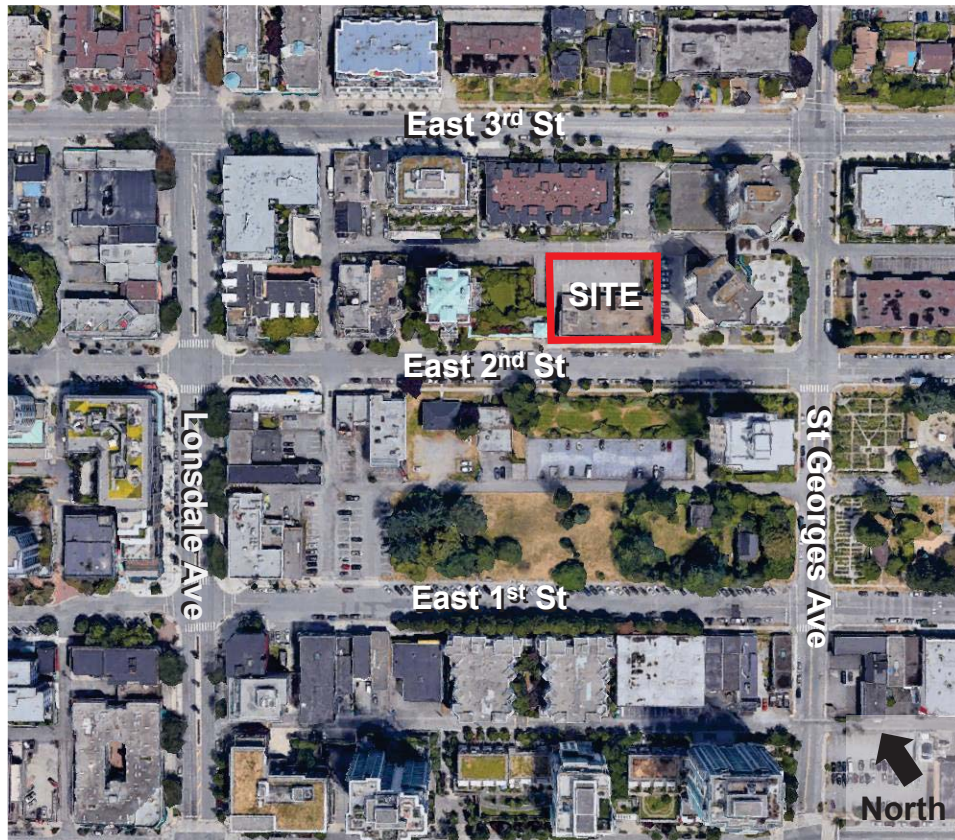
Format: Online Zoom Meeting

How to Participate:

Please register in advance at: www.146East2nd.com

If you do not have access to the internet and would like to attend via telephone, please contact Emily Howard at **604-235-3182**.

Name
Address



City of North Vancouver Contact

David Johnson
 Planning Department
 141 West 14th Street, North Vancouver, BC V7M 1H9
djohnson@cnv.org
 Telephone: 604-990-4219

Anthem has submitted a rezoning application to the City of North Vancouver to permit the redevelopment of 146 East 2nd Street. The proposed development has been designed in accordance with the Official Community plan and consists of:

- An eight storey, mixed use building;
- 68 stratified market homes;
- Retail at grade in the form of double height retail units with mezzanine level;
- A public midblock pedestrian connection between East 2nd Street and the lane; and
- Three levels of underground parking with 107 vehicle parking spaces and 148 bicycle parking spaces.

Interested members of the public are invited to attend the virtual Developer Information Session (DIS) with the applicant team for an opportunity to review the proposal, ask questions, and submit a comment form.

Applicant Contact

Emily Howard
 Anthem Properties Group Ltd.
 1100 – 1055 Dunsmuir Street, Vancouver, BC V7X 1K8
ehoward@anthemproperties.com
 Telephone: 604-235-3182



Appendix B

Site Sign

Sign Location: 146 East 2nd Street



Appendix C

North Shore News Advertisements

Virtual Developer Information Session

Anthem has submitted a rezoning application to the City of North Vancouver for 146 East 2nd Street to support the development of an eight-storey strata residential development with double height ground-floor retail.

Interested members of the public are invited to attend the virtual Developer Information Session (DIS) with the applicant team for an opportunity to review the proposal, ask questions, and submit a comment form.

How to Participate

Please register in advance at: www.146East2nd.com

If you do not have access to the internet and would like to attend via telephone, please contact the applicant.

Date & Time: **Wednesday, November 9, 2022**
6:00PM - 6:30PM: Presentation
6:30PM - 7:30PM: Q&A

Applicant Contact

Emily Howard
Anthem Properties Group Ltd.
ehoward@anthemproperties.com
Telephone: 604-235-3182

City of North Vancouver Contact

David Johnson
Planning Department
djohnson@cnv.org
Telephone: 604-990-4219



This meeting is required by the City of North Vancouver as part of the development process.



Mah encourages civic engagement

Continued from page 28

although that's now likely to change.

"Especially for the younger generation, for sure.... It has taken a very long time but I think we are finally here," he said. "You can make a difference and participate in elections. And once you participate, then obviously, politicians will take note and your needs and wants will be heard more."

Although he had some dedicated Iranian Canadian volunteers on his team, most of his votes were from the broader community, Shahriari acknowledged.

"I just look forward to putting my skills to work for the entire North Vancouver city population," he said.

Shahriari's joining council isn't the only first from this election. Herman Mah now likely has the distinction of being the first person of colour elected to District of North Vancouver council.

"I looked at some of the [council] photos in the lobby the other day, and yeah, it could be," he said. "If I'm the first person of colour to be elected to the district council, that's pretty cool."

Mah was born in East Vancouver to immigrant parents. The values he holds today are derived from the values he learned from his family, he said.

"I think this brings some more variety and depth of personal experience," he said. "It brings a different perspective and, hopefully, we get a fuller understanding of issues."



Herman Mah now likely has the distinction of being the first person of colour elected to DNV council. HERMAN MAH

While North Vancouver doesn't have quite so large a Chinese community, Mah said he hopes his being elected will encourage others to become more engaged. And he added, he hopes people voted for him based on his message, not the origin of his name.

"I respect my cultural background but I feel like I'm Canadian first," he said.

The North Shore's school boards both became a bit more diverse in this election, with Felicia Zhu, originally from China, elected to the West Vancouver school district and Lailani Tumaneng, who is from the Philippines, elected in North Vancouver.

In the 2018 election, Marcus Wong became the first person of colour elected to West Vancouver council and Tina Hu the first Chinese-born immigrant elected to City of North Vancouver council.



We're welcoming a new look.

We've updated our look with a fresh, new feel. Combined with a host of amenities and personalized services, there has never been a better time to explore retirement living with us.

Don't wait to discover Hollyburn House. Call today to book your tour to experience our new look, personalized to you!

Hollyburn House
2095 Marine Dr, West Vancouver
604-922-7616 • reveraliving.com

revera.
Retirement Living

Virtual Developer Information Session

Anthem has submitted a rezoning application to the City of North Vancouver for 146 East 2nd Street to support the development of an eight-storey strata residential development with double height ground-floor retail.

Interested members of the public are invited to attend the virtual Developer Information Session (DIS) with the applicant team for an opportunity to review the proposal, ask questions, and submit a comment form.

How to Participate

Please register in advance at: www.146East2nd.com

If you do not have access to the internet and would like to attend via telephone, please contact the applicant.

Date & Time: **Wednesday, November 9, 2022**
6:00PM - 6:30PM: Presentation
6:30PM - 7:30PM: Q&A

Applicant Contact

Emily Howard
Anthem Properties Group Ltd.
ehoward@anthemproperties.com
Telephone: 604-235-3182

City of North Vancouver Contact

David Johnson
Planning Department
djohnson@cnv.org
Telephone: 604-990-4219



This meeting is required by the City of North Vancouver as part of the development process.



Protester released on bail after five days in jail

CORNELIA NAYLOR / BURNABY NOW
cnaylor@burnabynow.com

A North Vancouver computer programmer charged with mischief in relation to old-growth logging protests in Burnaby, Vancouver and the North Shore has been released on bail after spending nearly five days in jail.

Benjamin Donald Holt, 52, was taken into custody on Lions Gate Bridge at about 1:30 a.m. on Oct. 20 after police responded to a protest action by Save Old Growth, a group calling for the end of old growth logging in B.C. The protesters were in the process of painting a 50-metre "Save Old Growth" stencil onto the middle lane of the bridge but only got as far as "Save" before police arrived, according to information presented at a bail hearing Monday.

Crown prosecutor Ellen Leno argued Holt should remain in custody.

She noted he was already facing two previous mischief charges for earlier protests when he was arrested again.

On April 18, he had perched atop an eight-foot ladder and held out two coloured smoke sticks billowing the green and yellow colours of Save Old Growth during a demonstration that saw protesters block the westbound lanes of Grandview Highway in Burnaby at the height of the morning commute.

On June 14, he was one of three protesters who glued themselves to the road when Save Old Growth blocked the westbound lane of the Upper Levels Highway near the Horseshoe Bay ferry terminal.

Holt had been released under conditions banning him from blocking traffic, but Leno presented photos and videos suggesting he might have been at a Lions Gate Bridge protest on Aug. 2 doing just that.

Leno said charges may be laid against Holt in that protest as well.

"He seems rather entrenched in his views and his ongoing offences despite the bail conditions that he's on," Leno said.

Defence lawyer Benjamin Isitt argued Holt should be released on \$1,500 bail and said Holt's wife was in court ready with the cash.

Isitt noted Holt, a father of two teenagers, didn't have a criminal record and his alleged offences didn't involve violence or the threat of violence, so denying him bail would be



Anti-logging protester Ben Holt holds up traffic on a ladder in the middle of Grandview Highway in Burnaby on April 18. SAVE OLD GROWTH

unreasonable.

Isitt also argued Holt wasn't breaching his bail conditions last Thursday because there was little traffic on the bridge at that time of the morning and the middle lane was closed.

"He is a person of good character who is motivated by genuinely held concerns rooted in a consensus of scientific research that the climate crisis poses an existential threat to humanity and to other species and that urgent action is necessary to change course," Isitt said.

But B.C. provincial court judge Nancy Adams said, "No matter how commendable the cause, breaking the law in this sense is clearly undermining the rule of law."

She said her decision needed to take public safety into account.

"In my view, all of the things I've heard about on the three days he's charged involve public safety, whether anyone was harmed or not," she said.

Given Holt's actions this year and his commitment to the cause, Adams said there was a "substantial likelihood" he would commit another offence if he was released, but she concluded keeping him in jail wasn't the only way to mitigate that risk.

She released him on a \$1,500 cash deposit bail with a number of conditions, including a ban on blocking or impeding traffic or pedestrians on any road or highway and a ban on any protest activities on any road or highway.

"I'm trying to prevent any further criminal charges here or criminal activity," Adams said. Holt's next court dates are scheduled for Nov. 15 and Dec. 2.

VOLUNTEER NOW TO
HELP PEOPLE
IN OUR
COMMUNITY!

APPLY TODAY
[Redcross.ca/volunteer](https://redcross.ca/volunteer)
volunteerBCY@redcross.ca
604-709-6687

The Canadian Red Cross is currently seeking Client Services, Delivery and Technician volunteers for the **Health Equipment Loan Program (HELP)**. No prior experience required. Schedules are flexible.



Virtual Developer Information Session

Anthem has submitted a rezoning application to the City of North Vancouver for 146 East 2nd Street to support the development of an eight-storey strata residential development with double height ground-floor retail.

Interested members of the public are invited to attend the virtual Developer Information Session (DIS) with the applicant team for an opportunity to review the proposal, ask questions, and submit a comment form.

How to Participate

Please register in advance at: www.146East2nd.com

If you do not have access to the internet and would like to attend via telephone, please contact the applicant.

Date & Time: **Wednesday, November 9, 2022**
6:00PM - 6:30PM: Presentation
6:30PM - 7:30PM: Q&A

Applicant Contact

Emily Howard
Anthem Properties Group Ltd.
ehoward@anthemproperties.com
Telephone: 604-235-3182

City of North Vancouver Contact

David Johnson
Planning Department
djohnson@cnv.org
Telephone: 604-990-4219



This meeting is required by the City of North Vancouver as part of the development process.



Shop Early, Shop

LOCAL!

shop.nsnews.com



EVERYTHING

\$35

FREE SHIPPING



June 17, 2024

Matthew Menzel
City of North Vancouver
141 West 14th St.
North Vancouver, BC V7M 1H9

Re: 146 East 2nd Street – Summary of Community Engagement

To Mr. Menzel:

Anthem is providing an updated summary of community engagement with respect to our proposed redevelopment of 146 East 2nd Street. Supporting material is enclosed for your reference.

Initial Application

- Early in the process, the residents at 155 East 2nd St. (the Solano strata) were identified as important stakeholders with an interest in Anthem's future development plans due to their building's location immediately to the north of the subject site, across the lane.
- Anthem took a proactive approach and reached out to the Solano strata council to inform them of our application submission, provide advance notice of an upcoming Developer Information Session, and to offer a presentation to their Strata Council to address their specific questions and concerns. The presentation took place on November 8, 2022 and a copy of the presentation was provided to the Solano to share with their entire strata.
- A Developer Information Session (DIS), following all CNV requirements, was held the following evening on November 9, 2022. In total, 13 people attended and 3 comment forms were submitted. A copy of the DIS report is enclosed, along with a copy of the DIS presentation (the same presentation material was shared with the Solano on November 8, 2022).
- Anthem solicited questions and feedback from the public, and contact information (my direct phone number and email address) was widely distributed throughout the community via an invitation mail-out to approx. 700 neighbours, two North Shore News ads, and a site sign. Furthermore, contact information for City staff was also provided.
- Following the DIS, no further project inquiries were received from the public other than from residents of the Solano who were curious about the project timeline.

Application Resubmission

- Following resubmission of the application in early 2024, Anthem engaged directly with its immediate neighbours to advise them of the proposed changes. This includes:
 - The Solano (strata condo, 155 East 3rd St. – see map "A")
 - The Olympic (strata condo, 130 East 2nd St. – see map "B")
 - Twin Towers (two rental towers, 172 East 2nd St. and 241 St. George's Ave. see – map "C")
- The Solano:
 - Since the fall of 2022, Anthem has maintained contact with the Solano and provided them with advance notice that changes were being made to the application.
 - Anthem hosted a second presentation for the Solano strata council on March 7, 2024, to review the changes and answer their questions. The presentation was well-received, and Solano residents have provided no further feedback.
- The Olympic:
 - An information package on the revised application was shared with the Olympic in spring 2024. Anthem offered to discuss the resubmission and answer residents' questions, however no feedback was received.

- Twin Towers:
 - Since late 2023, Anthem has maintained cordial contact with the building manager at the Twin Towers.
 - In spring of 2024, the building manager was advised of the resubmission and the changes that were made. A copy of the same information package that was shared with the Solano was also shared with the Twin Towers management. No further feedback has been received.
 - Based on the minimal feedback received from the community, and the additional neighbour outreach performed by Anthem following the resubmission, discussions with City Staff indicated that an additional DIS was not necessary.



Anthem will continue to foster open communication with our neighbours throughout the municipal approval process and during future construction, at which time we will diligently follow the City's Good Neighbour Program.

Should you have any further questions, please don't hesitate to let us know. We look forward to your feedback.

Sincerely,

Emily Howard

Emily Howard
 Director, Community Relations
 Anthem Properties Group Ltd.
 Direct 604 235 3182
ehoward@anthemproperties.com

Copy of Virtual DIS Presentation

146 E 2nd Street

North Vancouver

Virtual Developer Information Session

November 9, 2022



Welcome

to the

**Virtual
Developer
Information
Session**

146 E 2nd Street

North Vancouver

About Anthem

Founded in 1991 and operating across British Columbia, Alberta, and California, Anthem is a team of 500 people driven by creativity, passion and direct communication.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

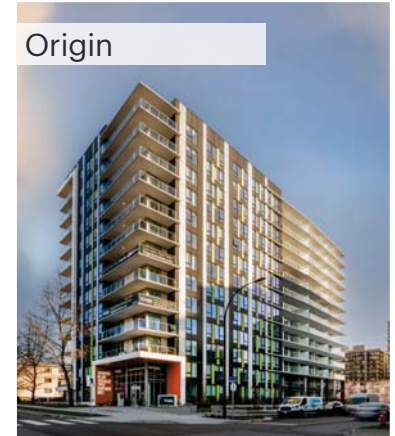
Anthem is committed to North Vancouver's future with several communities planned or built throughout the region.

