

AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MAY 12, 2025 AT 6:00 PM

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

The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the S<u>kwx</u>wú7mesh (Squamish) and səĺılwəta<del>l</del> (Tsleil-Waututh) Nations.

#### CALL TO ORDER

#### APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, May 12, 2025

#### ADOPTION OF MINUTES

- 2. Special Council Meeting Minutes, May 5, 2025
- 3. Regular Council Meeting Minutes, May 5, 2025

#### PROCLAMATION

International Day Against Homophobia, Transphobia and Biphobia – May 17, 2025

#### **PUBLIC INPUT PERIOD**

#### **CONSENT AGENDA**

Item \*4 is listed in the Consent Agenda for consideration.

#### **BYLAWS – ADOPTION**

- \*4. "Tax Rates Bylaw, 2025, No. 9104"
- 5. "Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112" (Revised Financial Plan)
- 6. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089" (Schedule H – Curb Access and Parking Plan Fees)

#### DELEGATION

Jon Bevan, Executive Director, and Faye Bednarczyk, President, Lower Lonsdale Business Improvement Area (LLBIA) – LLBIA Update and Strategic Plan

#### CORRESPONDENCE

7. Jon Bevan, Executive Director, Lower Lonsdale Business Improvement Area (LLBIA), February 19, 2025

#### MOTION

8. Development Variance Permit No. PLN2024-00012 (222 East 2<sup>nd</sup> Street)

#### <u>REPORT</u>

9. Parking for Affordable Housing Policy

#### **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, May 12, 2025

#### ADOPTION OF MINUTES

- 2. Special Council Meeting Minutes, May 5, 2025
- 3. Regular Council Meeting Minutes, May 5, 2025

#### PROCLAMATION

International Day Against Homophobia, Transphobia and Biphobia – May 17, 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

Item \*4 is listed in the Consent Agenda for consideration.

#### **RECOMMENDATION:**

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

#### START OF CONSENT AGENDA

#### **BYLAW – ADOPTION**

\*4. "Tax Rates Bylaw, 2025, No. 9104"

#### **RECOMMENDATION:**

THAT "Tax Rates Bylaw, 2025, No. 9104" be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

#### END OF CONSENT AGENDA

#### **BYLAWS – ADOPTION**

5. "Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112" (Revised Financial Plan)

#### **RECOMMENDATION:**

THAT "Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112" (Revised Financial Plan) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

6. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089" (Schedule H – Curb Access and Parking Plan Fees)

#### **RECOMMENDATION:**

THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089" (Schedule H – Curb Access and Parking Plan Fees) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

#### DELEGATION

Jon Bevan, Executive Director, and Faye Bednarczyk, President, Lower Lonsdale Business Improvement Area (LLBIA)

Re: LLBIA Update and Strategic Plan

Item 7 refers.

#### CORRESPONDENCE

7. Jon Bevan, Executive Director, Lower Lonsdale Business Improvement Area (LLBIA), February 19, 2025 – File: 01-0230-20-0026/2025

Re: LLBIA Update and Strategic Plan

#### **RECOMMENDATION:**

THAT the correspondence from Jon Bevan, Executive Director, Lower Lonsdale Business Improvement Area (LLBIA), dated February 19, 2025, regarding the "LLBIA Update and Strategic Plan", be received for information with thanks.

#### MOTION

8. Development Variance Permit No. PLN2024-00012 (222 East 2<sup>nd</sup> Street) - File: 08-3400-20-0151/1

#### **RECOMMENDATION:**

THAT Development Variance Permit No. PLN2024-00012 (222 East 2<sup>nd</sup> Street) be issued to 2281140 Ontario Inc. No. A0092343 and 2278372 Ontario Inc. No. A0082985 (GWL Realty Advisors Inc.), in accordance with Section 498 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Variance Permit No. PLN2024-00012 and any other necessary documentation to give effect to this resolution.

Information Report, April 9, 2025 – "PLN2024-00012 – 222 East 2<sup>nd</sup> Street – Height Variance for Acoustical Screen on Roof

No Public Meeting held.

#### <u>REPORT</u>

9. Parking for Affordable Housing Policy – File: 16-8330-01-0001/2025

Report: Transportation Planner, April 23, 2025

#### **RECOMMENDATION:**

PURSUANT to the report of the Transportation Planner, dated April 23, 2025, entitled "Parking for Affordable Housing Policy":

THAT the Parking for Affordable Housing Policy (2025) be endorsed.

#### 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)(e) [land matter] and 90(2)(b) [intergovernmental relations].

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

#### **ADJOURN**



#### PRESENT

#### COUNCIL MEMBERS

## STAFF MEMBERS

- Mayor L. Buchanan Councillor H. Back Councillor D. Bell Councillor A. Girard Councillor J. McIlroy Councillor S. Shahriari Councillor T. Valente
- L. McCarthy, CAO
- A. Cifarelli, Corporate Officer
- L. Sawrenko, Chief Financial Officer
- E. Doran, Director, People, Culture and Transformation
- J. Peters, Manager, Legislative and Election Services

The meeting was called to order at 5:30 pm.

#### **APPROVAL OF AGENDA**

Moved by Councillor McIlroy, seconded by Councillor Bell

1. Special Council Meeting Agenda, May 5, 2025

## CARRIED UNANIMOUSLY

S2025-05-05/1

#### RECESS TO CLOSED SESSION

Moved by Councillor McIlroy, seconded by Councillor Back

THAT Council recess to the Special Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(I) [annual report].

#### CARRIED UNANIMOUSLY

The meeting recessed to the Special Committee of the Whole, Closed Session, at 5:31 pm and reconvened at 5:48 pm.

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

Moved by Councillor Shahriari, seconded by Councillor Bell

THAT the action directed regarding the following item from the Special Committee of the Whole (Closed Session) of May 5, 2025, be ratified:

2. Annual Report – File: 05-1680-01-0004/2024

Report: Chief Financial Officer, April 16, 2025

PURSUANT to the report of the Chief Financial Officer, dated April 16, 2025, regarding an annual report:

THAT the wording of the resolution and the report of the Chief Financial Officer, dated April 16, 2025, remain in the Closed session.

S2025-05-05/2

#### CARRIED UNANIMOUSLY

#### **ADJOURN**

Moved by Councillor Bell, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 5:49 pm.

"Certified Correct by the Corporate Officer"

CORPORATE OFFICER



MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MAY 5, 2025

#### **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
- A. Cifarelli, Corporate Officer
- J. Peters, Manager, Legislative and Election Services
- L. Sawrenko, Chief Financial Officer
- P. Manarovici, Controller
- H. Granger, City Solicitor
- K. Magnusson, Director, Engineering, Parks and Environment
- J. Draper, Deputy Director, Transportation
- B. Underhill, Transportation Planner
- M. Holm, Manager, Engineering Design
- S. Galloway, Director, Planning and Development
- T. Ryce, Chief Building Official
- D. Fergusson, Manager, Planning (City Design and Planning)
- J. Greig, Manager, Planning (Development Planning)
- E. Macdonald, Development Planner
- K. Pickett, Planning Assistant
- E. Doran, Director, People, Culture and Transformation
- D. Hutchison Koep, Chief Librarian, NVCL
- A. Gibbs, Sr. Manager, Communications and Engagement
- L. Barton, Manager, Communications
- T. Huckell, Legislative Services Advisor

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

#### APPROVAL OF AGENDA

Moved by Councillor Girard, seconded by Councillor McIlroy

1. Regular Council Meeting Agenda, May 5, 2025

**CARRIED UNANIMOUSLY** 

R2025-05-05/1

#### **ADOPTION OF MINUTES**

Councillor Back stated that she voted in opposition to Item 8 on the April 14, 2025 Council Agenda, three readings of "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088" (Curb Access and Parking Plan Policy Changes)..

Moved by Councillor Valente, seconded by Councillor Back

2. Regular Council Meeting Minutes, April 14, 2025

#### PUBLIC INPUT PERIOD

- Roy Paris, North Vancouver, spoke in opposition to the TransLink development proposal on East 3<sup>rd</sup> Street.
- Alexander Proulx, North Vancouver, spoke in opposition to the TransLink development proposal on East 3<sup>rd</sup> Street.
- Ron Gosney, North Vancouver, spoke in opposition to the TransLink development proposal on East 3<sup>rd</sup> Street.

#### CONSENT AGENDA

Moved by Councillor Girard, seconded by Councillor McIlroy

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

#### **CARRIED UNANIMOUSLY**

#### START OF CONSENT AGENDA

#### BYLAW - ADOPTION

\*3. "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2025, No. 9109" (2025 Capital Plan Funding)

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT "Development Cost Charge (Transportation) Reserve Fund Bylaw, 2025, No. 9109" (2025 Capital Plan Funding) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

#### (CARRIED UNANIMOUSLY BY CONSENT)

R2025-05-05/3

#### END OF CONSENT AGENDA

#### DELEGATION

Ian Johnstone, Club President, Ron Shaw, Club Treasurer, and Stan van Woerkens, Immediate Past President, Rotary Club of Lions Gate North Vancouver

Re: Community Support

Ian Johnstone, Ron Shaw and Stan van Woerkens, Rotary Club of Lions Gate North Vancouver, provided a PowerPoint presentation regarding "Community Support" and responded to questions from Council.

#### CORRESPONDENCE

- 4. Stan van Woerkens, Immediate Past President, Rotary Club of Lions Gate and Foundation North Vancouver, February 6, 2025 File: 01-0230-01-0001/2025
  - Re: Community Support

Moved by Councillor Girard, seconded by Councillor Bell

THAT the correspondence from Stan van Woerkens, Immediate Past President, Rotary Club of Lions Gate and Foundation North Vancouver, dated February 6, 2025, regarding "Community Support", be received for information with thanks;

AND THAT a letter of support be provided to the Rotary Club of Lions Gate North Vancouver regarding "Community Support".

CARRIED UNANIMOUSLY

R2025-05-05/4

#### PRESENTATION

City Library 2025-2029 Strategic Plan, Operating Plan and Assessment Framework – Chief Librarian

Brendan Harvey, Chair, North Vancouver City Library Board, and the Chief Librarian provided a PowerPoint presentation regarding the "City Library 2025-2029 Strategic Plan, Operating Plan and Assessment Framework" and responded to questions from Council.

#### **REPORTS**

5. 2024 Audited Consolidated Financial Statements – File: 05-1680-04-0001/2024

Report: Chief Financial Officer, April 16, 2025

Moved by Councillor Bell, seconded by Councillor Shahriari

PURSUANT to the report of the Chief Financial Officer, dated April 16, 2025, entitled "2024 Audited Consolidated Financial Statements":

THAT, in accordance with Section 167 of the *Community Charter*, Council accept the City of North Vancouver Consolidated Financial Statements for the year ended December 31, 2024.

#### CARRIED UNANIMOUSLY

#### **REPORTS** – Continued

6. Introduction of Small Scale Multi-Unit Housing Zone to Align with Provincial Legislation – File: 09-3900-30-0009/1

Report: Planner 2, May 5, 2025

Moved by Mayor Buchanan, seconded by Councillor Bell

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031" (Low Rise Small Scale Multi-Unit Housing Zone) and "Advisory Design Panel Bylaw, 1997, No. 6839, Amendment Bylaw, 2025, No. 9108" (Terms of Reference) be referred back to staff for consideration of standards that are more in keeping with the existing character of the affected neighbourhoods while achieving the legislative requirements of Provincial unit requirements, as outlined in the *Local Government Act*;

THAT staff be directed to scan other municipalities who have already implemented Small Scale Multi-Unit Housing to consider how cities are encouraging the right areas for low density as well as for townhouses and 6-storey apartment buildings;

THAT staff be directed to undertake public consultation on the new standards and gather feedback on the Small Scale Multi-Unit Housing Zone policy changes;

THAT staff report back to Council with the findings;

AND THAT the Chief Administrative Officer write a letter to the Ministry of Housing and Municipal Affairs to advise them of the revised timing in implementing the Small Scale Multi-Unit Housing Zone.

#### **CARRIED UNANIMOUSLY**

R2025-05-05/6

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

7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031" (Low Rise Small Scale Multi-Unit Housing Zone)

Item 7 was referred back to staff for further consideration.

R2025-05-05/7

8. "Advisory Design Panel Bylaw, 1997, No. 6839, Amendment Bylaw, 2025, No. 9108" (Terms of Reference)

Item 8 was referred back to staff for further consideration.

#### **REPORTS**

9. Temporary Use Permit: 758 Harbourside Drive – Expanding Commercial Floor Area – File: 08-3400-20-0146/1

Report: Planner 1, April 16, 2025

Moved by Councillor Valente, seconded by Councillor Shahriari

PURSUANT to the report of the Planner 1, dated April 16, 2025, entitled "Temporary Use Permit: 758 Harbourside Drive – Expanding Commercial Floor Area":

THAT the application for Temporary Use Permit No. PLN2024-00007 (Absolute Cheer & Tumbling Ltd.), to permit an increase in the allowable commercial floor area to the property located at 758 Harbourside Drive for a three-year term, be considered and referred to a Public Meeting;

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

#### **CARRIED UNANIMOUSLY**

R2025-05-05/9

10. 2025-2029 Revised Financial Plan – File: 05-1715-20-0020/2025

Report: Chief Financial Officer, April 16, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated April 16, 2025, entitled "2025-2029 Revised Financial Plan":

THAT "Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112" (Revised Financial Plan) be considered;

THAT (Funding Appropriation #2508) an amount of \$1,073,382 be appropriated from the Civic Amenity Reserve for the purpose of funding the 2025-2029 Revised Financial Plan, and should any of the amount remain unexpended as at December 31, 2028, the unexpended balance shall be returned to the credit of the respective reserve;

THAT funding in an amount of \$100,000 be returned to the "2022 Pavement Management" project from the "Parking and Curbside Management Planning and Implementation" project;

AND THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089" (Schedule H – Curb Access and Parking Plan Fees) be considered.

#### CARRIED UNANIMOUSLY

#### **BYLAWS – FIRST, SECOND AND THIRD READINGS**

11. "Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112" (Revised Financial Plan)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT "Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112" (Revised Financial Plan) be given first and second readings;

AND THAT "Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112" (Revised Financial Plan) be given third reading.

CARRIED

Councillor Back, Councillor Bell and Councillor Shahriari opposed. R2025-05-05/11

12. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089" (Schedule H – Curb Access and Parking Plan Fees)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089" (Schedule H – Curb Access and Parking Plan Fees) be given first and second readings;

AND THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089" (Schedule H – Curb Access and Parking Plan Fees) be given third reading.

Councillor Back, Councillor Bell and Councillor Shahriari opposed. R2025-05-05/12

## <u>REPORT</u>

13. 2025 Tax Rates Bylaw – File: 05-1970-05-0005/2025

Report: Chief Financial Officer, April 16, 2025

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated April 16, 2025, entitled "2025 Tax Rates Bylaw":

THAT "Tax Rates Bylaw, 2025, No. 9104" be considered.

CARRIED UNANIMOUSLY

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

14. "Tax Rates Bylaw, 2025, No. 9104"

Moved by Councillor Bell, seconded by Councillor Valente

THAT "Tax Rates Bylaw, 2025, No. 9104" be given first and second readings;

AND THAT "Tax Rates Bylaw, 2025, No. 9104" be given third reading.

#### CARRIED UNANIMOUSLY

R2025-05-05/14

#### PUBLIC CLARIFICATION PERIOD

Nil.

#### **COUNCIL INQUIRIES**

Nil.

#### NEW ITEMS OF BUSINESS

Nil.

#### NOTICES OF MOTION

Nil.

## RECESS TO CLOSED SESSION

Moved by Councillor Shahriari, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(a) [personal information].

#### CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 7:54 pm and reconvened at 8:27 pm.

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

Moved by Councillor Valente, seconded by Councillor Bell

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of May 5, 2025, be ratified:

15. Mid-Term Appointment to the Advisory Planning Commission - File: 01-0360-20-0002/2025

Report: Corporate Officer, April 16, 2025

PURSUANT to the report of the Corporate Officer, dated April 16, 2025, entitled "Mid-Term Appointment to the Advisory Planning Commission":

THAT Brett Hudson be appointed to the Advisory Planning Commission for the term commencing on May 6, 2025 and concluding on January 31, 2028;

AND THAT the resolution be released and the report of the Corporate Officer, dated April 16, 2025, entitled "Mid-Term Appointment to the Advisory Planning Commission", remain in the Closed session.

R2025-05-05/15

16. Mid-Term Appointment to the Heritage Advisory Committee - File: 01-0360-20-0036/2025

Report: Corporate Officer, April 16, 2025

PURSUANT to the report of the Corporate Officer, dated April 16, 2025, entitled "Mid-Term Appointment to the Heritage Advisory Committee":

THAT Soheil Khosravi Kermani be appointed as the Architect representative to the Heritage Advisory Committee for the term commencing on May 6, 2025 and concluding on January 31, 2027;

AND THAT the resolution be released and the report of the Corporate Officer, dated April 16, 2025, entitled "Mid-Term Appointment to the Heritage Advisory Committee", remain in the Closed session.

R2025-05-05/16

#### **CARRIED UNANIMOUSLY**

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

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:28 pm.

"Certified Correct by the Corporate Officer"

#### CORPORATE OFFICER

The Corporation of the City of North Vancouver



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



## **INTERNATIONAL DAY AGAINST** HOMOPHOBIA, TRANSPHOBIA AND BIPHOBIA

inclusive and safe community for all of its citizens;

Mhereas Mhereas



Mhereas

the LGBTQ2SI community promotes the 2025 theme, "The Power of Communities", which celebrates the diversity and richness of varied and intersecting backgrounds, identities, and experiences;

the City of North Vancouver strives to be a welcoming, diverse,

"The Power of Communities" recognizes the strength of collective actions and contributions of human rights defenders, civil society groups, allies, and those supporting collective liberation;

. And Whereas

the City of North Vancouver supports opportunities to raise awareness of violence, discrimination and repression, and will raise the Pride Flag, Transgender Flag and Bisexual Flag on May 17, 2025 in celebration of gender and sexual diversities;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim May 17, 2025 as International Day Against Homophobia, Transphobia and Biphobia in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, May 12, 2025

Linda C. Gueberran

Mayor Linda Buchanan

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

#### **BYLAW NO. 9104**

## A Bylaw to impose property value taxes on land and improvements in the City of North Vancouver for the year 2025.

WHEREAS it is provided under Section 197(1) of the *Community Charter* being, that the Council must, each year after adoption of the financial plan but before the 15<sup>th</sup> day of May, subject to the provisions and restrictions of the *Community Charter* contained, pass a bylaw to impose property value taxes on all land and improvements according to the assessed value thereof, for the purpose enumerated and set forth in Section 197(1) of the *Community Charter*;

WHEREAS the Council of The Corporation of the City of North Vancouver deems it necessary and expedient to pass a bylaw for imposing a property value tax on all taxable land and improvements, according to the assessed value thereof, on the last Revised Assessment roll for The Corporation of the City of North Vancouver, the rates thereinafter imposed and levied for purpose hereinafter stated;

WHEREAS for General and Debt purposes, according to the last Revised Assessment Roll of the City, the amount of the assessed value of the taxable land and taxable improvements is \$33,724,899,478;

AND WHEREAS for the Regional Hospital purposes, according to the last Revised Assessment roll of the City, the amount of the assessed value of the taxable land and taxable improvements is \$33,748,111,478;

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 "**Tax Rates Bylaw, 2025, No. 9104**".
- 2. The following rates are hereby imposed and levied for the year 2025:
  - A. For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule "A" attached hereto and forming a part hereof.
  - B. For the storm drainage purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule "B" attached hereto and forming a part hereof.
  - C. For the eco levy purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule "C" attached hereto and forming a part hereof.

D. For the City's appropriate share of the monies required for the operating fund of the Metro Vancouver Regional District for the year 2025, on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing on Schedule "D" attached hereto and forming a part hereof.

READ a first time on the 5<sup>th</sup> day of May, 2025.

READ a second time on the 5<sup>th</sup> day of May, 2025.

READ a third time on the 5<sup>th</sup> day of May, 2025

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

MAYOR

CORPORATE OFFICER

## SCHEDULE "A"

Prope	rty Class	Municipal General
1.	Residential	1.77100
2.	Utilities	37.37652
4.	Major Industry	25.69641
4.	Major Industry (With Provincial Cap)	25.69641
4.	Major Industry (With Provincial Cap for new investment)	21.02434
5.	Light Industry	5.63931
6.	Business	5.63931
8.	Recreation/Non Profit	2.02632

## 2025 Tax Rates (\$'s of tax per \$1,000 taxable value)

## SCHEDULE "B"

## 2025 Tax Rates (\$'s of tax per \$1,000 taxable value)

Prope	rty Class	Storm Drainage
1.	Residential	0.09590
2.	Utilities	2.02389
4.	Major Industry	1.39137
4.	Major Industry (With Provincial Cap)	1.39137
4.	Major Industry (With Provincial Cap for new investment)	1.13839
5.	Light Industrial	0.30536
6.	Business	0.30536
8.	Recreation/Non Profit	0.10972

## SCHEDULE "C"

2025 Tax Rates (\$ s of tax per \$1,000 taxable value
---

Prope	rty Class	Eco Levy
1.	Residential	0.02841
2.	Utilities	0.59959
4.	Major Industry	0.41222
4.	Major Industry (With Provincial Cap)	0.41222
4.	Major Industry (With Provincial Cap for new investment)	0.33727
5.	Light Industry	0.09047
6.	Business	0.09047
8.	Recreation/Non Profit	0.03251

### SCHEDULE "D"

## 2025 Tax Rates (\$'s of tax per \$1,000 taxable value)

Property Class		Metro Vancouver Regional District				
1.	Residential	0.05938				
2.	Utilities	0.20783				
4.	Major Industry	0.20189				
5.	Light Industry	0.20189				
6.	Business	0.14548				
8.	Recreation/Non Profit	0.05938				

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

#### **BYLAW NO. 9112**

#### Financial Plan for the Years 2025 to 2029

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

- 1. This Bylaw shall be known and cited for all purposes as "Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112" (Revised Financial Plan).
- 2. Schedule "A" attached hereto is the Financial Plan of The Corporation of the City of North Vancouver for the period commencing January 1, 2025, and ending December 31, 2029.

READ a first time on the 5<sup>th</sup> day of May, 2025.

READ a second time on the 5<sup>th</sup> day of May, 2025.

READ a third time on the 5<sup>th</sup> day of May, 2025.

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

MAYOR

CORPORATE OFFICER

#### SCHEDULE "A" TO BYLAW NO. 9112 CITY OF NORTH VANCOUVER FINANCIAL PLAN FOR THE YEARS 2025 – 2029

#### (1) 2025 - 2029 Financial Plan (\$000's)

For years ended December 31	2025	2026	2027	2028	2029
Revenue					
Property Value Tax	87 492	90 112	92 934	95 835	98 818
Levies (Storm and Eco)	6 192	6 987	7 904	8 874	9 899
Revenue from Fees and Services	60,856	67 134	75 201	82 461	88 335
Revenue from Other Sources	4 623	4 674	4 725	4 776	4 829
	159,163	168,907	180,854	191,946	201,881
Transfers					
Collections for Other Governments	61.640	62,873	64,130	65,413	66.721
Transfer from Reserves	97.342	62,577	51,132	59.821	41,936
External Contributions	25.643	3,191	4,712	4,444	4.328
Transfer from Capital Assets	18,160	18.523	163,893	19.271	19.656
· _	202,785	147,165	283,867	148,948	132,640
Total Revenues	361,948	316.072	464.721	340.894	334.521
	· · · · · ·	·		·	
Expenditures					
Operating Expenses					
General Government	30,836	32,169	33,547	34,972	36,446
Transportation and Transit	9,510	9,498	9,688	9,882	10,080
Health, Social Services, Housing	3,751	3,826	3,903	3,981	4,061
Development Services	10,134	10,337	10,544	10,755	10,970
Protective Services	37,656	38,268	39,033	39,814	40,610
Parks, Recreation and Culture	29,885	30,483	31,093	31,715	32,349
Water	14,335	15,275	15,865	16,448	16,841
Sewer	21,696	26,166	29,766	33,460	37,108
Solid Waste	4,476	4,610	4,748	4,890	5,036
_	162,279	170,632	178,187	185,917	193,501
Capital Expenditures	100,435	44,823	40,712	52,610	36,421
Transfers					
Collections for Other Governments	61,640	62,873	64,130	65,413	66,721
Equity	20,349	19,364	19,751	20,146	20,549
Reserves	12,704	15,633	51,816	15,071	14,207
Debt Servicing	4,541	2,746	110,124	1,738	3,122
	99,234	100,616	245,821	102,367	104,600
Total Expenditures	361,948	316,072	464,721	340,894	334,521

#### SCHEDULE "A" TO BYLAW NO. 9112 CITY OF NORTH VANCOUVER FINANCIAL PLAN FOR THE YEARS 2025 – 2029

## (2) <u>Revenue Proportions by Funding Source</u>

(Excluding manalets)										
		(\$000's)								
	2025	%	2026	%	2027	%	2028	%	2029	%
Property Value Tax	87,492	55	90,112	53	92,934	51	95,835	50	98,818	49
Levies (Storm and Eco)	6,192	4	6,987	4	7,904	4	8,874	5	9,899	5
Revenue from Fees and Services	60,856	38	67,134	40	75,291	42	82,461	43	88,335	44
Revenue from Other Sources	4,623	3	4,674	3	4,725	3	4,776	2	4,829	2
Total Revenues	159,163	100	168,907	100	180,854	100	191,946	100	201,881	100

**Background:** Property Taxes are CNV's major source of revenue. CNV's reliance on property tax as a source of revenue has increased gradually over the past several years. This trend is partially due to the lack of access to other types of revenues. Where feasible, CNV charges user fees for services, however this is not possible for many services. The 2025 – 2029 Financial Plan projects the percentage of revenue coming from property taxes to decrease gradually, due to the assumptions in place surrounding growth of revenue from Fees and Services, particularly within Utilities where rate increases need to account for significant future costs from Metro Vancouver.

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

Percentage of Taxes Collected by Property Class		2024 %	2025* %
1	Residential	57.37%	57.78%
2	Utilities	0.43%	0.41%
4	Major Industry	11.09%	10.95%
5	Light Industry	0.95%	0.89%
6	Business And Other	30.12%	29.92%
8	Recreation/Non-Profit	0.04%	0.05%

#### (3) Distribution of Property Taxes among the Property Classes

\*2025 estimate based on Completed Roll data

**Background:** Council adopted a Long Term Property Tax Strategy to shift taxes from the Business and Other and Light Industry tax classes to the Residential tax class. The goal of this strategy was to move CNV's tax rates and tax rate ratios to a competitive position within the Metro Vancouver Region, while maintaining principles of fairness and equity. As CNV's tax rates and tax rate ratios are now competitive within the region, Council endorsed an across the board tax rate increase for 2025.

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

#### SCHEDULE "A" TO BYLAW NO. 9112 CITY OF NORTH VANCOUVER FINANCIAL PLAN FOR THE YEARS 2025 – 2029

#### (4) Use of Permissive Tax Exemptions

**Background:** Council currently allows Permissive Tax Exemptions to organizations within the City, in accordance with authority provided under the Community Charter. The Community Charter shows various types of institutions as eligible, including religious institutions, providers of social housing, and not for profit societies and service organizations.

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

All existing Permissive Tax Exemptions are reviewed each year and staff continue to work with all organizations who receive a Permissive Tax Exemption to ensure that their services align with Council's Strategic plan.

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

#### **BYLAW NO. 9089**

#### A Bylaw to amend "Fees and Charges Bylaw, 2024, No. 9000"

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

- 1. This Bylaw shall be known and cited for all purposes as "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089" (Schedule H Curb Access and Parking Plan Fees).
- 2. "Fees and Charges Bylaw, 2024, No. 9000" is amended as follows:
  - A. By deleting Schedule H in its entirety and replacing it with a new Schedule H attached to this bylaw.

READ a first time on the 5<sup>th</sup> day of May, 2025.

READ a second time on the 5<sup>th</sup> day of May, 2025.

READ a third time on the 5<sup>th</sup> day of May, 2025.

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

MAYOR

CORPORATE OFFICER

#### SCHEDULE H

### STREETS AND PLAZAS FEES

Street and Traffic Bylaw, 1991, No. 6234								
s.510 Special Parking Privileges, .2 Resident Exempt Zone, (b)								
a shared vehicle organization which applies for an exemption and pays annual application fee, per shared vehicle in the shared vehicle organizations' fleet of shared vehicles.	annual fee, per vehicle	\$	25.60					
Fees								

Permit Type	Authority to Issue*	Processing Occupancy Fee									
*Authority to Issue sections noted are within "Streets and Traffic Bylaw, 1991, No. 6234"											
Temporary Building Zone	s.404.2	\$	81.90	per day per 10 m <sup>2</sup> of street property, plus GST	\$	3.12					
				but not less than, plus GST	\$	102.40					
Temporary Street Occupancy	s.404.2	\$	81.90	per day per 10 m <sup>2</sup> of street property, plus GST	\$	3.12					
		Ŷ		but not less than, plus GST	\$	102.40					
Temporary Street Closure	s.404.2	\$	81.90	N//	4						
Block Party*	s.408.5	\$	25.60	N//	4						
* Street parties organized by the North	Vancouver Block	Wate	ch Program a	are exempt from the pr	roces	sing fee.					
Parade/Procession	s.701	\$	102.40	N/A							
Container on Street Allowance	s.813.2	\$	61.40	N/A							
Extraordinary Traffic - Permit to move over height, over width and overweight loads	s.905	\$	81.90	N/A							
Congestion and Curbside Management (Transportation Network Services) – vehicles other than Zero-emission Vehicles and Accessible Passenger Directed Vehicles	s.520.3		N/A	per pick up and drop off Monday to Friday, 7 AM to 9 AM and 2 PM to 6 PM	\$	0.10					
Congestion and Curbside Management (Transportation Network Services – Zero-emission Vehicles)	s.520.3		N/A	per pick up and drop off Monday to Friday, 7 AM to 9 AM and 2 PM to 6 PM	\$	0.05					
E-Bike Share Permit – Permit for Shared E-Bikes (Total fleet deployed)	s.822.3	\$	256.00	plus GST per E- Bike deployed [Bylaw 8815, February 8, 2021]	\$	40.96					
E-Bike Share Permit – Security for Performance	s.822.4		N/A		\$	10,240.00					

Pay Parking Zone	Parking Time		Rate
	First 30 minutes		Free
	Second 30 minutes	\$	1.00
All Zones	Each 1.0 hour following (9AM-6PM)	\$	3.00
	Each 1.0 hour following (6PM-9PM)	\$	2.00
Annual rate adjustment		+\$0.25 / -\$0.2	5 per hou
Resident Exempt Parking Pe	rmit Area Rates		
Resident Parking Permit	Permit sub-type		Rate
	Desident Menthly Date (1st yehiele)	<u>۴</u>	0.00
	Resident Monthly Rate (1st vehicle)	\$	8.33
All Permit Areas	Homocoro Providor Monthly Pato	<u>م</u>	12.30
	Low Income Monthly Rate	φ \$	2 10
Annual rate adjustment		+2	0% / -20%
-			
Short-term and Visitor Parking Permit	Permit sub-type	Mon	thly Rate
	Hiring a contractor	\$	20.00
	Borrowing a vehicle	\$	30.00
All Permit Areas	Courtesy or rental car	\$	30.00
	Out-of-town visitor	\$	30.00
	New resident from out of province	\$	30.00
Annual rate adjustment		+2	0% / -20%
Day Pass for Visitors of Resi	dents with a valid Parking Permit	Da	ily Rate
All Permit Areas		\$	12.50
		¥	
Conoral Econ			
General rees			
Administration Fee for process	ing permit refunds	\$	10.24

City-owned Electric Vehicle Charging Station User Fees									
Public Level 2 Charging Station									
Fees apply 6am to 10pm	per hour	\$	2.00						
	minimum, per minute	\$	0.0333						
or, at load-sharing (limited power) stations or stations that are subject to pay parking fees									
Fees apply 6am to 10pm	per hour	\$	1.00						
	minimum, per minute	\$	0.0166						
Public Level 3 (Fast) Charging Station									
Fees apply 24 hours a day	per hour	\$	16.00						
	minimum, per minute	\$	0.2666						











## **STRATEGIC PLAN - 3 PILLARS/KEY THEMES**

# ONE Leverage our brand

Diversify The Shipyards experience beyond the waterfront and into the larger neighbourhood for the benefit of all member businesses. TWO Flatten The Hill

Make it more attractive and feasible to venture up the Lonsdale Avenue hill for a journey of exploration.

## THREE Build a Strong, Resilient BIA

The organization will ensure it has the required expertise, resources, and strategic partners to fully realize its mandate and potential.


















Lower Lonsdale Business Improvement Area Society 220 – 145 Chadwick Court North Vancouver, V7M 3K1

Reviewed by CAO \_\_\_\_\_

To the Corporate Officer, Legislative Services division,

The Lower Lonsdale Business Improvement Area Society would like to request an opportunity to appear as a delegation before Mayor and Council, this April/May.

<u>Subject matter to be presented</u> - Ongoing work of the LLBIA and our latest Strategic Plan, Brand Book, and local events & initiatives (Shipyards Festival, Lower Lonsdale marketing and tourism work etc.)

Dates requested - Any available date from April 7th through May 19th.

We would request to have the delegation before our 2025 AGM, which is set for May 21st, to ensure our current directors and President are able to attend.

I'd be delighted to follow-up with any additional information or presentation materials as we confirm a date.

I'm available for any immediate questions via email at jon@lowerlonsdalebia.com and at our office phone number 6047909779

On behalf of the Board of directors,

fon Bevan

Jon Bevan Executive Director, LLBIA





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

REPORT

## To: Mayor Linda Buchanan and Members of Council

From: Kyle Pickett, Planner 1

Subject: DEVELOPMENT VARIANCE PERMIT APPLICATION: 222 EAST 2<sup>nd</sup> STREET (GWL REALTY ADVISORS INC.)

Date: March 26, 2025

File No: 08-3400-20-0151/1

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

#### RECOMMENDATION

PURSUANT to the report of the Planner 1, dated March 26, 2025, entitled "Development Variance Permit Application: 222 East 2<sup>nd</sup> Street (GWL Realty Advisors Inc.)":

THAT Development Variance Permit No. PLN2024-00012 (GWL Realty Advisors Inc.) be considered for issuance under Section 498 of the *Local Government Act* and no Public Meeting be held;

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

#### ATTACHMENTS

- 1. Context Map (CityDocs 2634188)
- 2. Architectural Plans (CityDocs 2623239)
- 3. Acoustic Report (CityDocs 2623326)
- 4. Development Variance Permit No. PLN2024-00012 (GWL Realty Advisors Inc.) (CityDocs <u>2549297</u>)

### SUMMARY

This report presents an application for a Development Variance Permit (DVP) to provide variance to building height in the existing CD-715 zone to allow for the installation of an acoustical screen around the mechanical equipment on the roof. The existing building in the CD-715 zone has an approved height of 48.5 geodetic metres and the proposed variance would permit an additional height of 4 metres to allow for the acoustic screening.

#### BACKGROUND

Applicant:	Michael Reed, GWL Realty Advisors Inc.
Architect:	Bryce Rositch, RH Architects Inc.
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	CD-715

### DISCUSSION

Zoning Bylaw CD-715 was adopted by Council on September 16, 2019 to allow for the development of a 6-storey residential building at 222 East 2<sup>nd</sup> Street (The Bowline), and final occupancy was given in February 2023. The applicant is now proposing to install an acoustic screen around the mechanical equipment on the rooftop of the west building to reduce negative noise impacts on surrounding properties. By doing so, the approved height for the development would be exceeded. All other aspects of the project remain the same as described in the original Council report.

### Site Context & Surrounding Use

The site is located on the north-east corner of East 2<sup>nd</sup> Street and St. Georges Avenue (Attachment #1). The buildings and uses immediately surrounding the subject site are described in Table 1 below.

Direction	Address	Description	Zoning
North	221 East 3 <sup>rd</sup> Street	Three storey Apartment building	CD-592
South	221-225 East 2 <sup>nd</sup> Street	North Shore Neighbourhood House	CD-737
East	250 East 2 <sup>nd</sup> Street	Three storey Apartment building	RM-1
West	172-180 East 2 <sup>nd</sup> Street	Sixteen storey Mixed-Use building	LL-5

Table 1. Surrounding Uses

### Policy Context

The Official Community Plan (OCP) designates the subject site as Residential Level 5 (R5), which provides for residential multi-family uses with a maximum density of 1.6 FSR without bonus density and 2.6 FSR with bonus density. The property is outside the

East 3<sup>rd</sup> Street (Moodyville) Development Permit Area and is zoned CD-715 (Medium Density Apartment Residential 1), which allows a maximum density of 1.6 FSR.

## **Project Description**

The application proposes the addition of an acoustic screen around the mechanical equipment, which is located on the north-east corner of the roof of the existing six storey apartment building. The purpose of this screen is to reduce the noise generated by the cooling systems, which has been noted to exceed the CNV Noise Control Bylaw No. 8885 limits for night time noise.

The applicant has prepared an acoustical report (Attachment 4) in support of the proposed variance, which has recommended that the installation of an acoustic screen around the mechanical plant will reduce noise to acceptable levels as per the CNV Noise Control Bylaw No. 8885. The report has assessed noise impacts on nearby sensitive uses, including 221 East 3<sup>rd</sup> Street to the north, and the future North Shore Neighbourhood House at 221 East 2<sup>nd</sup> Street to the south. This acoustic screen will be constructed on all four sides of the cooling systems, to a height of 1 metre higher than the equipment.

# STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

## **Policy Alignment**

The proposed development is consistent with policies and objectives listed in the Official Community Plan regarding mechanical systems in new buildings. Policy alignment is described in Table 2 below.

### Table 2. Policy Alignment

Official Community Plan	
Objective 1.2.2 (a) Encourage the displacement of inefficient building systems (e.g. HVAC) through high efficiency system upgrades and sustainable heating and cooling systems.	The placement of mechanical systems on building rooftops is being implemented throughout the City, and the new zones are being written with these systems, and associated screening structures, being excepted from the zoning height limits.

# Proposed Zoning Variances

The applicant is requesting a variance to increase the maximum building height by four metres above the as-built top of roof height to allow for construction of an acoustic screen around mechanical equipment. The proposed screen is four metres above the existing height of the roof level, with a geodetic height of 52.38 metres. This height is consistent with the maximum building height permitted in the Schedule A Land Use map in Official Community Plan, as well as other six storey development projects in the City.

The proposed zoning variance is outlined in Table 2.

	As-Built Height	Proposed Variance
Principal Building Height	48.5 metres geodetic datum	52.3 metres geodetic datum

**Table 2.** Requested Changes to the Zoning Bylaw

By increasing the maximum building height, this will allow for the installation of an acoustic screen which will reduce the noise impacts to within the acceptable range of the Noise Control Bylaw No. 8885. All other aspects of the proposal remain unchanged, and comply with Zoning Bylaw CD-715. As the proposed screening is exempt from GFA calculation there are no FSR implications.

## COMMUNITY CONSULTATION

Given the limited scope of the application, no Developer Information Session was required for this application. Detailed information of the proposed variance was provided on the City's webpage, where the community had an opportunity to provide input on the proposal. No formal feedback was provided through the processing of this application.

## CONCLUSION

Staff are supportive of the variance application as it will reduce negative noise impacts on current and future neighboring properties and to within acceptable noise levels stated within the CNV Noise Control Bylaw No. 8885, while also delivering effective heating and cooling systems to the apartment building it services.

RESPECTFULLY SUBMITTED:

Kyle Pickett Planner 1





Context Map: 222 East 2<sup>nd</sup> Street, The Bowline



# LOWER LONSDALE RESIDENTIAL RENTAL 222 E 2nd STREET, NORTH VANCOUVER

# VIEW FROM E2nd STREET & ST. GEORGE'S AVE.



# DRAWING LIST

and the second second		and the second sec	
A0.0	COVER SHEET	N/A	
A0.1	PERSPECTIVE VIEWS	N/A	
A0.2	SHADOWSTUDIES	N/A	
PLANS			
A1.0	SITE PLAN OVERALL	1/16"=1'-0"	
A3.6	ROOF PLAN	1/16"=1'-0"	
A3.6A	ROOF PLAN WEST	1/8"=1'-0"	
ELEVAT	IONS		
A4.0	SOUTH & NORTH OVERALL ELEVATIONS	1/16"=1'-0"	
A4.0A	SOUTH ELEVATIONS	3/32"=1'-0"	
A4.0B	NORTH ELEVATIONS	3/32"=1'-0"	
A4.1	EXTERIOR SIDE ELEVATIONS	3/32"=1'-0"	
A4.2	COURTYARD ELEVATIONS	3/32"=1'-0"	

# PROJECT STATISTICS

Lot Area		47824.05	4443.00			
		SF	m <sup>2</sup>		SF	m <sup>2</sup>
GFA	Allowed	124343	11551	Proposed	124135	11532
FSR	Allowed	2.6		Proposed	2.6	
Lot Coverage	Allowed			Proposed	57.67%	
BUILDING AR	EA					
	Building West	Building East	Building W+E			
1st Floor			14133			
2nd Floor			26803			
3rd Floor	11734	12694	24428			
4th Floor	11734	12694	24428			
5th Floor	11734	12554	24288			
6th Floor	10282	10840	21122			
TOTAL			135202		·	
Total Units	78	81	159			
Level 2 Units	75	77	152			
ALLOWABLE F						
	Amenity	Meeting Rm.	Garbage	Stair W	Stair F	Total
Bylaw Ref	15	15	13	18 (a)(b)(		Total
1st Floor	306	156	10	10 (0/(0/(		462
2nd Floor	3437	322	778	214	214	4965
3rd Floor	0.07	022		325	325	650
4th Floor				325	325	650
5th Floor				325	325	650
6th Floor				325	325	650
TOTAL	3743	478	778	1514	1514	8027
Credit for Lev	el 2 units (20 sf	/unit)	Bylaw Ref. 14			3040
TOTAL EXCLUS	SIONS		1			11067
TOTAL GEA (a	fter exclusions	n in the second s				124135
io ne or n ju	iter exclusions	,				121200
PARKING AND						
Required	5 DIRES					
Parking requi	red (75/unit)					110
Visitor parkin	g (greater of 10	% of total cars	or 0 2car/unit)			32
Bikes require	d (1.5/unit)		or o.zear/ unity			239
Short term bil	kes required (6	/60units)				16
Parking reduc	tion (1/6 hikes	)				39.8
Visitor parkin	Visitor parking reduction (50%)				16	
Parking requi	red after reduc	tion				79.4
Visitor parking required after reduction				15 9		
Total parking	required					96
Provided	requireu					
Bikes Provide	d					2/0
Short term bil	kes provided					19
Parking provi	ded					101
raiking provided				121		
Total parking	Total parking provided					127
iotal parking	provided					13/



# **PROJECT DIRECTORY**

OWNER	GWL	Geoff Heu	604-306-1033	Geoff, Heu@gwlra.com
	1600-650 West Georgia Street			
	Vancouver, BC V6B 4N7	Michael Reed	604-802-0843	Michael reed@gwlra.com
PROJECT MANAGER	Turnbull Construction	Geoff Watson	604-282-1363	gwatson@tcpm ca
I ROOLOT MANAGER	# 1670 Central City Tower		0012021000	gwateenteetepini.ea
	13450 - 102nd Ave	Michael Harbison		mharbison@tcom ca
	Surrey BC V3T 5X3	Michael Harbison		initial bison a topin.ed
ARCHITECT	Positch Hemphill Architects	Bruce Positch	604-669-6002	hnuce@rharchitects.ca
AROTITEOT	10-120 Powell Street	Anca Hurst	004-000-0002	anca@rbarchitects.ca
	Vancouver BC V6A 1G1	Allea Huise		anda@marchiteets.ca
	Prospect & Pofuge	Alvera Samerverve	604 669 1003	alvesa@prospectrefuge.co
	102 1661 West Second Avenue	Alyssa Semiczyszyn	004-009-1003	alyssa@plospectieluge.ca
ARCHITECT	Verseurer BC V611H2			
ADDODICT	Ashertach Consulting	Mak MaMakan	004 075 2494	niek Oceleraum en
ARBORIST	Arbortech Consulting	NICK MCManon	604-275-3484	nick@acigroup.ca
	204 - 3740 Chatham Street			
	Richmond, BC V/E 4L6		0010000501	
SURVEYOR	McElhanney Associates Land Surveying	Yvon Gosselin	604-683-8521	ygosselin@mcelhanney.com
	780 Beatty St			
	Vancouver, BC V6B 2M1			
CIVIL	Intercad	Graham Wood	604-619-7707	mail@intercad.bc.ca
	1111 West 8th	William Leung		
	Vancouver, BC V6H 1C5			hand the second s
STRUCTURAL	BMZSE	John Zickmantel	604-685-9533	jzickmantel@bmzse.com
	#700 - 609 W. Hastings			
	Vancouver, BC V6B 4W4			
ELECTRICAL	Nemetz (S/A) & Associates Ltd.	Steve Nemetz	604-736-6562	steven@nemetz.com
	2009 - W 4th Avenue			
	Vancouver, BC V6J 1N3	Bijan Valagohar		bijan@nemetz.com
MECHANICAL	Bycar Engineering Ltd.	Sarj Ranu	604-591-2766	sarj@bycar.ca
	105A- 7808 132nd St			
	Surrey, BC V3W 4N1			
GEOTECHNICAL	Geopacific Consultants	Farshid Bateni	604-439-0922	bateni@geopacific.ca
	1779 West 75th Avenue			
	Vancouver, BC V6P 6P2			
CODE CONSULTANT	CFT Engineering	Samir Eidnani	604-684-2384	seidnani@cftengineering.com
	1901 Rosser Avene			<u></u>
	Burnaby BC V5C 6R4			
TRAFFIC	Bunt and Associates	Kyle Brandstaetter	604 685 6427	kbrandstaetter@bunteng.com
	#1550 - 1050 W Pender Street	Ingre Brandolaetter	Ext 238	
	Vancouver BC V/6E 3S7		LAC 200	
CONSTRUCTION	Vantouvel, DO VOE SO/	Chris Nichols	778.005.2864	CNichols@ventanaconstruction.com
CONSTRUCTION	3875 Henning Drive		110-995-2004	Chichols@ventanaconstruction.com
	Burpaby BC V/5C 6N5	Pon Marcolaic	604 201 0000	hmars alais @ventanaconstruction co
	Agua Caast Engineering Ltd	Dell Warsolais	604 046 0010	billarsolais@ventanaconstruction.com
	Aqua-Coast Engineering Ltd	Pat Cumbert	604-946-9910	poumpen@aqua-coast.ca
ENVELOPE		Deves Dellester		dhalhalan @anua agaat ag
	Delta, BC V4K 1VV4	Daver Bolbolan	004 075 5470	dbolbolan@aqua-coast.ca
INTERIOR DESIGN	Portico Design Group Ltd	Christine Bauhaus	604-275-5470	cbaunaus@porticodesign.com
	#300 - 1508 VV 2nd Ave			
	Vancouver, BC, V6J 1H2			
ACOUSTICAL	BKL Consultants Ltd.	Nick Dobbs	604-988-2508	dobbs@bkl.ca
CONSULTANT	1200 Lynn Valley Rd			
	North Vancouver, BC, V7J 2A2	Paul Marks		marks@bkl.ca
ELEVATOR	KJA Consultants Inc	Adrian Schneider	604-681-9294	adrian.schneider@kja.com
CONSULTANT	# 212 409 Granville St			
	Vancouver, BC, V6C 1T2			
STREET LIGHTS	Great Northern Eng. Consultants	Enrique Ullod	855-463-2266	enrique.ullod@gnec.ca
DESIGN	#202 - 8525 Baxter PI			
	Burnaby, BC, V6J 1H2			