We are Growing Places

Baden Park



Origin



Sunshine Market



West Third



Key Consultants



Connect LA is a full-service landscape architecture firm based in Vancouver, British Columbia. Over 35 years of award-winning success make Connect a recognized leader in the design and transformation of healthy, vibrant communities. Connect's specialty is in the planning, design, and delivery of public and civic gathering spaces, places to work and socialize, to live, to rejuvenate and connect with. Connect's diverse portfolio in planning, design, and creation of liveable places for people is exemplified by their passion for landscapes, love for their craft, and their vision – to connect people to their environment through meaningful design.

■ dys architecture



dys is a professional consulting firm established in 1982 for the practice of Architecture, Planning, Urban Design, and associated Research, providing a diverse portfolio of projects completed throughout BC and beyond. The firm's history began with residential projects focusing on social housing throughout downtown Vancouver and the practice was quickly recognized for its good design and high-quality work. Today, their project types include market and non-market housing, health care, senior's housing, institutional projects, and master planning, contributing well over 25,000 housing units and significant urban and master plan projects. **dys** is focused on uniting people, ideas, and design to create architecture for life.

Site Context

Site Information:



Address:

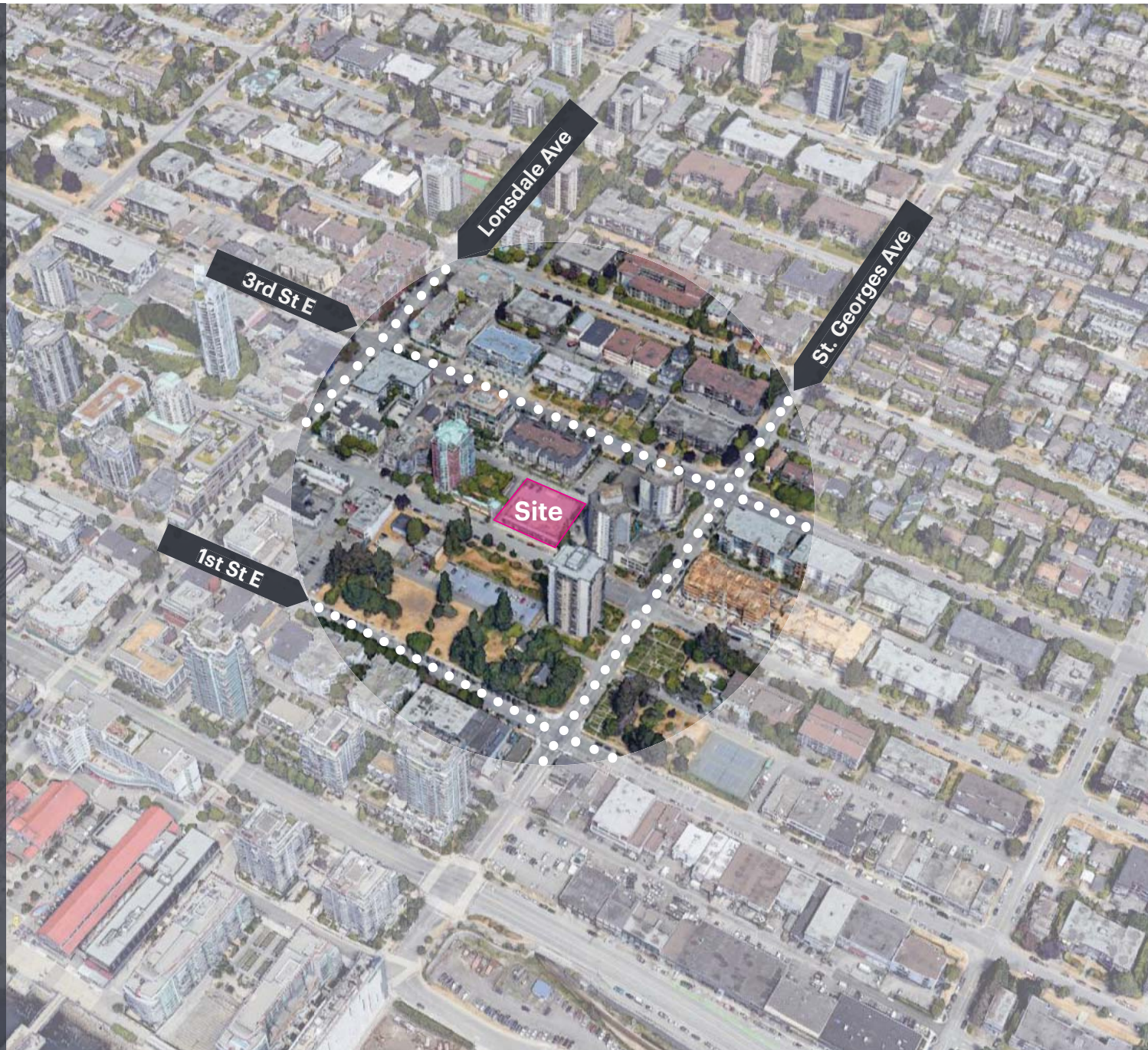
**146 E 2nd Street
North Vancouver**

Current Use:

2-storey commercial

Lot Size:

17,968 ft² (1670m²)



Official Community Plan (OCP)

Land-Use Designation:

Mixed-Use Level 4A (High Density)

Purpose:

To allow for a mix of higher-density multi-family and commercial uses in Lower Lonsdale

Maximum Allowable Density:

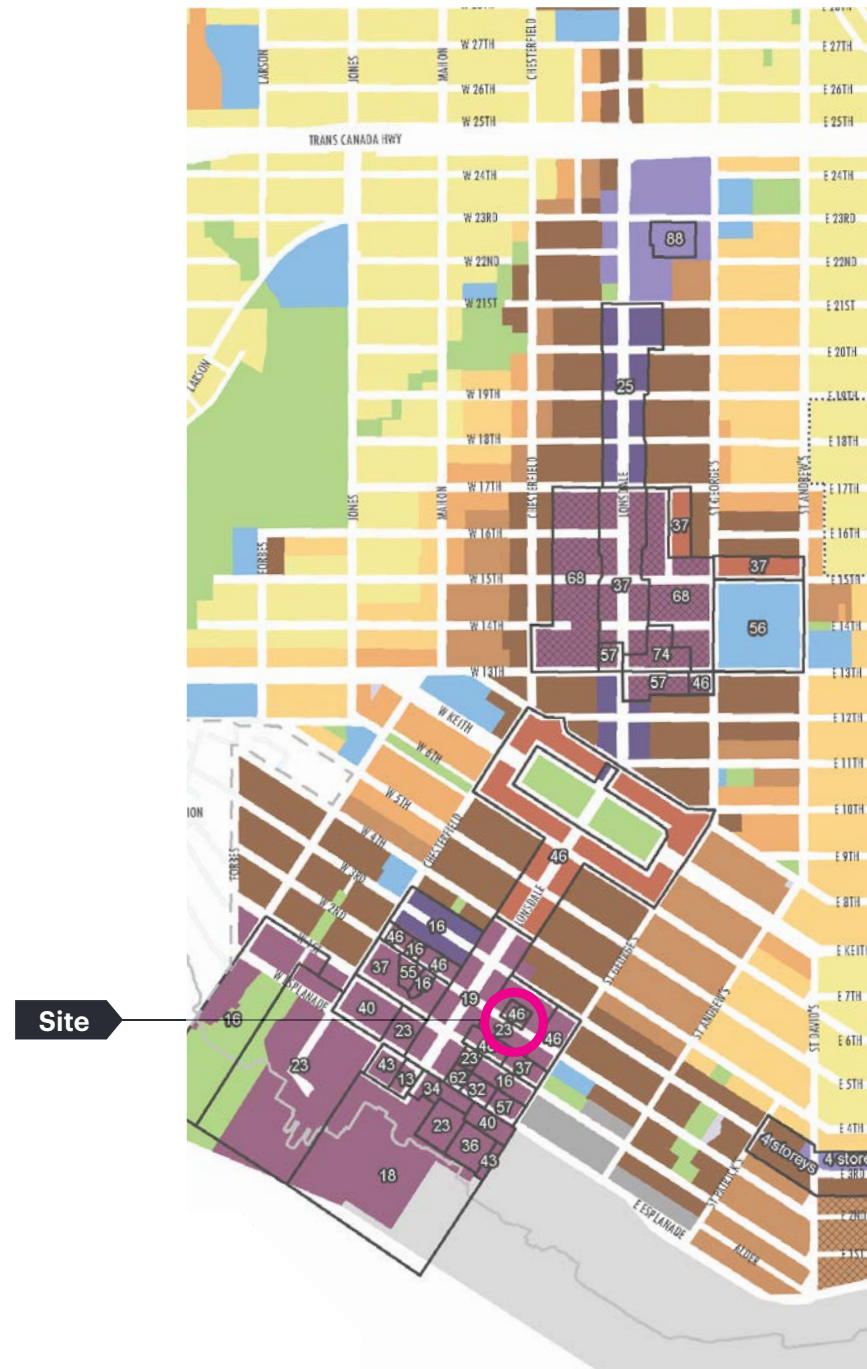
3.6 (2.6 FSR base density + 1.0 FSR bonus density)

Max Building Height:

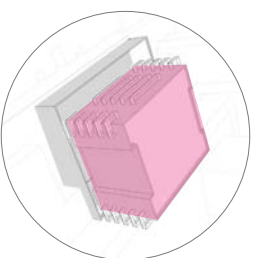
75'-6" (23m)

Tower Separation Setback:

40' setback from eastern property line

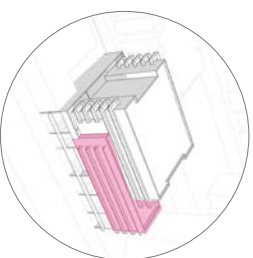


OCP Guiding Principles and Response



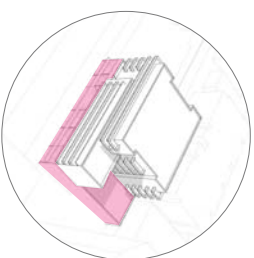
Residential Primary Floorplate

The project proposes strata for-sale residential housing to assist in addressing the City's population growth by providing a total of 68 residential units.



Horizontal Transition Form

Larger family-oriented units were strategically designed to include extensive private outdoor space, promoting outdoor play and convenient access.



Commercial Podium

The building will provide various indoor amenity areas and extensive outdoor common area on the podium. The proposed commercial spaces will strengthen the public realm with improved storefront interface with the sidewalk boulevard. A unique retail environment is envisioned with double-height commercial spaces and mezzanine areas.



Key Features

- 1 Upper floors with a full range of 1-bed, 2-bed and 3-bed suites.
- 2 Mid-form with 1-bed and 2-bed suites, each with spacious private balconies.
- 3 Unique double-height commercial podium animates the street edge, with extensive open glazing and mezzanine area.
- 4 Residential indoor and outdoor amenity space with a variety of programmed uses including: multi-purpose dining, play and lounge areas.
- 5 Mid-block connect to link E 2nd Street to the lane to the north.



Community Benefits

- 1 Public mid-block connection
- 2 Public realm upgrades
- 3 Family-oriented homes
- 4 Retail revitalization
- 5 Community Amenity Contribution (CAC)



Key Statistics

Building Height

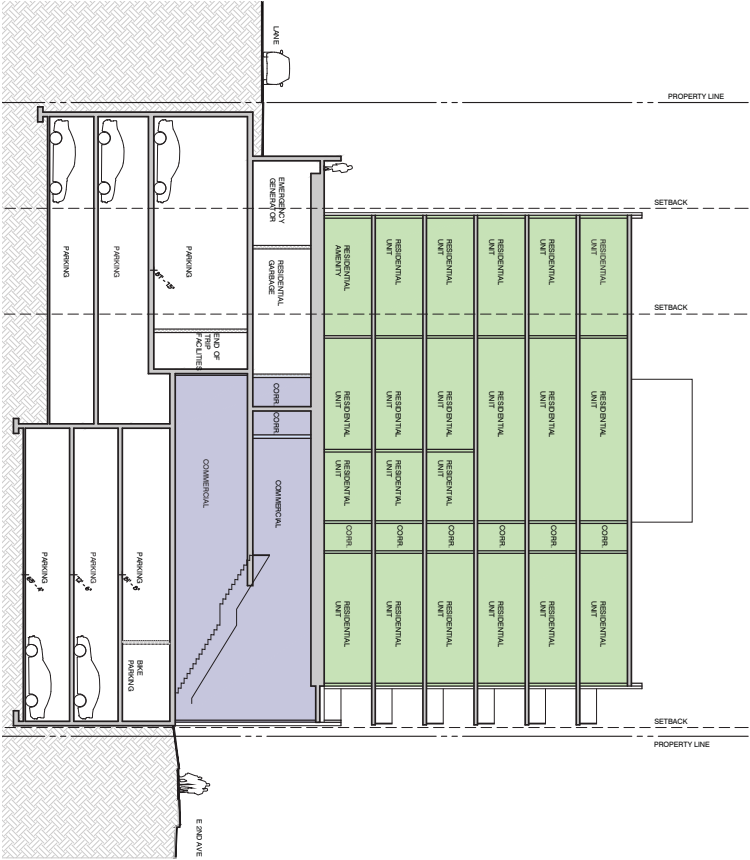
Proposed	74.01 ft	22.58 m
Maximum	75.45 ft	23 m

Residential Units Count Percentage

Studio	3	5%
One Bedroom	24	35%
One Bed + Den	12	18%
Two Bedroom	20	29%
Three Bedroom	9	13%
Total	68	100%

Floor Area FSR

Residential	46,135 ft²	3.02
Commercial	8,805 ft²	0.58
Total	54,940 ft²	3.60



Existing Zoning:
CD-007

Proposed Zoning:
CD (Comprehensive Development District)

Parking Provision

Parking Stalls	Req.	Prov.
Residents	71	87
Visitor	7	7
Commercial	11	13
Total	89	107

Bike Stalls	Req.	Prov.
Secure	105	151
Short-Term	18	20
Total	123	171



Site Plan (Level 1 / Level 2)

Landscape Architecture



① seating



② feature seating



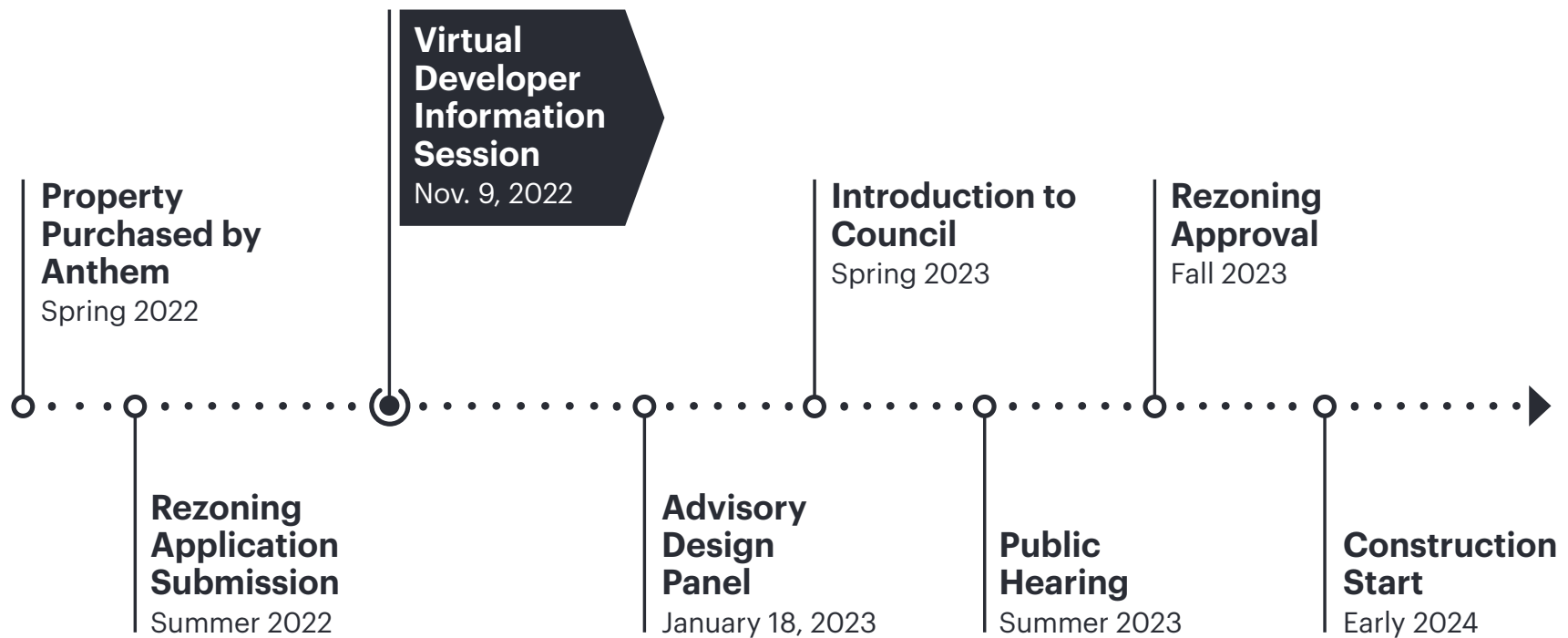
③ planter boxes



④ play surface



The Path Forward...