# **PROJECT HEIGHT INFORMATION**

BUILDING HEIGHT AS PER APPROVED CD ZONING:

MAXIMUM BUILDING HEIGHT AS PER OCP:

MECHANICAL EQUIPMENT HEIGHT ABOVE APPROVED BUILDING HEIGHT:

PROPOSED MECHANICAL SCREEN PROJECTION ABOVE APPROVED BUILDING HEIGHT: - PORTION OF PROPOSED MECHANICAL SCREEN ABOVE OCP MAX. BUILDING HEIGHT: - AVERAGE GRADE (GEODETIC FOR HEIGHT DETERMINATION):

16.78m (55.08') 2.93m (9.63') 3.92m (12.88') 1.7m (5.58') 31.67m (103.92')





# Rositch Hemphill Architects

120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1

t 604.669.6002 f 604.669.1091

www.rharchitects.ca

# ISSUED:

1. REZONING / DPA	17 AUGUST 2017
2. DESIGN PANEL	18 OCTOBER 2017
3. REZ/DPA RESUBMISSION	21 MARCH 2018
4. COORDINATION	27 SEPT. 2019
5. EXCAVATION PRICING	15 NOV. 2019
6. COORDINATION	10 JAN. 2020
7. COORDINATION	13 MARCH 2020
8. BP SUBMISSION	16 MARCH 2020
9. IFT	10 JULY 2020
10. BP RESUBMISSION	18 SEPT 2020
11. IFC BELOW GRADE	09 OCT 2020
<b>12. ISSUED FOR CONSTRUCTION</b>	25 NOV 2020
13. FINAL DESIGN DRAWINGS	09 DEC 2022
14. DEVELOPMENT VARIANCE	17 JUN 2024

DATE:

**ISSUED FOR** DEVELOPMENT VARIANCE PERMIT RESUBMISSION

NOV. 15, 2024

## NO. REVISION:

DATE:

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ARCHITECTURAL SEAL:



PROJECT: 222 E 2nd STREET

NORTH VANCOUVER, BC

DRAWING TITLE: COVER

DATABASE: 1629-A0.0.dwg N/A SCALE PLOT DATE : JUNE 2024 AH DRAWN : KH CHECKED : PROJECT NO.

1629



D.P. A. No. :



# VIEW OF MAIN ENTRY (2ND STREET)





VIEW FROM ST GEORGE AVE ALONG REAR LANE







VIEW KEYPLAN





# RH ARCHITECTS INC.

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ISSUED:	DATE:
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14. DEVELOPMENT VARIANCE	17 JUN. 2024
15. DEV. VARIANCE RESUB.	15 NOV. 2024

ISSUED FOR
DEVELOPMENT VARIANCE PERMIT RESUBMISSION
NOV. 15, 2024

No.	Description		Date
REVISION :		DA	ΓE :

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ARCHITECTURAL SEAL:



DRAWING TITLE :

# PERSPECTIVE VIEWS

BASE FILE : 1629 Building.rvt SCALE: 1" = 50'-0"PLOT DATE: JUNE 2021 DRAWN: LP CHECKED: AH / BR PROJECT NO. 1629 DWG. NO. DWG. NO. DWG. NO. D.P. No : B.P. No :



# 21 MARCH / SEPTEMBER 2 PM



# 21 MARCH / SEPTEMBER 12 PM



# 21 MARCH / SEPTEMBER 10 AM







6

# 21 JUNE 10 AM



21 DECEMBER 12 PM



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DEVELOPMENT VARIANCE PERMIT RESUBMISSION
NOV. 15, 2024

No.	Des	criptio	n		Date
REVISION :				DAI	ſE :

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ARCHITECTURAL SEAL:



222 E 2nd Street

222 E 2nd Street NORTH VANCOUVER, B.C.

DRAWING TITLE :

SHADOW DIAGRAM







# RH ARCHITECTS INC.

120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1

t 604.669.6002

f 604.669.1091

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ISSUED:	DATE:
1. REZONING/ DPA	17 AUGUST 20
2. DESIGN PANEL	18 OCTOBER 2
3. REZ/DPA RESUBMISSION	21 MARCH 20
4. COORDINATION	27 SEPT. 2019
5. EXCAVATION PRICING	15 NOV. 2019
6. COORDINATION	10 JAN. 2019
7. COORDINATION	13 MARCH 202
8. BP APPLICATION	16 MARCH 202
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DEVELOPMENT VARIANCE PERMIT RESUBMISSION
NOV. 15, 2024

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REVISION :		DATE :

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ARCHITECTURAL SEAL:



D.P. No : B.P. No :











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t 604.669.6002 f 604.669.1091

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ISSUED: DATE: 17 AUGUST 2017 1. REZONING/ DPA 2. DESIGN PANEL 18 OCTOBER 2017 3. REZ/DPA RESUBMISSION 21 MARCH 2018 4. COORDINATION 27 SEPT. 2019 **5. EXCAVATION PRICING** 15 NOV. 2019 6. COORDINATION 10 JAN. 2019 7. COORDINATION 13 MARCH 2020 8. BP APPLICATION 16 MARCH 2020 9.IFT 10 JULY 2020 **10. BP RESUBMISSION** 18 SEPT. 2020 09 OCT. 2020 **11. IFC BELOW GRADE** 12. ISSUED FOR CONSTRUCTION 25 NOV. 2020 13. FINAL DESIGN DRAWINGS 09 DEC. 2022 14. DEVELOPMENT VARIANCE 17 JUN. 2024 15. DEV. VARIANCE RESUB. 15 NOV. 2024

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ARCHITECTURAL SEAL:





PROJECT NO.



WEST BUILDING



EAST BUILDING

EAST BUILDING

# SOUTH ELEVATION FACING EAST 2ND STREET

WEST BUILDING

# NORTH ELEVATION FACING LANE



# RH ARCHITECTS INC.

120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1

t 604.669.6002 f 604.669.1091

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ISSUED:	DATE:
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ARCHITECTURAL SEAL:



D.P. No : B.P. No :



1 SOUTH ELEVATION - WEST BUILDING 3/32" = 1'-0"

4



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

DARK BROWN (CASCADIA METALS)

CASHMERE (CASCADIA METALS)

STONE GREY (CASCADIA METALS)

POLAR WHITE (CASCADIA METALS)

BLACK (CASCADIA METALS)

1	PAINTED ARCHITECTURAL CONCRETE WITH REVEALS (BM - ESCARPMENT "CC-518")
2	DOUBLE GLAZED VINYL DOOR /WINDOW FRAME & PATIO SLIDING DOOR - WHITE FLASHING - F4 - POLAR WHITE
3	DOUBLE GLAZED VINYL DOOR /WINDOW FRAME & PATIO SLIDING DOOR - BLACK FLASHING - F5 - BLACK
4	SUITE STREET ENTRY DOORS (TBD)
5	ALUMINUM GUARD RAILS (BLACK WITH GLASS INSERTS)
6	ALUMINUM FRAME STOREFRONT GLAZING (BLACK)
7	O/H ALUMINUM DOOR WITH TRANSLUCENT GLASS PANELS - (BLACK FRAME)
8	O/H METAL SOLID DOOR (BLACK)
9	STEEL MAN DOOR (BM - ESCARPMENT "CC-518")
10	METAL FENCE & GATES (BLACK)
11	ARCHITECTURAL CONCRETE PLANTER (SACKED )
12	ALUMINUM FRAMED EXIT DOOR (ANODIZED )
13	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17")
13 /EST	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") BUILDING
13 ′EST N1	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") BUILDING BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION")
13 /EST W1 W2	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") BUILDING BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
13 /EST W1 W2 W3	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") BUILDING BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
13 /EST W1 W2 W3 W4	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "OC-17") BUILDING BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "OC-21") FLASHING - F4 - POLAR WHITE
13 /EST N1 N2 N3 N4 N5	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "OC-17") <b>BUILDING</b> BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "OC-21") FLASHING - F4 - POLAR WHITE PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
13 /EST W1 W2 W3 W3 W4 W5 W6	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") <b>BUILDING</b> BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "0C-21") FLASHING - F4 - POLAR WHITE PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN PAINTED CEMENTITIOUS FASCIA
13 /EST W1 W2 W3 W4 W5 W6 W6	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") BUILDING BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "0C-21") FLASHING - F4 - POLAR WHITE PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "0C-21") BUILDING
13 /EST W1 W2 W3 W4 W4 W5 W6 W6 AST E1	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") <b>BUILDING</b> BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "0C-21") FLASHING - F4 - POLAR WHITE PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "0C-21") BUILDING BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH")
13 /EST W1 W2 W3 W4 W5 W6 W6 AST E1	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") BUILDING BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "0C-21") FLASHING - F4 - POLAR WHITE PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "0C-21") BUILDING BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
13 /EST W1 W2 W3 W3 W4 W5 W6 W6 AST E1	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") BUILDING BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "0C-21") FLASHING - F4 - POLAR WHITE PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "0C-21") BUILDING BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
13 /EST W1 W2 W3 W4 W5 W6 AST E1 E2 E3	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "0C-17") BUILDING BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION") CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "OC-21") FLASHING - F4 - POLAR WHITE PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "OC-21") BUILDING BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH") (CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN

![](_page_52_Picture_11.jpeg)

![](_page_52_Picture_12.jpeg)

![](_page_52_Picture_13.jpeg)

PROJECT: 222 E 2nd Street

222 E 2nd Street NORTH VANCOUVER, B.C.

D.P. No : B.P. No :

**DRAWING TITLE :** SOUTH ELEVATIONS

BASE FILE :	1629 Building.rvt
SCALE:	As indicated
PLOT DATE:	JUNE 2021
DRAWN:	LP
CHECKED:	AH / BR
PROJECT NO.	1629
	dwg. no. <b>A4.0A</b>

![](_page_53_Figure_0.jpeg)

![](_page_53_Figure_2.jpeg)

<sup>2</sup> NORTH ELEVATION WEST BUILDING 3/32" = 1'-0"

(29.57 m)

DARK BROWN (CASCADIA METALS)

(CASCADIA METALS)

(CASCADIA METALS)

POLAR WHITE (CASCADIA METALS)

(CASCADIA METALS)

BUILD	ING MATERIAL LEGEND
1	PAINTED ARCHITECTURAL CONCRETE WITH REVEALS
2	(BM - ESCARPMENT "CC-518") DOUBLE GLAZED VINYL DOOR /WINDOW FRAME & PATIO SLIDING DOOR - WHITE FLASHING - F4 - POLAR WHITE
3	DOUBLE GLAZED VINYL DOOR / WINDOW FRAME & PATIO SLIDING DOOR - BLACK
4	SUITE STREET ENTRY DOORS (TBD)
5	ALUMINUM GUARD RAILS (BLACK WITH GLASS INSERTS)
6	ALUMINUM FRAME STOREFRONT GLAZING (BLACK)
7	O/H ALUMINUM DOOR WITH TRANSLUCENT GLASS PANELS - (BLACK FRAME)
8	O/H METAL SOLID DOOR (BLACK)
9	STEEL MAN DOOR (BM - ESCARPMENT "CC-518")
10	METAL FENCE & GATES (BLACK)
11	ARCHITECTURAL CONCRETE PLANTER (SACKED )
12	ALUMINUM FRAMED EXIT DOOR (ANODIZED )
13	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "OC-17")
WEST	BUILDING
W1	BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION")
W2	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
W3	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
W4	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "OC-21") FLASHING - F4 - POLAR WHITE
W5	PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
W6	PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "OC-21")
EAST	BUILDING
E1	BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH (ALTERNATE - SUMMIT "ALASKAN SMOOTH")
E2	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
<b>E</b> 3	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
<b>E4</b>	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - MARITIME WHITE "OC-5") FLASHING - F2 - CASHMERE
E5	PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN

![](_page_53_Picture_12.jpeg)

120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1

t 604.669.6002 f 604.669.1091

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2. DESIGN PANEL	18 OCTOBER 2017
3. REZ/DPA RESUBMISSION	21 MARCH 2018
1. COORDINATION	27 SEPT. 2019
5. EXCAVATION PRICING	15 NOV. 2019
6. COORDINATION	10 JAN. 2019
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L3. FINAL DESIGN DRAWINGS	09 DEC. 2022
L4. DEVELOPMENT VARIANCE	17 JUN. 2024
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ARCHITECTURAL SEAL:

![](_page_53_Picture_22.jpeg)

PROJECT: 222 E 2nd Street

222 E 2nd Street

NORTH VANCOUVER, B.C. DRAWING TITLE :

# NORTH ELEVATIONS

![](_page_53_Picture_27.jpeg)

![](_page_54_Figure_0.jpeg)

1 WEST ELEVATION (ST. GEORGE AVE.) 3/32" = 1'-0"

![](_page_54_Figure_2.jpeg)

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

![](_page_54_Figure_4.jpeg)

ELEVATION SYMBOLS		
	METAL VENT CAP FOR IN S (COLOUR MATCH TO CLADI	
	WALL CAP (FOR WOOD FRAME, TYPE	
	DOUBLE WALL CAP (FOR WOOD FRAME, TYPE <sup>-</sup>	
	3" SQUARE COPPER SCUPPER	
37	2" CIRCULAR METAL SCUPPER	
2º SC		

G LEGEND	BUILDI	NG MATERIAL LEGEND
ARK BROWN ASCADIA METALS)	1	PAINTED ARCHITECTURAL CONCRETE WITH REVEALS (BM - ESCARPMENT "CC-518")
ASHMERE ASCADIA METALS)	2	DOUBLE GLAZED VINYL DOOR /WINDOW FRAME & PATIO SLIDING DOOR - WHITE FLASHING - F4 - POLAR WHITE
TONE GREY ASCADIA METALS)	3	DOUBLE GLAZED VINYL DOOR /WINDOW FRAME & PATIO SLIDING DOOR - BLACK FLASHING - F5 - BLACK
OLAR WHITE ASCADIA METALS)	4	SUITE STREET ENTRY DOORS (TBD)
LACK ASCADIA METALS)	5	ALUMINUM GUARD RAILS (BLACK WITH GLASS INSERTS)
	6	ALUMINUM FRAME STOREFRONT GLAZING (BLACK)
	7	O/H ALUMINUM DOOR WITH TRANSLUCENT GLASS PANELS - (BLACK FRAME)
	8	O/H METAL SOLID DOOR (BLACK)
	9	STEEL MAN DOOR (BM - ESCARPMENT "CC-518")
	10	METAL FENCE & GATES (BLACK)
	11	ARCHITECTURAL CONCRETE PLANTER (SACKED )
	12	ALUMINUM FRAMED EXIT DOOR (ANODIZED )
	13	CEMENTITIOUS PANEL SOFFIT (BM - WHITE DOVE "OC-17")
	WEST	BUILDING
	<b>W1</b>	BRICK CLADDING (MUTUAL MATERIALS "MAUNA LOA - MISSION")
	<b>W2</b>	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
	<b>W3</b>	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
	W4	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "OC-21") FLASHING - F4 - POLAR WHITE
	<b>W5</b>	PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
	W6	PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "OC-21")
	EAST E	BUILDING
	<b>E1</b>	BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH")
IN SLAB DUCT LADDING U.N.O.)	<b>E2</b>	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
YPE T.B.D.)	<b>E</b> 3	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
YPE T.B.D.)	<b>E4</b>	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - MARITIME WHITE "OC-5") FLASHING - F2 - CASHMERF
	<b>E</b> 5	PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN

![](_page_54_Picture_7.jpeg)

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NOV. 15, 2024

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CLIENT:		
	GWI REA	TY
		29021
	AUV	130113
PROJECT:		
222 E 2	and Street	
222 E 2nd Stre	et	
NORTH VANC	OUVER, B.C.	
ELEV	AHONS	

BASE FILE :	1629 Building.rvt	
SCALE:	As indicated	
PLOT DATE:	JUNE 2021	
DRAWN:	LP	
CHECKED:	AH / BR	
<b>1629</b>		
DWG. NO.		
 D.P. No :		

![](_page_55_Figure_0.jpeg)

3 EAST BUILDING WEST ELEVATION 3/32" = 1'-0"

![](_page_55_Figure_2.jpeg)

A1 WEST BUILDING EAST ELEVATION 3/32" = 1'-0"

![](_page_55_Figure_4.jpeg)

# **ELEVATION SYMBOLS**

![](_page_55_Figure_6.jpeg)

# METAL VENT CAP FOR IN S (COLOUR MATCH TO CLADE

WALL CAP (FOR WOOD FRAME, TYPE

DOUBLE WALL CAP (FOR WOOD FRAME, TYPE

**3" SQUARE COPPER** SCUPPER

2" CIRCULAR METAL SCUPPER

EGEND	BUILDI	NG MATERIAL LEGEND
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E GREY ADIA METALS)	3	DOUBLE GLAZED VINYL DOOR /WINDOW FRAME & PATIO SLIDING DOOR - BLACK FLASHING - F5 - BLACK
R WHITE ADIA METALS)	4	SUITE STREET ENTRY DOORS (TBD)
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	W4	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WINTER WHITE "0C-21") FLASHING - F4 - POLAR WHITE
	<b>W5</b>	PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
	W6	PAINTED CEMENTITIOUS FASCIA (BM - WINTER WHITE "OC-21")
	EAST E	BUILDING
	<b>E1</b>	BRICK CLADDING (MUTUAL MATERIALS "LIMESTONE SMOOTH") (ALTERNATE - SUMMIT "ALASKAN SMOOTH")
ELAB DUCT DING U.N.O.)	<b>E2</b>	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN
T.B.D.)	<b>E3</b>	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - ESCARPMENT "CC-518") FLASHING - F3 - STONE GREY
T.B.D.)	<b>E4</b>	CEMENTITIOUS PANEL W/ REVEALS & TRIM (BM - MARITIME WHITE "OC-5")
	<b>E5</b>	PLASHING - F2 - CASHMERE PAINTED CEMENTITIOUS FASCIA (BM - WILLOW "CC-542") FLASHING - F1 - DARK BROWN

![](_page_55_Picture_13.jpeg)

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ARCHITECTURAL SEAL:

![](_page_55_Picture_21.jpeg)

222 E 2nd Street NORTH VANCOUVER, B.C. **DRAWING TITLE :** 

COURTYARD **ELEVATIONS** 

SCALE: PLOT DATE: DRAWN: CHECKED: PROJECT NO.	As indicated JUNE 2021 LP AH / BR
	1629
	DWG. NO.

D.P. No : B.P. No :

![](_page_56_Picture_1.jpeg)

301 – 3999 Henning Drive, Burnaby, BC, Canada V5C 6P9 **T** 604-988-2508 **w** www.bkl.ca **E** sound@bkl.ca

October 2, 2024

File: 3726-19B-R0

2281140 Ontario Inc. and 2278372 Ontario Inc. NF Real Estate LP Suite 1670 Central City Tower 13450 102<sup>nd</sup> Avenue Surrey, BC V3T 5X3

Attention: Ashley Karlen, Project Manager

Dear Ashley:

#### Re: The Bowline, 222 East 2nd Street, North Vancouver Rooftop Mechanical Unit Noise Bylaw Assessment

BKL Consultants Ltd. (BKL) have previously conducted a noise assessment of mechanical units installed on the rooftop of the Bowline, 222 East 2<sup>nd</sup> Street, North Vancouver (the project site) to determine their impact on the existing residential building to the north on 221 East 3<sup>rd</sup> Street.

Full details of the noise assessment can be found in the appended reports:

- 3726-19B Rooftop Chiller Unit Noise Measurements dated September 29, 2023; and,
- 3726-19B BKL Memorandum- Rooftop Chiller Noise Mitigation dated December 7, 2023.

Following submission of our reports to the City of North Vancouver, they have advised that;

From review of the memorandum entitled 'Rooftop Chiller Unit Noise Mitigation', dated December 7, 2024, it is noted that the assessment has only reviewed the excessive community noise emissions on the property at 221 East 3rd Street. Staff have concerns that the acoustic assessment has not accounted for the potential noise impacts the rooftop chiller unit will have on the future development to the south at 221 East 2nd Street, which is currently under construction (i.e. Phase 1 of the North Shore Neighbourhood House).

In light of the comments received from the City of North Vancouver, we have updated our noise assessment to include prediction of the noise impacts of the rooftop mechanical units on the future receptor to be located on 221 East 2<sup>nd</sup> Street, south of the project site.

# **Site Description**

The project site consists of two, 6 storey residential buildings (east and west) connected by a shared three storey lobby, amenity and roof terrace building with two levels of shared parkade. The west building has a mechanical enclosure containing a rooftop chiller (CH-1) and make up air unit (MUA-1) enclosed with an architectural louvre. The east building has a mechanical enclosure containing a make up air unit (MUA-2) enclosed with an architectural louvre. The mechanical enclosures are open

to above. The west building mechanical units are north and west of the elevator penthouse. The east building rooftop mechanical units are southeast of the elevator penthouse.

Some residents of 221 East 3<sup>rd</sup> Street overlook the west building mechanical enclosure. The distance between the north side of the mechanical enclosure and south facade of 221 East 3<sup>rd</sup> Street is approximately 23 metres.

The North Shore Neighbourhood House (NSNH) will be located approximately 32 metres to the south of the project site at 221 East 2<sup>nd</sup> Street. We understand that the roof of the NSNH will be one metre lower than the roof of the Bowline therefore, the development will not overlook the Bowline rooftop mechanical units but the buildings will be of a similar height.

An indicative plan of the project site, approximate locations of the rooftop units and the noise sensitive receptors; 221 East 3<sup>rd</sup> Street and the future NSNH development at 221 East 2<sup>nd</sup> Street are shown in Figure 1.

![](_page_57_Picture_7.jpeg)

Figure 1: Aerial Photo Showing the Project Site and Existing/Future Noise Sensitive Receptors

![](_page_57_Picture_9.jpeg)

# City of North Vancouver Noise Bylaw No. 8885

The City of North Vancouver Noise Bylaw No. 8885 (the Bylaw) outlines quantitative noise limits associated with community noise emissions. The Bylaw states the following:

"A Person may make, cause or permit to be made, a Continuous Sound with a Sound Level during the Daytime of **55** Decibels or less, and during the Nighttime of **45** Decibels or less when received at a Point of Reception within a Quiet Area."

Daytime hours are defined as 7:00 am to 8:00 pm of the same day, nighttime is 8:00 pm of any day to 7:00 am of the following day.

Point of Reception (PoR) is defined as:

"Any place on individual residential premises where Sound originating from any source, other than a source of the same individual residential premises, is received"

Per Schedule A of the Bylaw, the project site and nearby residences are situated within a Quiet Area (CD-592). As the rooftop mechanical units could typically operate continuously at any point within a 24-hour period, the more stringent nighttime limit of 45 dBA has been used for our assessment.

The nearest PoRs are:

- PoR-1: 221 East 3<sup>rd</sup> Street located to the north of the project site; and,
- PoR-2: The future NSNH at 221 East 2<sup>nd</sup> Street south of the project site.

## Tonality

Section 3.4 (b) of the Bylaw specifies a correction of +5 dB should be applied to the measured equivalent sound level whenever the sound has a tonal characteristic, as follows:

- by 3 Decibel or more for tones in the 500 Hz to 16 kHz bands,
- by 5 Decibel or more for tones in the 160 Hz to 400 Hz bands, and,
- by 10 Decibel or more for tones in the 31.5 Hz to 125 Hz bands.

# **Noise Sources**

The primary noise producing equipment located on the Bowline include one (1) rooftop chiller unit (CH-1), and two (2) rooftop make-up air units (MUA-1/2).

# Chiller Noise (CH-1)

BKL visited the Bowline, on September 20, 2023, to conduct acoustical measurements associated with the operation of the rooftop chiller unit (CH-1). Our assessment, methodology and summary of our findings are outlined in the BKL Report: 3726-19B Rooftop Chiller Unit Noise Measurements (appended). Noise measurements conducted on site have been used to inform our assessment and noise model.

![](_page_58_Picture_22.jpeg)

# Make-Up Air Unit Noise (MUAs)

Noise emissions of the MUA units have been taken from manufacturer cut sheets provided by the mechanical consultant. The equipment specifications, including sound power level data, are appended to this report.

# **Noise Predictions and Assessment**

Based on our previous assessment, the following has been assumed;

- A +5 dB tonality penalty has been applied to the specific noise from the chiller unit (CH-1); and
- A noise barrier has been modelled to the north, east and west of the chiller unit (CH-1); and
- The MUA units do not have a tonal component therefore, no tonality penalty has been applied.

Details of the noise barrier are outlined in the appended report: 3726-19B - BKL Memorandum-Rooftop Chiller Noise Mitigation. As we were not aware of the NSNH at the time of our assessment, the proposed barrier included screening to only three sides of the chiller. The proposed barrier extent is shown in Figure 2.

![](_page_59_Figure_11.jpeg)

Figure 2: Schematic Showing Acoustical Barrier's Original Proposed Outline

We have updated our noise model to include the proposed NSNH development at 221 East 2<sup>nd</sup> Street (PoR-2). Based on our updated model, we predict noise impacts from the rooftop mechanical units on the identified points of reception (PoR-1 and PoR-2) would be as shown in Table 1.

![](_page_59_Picture_14.jpeg)

Noise Modelling Results				
Point of Reception	Predicted Noise Level (Leq)	Compliant with the Bylaw		
PoR-1 221 East 3 <sup>rd</sup> Street	46 dBA*	Na		
PoR-2 221 Fast 2 <sup>nd</sup> Street (NSNH)	52 dBA*	NO		

#### Table 1: Summary of Noise Modeling Results

\* The results include a +5 dB tonal penalty applied to the chiller unit (CH-1) as stipulated in the Bylaw.

As shown in Table 1, we predict an overall noise level, including tonality penalty for the chiller unit (CH-1), of up to 46 dBA at the existing point of reception north of the project site on 221 East 3<sup>rd</sup> Street (PoR-1) and up to 52 dBA at the future NSNH building (PoR-2) south of the project site.

With the +5 dB penalty applied, the noise emissions from the rooftop mechanical units at both points of reception are predicted to comply with the daytime criteria of the Bylaw, but <u>exceed</u> the more stringent nighttime noise criteria of the Bylaw.

We should note that, without the penalty applied, the predicted noise levels at PoR-1 will be up to 41 dBA, which complies with even the most stringent nighttime criteria of the Bylaw. The noise levels at PoR-2 would be up to 47 dBA, which marginally exceeds the nighttime criteria of the Bylaw by two decibels.

# **Mitigation**

The Bylaw exceedance at the points of reception is attributable to noise emissions from the chiller unit (CH-1). To control the noise emissions to a reasonable level, the barrier should run from the north facade of the elevator penthouse to the east and wrap around the full extent of the chiller unit (CH-1) to be parallel with the south face of the elevator penthouse. The barrier should extend to the full width of the chiller unit (CH-1).

The noise barrier should extend at least one metre above the top of the chiller unit (CH-1) height.

As the noise barrier will wrap around the chiller unit (CH-1), the interior (chiller unit) facing sides of the noise barrier will require acoustic absorption to reduce unwanted reflected noise. An exterior acoustic product, such as the Kinetics S4 absorption panel (or equivalent), should be applied to the full extent of the interior faces of the noise barrier. These products are moisture resistant and therefore, suitable for use in outdoor settings.

The barrier may be constructed of almost any material having a surface weight of at least 2 lb/ft<sup>2</sup> (10 kg/m<sup>2</sup>). For example, galvanized steel, aluminum or transparent panels formed of plastic polymers could be used as long as they have an impervious surface with a negligible number of holes or cracks (< 0.2% of total area) and they meet and exceed the required surface weight.

Ideally, there should be no gap along the bottom edge but a few scuppers could be provided for drainage if required. We have assumed the barrier will generally follow the course of the existing

![](_page_60_Picture_15.jpeg)

![](_page_61_Figure_3.jpeg)

#### architectural screen. The revised barrier alignment is shown in Figure 3.

*Figure 3: Schematic Showing Revised Acoustical Barrier's Proposed Outline* 

With the barrier in-situ, we predict noise impacts from the rooftop mechanical units on the identified points of reception (PoR-1 and PoR-2) would be as shown in Table 2.

Table 2: Summary of Updated Noise Modeling Results with Extended Mitigation

Noise Modelling Results with Extended Mitigation				
Point of Reception	Predicted Noise Level (Leq)	Compliant with the Bylaw		
PoR-1 221 East 3 <sup>rd</sup> Street	47 dBA*	No		
PoR-2 221 East 2 <sup>nd</sup> Street (NSNH)	47 dBA*	NO		

\* The results include a +5 dB tonal penalty as stipulated in the Bylaw.

As shown in Table 2, we predict an overall noise level, including tonality penalty, of up to 47 dBA at both points of reception (PoR-1 and PoR-2).

![](_page_61_Picture_11.jpeg)

With the +5 dB penalty applied, the noise emissions from the rooftop unit at both points of reception are predicted to comply with the daytime criteria of the Bylaw, but marginally <u>exceed</u> the more stringent nighttime noise criteria of the Bylaw by up to two decibels. We should note that, without the penalty applied, the predicted noise levels at both points of reception will be up to 42 dBA, which complies with both the daytime and nighttime noise criteria of the Bylaw.

# Discussion

The height of the noise barrier required to mitigate noise emissions to a level compliant with both the daytime and nighttime noise criteria of the Bylaw, to all points of reception, would be in excess of five metres in height. A barrier of this height would not be feasible for a number of reasons including; exceeding wind load and snow drift code requirements. The optimum barrier height, that would work both acoustically and in terms of other code requirements, would be no higher than one metre above the top of the chiller unit (CH-1) height. Further reductions to noise emissions of the chiller unit (CH-1) may not be feasible as, to our knowledge, the manufacturer does not provide any specific acoustic packages or mitigation that could be implemented. Without the tonality penalty applied, we predict noise levels at the points of reception would be compliant with the most stringent (nighttime) noise criteria of the Bylaw (i.e. 45 dB). As previously noted, in terms of perception, a change in noise level of one to two decibels would typically be imperceptible therefore, a marginal exceedance of the nighttime noise criteria may not significantly impact the points of reception.