Note:

Dates are estimated and subject to Municipal approval.

Questions?

Option 1:

To ask a question, please type it into the “Q&A” feature at the bottom of your screen. Your questions will be read out loud and answered by the Applicant Team.

Option 2:

Alternatively, you may request to be unmuted to ask your question out loud by clicking the “raise hand” feature in the Webinar Controls. The host will be notified that you’ve raised your hand, and you may be prompted to unmute yourself. Please click “lower hand” when you are finished. We will get to as many questions as we can in the allotted time. If you have additional questions, please reach out to the Applicant at the contact information below.



Thank You

Please submit your completed comment form by Friday, November 18, 2022 to Emily Howard:

ehoward@anthemproperties.com

Copy of Virtual DIS Report

December 1, 2022

David Johnson
Planning Department
141 West 14th Street
North Vancouver, BC V7M 1H9
djohnson@cnv.org

Dear Mr. Johnson,

RE: Virtual Developer Information Session: 146 East 2nd Street

Anthem is pleased to provide the following summary of the applicant hosted Virtual Developer Information Session (DIS) for 146 East 2nd Street in the City of North Vancouver.

Introduction

Anthem has submitted a rezoning application to the City of North Vancouver to permit the redevelopment of 146 East 2nd Street. The proposed development has been designed in accordance with the Official Community plan and consists of:

- An eight storey, mixed use building;
- 68 stratified market homes;
- Retail at grade in the form of double height retail units with mezzanine level;
- A public midblock pedestrian connection between East 2nd Street and the lane; and
- Three levels of underground parking with 107 vehicle parking spaces and 148 bicycle parking spaces.

Virtual DIS Details

Date: Wednesday, November 9, 2022

Time: 6:00PM-6:30PM: Presentation
6:30PM-7:30PM: Q & A

Format: Zoom Webinar

Number of Attendees: 18 (excluding City and Applicant team representatives)

Comment Forms Submitted: 3

DIS Public Notification and Website

The public was notified of the Virtual DIS through three different mediums in accordance with the City of North Vancouver's requirements:

- **Mail-out:** Notification postcards (Appendix A) were sent via Canada Post to approximately 700 residents, non-resident homeowners, and businesses located within the notification area map and spreadsheet provided by the City of North Vancouver.
- **Site sign:** A notification sign was erected on the property on Monday, October 24, 2022 to inform the public of the application and Virtual DIS details (Appendix B).
- **North Shore News advertisements:** An advertisement notifying the public of the Virtual DIS ran in two consecutive editions of the North Shore News on October 26, 2022 and November 2, 2022 (Appendix C).

In addition to the required public notification materials, a project website was established: www.146East2nd.com. The website was accessible to the public and could be used to both access the information included in the public notification material, and to register to participate in the Virtual DIS.

DIS Format and Registration Summary

Individuals who wished to participate in the Virtual DIS were instructed to register in advance at www.146East2nd.com. Upon submitting their contact information, registrants received a confirmation email. In advance of the DIS, a reminder email with the Zoom Webinar meeting details and a comment card was sent. Those without access to a computer/internet were provided the option to call the applicant to receive a dial-in number in order to attend via telephone.

The meeting was hosted by the applicant and began with introductory remarks and a full review and explanation of how attendees could participate in the Q & A period. The applicant team then gave a presentation. Following the presentation, the applicant team took questions from participants, and encouraged participants to complete and submit the comment form.

DIS Question and Answer Period Summary

The applicant team took questions from participants for a scheduled period of one hour. After 30 minutes (at approx. 7:00pm), all the participants had finished their questions and had left the meeting. The applicant team remained online in case any latecomers arrived, however none did. Recurring themes during the question and answer period included:

- Construction: duration, impact on neighbouring buildings, etc.
- Mid-block connection: width, accessibility, safety/lighting, etc.
- Housing: housing type, number of units, unit sizes, balconies, etc.

- Tower separation to the east
- Commercial space: amount, format (two floors), commercial facing the mid-block connection, etc.
- Public Art: location, contribution amount/budget, etc.

Comment Form Results

A total of three completed comment forms were submitted (Appendix D).

Summary of the completed comment forms:

1. Do you support the proposed project?
 - Yes: two respondents (66.7%)
 - No: one respondent (33.3%)
 - Undecided: no respondents (0%)
2. Do you have any concerns about the proposed project?
 - Unit sizes (too small)
 - Traffic
 - Amount of construction in the area
3. What do you like about the proposed project?
 - Style of the building
 - New retail space / mix of commercial and residential
 - Mid-block connection / alley access
 - Concrete construction
4. What would you suggest to change or improve the proposed project?
 - Delay the project 10 years
 - Add more storeys
 - Add raised edge on balconies and drainpipe
 - Resident amenities/benefits: Tinted windows, air conditioning, car wash, craft room, meeting room, gym, EV charger for every car stall, two parking stalls per unit, gas fireplace, fibre internet, etc.
5. Additional comments
 - Current site is under utilized and in need of revitalization
 - Support for new developments and rezoning to increase the dwelling capacity in North Vancouver and Greater Vancouver
 - Comments directed toward CNV: avoid high-rises right at the waterfront; stop narrowing streets and eliminating vehicle parking.

Appendices

- **Appendix A:** Public Notification Postcard
- **Appendix B:** Photo of Site Sign
- **Appendix C:** North Shore News Advertisements
- **Appendix D:** Copies of Completed Comment Forms

Should you have any additional questions regarding the Virtual Developer Information Session, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, reading "Emily Howard". The signature is written in a cursive, flowing style.

Emily Howard
Director, Community Relations
Anthem Properties Group Ltd.
Direct 604 235 3182
ehoward@anthemproperties.com

Appendix A

Public Notification Postcard



Virtual Developer Information Session

Early Public Comment Opportunity – Rezoning Application
146 East 2nd Street

Date & Time: Wednesday, November 9, 2022
6:00PM - 6:30PM: Presentation
6:30PM - 7:30PM: Q&A

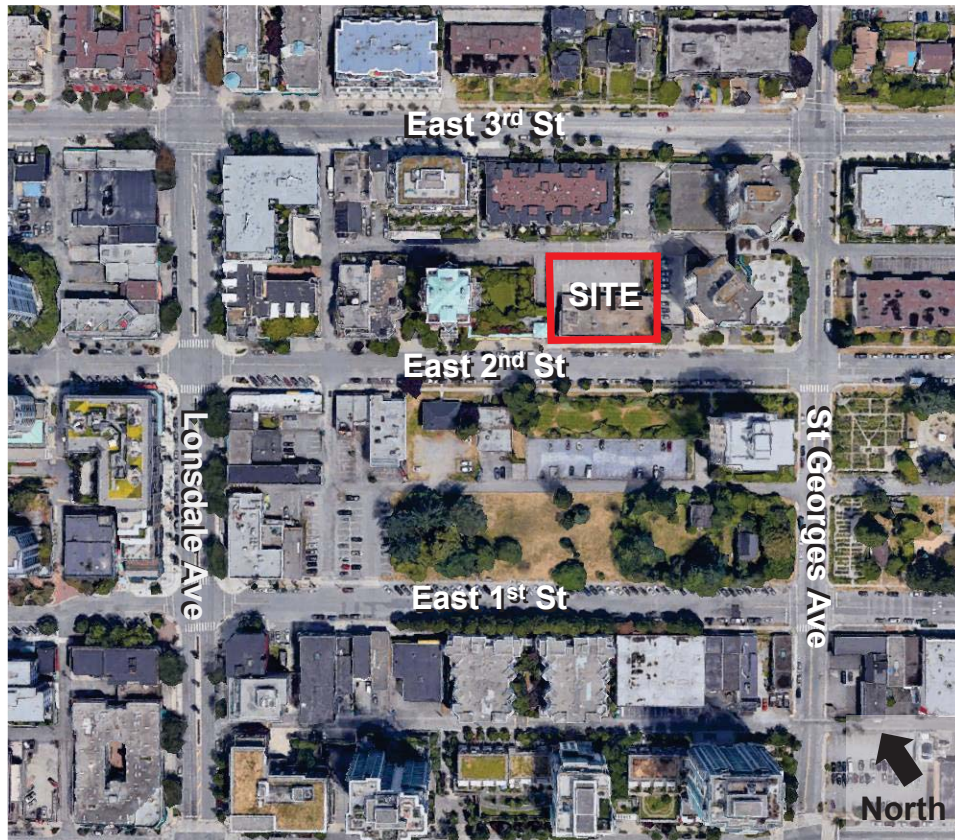
Format: Online Zoom Meeting

How to Participate:

Please register in advance at: www.146East2nd.com

If you do not have access to the internet and would like to attend via telephone, please contact Emily Howard at **604-235-3182**.

Name
Address



City of North Vancouver Contact

David Johnson
 Planning Department
 141 West 14th Street, North Vancouver, BC V7M 1H9
djohnson@cnv.org
 Telephone: 604-990-4219

Anthem has submitted a rezoning application to the City of North Vancouver to permit the redevelopment of 146 East 2nd Street. The proposed development has been designed in accordance with the Official Community plan and consists of:

- An eight storey, mixed use building;
- 68 stratified market homes;
- Retail at grade in the form of double height retail units with mezzanine level;
- A public midblock pedestrian connection between East 2nd Street and the lane; and
- Three levels of underground parking with 107 vehicle parking spaces and 148 bicycle parking spaces.

Interested members of the public are invited to attend the virtual Developer Information Session (DIS) with the applicant team for an opportunity to review the proposal, ask questions, and submit a comment form.

Applicant Contact

Emily Howard
 Anthem Properties Group Ltd.
 1100 – 1055 Dunsmuir Street, Vancouver, BC V7X 1K8
ehoward@anthemproperties.com
 Telephone: 604-235-3182



Appendix B

Site Sign

Sign Location: 146 East 2nd Street



Appendix C

North Shore News Advertisements

Virtual Developer Information Session

Anthem has submitted a rezoning application to the City of North Vancouver for 146 East 2nd Street to support the development of an eight-storey strata residential development with double height ground-floor retail.

Interested members of the public are invited to attend the virtual Developer Information Session (DIS) with the applicant team for an opportunity to review the proposal, ask questions, and submit a comment form.

How to Participate

Please register in advance at: www.146East2nd.com

If you do not have access to the internet and would like to attend via telephone, please contact the applicant.

Date & Time: **Wednesday, November 9, 2022**
6:00PM - 6:30PM: Presentation
6:30PM - 7:30PM: Q&A

Applicant Contact

Emily Howard
Anthem Properties Group Ltd.
ehoward@anthemproperties.com
Telephone: 604-235-3182

City of North Vancouver Contact

David Johnson
Planning Department
djohnson@cnv.org
Telephone: 604-990-4219



This meeting is required by the City of North Vancouver as part of the development process.



Mah encourages civic engagement

Continued from page 28

although that's now likely to change.

"Especially for the younger generation, for sure.... It has taken a very long time but I think we are finally here," he said. "You can make a difference and participate in elections. And once you participate, then obviously, politicians will take note and your needs and wants will be heard more."

Although he had some dedicated Iranian Canadian volunteers on his team, most of his votes were from the broader community, Shahriari acknowledged.

"I just look forward to putting my skills to work for the entire North Vancouver city population," he said.

Shahriari's joining council isn't the only first from this election. Herman Mah now likely has the distinction of being the first person of colour elected to District of North Vancouver council.

"I looked at some of the [council] photos in the lobby the other day, and yeah, it could be," he said. "If I'm the first person of colour to be elected to the district council, that's pretty cool."

Mah was born in East Vancouver to immigrant parents. The values he holds today are derived from the values he learned from his family, he said.

"I think this brings some more variety and depth of personal experience," he said. "It brings a different perspective and, hopefully, we get a fuller understanding of issues."



Herman Mah now likely has the distinction of being the first person of colour elected to DNV council. HERMAN MAH

While North Vancouver doesn't have quite so large a Chinese community, Mah said he hopes his being elected will encourage others to become more engaged. And he added, he hopes people voted for him based on his message, not the origin of his name.

"I respect my cultural background but I feel like I'm Canadian first," he said.

The North Shore's school boards both became a bit more diverse in this election, with Felicia Zhu, originally from China, elected to the West Vancouver school district and Lailani Tumaneng, who is from the Philippines, elected in North Vancouver.

In the 2018 election, Marcus Wong became the first person of colour elected to West Vancouver council and Tina Hu the first Chinese-born immigrant elected to City of North Vancouver council.



We're welcoming a new look.

We've updated our look with a fresh, new feel. Combined with a host of amenities and personalized services, there has never been a better time to explore retirement living with us.

**Don't wait to discover Hollyburn House.
Call today to book your tour to experience
our new look, personalized to you!**

Hollyburn House
2095 Marine Dr, West Vancouver
604-922-7616 • reveraliving.com

revera.
Retirement Living

Virtual Developer Information Session

Anthem has submitted a rezoning application to the City of North Vancouver for 146 East 2nd Street to support the development of an eight-storey strata residential development with double height ground-floor retail.

Interested members of the public are invited to attend the virtual Developer Information Session (DIS) with the applicant team for an opportunity to review the proposal, ask questions, and submit a comment form.

How to Participate

Please register in advance at: www.146East2nd.com

If you do not have access to the internet and would like to attend via telephone, please contact the applicant.

Date & Time: **Wednesday, November 9, 2022**
6:00PM - 6:30PM: Presentation
6:30PM - 7:30PM: Q&A

Applicant Contact

Emily Howard
Anthem Properties Group Ltd.
ehoward@anthemproperties.com
Telephone: 604-235-3182

City of North Vancouver Contact

David Johnson
Planning Department
djohnson@cnv.org
Telephone: 604-990-4219



This meeting is required by the City of North Vancouver as part of the development process.



Protester released on bail after five days in jail

CORNELIA NAYLOR / BURNABY NOW
cnaylor@burnabynow.com

A North Vancouver computer programmer charged with mischief in relation to old-growth logging protests in Burnaby, Vancouver and the North Shore has been released on bail after spending nearly five days in jail.

Benjamin Donald Holt, 52, was taken into custody on Lions Gate Bridge at about 1:30 a.m. on Oct. 20 after police responded to a protest action by Save Old Growth, a group calling for the end of old growth logging in B.C. The protesters were in the process of painting a 50-metre "Save Old Growth" stencil onto the middle lane of the bridge but only got as far as "Save" before police arrived, according to information presented at a bail hearing Monday.

Crown prosecutor Ellen Leno argued Holt should remain in custody.

She noted he was already facing two previous mischief charges for earlier protests when he was arrested again.

On April 18, he had perched atop an eight-foot ladder and held out two coloured smoke sticks billowing the green and yellow colours of Save Old Growth during a demonstration that saw protesters block the westbound lanes of Grandview Highway in Burnaby at the height of the morning commute.

On June 14, he was one of three protesters who glued themselves to the road when Save Old Growth blocked the westbound lane of the Upper Levels Highway near the Horseshoe Bay ferry terminal.

Holt had been released under conditions banning him from blocking traffic, but Leno presented photos and videos suggesting he might have been at a Lions Gate Bridge protest on Aug. 2 doing just that.

Leno said charges may be laid against Holt in that protest as well.

"He seems rather entrenched in his views and his ongoing offences despite the bail conditions that he's on," Leno said.

Defence lawyer Benjamin Isitt argued Holt should be released on \$1,500 bail and said Holt's wife was in court ready with the cash.

Isitt noted Holt, a father of two teenagers, didn't have a criminal record and his alleged offences didn't involve violence or the threat of violence, so denying him bail would be



Anti-logging protester Ben Holt holds up traffic on a ladder in the middle of Grandview Highway in Burnaby on April 18. SAVE OLD GROWTH

unreasonable.

Isitt also argued Holt wasn't breaching his bail conditions last Thursday because there was little traffic on the bridge at that time of the morning and the middle lane was closed.

"He is a person of good character who is motivated by genuinely held concerns rooted in a consensus of scientific research that the climate crisis poses an existential threat to humanity and to other species and that urgent action is necessary to change course," Isitt said.

But B.C. provincial court judge Nancy Adams said, "No matter how commendable the cause, breaking the law in this sense is clearly undermining the rule of law."

She said her decision needed to take public safety into account.

"In my view, all of the things I've heard about on the three days he's charged involve public safety, whether anyone was harmed or not," she said.

Given Holt's actions this year and his commitment to the cause, Adams said there was a "substantial likelihood" he would commit another offence if he was released, but she concluded keeping him in jail wasn't the only way to mitigate that risk.

She released him on a \$1,500 cash deposit bail with a number of conditions, including a ban on blocking or impeding traffic or pedestrians on any road or highway and a ban on any protest activities on any road or highway.

"I'm trying to prevent any further criminal charges here or criminal activity," Adams said. Holt's next court dates are scheduled for Nov. 15 and Dec. 2.

VOLUNTEER NOW TO
HELP PEOPLE
IN OUR
COMMUNITY!

APPLY TODAY
[Redcross.ca/volunteer](https://redcross.ca/volunteer)
volunteerBCY@redcross.ca
604-709-6687

The Canadian Red Cross is currently seeking Client Services, Delivery and Technician volunteers for the **Health Equipment Loan Program (HELP)**. No prior experience required. Schedules are flexible.



Virtual Developer Information Session

Anthem has submitted a rezoning application to the City of North Vancouver for 146 East 2nd Street to support the development of an eight-storey strata residential development with double height ground-floor retail.

Interested members of the public are invited to attend the virtual Developer Information Session (DIS) with the applicant team for an opportunity to review the proposal, ask questions, and submit a comment form.

How to Participate

Please register in advance at: www.146East2nd.com

If you do not have access to the internet and would like to attend via telephone, please contact the applicant.

Date & Time: **Wednesday, November 9, 2022**
6:00PM - 6:30PM: Presentation
6:30PM - 7:30PM: Q&A

Applicant Contact

Emily Howard
Anthem Properties Group Ltd.
ehoward@anthemproperties.com
Telephone: 604-235-3182

City of North Vancouver Contact

David Johnson
Planning Department
djohnson@cnv.org
Telephone: 604-990-4219



This meeting is required by the City of North Vancouver as part of the development process.



Shop Early, Shop

LOCAL!

shop.nsnews.com



EVERYTHING

\$35

FREE SHIPPING

Copy of Resubmission Information Package

146 E 2nd Street

North Vancouver

Information Package – Spring 2024



Site Context

Site Information:



Address:

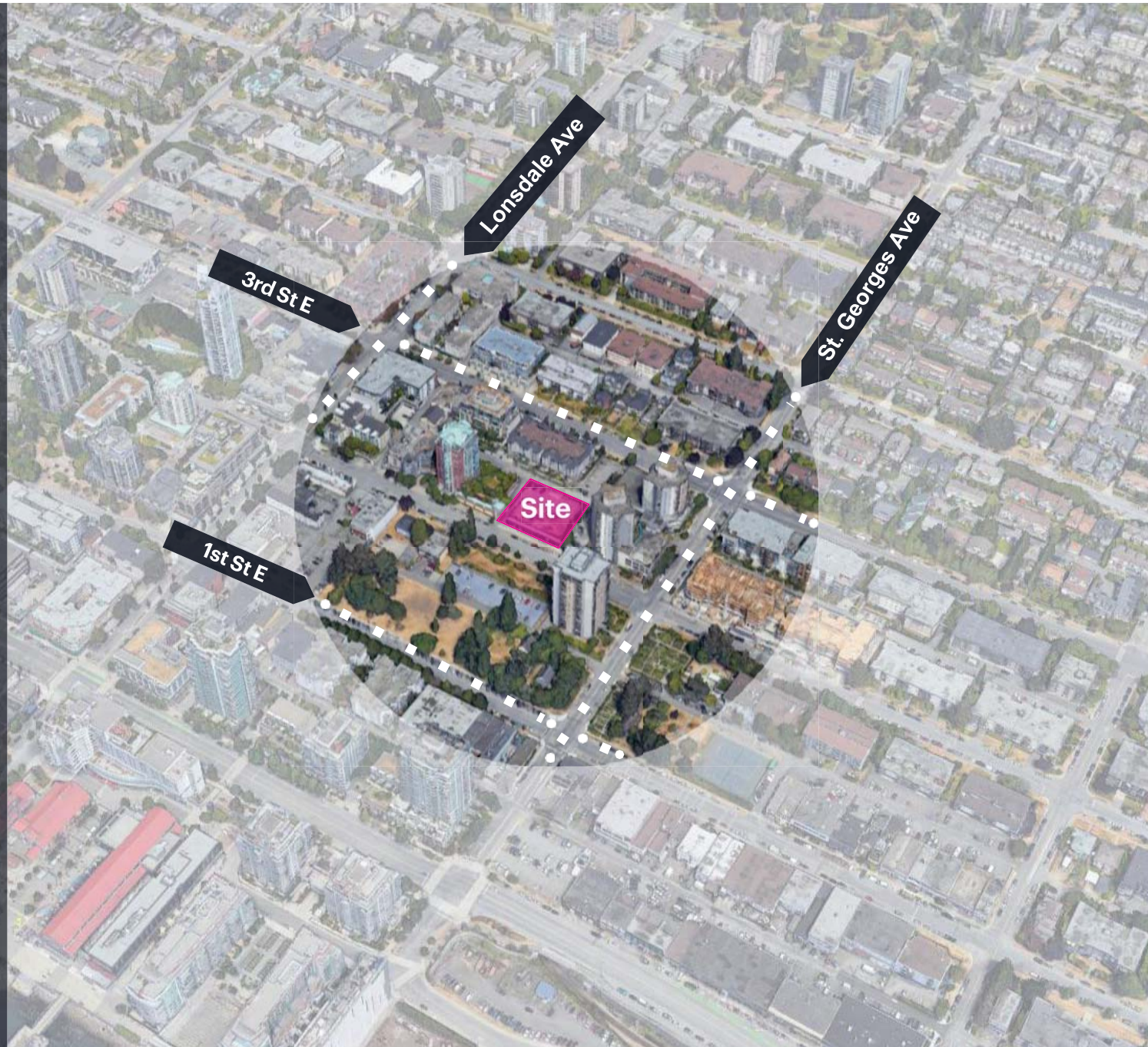
**146 E 2nd Street
North Vancouver**

Current Use:

2-storey commercial

Lot Size:

17,968 ft² (1670m²)



Previous Design Overview

Key Items:

- 1 8-storey concrete building with commercial and residential uses
- 2 The project was mixed use, incorporating retail store fronts along East 2nd
- 3 100% market condominium housing
- 4 Public mid-block connection between East 2nd and the laneway



Current Design Overview

Key Items:

- 1 6-storey wood frame building with commercial and residential uses
- 2 The project remains mixed use with commercial along East 2nd
- 3 100% rental housing including mid-market rental housing units as required by the City of North Vancouver
- 4 Improved public mid-block connection between the laneway and East 2nd



Key Statistics

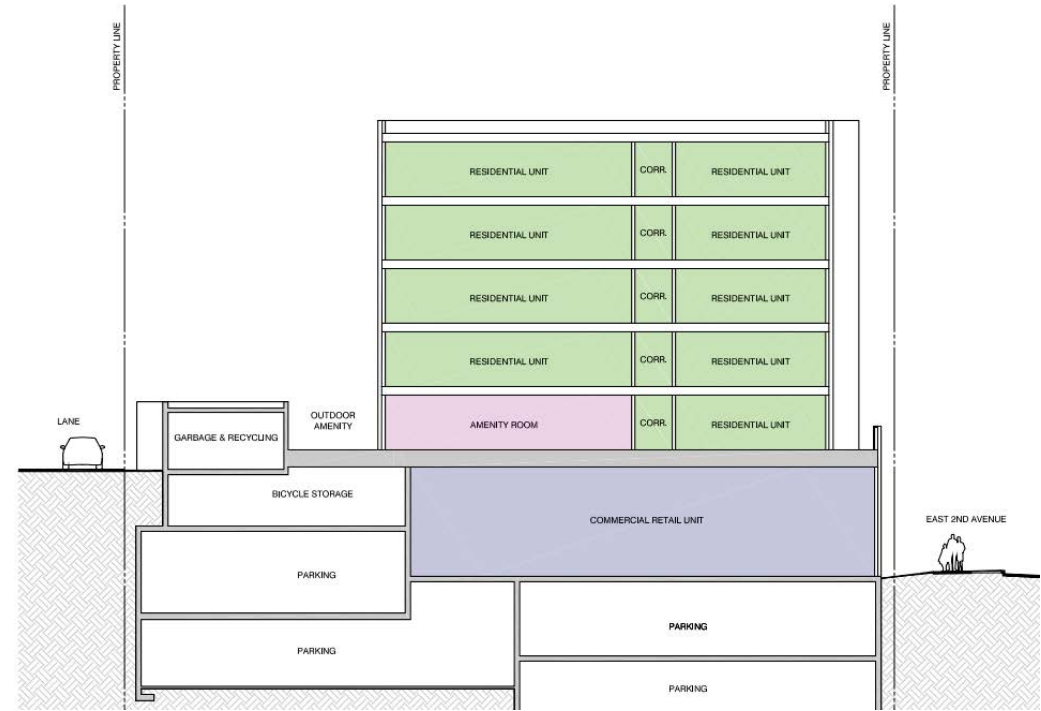
Building Height	Previous	Current
Proposed	74.01 ft	54.58 ft
OCP Maximum	75.45 ft	75.45 ft
# of Storeys	6 residential; 2 commercial	5 residential; 1 commercial
	8 storeys	6 storeys

Residential Units	Previous	Current
Studio	3	41
One Bedroom	24	4
One Bed + Den	12	2
Two Bedroom	20	21
Three Bedroom	9	8
Total	68	76

Parking	Previous	Current*
Car Total	107	61
Bike Total	134	178

*Meets City of North Vancouver parking requirements

(Gross) Floor Area	Previous	FSR	Current	FSR
Residential	55,012 ft ²	3.06	55,711 ft ²	3.10
Commercial	9,932 ft ²	0.55	6,624 ft ²	0.36
Total	64,944 ft ²	3.66	62,336 ft ²	3.47



Current design cross-section

Existing Zoning:
CD-007

Proposed Zoning:
CD (Comprehensive Development District)

What's Changed?

Building Height

Previous

- Previous design was 8 storeys
- Building height of 74 ft tall

Current

- Revised concept is 6 storeys
- Reduction in building height by approximately 20 feet (2 storeys)
- The building massing has been extended to the east

Benefits:

- Reduced shadowing on neighbouring buildings
- Improved street interface



What's Changed?

Laneway Frontage

Previous Design

- Laneway included rear commercial parking and loading
- Large wall segregating residents from the lane



Current Design

- Removed the second parking entrance on the lane
- Integrated residential units with terraces in the laneway
- Pedestrian connection increased from 8ft to 10ft wide

Benefits:

- Lowering the podium structures improves safety
- Pedestrian connection now includes landscaping



What's Changed?

The Outdoor Amenity

Previous Design

- The previous design had an elevated outdoor amenity space on level 3 of the building



Current Design

- Revised concept relocates a portion of the outdoor amenity space to the lane/ground level
- Outdoor amenity space is primarily relocated behind the garbage room
- The second outdoor amenity space is pushed south to the eastern side of the building.

Benefits

- Improved privacy for amenity space users and neighbouring buildings



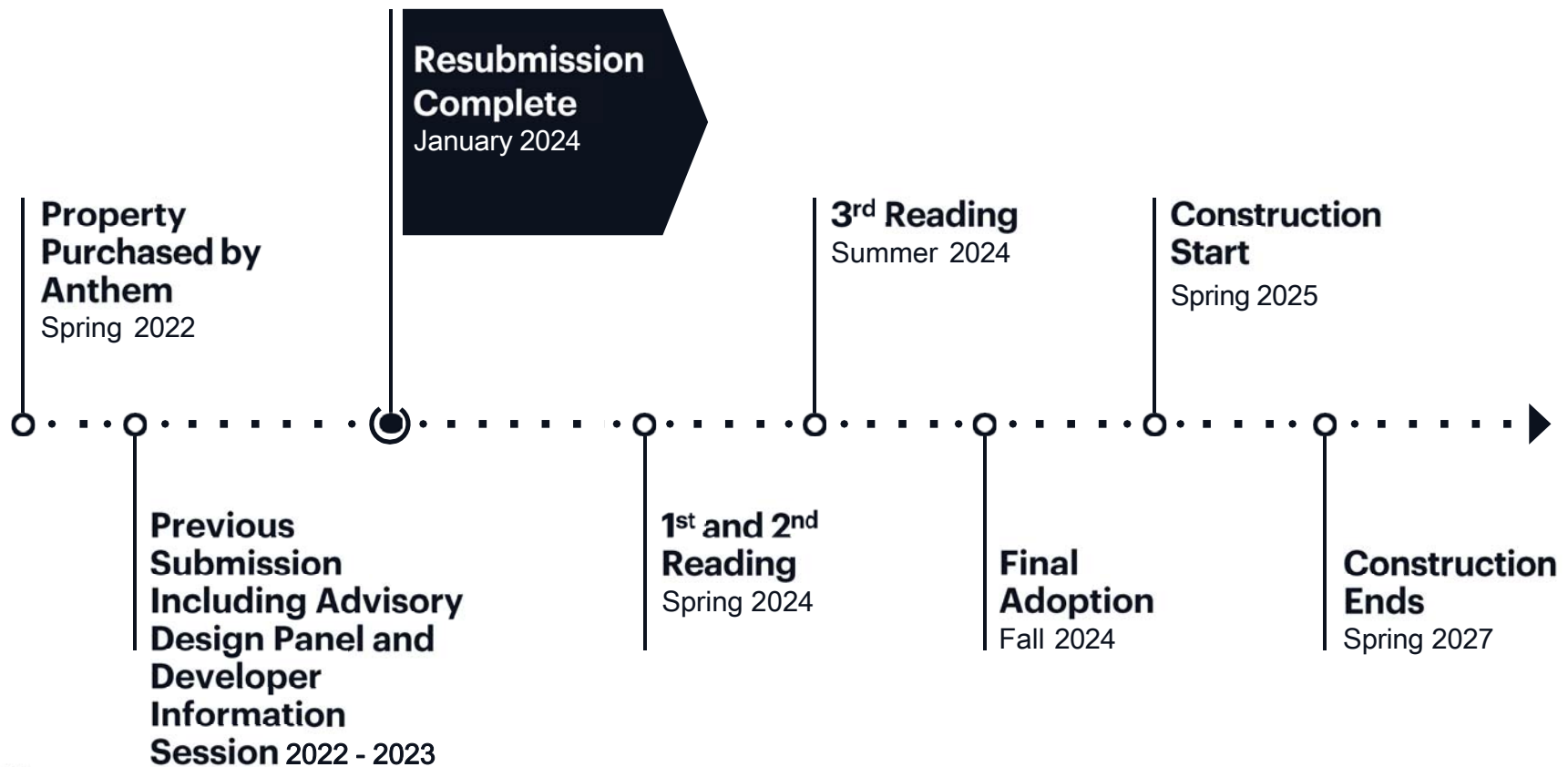


New & Retained Community Benefits

- 1 Improved public mid-block connection
- 2 Public realm upgrades with new seating and landscaping
- 3 38% family-oriented homes
- 4 Retail revitalization
- 5 Increased housing supply

The Path Forward...

New Provincial legislation no longer permits public hearings for Official Community Plan (OCP) compliant applications that has more than 50% residential uses. As a result, no public hearing will be held for this proposed project. Questions and comments may be sent directly to Anthem or the City of North Vancouver planning staff.



Note:

Dates are estimated and subject to Municipal approval.

Questions and Comments?

Option 1:

Please contact Hussein Elhagehassan, Community Relations Coordinator at:
helhagehassan@anthemproperties.com

Option 2:

Alternatively, you may engage the City of North Vancouver directly via:
planning@cnv.org and reference the address of the project (146 East 2nd).



From: Rob Carraretto
Sent: January-16-25 12:47 PM
To: Submissions
Cc: Mel Pratt
Subject: Zoning Amendment Bylaw, 2025, No. 9100 (146-160 East 2nd Street)

Dear Corporate Officer,

Can you please address the following questions:

1. Rental Housing Details

- How were the eight mid-market rental units defined and selected?
- Are there any affordability guarantees for the mid-market units, and for how long?
- What is the expected range of rental prices for the other units?

2. Commercial Spaces

- What types of commercial businesses are being targeted for the retail spaces?
- Are there any measures to ensure that the commercial spaces will support local businesses rather than large chains?

3. Building Design and Usage

- Will the building include sustainable or green building features, such as energy-efficient systems or environmentally friendly materials?
- How will the design fit with the neighborhood character, including height, aesthetics, and density?

4. Traffic and Parking

- What provisions are being made for parking for residents, visitors, and commercial tenants?
- Has a traffic impact assessment been conducted to evaluate how this development might affect congestion or local infrastructure?

5. Local Amenities

- Will this project contribute to or impact nearby parks, schools, or other public amenities?
- Are there plans for additional infrastructure improvements to support the increased population density?

6. Community Engagement

- How has local input been incorporated into the planning process so far?
- Are there plans for ongoing communication with residents about construction timelines and disruptions?