# Closure

A noise bylaw assessment has been conducted for rooftop mechanical units associated with the Bowline, 222 East 2<sup>nd</sup> Street, North Vancouver. A noise barrier has been proposed to mitigate noise emissions on the nearest points of receptions to a reasonable level. This concludes our noise bylaw assessment. Please note that the recommendations contained herein address only the acoustical requirements with respect to exterior noise. Other requirements should be examined for compatibility with our recommendations.

Please let us know if you have any questions regarding this report.

Sincerely,

BKL Consultants Ltd. per:

Farbod Ghanouni, EIT Assistant Project Consultant <u>ghanouni@bkl.ca</u>

Nick Dobbs, MIOA Acoustical Consultant <u>dobbs@bkl.ca</u>

Enclosures: 3726-19B Rooftop Chiller Unit Noise Measurements dated September 29, 2023 3726-19B - BKL Memorandum- Rooftop Chiller Noise Mitigation dated December 7, 2023 Kinetics S4 – Cut Sheet MUA Unit – Cut Sheet

![](_page_62_Picture_16.jpeg)

![](_page_63_Picture_0.jpeg)

September 29, 2023

File: 3726-19B-R0

2281140 Ontario Inc. and 2278372 Ontario Inc. NF Real Estate LP Suite 1670 Central City Tower 13450 102<sup>nd</sup> Avenue Surrey, BC V3T 5X3

Attention: Ashley Karlen, Project Manager

Dear Ashley:

#### Re: The Bowline, 222 East 2nd Street, North Vancouver Rooftop Chiller Unit Noise Measurements

Two rooftop chiller units are located on the roof of the Bowline building situated at 222 East 2nd Street, North Vancouver (herein "project site"). There have been noise complaints from an occupant of a nearby residential building. You would like to understand if the noise emissions associated with the operation of the rooftop chillers comply with the relevant City of North Vancouver noise bylaw limits.

BKL Consultants Ltd. (BKL) visited the project site on September 20, 2023, to measure noise associated with the operation of the chiller believed to be the source of these complaints.

The purpose of our report is to provide our assessment, methodology and summarize our findings following our acoustical evaluation of the rooftop chiller noise emissions.

# **Site Description**

The project site consists of two, 6 storey residential buildings (east and west) connected by a shared three storey lobby, amenity and roof terrace building with two levels of shared parkade. Each of the buildings has a mechanical enclosure containing a rooftop chiller and make up air unit (MUA) enclosed with an architectural louvre. The mechanical enclosures are open to above. The east building rooftop mechanical units are east and south of the elevator penthouse, the west building mechanical units are north and west of the elevator penthouse.

We understand that some residents of 221 East 3<sup>rd</sup> Street overlook the west building mechanical enclosure. The distance between the north side of the mechanical enclosure and south facade of 221 East 3<sup>rd</sup> Street is approximately 23 metres.

An indicative plan of the project site, approximate chiller unit locations and 221 East 3<sup>rd</sup> Street are shown in Figure 1.

![](_page_64_Figure_3.jpeg)

Figure 1: Aerial Photo Showing Project Site and Chiller Locations

![](_page_64_Picture_5.jpeg)

# City of North Vancouver Noise Bylaw No. 8885

The City of North Vancouver Noise Bylaw No. 8885 (Herein "Bylaw") outlines quantitative noise limits associated with community noise emissions. The Bylaw states the following:

"A Person may make, cause or permit to be made, a Continuous Sound with a Sound Level during the Daytime of 55 Decibels or less, and during the Nighttime of 45 Decibels or less when received at a Point of Reception within a Quiet Area."

Daytime hours are defined as 7:00 am to 8:00 pm of the same day, nighttime is 8:00pm of any day to 7:00 am of the following day.

Point of Reception (PoR) is defined as:

"Any place on individual residential premises where Sound originating from any source, other than a source of the same individual residential premises, is received"

Per Schedule A of the Bylaw, the project site and nearby residences are situated within a Quiet Area (CD-592). As the rooftop chillers could typically operate continuously at any point within a 24-hour period, the more stringent nighttime limit of 45 dBA has been used for our assessment.

The nearest PoR is the following:

PoR-1: 221 East 3<sup>rd</sup> Street, North Vancouver located to the north of the project site.

### Tonality

Section 3.4 (b) of the Bylaw specifies a correction of +5 dB should be applied to the measured equivalent sound level whenever the sound has a tonal characteristic, as follows:

- by 3 Decibel or more for tones in the 500 Hz to 16 kHz bands,
- by 5 Decibel or more for tones in the 160 Hz to 400 Hz bands, and,
- by 10 Decibel or more for tones in the 31.5 Hz to 125 Hz bands.

# **Noise Measurements**

BKL visited the Bowline building located at 222 East 2<sup>nd</sup> Street, North Vancouver, on September 20, 2023, to conduct acoustical measurements associated with the operation of the rooftop chiller equipment.

Measurements were conducted using a type 1 Brüel & Kjær Type 2250 sound level meter which was field calibrated before and after the measurements using a Brüel & Kjær Type 4230 calibrator. There was no drift observed.

It is understood that the west building chiller unit is the source of resident complaints therefore, our assessment focused only on the measurement of this unit.

Short-term spot measurements were conducted in close proximity to the west building rooftop chiller unit only.

![](_page_65_Picture_22.jpeg)

The microphone was fitted to a tripod at a height of 1.6 metres above the roof level. Measurements were conducted to the north of the chiller unit at distances of 3 metre and 5 metres and west of the chiller unit at distance of 3 metre, 5 metres and 12 metres.

The measurements were repeated at similar setback distances but with the microphone fitted to a pole at a height of approximately 3 metres above the roof level.

The chiller equipment operated at the maximum duty cycle.

Further noise measurements were conducted on the roof of the west building with all units switched off. These measurements were conducted to determine the prevailing background noise level without contribution from the chiller unit.

Figures 2 and 3 provide photos showing the measurement setup, chiller units, mechanical enclosure and architectural louvre for reference.

![](_page_66_Picture_8.jpeg)

![](_page_67_Picture_3.jpeg)

Figure 2: Photo Showing Field Microphone Location at a Height of 1.6 metre, 1 metre from the Existing Enclosure

![](_page_67_Picture_5.jpeg)

Figure 3: Photo Showing Field Microphone Location at a Height of 3 metres, 1 metre from the Existing Enclosure

![](_page_67_Picture_7.jpeg)

#### Table 1 summarizes the measured noise levels below.

Test No.	Measurement Description	Measured Noise Level (dBA)
1	1 metre north of the enclosure at 1.6 metres	73
2	1 metre north of the enclosure at 3 metres	73
3	3 metres north of the enclosure at 1.6 metres	67
4	3 metres north of the enclosure at 3 metres	68
5	1 metre west of the enclosure at 1.6 metres	66
6	1 metre west of the enclosure at 3 metres	67
7	3 metres west of the enclosure at 1.6 metres	63
8	3 metres west of the enclosure at 3 metres	66
9	10 metres west of the enclosure at 1.6 metres	60
10	10 metres west of the enclosure at 3 metres	60
11	Roof background (chiller not operating) – ambient	56

Table 1: Summary of Measured Noise Levels Associated with Rooftop Chiller Operation

# **Noise Assessment**

From observation during the site visit, there is a direct line of sight between the west building chiller unit and the south facing 5<sup>th</sup> floor residential suites of 221 East 3<sup>rd</sup> Street. We measured a distance of 25 metres between the north facade of the west building chiller unit and the south facade of 221 East 3<sup>rd</sup> Street.

BKL analyzed and predicted the noise propagation of the west building chiller unit based on the measured noise levels at different setback distances and microphone heights. Our predictive noise propagation analysis takes into account distance attenuation, directivity and reflection from the building envelope.

We performed a tonality test, which scans the frequency content of the measured noise emissions to identify any tonal content. The results show a prominent tone at 80 Hz which exceeds the Bylaw threshold of 10 Decibel or more for tones in the 31.5 Hz to 125 Hz bands. As such, a +5 dB tonality penalty would apply to the specific noise from the chiller unit.

![](_page_68_Picture_10.jpeg)

# Recommendations

Based on our analysis of the measured noise associated with the operation of the west building rooftop chiller, we predict an overall noise level, including tonality penalty, of up to 58 dBA at the point of reception. The overall equivalent predicted noise level exceeds the Bylaw limit of 45 dBA.

To mitigate noise emissions from the west building chiller unit, to a level commensurate with the Bylaw at the point of reception, a noise barrier, as described in our previously issued report; 3726-19B Mechanical \_ Building Services Acoustical Review May 21 2020, should be suitable.

# Closure

BKL would be available to conduct noise modelling and further analysis of the required height, extent and material specifications of the noise barrier. Further details are noted in Items 8-10 of our issued scope of work; 3726-19B-R0 - Rooftop Chiller Unit Noise Measurement and Inspection.

We believe all the required information is included. Please contact us if you have any questions or wish to proceed with the detailed mitigation design phase of the scope of work.

Sincerely,

BKL Consultants Ltd. per:

hana Tarto

Farbod Ghanouni, EIT Assistant Project Consultant <u>ghanouni@bkl.ca</u>

![](_page_69_Picture_13.jpeg)

![](_page_70_Picture_0.jpeg)

# Memorandum

Re:	<b>Rooftop Chiller Unit Noise Mitigation</b>	
cc:		File: 3726-19B-R0
From:	Farbod Ghanouni	Page 1 of 4
То:	Ashley Karlen, Project Manager	December 7, 2023

The following memo outlines a summary of our findings, and provides recommendations to mitigate noise emissions from the rooftop mechanical unit CH-1 ("the Unit") on the Bowline building situated at 222 East 2nd Street, North Vancouver ("project site"). The purpose of these noise control recommendations is to reduce noise emissions from the Unit at nearby residences to facilitate compliance with the City of North Vancouver noise Bylaw ("the Bylaw").

The project site consists of two, 6 storey residential buildings (east and west) connected by a shared three storey lobby, amenity and roof terrace building with two levels of shared parkade. The primary concern for excessive community noise emissions is associated with the operation of the Unit on the roof of the west building as would be received at 221 East 3<sup>rd</sup> Street ("the point of reception") to the north of the project site.

BKL report *3726-19B Rooftop Chiller Unit Noise Measurements* dated September 29, 2023, provides our acoustical evaluation of measured noise associated with the Unit and indicates a 13 dB noise level exceedance at the point of reception. This exceedance includes a +5 dB tonality penalty associated with the measured low frequency tone (as outlined by the Bylaw). In order to significantly reduce noise emissions associated with the Unit at the point of reception, a noise barrier is recommended.

## **Noise Modelling**

We have developed a 3-D model using the proprietary noise modelling software Cadna/A to predict the noise levels at the point of reception. The measurements of the Unit, conducted on September 20, 2023, were used to calibrate the noise model for two scenarios (with and without the noise barrier). The model implements noise prediction standard ISO 9613-2 and considers the relative height of the sources, the receptors, reflective surfaces, and ground type.

Our assessment only considers noise emissions from the Unit, and does not include contributions from any other rooftop or other mechanical items associated with the project site. We have used our noise model to determine the optimum noise barrier height and extent.

## Noise Barrier

Based on our noise model, the noise barrier should extend at least one metre above the top of the Unit height. The barrier should run from the north facade of the elevator penthouse to the east and wrap around the full extent of the Unit to align with the north face of the elevator penthouse west of the Unit. We have assumed the barrier will follow the course of the existing architectural screen. The proposed alignment is shown in Figure 1.

![](_page_71_Figure_3.jpeg)

Figure 1: Schematic Showing Acoustical Barrier Concept for West Building Rooftop Chiller Unit CH-1

The barrier may be constructed of almost any material having a surface weight of at least 2 lb/ft<sup>2</sup> (10 kg/m<sup>2</sup>). For example, galvanized steel, aluminum or transparent panels formed of plastic polymers could be used as long as they have an impervious surface with a negligible number of holes or cracks (< 0.2% of total area) and they meet and exceed the required surface weight.

Ideally, there should be no gap along the bottom edge but a few scuppers could be provided for drainage if required. The architectural screens already installed could be retained but backed by a solid layer at the required locations, thereby retaining a consistent visual appearance from an outside viewpoint.

Table 1 summarizes the modelled noise results of the Unit at the point of reception. The results include a +5 dB tonal penalty as stipulated in the Bylaw. The actual predicted results would be five decibels lower than those shown in the table.

![](_page_71_Picture_8.jpeg)
Scenario		Overall Noise Level (L <sub>eq</sub> )plus 5 dB tonal Penalty									
	Noise Receptors Located at 221 East 3 <sup>rd</sup> Street										
	ResidentialOther SouthWest FacingEast FacingSuites Directlyfacing ResidentialResidentialResidentialNorth of theSuitesSuitesSuitesUnitImage: SuitesImage: SuitesImage: Suites										
No Barrier	58	57	43	49							
With Barrier	46	45	37	37							

#### Table 1: Summary of Noise Modeling Results

As shown in Table 1, the predicted noise levels at the point of reception are generally predicted to comply with the most stringent nighttime criteria of the Bylaw (i.e. ≤ 45 dB). We predict that some residential suites, on the top floor of 221 East 3<sup>rd</sup> Street, directly north of the Unit, may experience noise levels of up to 46 dB. This would include the +5 dB tonal penalty as specified by the Bylaw. Without the penalty applied, we predict a noise level of up to 41 dB at the point of reception, which would comply with the Bylaw.

In terms of perception, an exceedance of 1 dB would be considered negligible. To reduce the predicted noise impacts further, i.e. to 45 dB at all locations, the barrier height would need to increase significantly. This may prove unfeasible for a number of reasons including wind and snow load.

Should complaints persist after installation of the noise barrier, there are additional noise control measures, supplementary to the noise barrier, which may be adopted including:

- Applying sound absorption to the barrier (Kinetics S4 or equivalent);
- Reducing fans operating speed during nighttime;
- Enclosing variable frequency drive equipment with mass loaded vinyl;
- Providing acoustical blanket for compressors, etc; or,
- Discharge and intake silencers (as shown in Figure 2 for example).

We should note that our modelled noise impacts are based on a facade level. Noise levels on the rooftop amenity area of 221 East 3<sup>rd</sup> Street, such as those that may be conducted by the municipality, could prove to be lower as they are further from the Unit and may include other noise attenuating effects such as partial screening from the building envelope.





Figure 2: Unit Silencer Example

In summary, BKL modeled noise emissions associated with the CH-1 rooftop chiller unit located on the roof of the west Bowline building. Two scenarios were modelled, one with and one without a noise barrier. Without the barrier, we predict that noise emissions from the CH-1 rooftop chiller unit will exceed the criteria of the municipal noise bylaw. With the modelled barrier in-situ, the predicted noise emissions will be mitigated to a level commensurate with the bylaw at all locations with the exception of a minor 1 dB exceedance predicted to upper floor levels of residential suites on the south facade of 221 East 3<sup>rd</sup> Street. The predicted noise levels include a +5dB tonal penalty as required in the bylaw. Without the penalty applied, the noise levels will be commensurate with the most stringent nighttime noise limit of the bylaw. The required height, extent and material specifications of the noise barrier has been provided. Should they be required, some additional noise control measures have been suggested which could be implemented after the installation of the barrier.





This fully encapsulated sound absorber can be cleaned with steam or a soap solution and is very economical. The durable fiber reinforced face is available in white or reflective silver.

S4 panel is an economical and easily cleanable sound absorber. The S4 panel is constructed from a 3 PCF fiberglass core completely encapsulated with a fiberglass reinforced, aluminized polyester film facing. S4 is available in 1" and 2" thicknesses and panel sizes up to 48" x 120". The S4 panel with aluminized (silver) facing can be used in temperatures from -65° F to 265° F.