7. Compliance

- Does the proposed development align with the city's overall development plan and housing goals?
- What are the penalties or conditions if the developer fails to meet requirements like mid-market rental unit guarantees?

8. Precedent

- Are there similar developments in the area, and what has been their impact?
- Could this rezoning set a precedent for future developments of this size or type in the neighborhood?

9. Environmental Impact

- What steps are being taken to minimize the environmental impact of this development?
- Will there be green spaces or landscaping as part of the project?

10. Construction

- What is the expected timeline for construction, and how will construction disruptions be managed?
- How will the safety of nearby residents and businesses be ensured during construction?

11. Accountability

- Who will be responsible for monitoring compliance with zoning and development agreements post-approval?
- How will residents be updated about progress and changes?

Thank you,

Rob Carraretto
East 2nd Street
North Vancouver, BC

From: Alicia Kingdon
Sent: January-20-25 4:41 PM
To: Submissions
Subject: Support for Rental Housing Development at 146 East 2nd Street

Dear Council Members,

I am writing in support of the proposed rental housing development at 146 East 2nd Street, which is coming before Council on January 27th. As a resident of the City of North Vancouver, I believe it is essential to continue expanding much-needed rental housing, especially in Lower Lonsdale.

I frequently walk through this area from my home and appreciate its vibrant, walkable community. This location is well-served by transit, shops, and services, making it an ideal place for new rental housing. I'm also looking forward to seeing new at-grade retail activated along the street, enhancing the pedestrian experience and bringing fresh energy to the neighborhood. Replacing an aging commercial building with homes and retail is a positive step for the community.

Thank you for your time and consideration.

Sincerely,

Alicia Kingdon

East 5th Street
North Vancouver, BC

From: Viki Engdahl
Sent: January-20-25 5:44 PM
To: Submissions
Subject: Zoning Amendment Bylaw, 2025, No. 9100 / 146-160 East 2nd Street

Hello

As a resident of East 2nd Street, North Vancouver, I have concerns about the development of property at 146 - 160 East 2nd Street. Currently there is insufficient parking for the residents living in this area - 1 or 2 hour spaces for residents who have no onsite parking in their buildings is not adequate and businesses use most of those up during the days. None of the buildings in existence have parking for all their residents now, and the city does not allow "resident parking" permits in these locations. I am not opposed to the development, providing there is a shift in the city's permits or sufficient parking within the property to provide for every resident to have a dedicated parking space. Furthermore, there needs to be parking for the customers of the businesses housed therein as well.

Thank you,

Viki Engdahl
East 2nd Street
North Vancouver, BC

From: Shirley Kingdon
Sent: January-21-25 11:37 AM
To: Submissions
Subject: 146-160 East 2nd Street

Dear Mayor and Council,

I am writing to you in support of the proposed rental housing development at 146 East 2nd Street being considered at the January 27th Council Meeting.

As a Moodyville/City of North Vancouver resident, I am keenly aware of the lack of rental housing in North Vancouver and believe it's important to continue to build much needed rental housing particularly in this area. This location has great access to transit and many shops and services which are easily accessible by foot. My friends and family often comment on what a great area this is and how they would like to live in North Vancouver particularly the Lower Lonsdale area. I am pleased to see potential new rental housing here to replace the old commercial building and provide much needed housing in this area.

Kind regards,

Shirley Kingdon
East 5th Street
North Vancouver, BC

Notice of Proposed Zoning Amendment Bylaw - No Public Hearing

Zoning Amendment Bylaw, No. 9100 146-160 East 2nd Street

Purpose: The purpose of the proposed Bylaw is to amend the current Comprehensive Development CD-007 zone to permit a six (6) storey rental residential building consisting of 76 units, eight of which would be mid-market rental units.

Subject Lands: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 146-160 East 2nd Street.

Legal Description: Lot F, Block 141, DL 274, Plan 17913
PID: 007-241-330



Bylaw Readings: Consideration of first, second and third readings of the proposed Bylaw will be at the **Regular Council Meeting on Monday, January 27, 2025.**

Access Documents: A copy of the proposed Bylaw is available for inspection online anytime at www.cnv.org/PublicNotices from Wednesday, January 15 to Monday, January 27, 2025.

Provide Input: **Written submissions only, including your name and address,** may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, **no later than noon on Monday, January 27, 2025,** 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 14th Street. Enter City Hall from 13th Street after 5:30pm.

Questions? Matthew Menzel, Planner 3, planning@cnv.org / 604-982-9675

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9100

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, 2025, No. 9100” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 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 146-160 East 2nd Street and legally described below as henceforth being amended to and forming part of CD-007 (Comprehensive Development 007 Zone):

PID: 007-241-330	LOT F BLOCK 141 DISTRICT LOT 274 PLAN 17913
------------------	---

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Amending the following section 1101, removing ‘CD-7 Comprehensive Development 7 Zone’ in its entirety and replacing it as follows:

CD-007 Comprehensive Development 007 Zone (146-160 East 2nd Street)

In the CD-007 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 LL-4 Zone, except that:

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

- (a) Retail Service Group 1A Use;
- (b) Rental Residential Apartment Use subject to Section 6A02(1) of this Bylaw, except that an Rental Residential Apartment Use shall be permitted on the second storey and above;
- (c) Accessory Home Occupation Use, subject to Section 507(6);
- (d) Accessory Home Office Use, subject to Section 507(6);
- (e) Child Care Use, subject to Section 607(9);
- (f) Accessory Off-Street Loading Use;
- (g) Accessory Off-Street Parking Use;
- (h) Off-Site Parking Use.

- (2) Gross Floor Area:

- (a) The maximum Gross Floor Area is 2.6 FSR;
- (b) Notwithstanding (2)(a) the Maximum Gross Floor Area may be increased as follows:

BASE DENSITY			
OCP Schedule 'A'		2.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
Secured Rental Housing	100% rental housing; 10% mid-market rental units	1.0 FSR	OCP section 2.2
TOTAL DENSITY		3.6 FSR	

- (3) Lot Coverage shall not exceed 90%, reduced to 68% above the second storey;
- (4) Building Height:
 - (a) The principal building shall not exceed a building height of 23 metres (75.5 feet) as measured from the average grade at the southern property line;
- (5) Height Exceptions:
 - (a) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
 - i. parapet walls, guard rails, Garden Structures, common staircase and elevator structures by not more than 6.1 metres (20 feet);
 - ii. Fully screened mechanical equipment, sited at least 2.5 metres (8.2 feet) from the outer edge of the roof, by not more than 6.1 metres (20 feet);
- (6) Siting:
 - (a) Principal Building shall be sited in accordance with the following:
 - i. from the Front Lot Line (southern boundary):
 - 1. No less than 0.5 metres (1.6 feet) to the basement levels;
 - 2. No less than 1 metre (3.3 feet) to ground level walls;
 - 3. No less than 1.8 metre (5.9 feet) to upper level walls;
 - 4. No less than 1.1 metres (3.6 feet) to an unenclosed balcony;
 - ii. from the Rear Lot Line (northern boundary):
 - 1. No less than 0.5 metres (1.6 feet) to the basement levels;
 - 2. No less than 0.5 metres (1.6 feet) to walls between ground level and level 2 (lane level);
 - 3. No less than 3.0 metres (9.8 feet) to all upper level walls;
 - 4. No less than 1.1 metres (3.6 feet) to an unenclosed balcony;
 - iii. from the Exterior Side Lot Line (western boundary):
 - 1. No less than 3.0 metres (9.8 feet) to the basement levels;
 - 2. No less than 3.0 metres (9.8 feet) to ground level walls;
 - 3. No less than 2.6 metres (8.5 feet) to upper level walls and unenclosed balconies;

- iv. from the Interior Side Lot Line (eastern boundary):
 - 1. No less than 0 metres to the basement levels;
 - 2. No less than 0 metres to walls between ground level and the upper residential levels;
 - 3. Notwithstanding (6)(iv)(2), the walls are to be no less than 4.1 metres (13.4 feet) to the two uppermost levels of the building;
 - 4. No less than 2.0 metres (6.5 feet) to an unenclosed balcony;
- (7) Section 6A04 (5) (b) shall be varied to permit all portions of Principal Buildings exceeding four Storeys to be sited at least 17.0 metres (55.7 feet) from all portions of other Principal Buildings exceeding four storeys.
- (8) Section 6A04 (6) shall be varied to allow the principal building not exceed a horizontal width or length of:
 - (a) 51.8 metres (170 feet) above the second storey; and
 - (b) 39.6 metres (130 feet) to the two uppermost levels of the building.
- (9) Section 906(4)(c)(i) shall be varied to permit vehicle access from a Street where the lot abuts both an open Street and an opened lane.
- (10) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:
 - (b) A minimum of 6 residential visitor Parking Spaces shall be provided;
 - (c) A minimum of 6 commercial Parking Spaces shall be provided;
 - (d) 2 vehicle Parking Spaces shall be identified as shared residential visitor and commercial parking spaces.

READ a first time on the <> day of <>, 2025.

READ a second time on the <> day of <>, 2025.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW, 2025, No. 9101

A Bylaw to enter into a Housing Agreement (146-160 East 2nd Street)

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

NOW THEREFORE the Council of The Corporation of the City of North Vancouver, in open meeting assembled enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2025, No. 9101**” (**Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007 Text Amendment, Rental Housing Commitments**).
2. The Council hereby authorizes The Corporation of the City of North Vancouver to enter into a Housing Agreement to secure rental housing commitments with the owner of lands having a civic address of 146-160 East 2nd Street, North Vancouver, legally described as: PID: 007-241-330; LOT F BLOCK 141 DISTRICT LOT 274 PLAN 17913 substantially in the form attached to this bylaw.
3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

READ a first time on the <> day of <>, 2025.

READ a second time on the <> day of <>, 2025.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT,

BETWEEN:

1152455 B.C. LTD., INC.NO. BC1152455 a corporation having offices at Suite 1100-1055, Dunsmuir Street, Vancouver, British Columbia, V7X 1K8

(the “Owner”)

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER, a municipal corporation pursuant to the *Local Government Act* and having its offices at 141 West 14th Street, North Vancouver, British Columbia, V7M 1H9

(the “City”)

WHEREAS:

- A. The Owner is the registered owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Local Government Act*, RSBC 2015, c. 1 and the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 (the “**Land Title Act**”) permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant.
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.
- E. The City has adopted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

NOW THEREFORE in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

1. DEFINITIONS

- (a) **“Act”** means the *Local Government Act*, RSBC 2015, c.1 as amended from time to time;
- (b) **“Affordable Rent”** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) **“Agreement”** means this agreement as amended from time to time;
- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“Director, Planning and Development”** means the chief administrator of the Department of Planning of the City and their successors in function and their respective nominees;
- (h) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) **“Lands”** means those lands and premises legally described as:

Parcel Identifier: 007-241-330
Lot: F
Block: 141
District Lot: 274
Plan 17913;
- (j) **“Mid-Market Rental Units”** means the Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) **“Market Rental Units”** means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (l) **“Maximum Household Income”** means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divide by 30% (0.30) to meet the standard definition of affordability;
- (m) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;

- (o) **“Residential Building”** means the six storey building to be constructed on the Lands to be used for Rental Purposes with 76 Dwelling Units, of which 68 Dwelling Units will be Market Rental Units and 8 Dwelling Units will be Mid-Market Rental Units;
- (p) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (q) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9100”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit;
- (t) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2025, No. 9101” (Anthem LMV East 2nd Developments Limited Partnership, 146-160 East 2nd Street, CD-007, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
 - (a) the Lands must not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and

- (c) no Rental Unit in the Residential Building must be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building must be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.
- 3.3 Section 7.1 and 7.2 of this Agreement are integral to and form part of this Section 219 Covenant.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building will be no fewer than eight (8) three-bedroom units, twenty-one (21) two-bedroom units, six (6) one-bedroom units and forty-one (41) studio units or as otherwise approved in writing by the Director, Planning and Development in their discretion.
- 4.2 The Mid-Market Rental Units will be provided in the following unit mix: four (4) studio units, one (1) one-bedroom unit, two (2) two-bedroom units, and one (1) three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director, Planning and Development with such approval to be granted in their discretion. The Owner will be entitled to determine the locations of the eight (8) Mid-Market Rental Units within the Residential Building.
- 4.3 Notwithstanding the number of Dwelling Units that are required to be Mid-Market Rental Units as specified in the definitions for Mid-Market Rental Units and Residential Building in this Agreement, the Director of Planning and Development may, at their discretion, approve a change to the number of Dwelling Units in the Residential Building and, consequently, the number of Dwelling Units that are required to be Mid-Market Rental Units, provided that such number remains equal to or greater than 10% of the total number of Dwelling Units in the Residential Building.
- 4.4 The Owner will enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:
 - (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing and all Mid-Market Rental Units must be managed by one rental agent;
 - (b) Compliance with Tenant Relocation Plan: INTENTIONALLY DELETED

- (c) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units. When a Mid-Market Rental Unit becomes available for a subsequent, new tenancy, the Owner will advertise the unit in accordance with the foregoing requirements for a period of at least one week;
- (d) Tenant Selection: the Owner will make the Mid-Market Rental Units available, both at the first tenancy and each subsequent tenancy, in the following order of priority:
- (i) If the Residential Building replaces an existing rental building, then tenants from the existing rental building on the Lands being replaced who have household incomes at or below the Maximum Household Income will be provided first right of refusal in the Mid-Market Rental Units, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (ii) Households who have been displaced from redevelopment elsewhere in the City who have household incomes at or below the Maximum Household Income will have second priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis
 - (iii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (iv) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in sections 5.1(d)(i) to (iii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and
 - (v) Tenants in Mid-Market Rental Units must not have an ownership interest in a residential property in the City or in a neighbouring municipality which the tenant could otherwise occupy and the Owner will require confirmation from the prospective tenant that they meet this requirement at the time of tenancy;

- (vi) In determining whether a tenant meets the Maximum Household Income requirements or the requirement in section 5.1(d)(v), the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (e) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased below or at the permitted annual rent increase then set under the RT Act;
- (f) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (g) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith;
- (h) Information Regarding Unit Availability: If the City establishes a register for availability of Mid-Market Rental Units within the City, the Owner will provide to the City information regarding any Mid-Market Rental Units that become available for rent, in a form acceptable to the Director, Planning and Development;
- (i) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act*, SBC 2003, c. 63 (as amended from time to time) the Owner will, on an annual basis at the time of Business License renewal and upon any other request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.
- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm

sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

- 7.1 Pursuant to Section 219(6) of the *Land Title Act*, except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
 - (b) the Owner's default under this Agreement; and
 - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.
- 7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

8. GENERAL PROVISIONS

- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement and notice of this Agreement which is required to be filed pursuant to the *Act*. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.
- 8.2 Nothing in this Agreement:
- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
 - (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
 - (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.
- 8.3 The Owner and the City agree that:
- (a) this Agreement is entered into only for the benefit of the City;
 - (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
 - (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.
- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the *Act* and as such will be binding on the Owner.
- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement and notice of this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.

- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning & Development
Facsimile: 604.985.0576
Email: planning@cnv.org

The Owner: 1152455 B.C. LTD., INC.NO. BC1152455
SUITE 1100-1055 Dunsmuir Street,
Vancouver, British Columbia
V7X 1K8
Attention: Riaan de Beer
Email: RDeBeer@anthemproperties.com
Phone: 604.488.3040

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

- 8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

- 8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

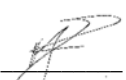


9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2025, No. 9101".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable therein.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.

THIS PAGE INTENTIONALLY LEFT BLANK



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

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Evans, Community Planner

Subject: 2024 ROUND TWO COMMUNITY GRANT RECOMMENDATIONS

Date: January 8, 2025 File No: 05-1850-20-0005/2024

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

RECOMMENDATION

PURSUANT to the report of the Community Planner, dated January 8, 2025, entitled "2024 Round Two Community Grant Recommendations":

THAT the 2024 Round Two Community Grants be awarded to the list of organizations as proposed in the report, in the total amount of \$80,869, with funds allocated from the 2024 Community Grants budget;

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

ATTACHMENTS

1. 2024 Round One Community Grants – Council Report (CityDocs [2554664](#))
2. City of North Vancouver Community Grant Applications Guidelines (CityDocs [2613215](#))
3. 2024 Round Two Community Grants – Applicant Requests and SPAC Recommendations for Allocation (CityDocs [2607504](#))

PURPOSE

This report provides Council with the Social Planning Advisory Committee's (SPAC) recommendations for the 2024 Round Two Community Grants.

BACKGROUND

Community Grants are among several grant funding opportunities that the City of North Vancouver offers to non-profit organizations and groups to assist with the delivery of services that work to reduce social, economic or physical disadvantage, and/or which improves the quality of life for City residents. Community grants provide an opportunity for non-profit agencies to gain municipal financial support for projects, programs or general operations that address the objectives of the City's Community Wellbeing Strategy and Official Community Plan.

The City's annual budget for Community Grants is the sum of two components:

- The City's annual operating budget: \$100,000; and,
- The annual interest accrued from a reserve fund called the Lower Lonsdale Legacy Fund ("LLLLF"). In the last five years the interest in this fund has fluctuated from approximately \$46,000 to \$179,000.

DISCUSSION

Total Amount of Community Grants

In 2024 the operating budget funding of \$100,000 was combined with interest in the amount of \$179,169 from the Lower Lonsdale Legacy Fund, for a total Community Grants budget of \$279,169. This amount is distributed through two rounds of application intakes:

- Round 1 (application deadline January 2024) – \$198,300 was distributed as directed by Council; and
- Round 2 (application deadline September 2024) – \$80,869 is available for distribution.

In the last year, the City has changed the investment for this legacy fund and this has resulted in more than double the amount of interest earned and available for community grants.

The Council report for the allocation of the first round of grants for 2024 is included as Attachment 1. This report addresses the second round of grants for 2024.

Application Review Process

SPAC reviews applications in accordance with criteria set out in the Community Grant Guidelines (Attachment 2) and in relation to the City of North Vancouver's Community Wellbeing Strategy.

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

Eligible not-for-profits offer services that directly benefits local residents. The number of City residents benefiting from the services must be estimated as a part of the application, measured through the service delivery, and reported upon completion by

the receiving agency. Grant applications that meet the community grants program criteria are reviewed by SPAC and prioritized for recommended allocation.

Many applicants commented in their application submissions that the community's demand for their programs and services is increasing (e.g. mental health, counselling, financial related needs, supports, etc.) and that their waitlists are growing. It was also noted that it is increasingly challenging to meet the demand for more services, as fundraising dollars are diminishing (in part related to inflation) and fewer grants are available, while organizations' operating costs continue to increase.

Grant Recommendations

In the second round of grants, 32 grant applications were received and reviewed, requesting a total amount of \$230,700. Of those, 16 were repeat applicants for new or existing programs and operating grants, and 16 were applications from first-time applicants for a Community Grant. A list of grant applications with recommended allocations is included as Attachment 3. Of the 32 applications received in Round Two, 26 are recommended to receive funding. The Committee's recommendation is to allocate \$80,869. This the full amount that remains in the community grants budget for 2024.

Table 1 below lists the applications that SPAC recommends for funding.

Table 1 – Applications Recommended for Funding

Alano Club of the North Shore - Operating	\$10,000
Crisis Intervention & Suicide Prevention Centre of BC - Program - Crisis Intervention and Suicide Prevention	\$2,000
Hollyburn Community Services Society - Program - Life Success	\$500
Hollyburn Community Services Society - Program - North Shore Youth Safe House	\$2,000
Hollyburn Community Services Society - Program - Rewired	\$500
Hollyburn Community Services Society - Program - Seniors Safe House	\$1,000
Hollyburn Community Services Society - Program - Youth Education Navigator	\$1,500
Junior Achievement of BC (JABC) - Program - Success Skills for North Vancouver Youth	\$4,000
Living Systems: Family Systems Counselling, Education, Training & Research Society - Program - Access Counselling	\$4,500
North Shore Alliance Church - Program - North Shore Community Christmas Dinner	\$3,000
North Shore Stroke Recovery Centre - Program - Art Therapy	\$2,500
North Shore Stroke Recovery Centre - Program - Exercise Therapy	\$3,000
Parkgate Community Services Society - Program - Youth Outreach	\$3,500
Pathways Serious Mental Illness Society - Program - Serious Mental Illness Awareness	\$3,000

Spectrum Mothers Support Society - Operating	\$5,500
Lookout Housing and Health Society - Program - Peer Support Worker	\$10,000
BC International Seniors' Society - Program - Physical and Mental Wellbeing of Seniors	\$2,000
Free to Be Talks Society - Program - North Vancouver Classrooms	\$1,000
Gal Senior Care Foundation - Program - Senior Fraud Seminars	\$500
Leave Out Violence (LOVE) BC - Program - Art 4 Youth in North Van	\$3,000
Roundabout Urban Gardens - Program - Gardens for the Future	\$5,000
Vancouver Iranian Choir - Operating	\$2,000
Vancouver Iranian Choir - Program - Nowruz Celebration Concert	\$1,500
Wellwishers Professional Volunteer Society - Program - Seasonal Festivals	\$5,000
Wonder Wonders Foundation - Operating	\$2,169
Wonder Wonders Foundation - Program - North Shore Kids Festival	\$2,200
Total	\$80,869

Six applications are recommended to not receive funding (Table 2). The committee decided not to recommend funding to these applications for the following reasons:

- For organizations that submitted multiple applications, SPAC may not be recommending that all applications be funded.
- Some organizations / programs were proposing to serve a lower amount of City residents than others, or the outcomes are not as clear and certain.
- Some applications did not have a strong social planning focus.
- Some applicants' proposed programs would not be meeting a need that was deemed to be as critical as other applications to supporting core needs of City residents.

Table 2 – Applications Recommended to Not Receive Funding

BC International Seniors' Society - Operating
Middlepeace Clinical Counselling Society - Operating
Middlepeace Clinical Counselling Society - Program - Train the Trainer: Tackling Barriers to Unemployment and Isolation for Newcomers
Shiraz Seniors Services Society - Operating
Vancouver Waldorf School - Operating
Vancouver Waldorf School - Program - Waldorf Community Gardens

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

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

Community Supporting Community:

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

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

The Community Grants program supports Council's Strategic Plan priority to be "A City for People that is welcoming, inclusive, safe, accessible, and supports the health and wellbeing of all". All community grant applications are also reviewed relative to the goals and objectives of the City's Community Wellbeing Strategy and the Community Grant Guidelines (Attachment 2).

RESPECTFULLY SUBMITTED:



Heather Evans
Community Planner

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 24, 2024

REPORT

15. 2024 Round One Community Grant Recommendations – File: 05-1850-20-0005/2024

Report: Community Planner, Planning (Urban Regeneration and Analytics),
June 12, 2024

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Community Planner, Planning (Urban Regeneration and Analytics), dated June 12, 2024, entitled “2024 Round One Community Grant Recommendations”:

THAT grants be allocated to the following organizations, in the total amount of \$198,300, from the 2024 Community Grants budget:

Athletics for Kids Financial Assistance (B.C.) – Program – Sport4Life Grant Program	\$3,000
Avalon Recovery Society (Avalon Women's Centre North Shore) – Operating	\$2,500
Avalon Recovery Society (Avalon Women's Centre North Shore) – Program – Counselling Program	\$10,000
Avalon Recovery Society (Avalon Women's Centre North Shore) – Program – Operating Hours Expansion	\$2,500
Backpack Buddies – Operating	\$500
Backpack Buddies – Program – Backpack Buddies	\$4,000
Bastille Day Festival Society – Program – Bastille Day Event	1,500
BC Pets & Friends – Operating	\$3,000
Big Brothers of Greater Vancouver – Operating	\$1,500
Big Brothers of Greater Vancouver – Program – Community Mentoring	\$1,500
Big Sisters of BC Lower Mainland – Operating	\$1,500
Big Sisters of BC Lower Mainland – Program – Big Sisters Mentoring	\$1,500
Big Sisters of BC Lower Mainland – Program – Study Buddy	\$1,500
Canadian Liver Foundation, BC/Yukon Region – Program – 2024 LIVERight Health Forum	\$500
Canadian Mental Health Assn. – North and West Vancouver Branch – Operating	\$4,500
Canadian Mental Health Assn. – North and West Vancouver Branch – Program – Circle of Care Housing Program	\$5,000

Continued...

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 24, 2024

REPORT – Continued

15. 2024 Round One Community Grant Recommendations – File: 05-1850-20-0005/2024
– Continued

The Cinderella Project Society – Program – Boutique Day	\$1,000
Crisis Intervention & Suicide Prevention Centre of BC – Operating	\$5,000
Dutch Network – Program – Dutch Festival / Koningsdag	\$1,500
Family Services of the North Shore – Program – Baby Basics and Breastfeeding	\$10,000
Foundations for Social Change – Program – New Leaf Expansion Program	\$7,500
Get Out and Play – Program – 7 th Annual GOAP Family Sports Day	\$1,000
Greater Vancouver Law Students' Legal Advice Society – Program – Law Students' Legal Advice Program (LSLAP)	\$2,000
Greater Vancouver Youth Unlimited North Shore – Program – Mobile Youth Drop-In	\$7,500
Highlands United Church – Program – Shelter to Home	\$5,000
Hollyburn Community Services Society – Operating	\$1,000
Hollyburn Community Services Society – Program – Free Trauma Informed Counselling	\$2,500
Hollyburn Community Services Society – Program – Hockey Heroes and Summer Program	\$1,000
Hollyburn Community Services Society – Program – Seniors at Housing Risk	\$2,500
Hollyburn Community Services Society – Program – Supporting Seniors to Remain Housed	\$2,500
Immigrant Link Centre Society – Operating	\$8,000
Iranian Laughter Club – Operating	\$500
Iranian Laughter Club – Train the Trainer	\$1,000
Junior Achievement of BC (JABC) – Program – Financial Literacy for City of North Vancouver Youth	\$4,000
KidSport North Shore – Program – Squamish Nation Project	\$5,000
Lionsview Seniors' Planning Society – Operating	\$2,800
Lionsview Seniors' Planning Society – Program – North Vancouver City Seniors' Action Committee	\$400
Lionsview Seniors' Planning Society – Program – Services to Seniors Coalition/Planning Table	\$600
Living Systems: Family Systems Counselling, Education, Training & Research Society – Program – Parenting and Marriage Counselling	\$3,000
Lookout Housing and Health Society – Operating	\$5,000
Lumara Grief & Bereavement Care Society – Program – Family Grief Support	\$2,500

Continued...

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 24, 2024

REPORT – Continued

15. 2024 Round One Community Grant Recommendations – File: 05-1850-20-0005/2024
– Continued

North Shore Disability Resource Centre – Program – Information and Advocacy	\$3,000
North Shore Disability Resource Centre – Program – Multi-Sensory Van Outreach Program	\$1,000
North Shore Disability Resource Centre – Program – Summer Bursary Program	\$2,500
North Shore Keep Well Society – Operating	\$2,000
North Shore Multicultural Society (dba as Impact North Shore) – Operating	\$3,000
North Shore Multicultural Society (dba as Impact North Shore) – Program – Anti-Racism Programming	\$1,000
North Shore Multicultural Society (dba as Impact North Shore) – Program – Community Bridging	\$4,000
North Shore Polish Association Belweder – Program – Polish Festival Vancouver	\$1,500
North Shore Safety Council – Operating	\$2,000
North Shore Safety Council – Program – Be Bright, Be Seen	\$1,000
North Shore Stroke Recovery Centre – Operating	\$5,000
North Shore Table Tennis Club Society – Operating	\$500
North Shore Table Tennis Club Society – Program – Happy Hands Adapted Table Tennis Program	\$1,500
North Shore Table Tennis Club Society – Program – Table Tennis for Brain Health	\$1,500
North Shore Table Tennis Club Society – Program – Youth Table Tennis Program	\$1,500
North Shore Women's Centre – Program – North Shore Coordinating Committee to End Violence Against Women in Relationships	\$4,000
North Shore Women's Centre – Program – Separation Support Group	\$3,000
North Shore Writers Association – Operating	\$500
Odihi – Program – Bigger Ideas Conference	\$500
Pathways Serious Mental Illness Society – Operating	\$4,000
Pathways Serious Mental Illness Society – Awareness and Early Prevention	\$2,500
Quest Outreach Society – Operating	\$2,000
Quest Outreach Society – Program – Food Recovery and Redistribution Program	\$5,000
Special Olympics British Columbia Society – North Shore – Program - SOBC North Shore Sports Program	\$2,000
Spinal Cord Injury BC – Program – Peer Support Program	\$2,000

Continued...

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 24, 2024

REPORT – Continued

15. 2024 Round One Community Grant Recommendations – File: 05-1850-20-0005/2024
– Continued

St. Andrew's United Church – Program – St. Andrew's Community Meal Program	\$5,000
Vancouver Adaptive Snow Sports – Operating	\$1,500
Vancouver Adaptive Snow Sports – Program – Adaptive Learn to Ski	\$1,500
Volunteer Cancer Drivers Society – Operating	\$1,500
TOTAL	\$198,300

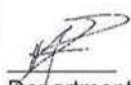


AND THAT the following organizations be notified that their application for a 2024 Community Grant will not be funded:

Dundarave Festival of Lights Society – Operating
Latincouver Cultural & Business Society – Program – Flamenco & Tango Moments 2024
Latincouver Cultural & Business Society – Program – Trail of Coffee
North Shore Polish Association Belweder – Operating
North Shore Polish Association Belweder – Program – Canadian Polish Active Club – Seniors Club for Over 55

CARRIED UNANIMOUSLY

R2024-06-24/15



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

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Evans, Community Planner, Planning
(Urban Regeneration and Analytics)

Subject: 2024 ROUND ONE COMMUNITY GRANT RECOMMENDATIONS

Date: June 12, 2024 File No: 05-1850-20-0005/2024

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

RECOMMENDATION

PURSUANT to the report of the Community Planner, Planning (Urban Regeneration and Analytics), dated June 12, 2024, entitled "2024 Round One Community Grant Recommendations":

THAT the Round One 2024 Community Grants be awarded to the list of organizations as proposed in the report, in the total amount of \$198,300, with funds allocated from the 2024 Community Grants budget;

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

ATTACHMENTS

1. City of North Vancouver Community Grant Applications Guidelines (CityDocs [#2475821](#))
2. 2024 Round One Community Grants – List of Applicant Requests and Committee Recommendations (CityDocs [#2535963](#))

PURPOSE

This report provides Council with the Social Planning Advisory Committee's (SPAC) recommendations for the 2024 Round One Community Grants.

BACKGROUND

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

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

- The City's annual operating budget: \$100,000; and,
- The annual interest accrued from a reserve fund called the Lower Lonsdale Legacy Fund ("LLLLF"). In the last five years the interest in this fund has fluctuated from approximately \$46,000 to \$179,000.

DISCUSSION

Total Amount of Community Grants

In 2024 the operating budget funding of \$100,000 is combined with interest in the amount of \$179,169 from the Lower Lonsdale Legacy Fund, for a total Community Grants budget of \$279,169. This amount is distributed through two rounds of application intakes:

- Round 1 (application deadline January 2024) – \$198,300 will be distributed;
- Round 2 (application deadline September 2024) – \$80,869 will be available for distribution.

In the last year the City has changed the investment for this legacy fund, and this has resulted in more than double the amount interest earned and available for community grants.

This report addresses the first round of grants for 2024.

Application Review Process

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

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

Eligible not-for-profits are offer services that directly benefits local residents. The number of City residents benefiting from the services must be estimated as a part of the application, measured through the service delivery, and reported upon completion by the receiving agency.

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

- 'A' or top priority
 - evidence of need for the service or project
 - evidence of clear goals and expected outcomes
 - evidence of financial need for a Community Grant
 - relevance to Social Plan

- 'B' or medium priority
 - quality of management
 - uniqueness of service
 - involvement with community partners
 - addressing barriers to services for people with disabilities and for ethno-cultural residents.

- 'C' or lower priority
 - number of local residents served
 - number of local volunteers and their role
 - amount of funding requested from each municipality related to the numbers of residents served.

Many applicants comment on how the demand for their services are increasing (e.g. for mental health and counselling services) and that their waitlists are growing. It was also noted that meeting demand is becoming more difficult as fundraising dollars are diminishing (likely related to inflation) and because fewer grants are available (especially those related to COVID relief).

Grant Recommendations

In the first round of grants, 76 grant applications were received and reviewed, requesting a total amount of \$391,200. Of those, 67 were repeat applicants for new or existing programs and operating grants, and nine were applications from first-time applicants. A list of grant applications with recommended allocations is included as Attachment 2. Of the 76 applications received in Round One, 71 are recommended to receive funding. The Committee's recommendation is to allocate \$198,300 and hold back \$80,869 to be distributed in Round Two (autumn 2024).

Table 1 below lists the applications that SPAC recommends for funding.