The S4 panel is well suited for projects where moisture resistant sound absorber panels are required. Applications include natatoriums, shooting ranges, dog kennels, arenas, and mechanical rooms.



# **S4** - Wipeable Absorption Panel

#### DESCRIPTION

A fully encapsulated moisture resistant fiberglass sound absorber.

## COMPOSITION

1" or 2" thick 3 PCF fiberglass core Completely wrapped with a neoprene-coated, fiberglass reinforced, aluminized polyester reflective film facing. Thickness: Film 1.5 mil. At fiber reinforcement 8 mil.

Select reflective silver or white.

#### ACOUSTICAL PERFORMANCE

Sound Absorption per ASTM C423. Type A Mounting

#### **APPLICATIONS**

- Projects that require a highly cleanable and moisture resistant acoustical treatment that is economical.
- Arenas
- Natatoriums
- Dog Kennels
- Shooting Ranges
- Mechanical Equipment Rooms
- Workshops

## MOUNTING

S4 Clips J-Clips (top and bottom)

Frequency, Hz	125	250	500	1000	2000	4000	NRC
1" Thick	0.13	0.32	0.95	1.08	0.62	0.46	0.75
2" Thick	0.26	0.80	1.23	1.00	0.71	0.43	0.95



Job Information	· · · ·	Technical Data Sheet
Job Name	222 E 2nd Street - 11160	
Date	October 08 2020	
Submitted By	MT	
Software Version	12.32	
Unit Tag	MUA-1	

Unit Overview													
		Supply											
Model Number	Air Volume cfm	Static P	ressure	External Dimensions									
Model Mulliber		External	Total	Height	Width	Length							
		inWc	inWc	in	in	in							
OAH005GHGM	2745	1.50	3.09	40*	36*	84							

\*Not including base rails, coil connectors, drain connectors, vestibule sections, control boxes and hoods.

Unit							
Model Number:	OAH005GHGM						
Approval:	ETL Listed / ETL Listed to Canadian Safety Standards (ETL Label / ETLc Label)						
Outer Panel:	Painted 24 gauge G60 Galvanized Steel						
Liner:	24 gauge Galvanized Steel (unless noted per section)						
Insulation:	R-13 Injected Foam						
Unit Configuration:	Inline horizontal	Drive (Handling) Location:	Right				
Base:	4" formed channel	Wall Thickness:	2 in				
Roof Curb Kit:	0 in	Altitude:	0 ft				
Parts Warranty:	Standard One Year						

Mixing Box		Compo	onent: 1		Length: 30 in Shipping Section: 1					
Portion		Dam	iper		Blade Action	Rated CFN	1 Air Press	sure Q	uantity	Hoods
	Size (lengt	th x width)	Location	Туре			Drop	op		
	Overall	Opening								
Outside Air	28 in x 32 in	24 in x 22 in	End	UltraSeal Low Leak	Parallel	2745 cfm	0.04 ins	sWg	1	Fitted - Factory installed
Return Air	No opening	No opening		None	Opposed	2745 cfm	I		1	
	Filter Data									
Туре		Efficiency	Face	Velocity	Face Area		Air Volu	ime	Filt	er Loading
Pleate	d	MERV 8	548	8 ft/min	5.0 ft <sup>2</sup>		2745 cfm		Side	
	Air Pre	essure Drop		Number	of Filters	Height	Width			Depth
Clean Air	м	ean Air	Dirty Air							
0.26:		<b>2</b> :	1.00:	:	1	20 in		24 in		2 in
0.20 mw	<b>U.</b>		1.00 mwc		1	12 in		24 in		2 in
				Do	oor					
Location			Wi	idth Opening						
	Drive side	9		26	5 in		Outward			

Hot Water Coil		Component: 2			Length: 16	5 in		Shipping	Shipping Section: 1		
Coil Model	Total Capacit	y Number of	Imber of Coils Number		of Rows	Fin	s per Inch	Tube Diamet	er	Tube Spacing (Face x Row)	
5WQ1003B	166493 Btu/	hr 1		3	3		10	0.625 in		1.50 in x 1.299 in	
Air Volume	Air Tem Entering Dry Bulb	perature Coil Air Pressure Leaving Drop Dry Bulb		Finned Height Finned Len		Finned Length	Face A	Area	Face Velocity		
2745 cfm	16.0 °F	71.5 °F	0.36 inWc 30 in		in	23 in	4.79	ft²	573 ft/min		
Wate Entering	r Leaving	Flow Rate	Pressure Drop		Velocity		Volume	Weig	ght	Piping Vestibule	
120.0 °F	99.5 °F	16.20 gpm	4.8	0 ftHd	3.50	ft/s	3.0 gal	28.0	0 lb	18 in	
Туре	Connec Size	tion [Data Per Coil] Locatio	n	Mat	Min. Fin Surface M erial Temp. 5			Min. Tube W Surface Tem	all p.	Fouling Factor	
Threaded	1.50 in	Drive si	de	Carbo	n steel	ç	99.5 °F	99.5 °F		0.000	
				Mat	erial						
Fin		Tu	be			Hea	der		Case		
Aluminum .0075 in		Copper	.020 in		Copper			Galv. steel			
	AHRI 410 Certification										

APER CERTIFIED ... Are Donling and All-Meeting Colls Are Standard 410 Certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard. Certified units may be found in the AHRI Directory at www.ahridirectory.org

	Door	
Location	Width	Opening
Drive side	- in	Outward

Supply Fan			Compo	omponent: 3 Lengt			Length: 38 in			Shipping Section: 1			
					Fan Perf	formance							
Air Volume			Static	Pressure		Brake Horsepow	/er		Spe	eed		Ou	utlet Velocity
	Extern	nal	Total Cabinet			Operating		ng	Maximum				
2745 cfm	1.50 ir	nWc	3.09	9 inWc	0.55 inWc	1.99 внр	2	2 <b>139</b> rp	m	365	50 rpm		0 ft/min
					Fan	Data							
Fan Type	Blade Type	/ Class	Quanti	ty of Fans	Wheel Diameter	Material Type	Num	ber of E	Blades	Dis	charge	M	otor Location
Centrifugal Plenum	- Airfoil	/ 2		1	15.75 in	Aluminum		9		End op	, single ening	В	ehind Fan
Motor Data													
Power	Electrical Supply	Spe	ed Efficiency Enclosure		Enclosure	Frame Size	Suppli	Supplier Num Pr		ber of Lock Roto les Current		r	Full Load Current
3.0 нр	200/60/3 V/Hz/Phase	1750	) rpm	Premiun	n ODP	182 T frame	Gene	Generic		4 70.77 A			9.70 A
					Fan O	ptions							
	Seismic Res	straint:	With s	snubbers		Isolator Type:			Type:	Spring			
					VFD/Starter/D	isconnect Data							
	Selection	n Type:	Exterr	nal J-Box				Ve	ndor:	Facto	ry Standar	ď	
	V	oltage:	200 v			н	eight x W	idth x D	epth:	6.00 i	n <b>x 6.00</b> in 2	x 4.0	00 in
	Мо	Mounting: Door Side			Enclosure: NEMA 3R				4 3 R				
					Do	oor							
Location Wid					Vidth Opening								
	Drive side	5			18	18 in Outward							

Unit Sound Power (dB)									
Туре	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz	
Radiated:	66	63	65	58	54	49	46	51	
Unit Discharge:	76	72	81	76	76	77	73	67	
Unit Return:	68	66	74	71	63	65	60	55	

#### Shipping Section Details

Section	Length	Weight		Corner W	eights (lb)	Center of Gravity (in)			
	in	lb	P1	P2	P3	P4	ХХ	YY	ZZ
1	84	1062	319	219	212	312	41	15	22
Entire Unit	84	1062	319	219	212	312	41	15	22



NOTE: Piping vestibule shipping section length(s) not included in the total shipping section length.

NOTE: Piping vestibule(s) are shipped attached to the coil section(s).

NOTE: Special components aren't included in the corner weights and center of gravity data.

Supply Static Pressure Drop		
Component	Option	Static Pressure Drop
Mixing Box	Filter	0.63 insWg
Mixing Box	Mixing Box	0.04 insWg
Hot Water Coil	Hot Water Coil	0.36 insWg
Supply Fan	Cabinet	0.55 insWg
External Static	External Static	1.50 insWg
Total Su	3.09 insWg	

#### **AHRI Certification**

Central Station Ale-Hendlers Alexanders Alexanders Certified in accordance with the AHRI Central Station Air-Handling Unit Certification Program, which is based on AHRI Standards 430/431. Certified units may be found in the AHRI Directory at www.ahridirectory.org.

#### Notes

1. As a standalone component, unit meets or exceeds requirements of ASHRAE 90.1 - 2007. The approving authority is responsible for compliance of multi - component building systems.

Standard

Job Information	1	Technical Data Sheet
Job Name	222 E 2nd Street - 11160	
Date	October 08 2020	
Submitted By	MT	
Software Version	12.32	
Unit Tag	MUA-2	

Unit Overview										
		Supply								
Model Number	Air Volume	Static P	ressure	External Dimensions						
Nouel Number	cfm	External	Total	Height	Width	Length				
		inWc	inWc	in	in	in				
OAH005GHGM	2745	1.50	3.09	40*	36*	84				

\*Not including base rails, coil connectors, drain connectors, vestibule sections, control boxes and hoods.

Unit						
Model Number:	OAH005GHGM					
Approval:	ETL Listed / ETL Listed to Canadian Safety Standards (ETL Label / ETLc Label)					
Outer Panel:	Painted 24 gauge G60 Galvanized Steel					
Liner:	24 gauge Galvanized Steel (unless noted per section)					
Insulation:	R-13 Injected Foam					
Unit Configuration:	Inline horizontal	Drive (Handling) Location:	Right			
Base:	4" formed channel	Wall Thickness:	2 in			
Roof Curb Kit:	0 in	Altitude:	0 ft			
Parts Warranty:	Standard One Year					

Mixing Box		nent: 1		Length: 30 in Shipping Section: 1						
Portion		Dam	per		Blade Action	Rated CFN	M Air Pressure Quan		Hoods	
	Size (lengt	th x width)	Location	Location Type			Drop			
	Overall	Opening								
Outside Air	28 in x 32 in	24 in x 22 in	End	UltraSeal Low Leak	Parallel	2745 cfm	n 0.04 insWg	1	Fitted - Factory installed	
Return Air	No opening	No opening		None	Opposed	2745 cfm	ı	1		
	Filter Data									
Туре		Efficiency	Face	Velocity	Face Area		Air Volume		er Loading	
Pleate	d	MERV 8	548	548 ft/min 5.0 ft <sup>2</sup>		ť	2745 cfm		Side	
	Air Pre	essure Drop		Number	Number of Filters Height		: Width		Depth	
Clean Air	м	ean Air	Dirty Air							
0.26		<b>a</b>	1.00 · · · ·	-	1	20 in	24 i	n	<b>2</b> in	
0.26 inW	c <b>U.</b>	od inWc	1.00 inWc	:	1	12 in	24 i	n	2 in	
				Do	oor					
Location			Wi	dth		Opening				
	Drive side	2		26 in				Outward		

Hot Water Coil		Component: 2	Component: 2			Length: 16 in			Shipping Section: 1	
Coil Model	Total Capacit	y Number of	per of Coils Number		of Rows Fins p		s per Inch	Tube Diameter	Tube Spacing (Face x Row)	
5WQ1003B	166493 Btu/	hr 1		3	3		10	0.625 in	1.50 in x 1.299 in	
Air Volume	Air Tem Entering Dry Bulb	perature Leaving Dry Bulb	Coil Aiı D	r Pressure Prop	Finned H	leight	Finned Length	Face Area	Face Velocity	
2745 cfm	16.0 °F	71.5 °F	0.36 inWc 30 in		23 in	4.79 ft <sup>2</sup>	573 ft/min			
Wate Entering	r Leaving	Flow Rate	Pressure Drop		Velocity		Volume	Weight	Piping Vestibule	
120.0 °F	99.5 °F	16.20 gpm	4.8	0 ftHd	3.50	ft/s	3.0 gal	28.00 lb	18 in	
	Connec	tion [Data Per Coil]				Min.	Fin Surface	Min. Tube Wall	Fouling Factor	
Threaded	1.50 in	Drive si	n de	Carbo	n steel	ç	99.5 °F	99.5 °F	0.000	
				Mat	erial					
Fin		Tu	be			Hea	der		Case	
Aluminum .0075 in Copper		.020 in Cop		per	Ga	lv. steel				
AHRI 410 Certification										

APER CERTIFIED ... Are Donling and All-Meeting Colls Are Standard 410 Certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard. Certified units may be found in the AHRI Directory at www.ahridirectory.org

	Door	
Location	Width	Opening
Drive side	- in	Outward

Supply Fan			Component: 3			Length: 38 in			Shippi	Shipping Section: 1		
					Fan Perf	formance						
Air Volume			Static	Pressure		Brake Horsepow	/er	Spe		ed		utlet Velocity
	Extern	nal	Т	otal	Cabinet		Operating		M	aximum		
2745 cfm	1.50 ir	nWc	3.0	9 inWc	0.55 inWc	1.99 внр	2	139 rpm	36	50 rpm		0 ft/min
					Fan	Data						
Fan Type	Blade Type	e / Class	Quanti	ty of Fans	Wheel Diameter	Material Type	Num	ber of Blad	es Di	scharge	M	otor Location
Centrifugal Plenum	- Airfoil	/ 2		1	15.75 in	Aluminum		9	Enc op	l, single Dening	В	ehind Fan
Motor Data												
Power	Electrical Supply	Spe	ed	Efficiency	Enclosure	Frame Size	Suppli	er N	umber of Poles	Lock Roto Current	r	Full Load Current
3.0 нр	200/60/3 V/Hz/Phase	1750	) rpm	Premiun	n ODP	182 T frame	Genei	ric	4	70.77 A		9.70 A
					Fan O	ptions						
	Seismic Res	straint:	With s	snubbers			ls	olator Typ	e: Sprir	g		
					VFD/Starter/D	isconnect Data						
	Selection	n Type:	Exterr	nal J-Box				Vendo	or: Facto	ory Standa	rd	
	v	oltage:	200 v			He	eight x Wi	dth x Dept	h: 6.00	in x 6.00 in	x 4.0	00 in
	Mounting: Door Side			Enclosure: NEMA 3R								
Doo					oor							
	Location				Wi	idth Opening						
	Drive side	e			18	18 in Outward						

Unit Sound Power (dB)									
Туре	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz	
Radiated:	66	63	65	58	54	49	46	51	
Unit Discharge:	76	72	81	76	76	77	73	67	
Unit Return:	68	66	74	71	63	65	60	55	

#### Shipping Section Details

Section	Length	Weight		Corner W	eights (lb)	Center of Gravity (in)			
	in	lb	P1	P2	P3	P4	XX	YY	ZZ
1	84	1062	319	219	212	312	41	15	22
Entire Unit	84	1062	319	219	212	312	41	15	22



NOTE: Piping vestibule shipping section length(s) not included in the total shipping section length.

NOTE: Piping vestibule(s) are shipped attached to the coil section(s).

NOTE: Special components aren't included in the corner weights and center of gravity data.

Supply Static Pressure Drop						
Component	Option	Static Pressure Drop				
Mixing Box	Filter	0.63 insWg				
Mixing Box	Mixing Box	0.04 insWg				
Hot Water Coil	Hot Water Coil	0.36 insWg				
Supply Fan	Cabinet	0.55 insWg				
External Static	External Static	1.50 insWg				
Total Su	oply Static	3.09 insWg				

#### **AHRI Certification**

Central Station Ale Mendians

Certified in accordance with the AHRI Central Station Air-Handling Unit Certification Program, which is based on AHRI Standards 430/431. Certified units may be found in the AHRI Directory at www.ahridirectory.org.