Table 1 – Applications Recommended for Funding

Athletics for Kids Financial Assistance (B.C.) - Program - Sport4Life Grant Program	\$3,000
Avalon Recovery Society (Avalon Women's Centre North Shore) - Operating	\$2,500
Avalon Recovery Society (Avalon Women's Centre North Shore) – Program – Counselling Program	\$10,000
Avalon Recovery Society (Avalon Women's Centre North Shore) – Program – Operating Hours Expansion	\$2,500

Backpack Buddies – Operating	\$500
Backpack Buddies – Program – Backpack Buddies	\$4,000
Bastille Day Festival Society – Program – Bastille Day Event	1,500
BC Pets & Friends – Operating	\$3,000
Big Brothers of Greater Vancouver - Operating	\$1,500
Big Brothers of Greater Vancouver – Program – Community Mentoring	\$1,500
Big Sisters of BC Lower Mainland – Operating	\$1,500
Big Sisters of BC Lower Mainland - Program – Big Sisters Mentoring	\$1,500
Big Sisters of BC Lower Mainland - Program – Study Buddy	\$1,500
Canadian Liver Foundation, BC/Yukon Region – Program – 2024 LIVERight Health Forum	\$500
Canadian Mental Health Assn. - North and West Vancouver Branch – Operating	\$4,500
Canadian Mental Health Assn. - North and West Vancouver Branch – Program - Circle of Care Housing Program	\$5,000
The Cinderella Project Society – Program – Boutique Day	\$1,000
Crisis Intervention & Suicide Prevention Centre of BC – Operating	\$5,000
Dutch Network – Program – Dutch Festival / Koningsdag	\$1,500
Family Services of the North Shore – Program – Baby Basics and Breastfeeding	\$10,000
Foundations for Social Change – Program – New Leaf Expansion Program	\$7,500
Get Out and Play – Program – 7 th Annual GOAP Family Sports Day	\$1,000
Greater Vancouver Law Students' Legal Advice Society - Program - Law Students' Legal Advice Program (LSLAP)	\$2,000
Greater Vancouver Youth Unlimited North Shore – Program – Mobile Youth Drop-In	\$7,500
Highlands United Church – Program – Shelter to Home	\$5,000
Hollyburn Community Services Society – Operating	\$1,000
Hollyburn Community Services Society – Program – Free Trauma Informed Counselling	\$2,500
Hollyburn Community Services Society – Program – Hockey Heroes and Summer Program	\$1,000
Hollyburn Community Services Society – Program – Seniors at Housing Risk	\$2,500
Hollyburn Community Services Society – Program – Supporting Seniors to Remain Housed	\$2,500
Immigrant Link Centre Society – Operating	\$8,000
Iranian Laughter Club – Operating	\$500
Iranian Laughter Club – Train the Trainer	\$1,000

Junior Achievement of BC (JABC) – Program – Financial Literacy for City of North Vancouver Youth	\$4,000
KidSport North Shore – Program – Squamish Nation Project	\$5,000
Lionsview Seniors' Planning Society – Operating	\$2,800
Lionsview Seniors' Planning Society – Program – North Vancouver City Seniors' Action Committee	\$400
Lionsview Seniors' Planning Society – Program – Services to Seniors Coalition/Planning Table	\$600
Living Systems: Family Systems Counselling, Education, Training & Research Society - Program - Parenting and Marriage Counselling	\$3,000
Lookout Housing and Health Society – Operating	\$5,000
Lumara Grief & Bereavement Care Society – Program – Family Grief Support	\$2,500
North Shore Disability Resource Centre - Program - Information and Advocacy	\$3,000
North Shore Disability Resource Centre - Program - Multi-Sensory Van Outreach Program	\$1,000
North Shore Disability Resource Centre – Program – Summer Bursary Program	\$2,500
North Shore Keep Well Society – Operating	\$2,000
North Shore Multicultural Society (dba as Impact North Shore) – Operating	\$3,000
North Shore Multicultural Society (dba as Impact North Shore) - Program - Anti-Racism Programming	\$1,000
North Shore Multicultural Society (dba as Impact North Shore) – Program – Community Bridging	\$4,000
North Shore Polish Association Belweder – Program – Polish Festival Vancouver	\$1,500
North Shore Safety Council – Operating	\$2,000
North Shore Safety Council – Program – Program – Be Bright, Be Seen	1,000
North Shore Stroke Recovery Centre – Operating	\$5,000
North Shore Table Tennis Club Society – Operating	\$500
North Shore Table Tennis Club Society - Program - Happy Hands Adapted Table Tennis Program	\$1,500
North Shore Table Tennis Club Society – Program – Table Tennis for Brain Health	\$1,500
North Shore Table Tennis Club Society - Program – Youth Table Tennis Program	\$1,500
North Shore Women's Centre - Program - North Shore Coordinating Committee to End Violence Against Women in Relationships	\$4,000
North Shore Women's Centre - Program – Separation Support Group	\$3,000
North Shore Writers Association – Operating	\$500
Odihi – Program – Bigger Ideas Conference	\$500
Pathways Serious Mental Illness Society – Operating	\$4,000

Pathways Serious Mental Illness Society – Awareness and Early Prevention	\$2,500
Quest Outreach Society – Operating	\$2,000
Quest Outreach Society - Program - Food Recovery and Redistribution Program	\$5,000
Special Olympics British Columbia Society - North Shore - Program - SOBC North Shore Sports Program	\$2,000
Spinal Cord Injury BC – Program – Peer Support Program	\$2,000
St. Andrew's United Church – Program - St. Andrew's Community Meal Program	\$5,000
Vancouver Adaptive Snow Sports – Operating	\$1,500
Vancouver Adaptive Snow Sports – Program – Adaptive Learn to Ski	\$1,500
Volunteer Cancer Drivers Society – Operating	\$1,500
TOTAL	\$198,300

Five applications are recommended to not receive funding (Table 2). The committee decided not to recommend funding to these applications for the following reasons:

- For organizations that submitted multiple applications, SPAC may not be recommending that all applications be funded.
- Some organizations / programs were proposing to serve a lower amount of City residents than others, or the outcomes are not as clear and certain.
- The impact from larger (e.g. national) organizations with broader funding support would not offer as much of a direct impact in our community than local groups.
- Some applications did not have as strong of a social planning focus.
- Some applicants' proposed programs would not be meeting a need that was deemed to be as critical as other applications to supporting core needs of City residents.

Table 2 – Applications Proposed to Not Receive Funding

Dundarave Festival of Lights Society - Operating
Latincouver Cultural & Business Society – Program – Flamenco & Tango Moments 2024
Latincouver Cultural & Business Society – Program – Trail of Coffee
North Shore Polish Association Belweder - Operating
North Shore Polish Association Belweder – Program – Canadian Polish Active Club – Seniors Club for Over 55

FINANCIAL IMPLICATIONS

The 2024 annual budget for community grants is calculated and provided in the same manner as previous years.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

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

Community Supporting Community:

The City will continue to be a compassionate community recognizing that all individuals and/or their families will require support at some point in their lives. The City will assist organizations and individuals that provide community support through the responsible allocation of its resources.

The Community Grants program supports Council's Strategic Plan priority to be "A City for People that is welcoming, inclusive, safe, accessible, and supports the health and wellbeing of all". All community grant applications are also reviewed relative to the goals and objectives of the City's existing Social Plan (1998) and the Community Grant Guidelines (Attachment 1).

RESPECTFULLY SUBMITTED:



Heather Evans
Community Planner

Submission Deadlines: Round 1 – February 28, Round 2 – September 30

PLEASE NOTE: These guidelines are for the City of North Vancouver.

The District of West Vancouver's separate Community Grants Program can be found at:

<https://westvancouver.ca/be-involved/grants-awards/community-grants>.

The District of North Vancouver's separate Community Grants Program can be found at:

<https://www.dnv.org/programs-and-services/municipal-community-grants>

Guidelines

Using these Guidelines

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

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

Contents

Using these Guidelines	1
City of North Vancouver Municipal Community Grants - Overview	1
Applying for the City of North Vancouver's Community Grants	3
Evaluation Criteria.....	4
Filling in the Application Forms - Overview	4
Filling in the Organization Summary Form.....	5
Filling in the Operating Grant Application Form	6
Filling in the Program Grant Application Form	6
Final Steps to Completing the Application Package	7
Frequently Asked Questions.....	8

City of North Vancouver Municipal Community Grants - Overview

Purpose of the City of North Vancouver Municipal Community Grants

City of North Vancouver Municipal Community Grants are intended to support not-for-profit organizations serving City residents. The City provides these grants in order to:

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

Who Can Apply?

Eligible Organizations

The organization applying for a grant must be:

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

Eligible Expenses

- a) Special projects and events: e.g. hosting a workshop or producing resource material.
- b) Operating costs: e.g. ongoing operating costs such as rent, utilities, fixed costs.
- c) Project or program to serve a particular group. A program typically has distinct resources committed to the operation of that specific program such as staff costs and other expenses related to that program.
- d) Capital costs: e.g. the purchase of office equipment.

Program Grants: Applying for More than One

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

Funding Characteristics of the City of North Vancouver's Community Grants

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

Funding Limits

The maximum total grant amount available per year from the City of North Vancouver is \$15,000.

Funding Term

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

Funding Cycles

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

Notification of Application Decisions

Allocations by municipal Council are typically made in June/July (Round One grants) and November/December (Round Two grants). Organizations are notified by letter.

Disbursement of Funds

Cheques are typically issued by the City's Finance department in June or July (Round One grants) and in November/December (Round Two grants).

Acknowledgement of City of North Vancouver Community Grants

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

Applying for the City of North Vancouver's Community Grants

This form is for the City of North Vancouver's Community Grants only.

Please note: Each municipality on the North Shore receives, processes and allocates grants separately.

The District of West Vancouver's separate Community Grants Program can be found at: westvancouver.ca/be-involved/grants-awards/community-grants

The District of North Vancouver's separate Community Grants Program can be found at: dnv.org/programs-and-services/community-grants-and-awards

Application Submission

Application Deadlines

The deadline for Round One Community Grants applications is 5:00 p.m. February 28 of each year, or, where February 28 lands on a weekend (or it is a leap year), the last Friday of February.

The City of North Vancouver has a Round Two intake of applications with a deadline of September 30. **PLEASE NOTE:** If your organization applied for a grant in the first round of the year, you may apply to the second round but for a **different** program only.

Submitting Forms

Choose one of two options:

- Email (submit one digital copy by email): communitygrants@cnv.org

or

- Mail or Drop off (submit two copies):

Planning and Development Department
Attention: Edytha Barker
City of North Vancouver
141 West 14th Street
North Vancouver, V7M 1H9

Evaluation Criteria

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

- a) Evidence of need for the service or project.
- b) Number of City of North Vancouver residents served.
- c) Quality of management (established track record, proposal well thought out and clear, etc.).
- d) Evidence of clear goals and expected outcomes.
- e) Uniqueness of service (does not duplicate but may complement an existing service).
- f) Number of local volunteers.
- g) Evidence of financial need for a City of North Vancouver Community Grant.
- h) Amount of funding requested from each municipality is proportional to the number of residents served.
- i) Inclusion and access. Breaking down the layered and intersecting physical, social, and perceived barriers that can deter people from accessing services and programs. These include varying mobility, cognitive, and accessibility needs, sense of safety, attitudes and discrimination, how welcoming and inclusive programs feel, cost considerations, wayfinding and communication needs and other obstacles.
- j) Indicated involvement from other community partners whether financial or in kind.

Further, the City's goals and objectives will also be considered while reviewing grant applications. For more information: <https://www.cnv.org/Community-Environment/Social-Planning/Community-Wellbeing>

Filling in the Application Forms - Overview

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

Acceptable Applications

Applications will only be accepted if they are:

- Completed **in full** including all attachments listed on the City of North Vancouver Community Grant Application Checklist.
- Completed **legibly**
- Submitted **on time**

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

Three Application Forms

There are three application forms to be used as follows:

- Organization Summary Form: to be filled out by *all* applicants;
- Operating Grant Application Form: for organizations applying for financial assistance for ongoing operating costs such as rent, utilities, fixed costs;

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

Quality of Information

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

Maximum Words for Answer

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

Filling in the Organization Summary Form

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

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

Section: Accessibility

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

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

- a) People with disabilities
 - Is your building wheelchair accessible?
 - Are you on a bus route?
 - Are there designated parking spots for persons with disabilities adjacent to the building in which your programs/services take place?
 - How do you market/communicate your programs/services to people with disabilities?
- b) Culturally diverse communities: (maximum 50 words)
 - Do you list languages other than English that are spoken by your staff/volunteers?
 - Are your program/service materials available in languages other than English? Which languages?
 - Are your website and/or social media in languages other than English? Which languages?
 - How do you market/communicate your programs/services to speakers of languages other than English?
- c) People of various social and economic backgrounds: (maximum 50 words)
 - Which organizations have you approached that serve this demographic in order to promote your programs/services?
 - How do you market/communicate your programs/services to people of various social and economic backgrounds?

Section: Trends

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

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

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

This question asks organizations to identify and share these trends.

Section: Sustainability

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

The City places strong value on environmental sustainability. Explain how the organization shares this value. Please be sure to provide examples.

Filling in the Operating Grant Application Form

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

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

Section: Operating Budget

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

Question: In-kind Sources

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

Filling in the Program Grant Application Form

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

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

Section: Program Proposal

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

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

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

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

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

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

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

Section: Program Budget

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

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

Question: In-kind Sources

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

Final Steps to Completing the Application Package

The Checklist

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

Attachments

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

All applications will be required to include:

- Organization Summary Application Form

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

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

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

Frequently Asked Questions

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

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

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

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

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

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

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

4. Can we rely on the City's community grant funding as the sole source of funding?

Community grant funding is considered one source of funding. Organizations should not prepare and submit budgets where this request is the only source of revenue.

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

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

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

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

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

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

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

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

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

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

The actual numbers are required. For further information or assistance, please contact City staff.

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

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

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

You could split the full amount you require and ask for a portion from each municipality that is commensurate with the residents served in each municipality.

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

Operating costs are your ongoing costs such as rent, utilities, fixed costs. If you are unsure, please contact City staff to discuss.

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

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

Updated: August 2024

APPLICANT	AMOUNT REQUESTED BY APPLICANT	DESCRIPTION OF SERVICE/PROJECT	AMOUNT RECOMMENDED BY SPAC FOR ALLOCATION
REPEAT APPLICANTS			
Alano Club of the North Shore 176 East 2nd Street North Vancouver, BC V7L 4N3 Tom Taylor, President 604-986-7148 nsalano@shaw.ca	\$10,000	Operating - The Alano Club is a hub and meeting space for individuals with alcoholism and addictions to find recovery. The Club plays an important role in fostering an environment of hope, healing and recovery. Funds are being requested in order to complete renovations to ensure the front entrance of the club and one of the washrooms are fully accessible. In the last few years, several people who use wheelchairs or walkers have starting coming to the club and it has been inaccessible to them.	\$10,000
Crisis Intervention & Suicide Prevention Centre of BC 763 East Broadway Vancouver, BC V5T 1X8 Nick Cullent, Development Coordinator 604-872-1811 grants@crisiscentre.bc.ca	\$10,000	Program - Crisis Intervention and Suicide Prevention - This program offers 24/7 distress phone lines and SMS text services across British Columbia. Operated by trained volunteers and staff, these services provide immediate, confidential support to individuals in crisis or contemplating suicide. Funding is needed to cover the gap in funding for approximately one month of calls made to the Vancouver crisis lines and would cover the cost of salaries and benefits, staffing as well as program, IT and admin expenses.	\$2,000
Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Director of Innovation & Engagement 604-512-2483 jhayden@hollyburnsociety.ca	\$2,000	Program - Life Success - This program is a series of transitional housing and skill development support to assist youth to acquire the skills they need to live independently. The program is for youth 19 to 24 who are or have been homeless. Key areas of focus include employment, education, interpersonal relationships and community integration. To graduate youth must be employed or in a post secondary program. Funds would be used for overhead expenses such as insurance, maintenance and staffing costs.	\$500
Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Director of Innovation & Engagement 604-512-2483 jhayden@hollyburnsociety.ca	\$4,000	Program - North Shore Youth Safe House (NSYSH) - The NSYSH is a voluntary, multicomponent, youth-centered resource for youth aged 14 to 18. The four bed resource provides short term accommodation; the two bed Transition Program is a semi independent resource designated to provide an identified need for youth moving toward independent living. The Safe House is available 24/7/365. Funds would be used for grocery costs due to increase in food costs.	\$2,000
Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Director of Innovation & Engagement 604-512-2483 jhayden@hollyburnsociety.ca	\$2,000	Program - Rewired - This is Hollyburn's newest employment program for marginalized youth. It focuses on skilled trades. The program supports four cohorts of 10 youth per cohort annually and takes them through classroom instructions, certificates in First Aid, WHIMIS and other on-site requirements. This is followed by an 8 week work experience placement in their field of interest. They are then supported to secure employment or take advanced training.	\$500
Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Director of Innovation & Engagement 604-512-2483 jhayden@hollyburnsociety.ca	\$3,000	Program - Seniors Safe House (SSH) - The SSH provides temporary shelter to seniors experiencing homelessness or seniors living in unsafe situations. It has also become a recuperation home for homeless seniors discharged from the hospital that require time to recover from illness or surgery. Seniors can stay as long as it takes them to secure sustainable housing. Funds would be used to cover safe house specific costs such as insurance, utilities, maintenance, repairs and groceries.	\$1,000
Hollyburn Community Services Society 104 - 267 West Esplanade North Vancouver, BC V7M 1A5 Joy Hayden, Director of Innovation & Engagement 604-512-2483 jhayden@hollyburnsociety.ca	\$2,000	Program - Youth Education Navigator - Supports youth and young adults (15 - 30 years of age) who would like to return to secondary school or trades but don't know where to begin. Support is provided throughout the entire program with extra support during high stress periods and ongoing coaching until graduation. Funds would be used for staff salaries, insurance and rent.	\$1,500
Junior Achievement of BC (JABC) 570 - 475 West Georgia Street Vancouver, BC V6B 4M9 Rani Bansai, Development Officer 778-697-4157 r.bansai@jabc.org	\$15,000	Program - Success Skills for North Vancouver Youth - JABC has identified youth mental health as a strategic priority and is currently working in collaboration with other like-minded organizations to develop key initiatives that include education and experiential programming. From September 2024 to June 2025, the goal is to deliver classroom programs to North Vancouver youth in Grades 8 - 12. The programs consist of 4-hour, in-person or virtual classroom delivery and 3 on demand webinars. Funding would be used for delivering the programs and for organizing the one day youth summit in May 2025.	\$4,000

2024 Round Two Community Grant Applications
Applicant Requests and Allocations Recommended by SPAC

APPLICANT	AMOUNT REQUESTED BY APPLICANT	DESCRIPTION OF SERVICE/PROJECT	AMOUNT RECOMMENDED BY SPAC FOR ALLOCATION
Living Systems: Family Systems Counselling, Education, Training & Research Society 133 - 901 3rd Street West North Vancouver, BC V7P 3P9 Leila Howard, Business & Finance Director 604-926-5496 leila.howard@livingsystems.ca	\$5,000	Program - Access Counselling - This program offers a sliding fee scale to clients whose income falls below \$50,000 per year. Min. counselling fees are ordinarily \$10 - 25 per session. Counselling is offered to individuals, couples and families based on family systems theory. Clients include people in danger of becoming homeless, aboriginal people and people from diverse cultural backgrounds. Funding would be used to pay counsellors that provide this low rate service.	\$4,500
North Shore Alliance Church 201 East 23rd Street North Vancouver, BC V7L 3E4 Dave Sattler, Outreach Pastor 604-984-6422, ex. 223 daves@nsac.bc.ca	\$3,000	Program - North Shore Community Christmas Dinner - This event has been running since 1988 and was originally started by the Harvest Project. Its more recent focus has been to provide a plated, full service Christmas meal with entertainment to the North Shore's most vulnerable. New Canadians, those struggling with isolation and loneliness, mental health, addiction, poverty and homelessness are invited, welcomed and celebrated. The 2023 event welcomed nearly 400 guests. Funding would be used for equipment rental, the contract with SD44, janitorial fees, decor and entertainment as well as shuttle buses to make the event accessible to more.	\$3,000
North Shore Stroke Recovery Centre 225 East 2nd Street North Vancouver, BC V7L 1C4 Alex Beyer, Centre Operations Manager 778-340-5803 alex@nssrc.org	\$3,500	Program - Art Therapy - Art Therapy is a specialized program designed to support survivors of stroke in their physical, emotional, and cognitive rehabilitation. This important program harnesses the healing power of creative expression to facilitate recovery, enhance self-esteem, and foster emotional well-being among stroke survivors. Funding would be used primarily for the services of a Licensed Art Therapist as well as art supplies.	\$2,500
North Shore Stroke Recovery Centre 225 East 2nd Street North Vancouver, BC V7L 1C4 Alex Beyer, Centre Operations Manager 778-340-5803 alex@nssrc.org	\$4,500	Program - Exercise Therapy - NSSRC's exercise program consists of three separate options for members. Exercise therapy is offered on each program day by a certified exercise instructor to maintain strength, range of motion, balance, cardiovascular fitness and reduce the risk of falls. All programming is tailored to suit those who have experienced a stroke. Funding would be spent on paying qualified exercise and yoga therapists to provide these sessions and well as for supplies and overall program coordination.	\$3,000
Parkgate Community Services Society 3625 Banff Court North Vancouver, BC V7H 2Z8 Ellen Clague, Executive Director 604-983-6375 eclague@parkgatesociety.ca	\$3,500	Program - Youth Outreach - Parkgate Youth Services Outreach supports and builds resiliency in youth. While their primary focus is the Seymour area in the DNV, their outreach services and some of their programs do extend and are available to CNV youth. Funding would be spent directly on Youth Outreach worker wages, specifically the hours youth workers spend supporting youth at the Foundry (which is in the CNV).	\$3,500
Pathways Serious Mental Illness Society 101 - 315 West 1st Street North Vancouver, BC V7M 1B5 Liz Charyna, Executive Director 604-926-0856 executivedirector@pathwayssmi.org	\$5,000	Program - Serious Mental Illness Awareness - This is not a new program, but Pathways is enhancing offerings for Serious Mental Illness Awareness presentations to include more schools and community groups as well as Lunch and Learn sessions for businesses. More outreach is needed in the community for information and support for people surrounding a loved one with a serious mental illness who are struggling to understand and help. Funding would be used for research, design and coordination of presentations as well as printed materials, evaluations, training and volunteers.	\$3,000
Spectrum Mothers Support Society 1314 East 29th Street North Vancouver, BC V7J 1T1 Sally Livingstone, Founder and Program Director 604-562-5530 sally@spectrummothers.ca	\$10,000	Operating - Spectrum provides in home one on one support to mothers on the North Shore through caregivers, mentors and doulas. Without this additional support and care, the North Shore's vulnerable children run the risk of future challenges in school and in society. Funding would be used for the salaries of the caregivers that provide support.	\$5,500
Lookout Housing and Health Society 705 West 2nd Street North Vancouver, BC V7E 1E6 Owen Hynes, Community Coordinator 604-982-9126, ex. 107 owen.hynes@lookoutsociety.ca	\$15,000	Program - Peer Support Worker - The Peer Support Worker program provides job training, work experience and increased income for peers through an hourly stipend. Temporary funding is sought until after the provincial election when a broader conversation can be had with Vancouver Coastal Health.	\$10,000
2024 Round Two Amount Requested by Repeat Applicants	\$97,500	2024 Round Two Amount Recommended to Repeat Applicants	\$56,500

2024 Round Two Community Grant Applications
Applicant Requests and Allocations Recommended by SPAC

APPLICANT	AMOUNT REQUESTED BY APPLICANT	DESCRIPTION OF SERVICE/PROJECT	AMOUNT RECOMMENDED BY SPAC FOR ALLOCATION
NEW APPLICANTS			
BC International Seniors' Society 3135 - 6900 Graybar Road Richmond, BC V6W 0A5 Zahra Rabii, President 778-893-9585 info@bcintss.ca	\$10,000	Operating - Operating funding is essential to provide a stable and welcoming environment for seniors, enabling consistent access to community activities that enhance their well-being. Funding would be used to cover the cost of renting a venue for one year, ensuring a dedicated space for programs. It would also support expenses related to dining out, facilitating social engagement and organizing outdoor activities to promote physical health.	\$0
BC International Seniors' Society 3135 - 6900 Graybar Road Richmond, BC V6W 0A5 Zahra Rabii, President 778-893-9585 info@bcintss.ca	\$5,000	Program - Physical and Mental Wellbeing of Seniors - The Society is designed to enhance the wellbeing and social inclusion of seniors in North Vancouver through a comprehensive year-long initiative. They are looking to secure a venue for regular gatherings, providing a consistent, safe and welcoming space. The programs include a variety of activities such as dining out, outdoor excursions and classes in Yoga, English and music. Funds would be directed towards planning and execution of outings and classes as well as workshops on fall prevention and seniors' financial abuse.	\$2,000
Free to Be Talks Society 4020 Glenview Crescent North Vancouver, BC V7R 3G4 Erin Taylor, Executive Director 604-786-4454 erin@rawbeautytalks.com	\$15,000	Program - North Vancouver Classrooms - Free to Be offers educational workshops focused on body image and media literacy for youth in grades 5 to 7, aiming to improve their self-image and media awareness. This evidence-based program addresses key mental health issues, including anxiety, depression, eating disorders and suicidal ideation, while helping youth recognize and nurture their individual strengths. Funding would cover the cost of facilitator training, hourly wages and student materials for eight courses in North Vancouver.	\$1,000
Gal Senior Care Foundation (GSCF) 5677 Keith Road West Vancouver, BC V7W 2N4 Yigal Bruk, CEO 604-809-6978 ybruk@gsc-foundation.org	\$6,000	Program - Senior Fraud Seminars - The mission of the GSCF is to simplify the educational process on senior targeted fraud while creating a sanctuary of trust and learning. Seniors are empowered through hands-on seminars with practical teachings and insights, while breaking barriers. Funding would be spent primarily on supplies, tables and marketing expenses as well as refreshments and print materials for seminars and possibly venue rental.	\$500
Leave Out Violence (LOVE) BC 2455 Fraser Street Vancouver, BC V5T 0E6 Akim Giroux, Executive Director 778-926-5728	\$10,000	Program - Art 4 Youth in North Van - LOVE BC's mission is to foster thriving youth communities through violence prevention, skill development, and engagement with arts and media. This program aims to bring workshops to North Van. These after school programs have successfully been facilitated in the Lower Mainland for the past 20 years, focusing on self-expression, personal growth and emotional well-being through artistic mediums for secondary and elementary schools. Funding would be used for key expenses for the after school programs, including artist fees for workshop facilitation, art supplies, field trips and materials for hands-on projects as well as youth honorarium and related expenses.	\$3,000
Middlepeace Clinical Counselling Society 229 24th Street West Vancouver, BC V7V 4G9 Poran Poregbal, Executive Director 778-883-0591 middlepeace3@gmail.com	\$3,500	Operating - The Society addresses critical issues in mental health care, improving access to services and reducing stigma while ensuring culturally competent care. The focus is on crisis intervention and vulnerable populations are prioritized. Funding would be used to cover office rent and to ensure a dedicated space is available to serve the community. Additionally, it would support the purchase of office supplies and educational material.	\$0
Middlepeace Clinical Counselling Society 229 24th Street West Vancouver, BC V7V 4G9 Poran Poregbal, Executive Director 778-883-0591 middlepeace3@gmail.com	\$12,000	Program - Train the Trainer: Tackling Barriers to Unemployment and Isolation for Newcomers - Numerous newcomers are arriving on the North Shore, needing to learn how to apply for jobs. Many have skills and education from their homeland. This is a skill-building program to learn healthy communication, problem solving, decision making, collaboration and teamwork. Funds would be used to pay for two - four facilitators for a 12-week train the trainer program; this would include venue, coffee, materials, office rent, equipment, paper, books, etc. and cleaning materials.	\$0
Roundabout Urban Gardens 49520 Prairie Central Road Chilliwack, BC V2P 6H3 Ruth Tschannen, Board President 604-988-3970 info@bcbiodynamics.ca	\$10,000	Program - Gardens for the Future - This organization converts underutilized spaces in North Vancouver into productive gardens, growing food for the community and feeding bees, butterflies and birds. This program would run workshops in local schools, giving students the opportunity to make a difference via gardening. Young children would be involved in age appropriate activities in the gardens throughout the seasons. They will learn how to start a garden, make compost and sow seeds. Funding would be used for preparation and delivery of workshops, communication and educational materials, gardens supplies, and honorariums for workshop leaders.	\$5,000

2024 Round Two Community Grant Applications
Applicant Requests and Allocations Recommended by SPAC

APPLICANT	AMOUNT REQUESTED BY APPLICANT	DESCRIPTION OF SERVICE/PROJECT	AMOUNT RECOMMENDED BY SPAC FOR ALLOCATION
Shiraz Seniors Services Society 634 East Kings Road North Vancouver, BC V7N 1J5 Bita Parsa, Executive Director 604-767-2301 bita.hiss@gmail.com	\$15,000	Operating - The Society enhances the quality of life for immigrant seniors aged 55+ in North Vancouver, which is home to a high portion of Middle Eastern seniors. Culturally relevant and specialized services are provided, addressing key issues such as social isolation, mental health and financial insecurity. Programs include counselling, resilience workshops, anti-racism education, advocacy and cultural activities. As the Society is new this year, funding is needed to establish and sustain essential services. It would support initial operational costs, hiring of counsellors, securing accessible service locations and investments in technology.	\$0
Vancouver Iranian Choir 1110 Gladwin Drive North Vancouver, BC V7R 1A2 Sepehr Hojjaty, President 604-725-4190 info@vanchoir.com	\$10,000	Operating - This choir is a non-profit organization dedicated to fostering cultural engagement and community inclusion through choral music. Diverse choirs are offered, including Persian and English groups and performances are conducted that celebrate both Persian traditions and broader cultural themes. Funding is essential to sustain the Choir's and Ensemble's ongoing activities and to ensure smooth delivery of programs. It would cover fixed expenses such as venue rental for rehearsals and performances, utilities, insurance and more.	\$2,000
Vancouver Iranian Choir 1110 Gladwin Drive North Vancouver, BC V7R 1A2 Sepehr Hojjaty, President 604-725-4190 info@vanchoir.com	\$5,000	Program - Nowruz Celebration Concert - This concert is scheduled for March 2025 at Centennial Theatre and will feature a dynamic ensemble comprising 50 choir singers, a 15 member symphonic orchestra, a 4 member Persian ensemble and a conductor. The aim of the concert is to blend diverse musical traditions and foster a rich cultural experience for the community. Funding would cover the costs of this concert, musician fees and compensation for the soloist and the conductor, as well as venue rental.	\$1,500
Vancouver Waldorf School 2725 St. Christophers Road North Vancouver, BC V7K 2B6 Brock Sheppard, Philanthropy Officer 604-985-7435 bsheppard@vws.ca	\$8,000	Operating - Vancouver Waldorf School operates three school campuses and two early childcare facilities servicing residents of North Vancouver. The recently acquired Lifeways Child Care is in the City of North Vancouver and is included in the school's annual budget. The vision of Waldorf is to cultivate a community where members are inspired to become lifelong learners, responsible global citizens and compassionate individuals who contribute positively to society and world renewal. Funding would be used for utilities and costs for the Lifeways Child Care Centre and to providing sensory calming spaces at all open community events.	\$0
Vancouver Waldorf School 2725 St. Christophers Road North Vancouver, BC V7K 2B6 Brock Sheppard, Philanthropy Officer 604-985-7435 bsheppard@vws.ca	\$3,000	Program - Waldorf Community Gardens - The Waldorf community gardening program builds environmental sustainability into their science curriculum across all grades. The garden is a valuable educational and ecological resource that consists of a variety of plants, apples and two bee hives. Funding would be used for gardening tools, compost beds, educational materials and signage.	\$0
Wellwishers Professional Volunteer Society 300 - 277 Mountain Highway North Vancouver, BC V7J 3L6 Soheil Javid, Director 778-722-5353 bcwellwishers@gmail.com	\$12,000	Program - Seasonal Festivals - Along with regular weekly programs, Wellwishers holds seasonal events at Centennial Theatre, which cost \$4,000 - \$5,000. These are opportunities to showcase talents and services as well as recognitions and award ceremonies. Grant funding would be used toward the cost of these larger events.	\$5,000
Wonder Wonders Foundation 122 - 2045 Heritage Park Lane North Vancouver, BC V7H 0E3 Anna Sharonova, Co-Founder / Director 778-960-2610 kidsfestnorthshore@gmail.com	\$3,500	Operating - Wonder Wonders empowers children by fostering resilience, self-esteem and essential soft skills through community driven initiatives. The growing mental health crisis among children is addressed by providing platforms for self-expression and building confidence. Funding is needed to cover costs of the two key coordinators; one for volunteers and one for vendors.	\$2,169
Wonder Wonders Foundation 122 - 2045 Heritage Park Lane North Vancouver, BC V7H 0E3 Anna Sharonova, Co-Founder / Director 778-960-2610 kidsfestnorthshore@gmail.com	\$5,200	Program - North Shore Kids Festival - This is a community driven event dedicated to empowering children. The 2024 festival brought together 40 local organizations, engaged 250 child performers and welcomed around 10,000 guests. Funding would be used to cover festival expenses, including rental fees for the venue, insurance and sound equipment for the main stage.	\$2,200
2024 Round Two Amount Requested by New Applicants	\$133,200	2024 Round Two Amount Recommended to New Applicants	\$24,369
2024 ROUND TWO TOTAL APPLICANT REQUESTS	\$230,700	2024 ROUND TWO TOTAL RECOMMENDED ALLOCATION	\$80,869