#### Notes

1. As a standalone component, unit meets or exceeds requirements of ASHRAE 90.1 - 2007. The approving authority is responsible for compliance of multi - component building systems.

Standard



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

# DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2024-00012

File: 08-3400-20-0151/1

# Issued to owner(s): 2281140 Ontario INC. No. A0092343 and 2278372 Ontario INC. No. A0082985

Respecting the lands located at **222 East 2<sup>nd</sup> Street**, North Vancouver, BC, legally described as:

# LOT 1 DL 274 BLOCK 142 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP90507 PID: 031-143-164

(the "Lands")

# List of Attachments:

Schedule "A": List of Plans

## Authority to Issue:

1. This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act.* 

## **Bylaws Supplemented or Varied:**

- 2. The provisions of the City of North Vancouver "Zoning Bylaw, 1995, No. 6700" are hereby varied as follows:
  - A. Comprehensive Development Zone 715(3) to be varied in order to increase the maximum building height by 4.0 metres above the as-built top of roof height of 48.5 metres geodetic datum to allow for an acoustic screen around mechanical equipment.

# Special Terms and Conditions of Use:

- 3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A "List of Plans" and filed in the offices of the City, approved by Council, and in compliance with the regulations and conditions listed hereunder.
- 4. No variances other than those specifically set out in this permit are implied or to be construed.
- 5. All plans attached to this Permit and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Variance Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.

# **General Terms and Conditions:**

- 6. Pursuant to Section 504 of the Local Government Act, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.
- 7. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw or application of the zoning bylaw in relation to residential rental tenure, nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.
- 8. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

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

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

Linda C. Buchanan, Mayor

Amelia Cifarelli, Corporate Officer

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

Note: As required by Section 503 of the Local Government Act, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2024-00012.

Notice filed the day of , 20 .

THIS IS NOT A BUILDING PERMIT

# Schedule A List of Plans – 222 East 2<sup>nd</sup> Street

Designer	Project Name	Sheet Description	Sheet No.	Sheet Date	CityDocs File Number
RH Architects INC.	Lower Lonsdale Residential Rental	Cover	A0.0	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Perspective Views	A0.1	November 2024	2623239
RH Architects INC	Lower Lonsdale Residential Rental	Shadow Diagram	A0.2	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Siteplan	A1.0	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Roof Plan	A3.6	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Roof Plan – West Side	A3.6A	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	South & North Overall Elevations	A4.0	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	South Elevations	A4.0A	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	North Elevations	A4.0B	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Exterior Side Elevations	A4.1	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Courtyard Elevations	A4.2	November 2024	2623239





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

# **INFORMATION REPORT**

То:	Mayor Linda Buchanan and Members of Council				
From:	Sean Galloway, Director, Planning and Development				
Subject:	PLN2024-00012 – 222 EAST 2 <sup>ND</sup> STREET – H ACOUSTICAL SCREEN ON ROOF	EIGHT VARIANCE FOR			
Date:	April 9, 2025	File No: 08-3400-20-015/1			

# BACKGROUND

The purpose of this report is to provide information to Council following the April 7<sup>th</sup> Council meeting, in which Mayor and Council requested clarification regarding the BKL Acoustic Report. More specifically, concern was raised regarding the proposed screening around the rooftop mechanical equipment, and whether this barrier was sufficient enough to comply with the applicable code requirements in our City's Noise Bylaw.

# SUMMARY

The following paragraph is taken directly from the Acoustic Report, and this is the portion of the report Council are seeking clarification on:

• The height of the noise barrier required to mitigate noise emissions to a level compliant with both the daytime and nighttime noise criteria of the Bylaw, to all points of reception, would be in excess of five metres in height. A barrier of this height would not be feasible for a number of reasons including; exceeding wind load and snow drift code requirements. The optimum barrier height, that would work both acoustically and in terms of other code requirements, would be no higher than one metre above the top of the chiller unit (CH-1) height. Further reductions to noise emissions of the chiller unit (CH-1) may not be feasible as, to our knowledge, the manufacturer does not provide any specific acoustic packages or mitigation that could be implemented. Without the tonality penalty applied, we predict noise levels at the points of reception would be compliant with the most stringent (nighttime) noise criteria of the Bylaw (i.e. 45 dB). As previously noted, in terms of perception, a change in noise level of one to two

decibels would typically be imperceptible therefore, a marginal exceedance of the nighttime noise criteria may not significantly impact the points of reception.

# CLARIFICATION

The following is a brief explanation provided by the Acoustic Consultant on April 9, 2025, which outlines the paragraph above and provides justification regarding the proposed four metre screen as opposed to a five metre screen.

- In line with the City requirements, we applied a +5 dB penalty to our assessment results.
- To meet the 45 dBA nighttime criteria at the neighbouring buildings, a noise barrier in excess of five metres is required. It is not possible to install a barrier of this height due to structural safety concerns, therefore the proposed four metre screen is the most optimal outcome for both noise bylaw requirements and safety code requirements.
- The design team has approved a noise barrier extending one metre above the rooftop mechanical units. This will reduce noise to 47 dBA at the neighboring buildings, which is two decibels above the most stringent bylaw criteria (45 dBA).
- In terms of perception, a difference in noise level of 1-2 decibels would be imperceptible. A change in noise level of three decibels barely noticeable, five decibels provides a clear difference and 10 decibels is perceived as a halving or doubling of volume.
- Without the penalty applied, the noise levels at the neighbouring properties are predicted to be 42 dBA, which is well within the noise bylaw.

## CONCLUSION

The proposed acoustical screen provides a sufficient outcome that satisfies both the City's noise bylaw requirements, as well as safety requirements for both wind load and snow drift.

**RESPECTFULLY SUBMITTED:** 

Kyle Pickett Planner 1





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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sarah Tremblay, Transportation Planner

Subject: PARKING FOR AFFORDABLE HOUSING POLICY

Date: April 23, 2025

File No: 16-8330-01-0001/2025

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

## RECOMMENDATION

PURSUANT to the report of the Transportation Planner, dated April 23, 2025, entitled "Parking for Affordable Housing Policy":

THAT the Parking for Affordable Housing Policy (2025) be endorsed.

# ATTACHMENTS

1. Parking for Affordable Housing Policy (2025) (CityDocs 2647947)

## SUMMARY

In 2024, the City was a successful applicant for the Canadian Mortgage and Housing Corporation's Housing Accelerator Fund (HAF) grant. The application proposed that staff review existing parking requirements for affordable residential developments in order to accelerate the delivery of affordable housing units, as well as achieve deeper levels of affordability in these units.

This report provides background on the City's parking requirements for affordable housing and recommends a more flexible parking approach in order to accelerate the creation of more units and achieve deeper affordability for these units. This work is in alignment with the City's existing policy direction in the Official Community Plan, Mobility Strategy, and Community Wellbeing Strategy.

# BACKGROUND

Affordable housing is crucial for economic stability, social inclusion, and individual wellbeing. The housing crisis creates a pressing need to increase the supply of affordable housing options to address the growing gap between median incomes and housing costs. One way to accelerate the delivery of affordable housing is to reduce or remove parking requirements.

Off-street parking is expensive to build, ranging from \$50,000 to \$120,000 per stall, accounting for 10-20% of total project costs.<sup>1</sup>

While off-street parking can be considered a value-add for marketing strata developments, in affordable developments off-street parking requirements can impact project budgets or negate any level of affordability that could be achieved.

Today the City's Zoning Bylaw establishes a variety of minimum parking requirements for different uses. Off-street minimum parking requirements were introduced as a way to alleviate on-street parking demand at a time when there was little on-street regulation and a rapid rise in vehicle ownership. Initially, these requirements reduced on-street demand. However, over time, minimum parking requirements have resulted in an oversupply of off-street parking with local and regional data collection showing that rental housing parking is approximately 78% occupied.<sup>2</sup> Parking requirements result in increased costs that are passed onto residents. Several municipalities in the region have relaxed parking requirements for affordable housing to mitigate these impacts.

Local studies have found a correlation between lower vehicle ownership and rental housing tenure<sup>3</sup>, as well as lower incomes and transit use.<sup>4</sup> Other studies have found that vehicle ownership is positively correlated with household income.<sup>5</sup> However, it is important to note that many residents in affordable housing units will own or require access to a vehicle.

## DISCUSSION

A comprehensive review of off-street parking has been undertaken to inform recommendations. This includes research on parking supply and demand, as well as financial analysis of parking provision and outcomes of relaxed parking requirements. In the City, affordable housing developments are required to meet the Zoning Bylaw's Rental Apartment Residential Use requirement of 0.6 spaces per Dwelling Unit, with a portion of these including dedicated visitor parking and accessible parking. This requirement applies to all rental units built, including market rentals.

<sup>&</sup>lt;sup>1</sup> CNV Internal Analysis, City of Vancouver, "Elimination of Minimum Parking Requirements – Phase 2," November 15, 2023.

<sup>&</sup>lt;sup>2</sup> CNV Internal Analysis, City of Vancouver, "Elimination of Minimum Parking Requirements – Phase 2," November 15, 2023 and TransLink and Metro Vancouver, "2018 Regional Parking Study," March, 2019.

<sup>&</sup>lt;sup>3</sup> TransLink and Metro Vancouver, "2018 Regional Parking Study," March, 2019.

<sup>&</sup>lt;sup>4</sup> Metro Vancouver, "Transit-Oriented Affordable Housing Study," November, 2017.

<sup>&</sup>lt;sup>5</sup> United States Department of Transportation, "Chapter 3: Travel – Policy," November 22, 2019.

Developers are able to request parking variances, which in some cases may be approved at the discretion of staff for various reasons such as site constraints, car share provision, payment-in-lieu, or a minor (10%) variance as outlined in the Development Procedures Bylaw. These processes vary in level of effort and time required, presenting some uncertainty for developers.

Staff analyzed recent development applications, finding that existing parking requirements often exceed projected demand. Over the past five years, 1/3 of development applications have requested a parking variance.<sup>6</sup> While some of these variances are minor, affordable housing developments have requested significant parking variances from the prescribed rates.

Following the financial analysis, we know that affordable housing developments are more likely to request parking variances for several reasons, including to reduce costs in order to make a project more viable and to reduce monthly rents. This is also because research and practice have shown that parking needs are generally lower in affordable housing developments.

To accelerate the delivery of affordable housing, staff recommend implementation of a voluntary policy that will enable non-profit developers and government agencies to reduce their parking provision to 0.3 parking spaces per dwelling unit at rezoning and development variance permit, with visitor, accessible, and bicycle parking still applicable as per the Zoning Bylaw.

This rate recognizes that not all residents in affordable housing developments will be car-free, but also significantly relaxes the existing requirements. This policy change will enable the delivery of more affordable housing units, and lower the rents in these units.

# FINANCIAL IMPLICATIONS

Relaxing parking requirements for affordable housing developments can lower the cost of construction and enhance development viability, particularly for projects on smaller or more challenging sites. This is expected to have downstream impacts on monthly rent for these units.

Consultant research for this project was supported by a portion of the City's HAF funding received from the Canada Mortgage and Housing Corporation for the Parking Review initiative. Approximately \$48,000 was spent on the comprehensive Parking Review initiative to conduct research, collect data, undertake analysis and support policy development. The outcomes of this work was used to develop this policy.

# INTER-DEPARTMENTAL IMPLICATIONS

The HAF initiatives are a collaborative inter-departmental effort. Transportation Planning has worked closely with divisions across Planning and Development (Development Planning, City Design and Planning, and Urban Regeneration and Analytics) and Engineering, Parks, and Environment (Transportation Engineering).

<sup>&</sup>lt;sup>6</sup> CNV Internal Analysis

# STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Reviewing parking requirements is consistent with and works towards implementing the Vision and Goals in the City's Official Community Plan and Community Wellbeing Strategy, as well as the Mobility Strategy's Vision to create healthy streets that work for everyone.

RESPECTFULLY SUBMITTED:

Il

Sarah Tremblay Transportation Planner



POLICY

Policy Name	Parking for Affordable Housing
Policy Number	TBD
Effective Date	TBD
Approved By	Council

## PURPOSE

The purpose of this policy is to outline the City of North Vancouver's ("CNV") parking requirements for affordable non-market rental housing.

The intent of this policy is to support the acceleration of affordable non-market rental housing, as well as lower rents within these units, by reducing the required amount of vehicle parking.

Current rental residential parking rates can be found within the Zoning Bylaw.

## SCOPE

This policy applies at rezoning and development variance permits to all new multi-family developments owned and/or managed by non-profit housing providers, government, or government corporations in the City, where at least a portion of units in the building are considered affordable non-market rental housing.

In the City of North Vancouver, non-market rental housing is considered affordable when:

- a) rent costs less than 30% of a household's before-tax income, in which case rents may be calculated on a 'rent geared to income' basis; or
- b) rent costs are set and secured at 30% below average rents in the City, as calculated by the Canada Mortgage and Housing Corporation and are tenanted by households that meet household income limits.

Not every affordable non-market rental housing project will adhere precisely to these definitions, but details regarding unit affordability will be presented to support Council's decision making for any rezoning or development variance permit that is seeking to alter parking requirements through the Parking for Affordable Housing policy.

This policy is voluntary and does not need to be applied by applicants if they do not wish to do so.

## POLICY

The policy supports and builds upon transportation related objectives and policies in the City's Official Community Plan (2014), Mobility Strategy (2022), and Community Wellbeing Strategy (2024).

## **Eligible Applicants**

Applicants must have a certificate of good standing confirming registration of the applicant as a society under the British Columbia, *Societies Act* or confirmation of registration as a charity with the Canada Revenue Agency (CRA) and a copy of the governing document, such as articles of incorporation or constitution, outlining the purposes of the applicant, in addition to a mission statement regarding delivery of affordable and/or non-market rental housing.

## Parking

This policy allows for a reduction in minimum residential parking spaces and encourages recommended practices, as outlined below:

## Requirements

- Minimum parking spaces: 0.3 spaces per non-market rental dwelling unit
- Visitor parking: Zoning Bylaw requirements apply
- Accessible (Disability) parking: Zoning Bylaw requirements apply
- Bicycle parking: Zoning Bylaw requirements apply

#### **Recommended Practices**

- Unbundle parking spaces (not assigned to specific units)
- Reserve parking for non-market rental housing tenants (not rented to non-residents or marketrate tenants)
- Parking spaces provided free of charge or at rates aligned with the affordability level of the units (i.e., 30% below market rate)

#### SUBMISSION REQUIREMENTS

The applicant will submit the following documents for the rezoning and development variance permit process.

#### **Organization Documentation**

- A certificate of good standing confirming registration of the applicant as a society under the British Columbia, *Societies Act* or confirmation of registration as a charity with the Canada Revenue Agency (CRA) and a copy of the governing document, such as articles of incorporation or constitution, outlining the purposes of the applicant
- Provide a mission statement regarding delivery of affordable and/or non-market rental housing

## **Project Documentation**

- Total number of units
- Number of affordable non-market rental units
- Total number of parking spaces proposed
- Number of parking spaces proposed for affordable non-market rental units
- Parking space fees proposed (free or commensurate with reduction being applied to rents)
- Confirm unbundling of parking and how this will remain separate from other parking spaces in the building

#### Reporting

There is an expectation that operators will support the City in understanding parking utilization rates post-occupancy.

## AUTHORITY

Local Government Act, RSBC, 2015

#### REFERENCES

"Zoning Bylaw, 1995, No. 6700"

# POLICY HISTORY

Date	Action	Approved By
Month DD, YYYY	Approved	
Month DD, YYYY	Amended	
Month DD, YYYY	Repealed	

## POLICY REVIEW DATES

Date	Action	Responsible Department
Month DD, YYYY	Review	