



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, NOVEMBER 24, 2025 AT 6:00 PM

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

The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skw̓w̓w̓7mesh (Squamish) and sə́lilwətaʔ (Tsleil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 24, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 17, 2025

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4, *5 and *6 are listed in the Consent Agenda for consideration.

REPORTS

- *3. 2026 Council Appointments to Statutory, Management and Advisory Committees
- *4. Market Table – Application for Patron Participation Entertainment
- *5. Beere Brewing Company Ltd. – Application to Increase Patio Liquor Service Area Capacity
- *6. King Pins Bowling Inc. – Application for Change to Liquor Service Hours

PUBLIC HEARING – 1540 St. Georges Avenue and 215-235 East 16th Street

BYLAWS – SECOND AND THIRD READINGS

7. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change)
8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)
9. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments)

REPORT

10. North Point Brewing Corp. – Application for Curbside Patio Liquor Service Area

PRESENTATION

City Library Long-Term Service Delivery Plan: Project Overview – Chief Librarian

REPORT

11. Long-Term Library Service Delivery Plan: Project Overview

PRESENTATION

2026 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer and
General Manager, Infrastructure, Transportation and Parks

REPORT

12. 2026 Utility Rates and Asset Management Update

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148”
(Schedules I, J, K)

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

COUNCIL REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 24, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 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 5:50 pm on the day of the Council meeting.
- 2) ELECTRONICALLY VIA WEBEX: Speakers who choose to participate electronically must pre-register by 12:00 pm 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 pm on the day of the Council Meeting.

The Public Input Period provides an opportunity for comment only and places the speaker’s concern on record, without the expectation of a response from Council. Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2), including Zoning Bylaws for which a Public Hearing will not be held or is prohibited under section 464 of the *Local Government Act*.

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

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

CONSENT AGENDA

Items *3, *4, *5 and *6 are listed in the Consent Agenda for consideration.

RECOMMENDATION:

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

START OF CONSENT AGENDA

REPORTS

- *3. 2026 Council Appointments to Statutory, Management and Advisory Committees
– File: 01-0530-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, November 5, 2025

RECOMMENDATION:

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 5, 2025, entitled “2026 Council Appointments to Statutory, Management and Advisory Committees”:

THAT the 2026 Council Appointments to Statutory, Management and Advisory Committees for January 1, 2026 to November 2, 2026 be endorsed, as presented.

- *4. Market Table – Application for Patron Participation Entertainment
– File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “Market Table – Application for Patron Participation Entertainment”:

THAT the proposed endorsement for patron participation entertainment for 1383988 B.C. Ltd. (doing business as “Market Table”), located at Unit 148A-123 Carrie Cates Court, be supported on the basis that:

Continued...

CONSENT AGENDA – Continued

REPORTS – Continued

- *4. Market Table – Application for Patron Participation Entertainment
– File: 09-4320-50-0002/2025 – Continued

- the proposed endorsement for patron participation entertainment will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community in the immediate vicinity of the establishment, in general, is expected to be minimal; and
- the proposed endorsement for patron participation entertainment is consistent with the vision for the Lower Lonsdale neighbourhood;

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to the application.

- *5. Beere Brewing Company Ltd. – Application to Increase Patio Liquor Service Area Capacity – File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “Beere Brewing Company Ltd. – Application to Increase Patio Liquor Service Area Capacity”:

THAT the application to increase the sidewalk patio liquor service area occupant capacity for Beere Brewing Company Ltd., located at 100-312 East Esplanade, from the current 9 persons to the proposed 21 persons, be supported on the basis that:

- the proposed increase to sidewalk patio occupant capacity will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community, in general, is expected to be minimal; and
- the proposed increase to sidewalk patio occupant capacity is consistent with the vision for the Lower Lonsdale neighbourhood;

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to the application.

CONSENT AGENDA – Continued

REPORTS – Continued

- *6. King Pins Bowling Inc. – Application for Change to Liquor Service Hours
– File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “King Pins Bowling Inc. – Application for Change to Liquor Service Hours”:

THAT the application to change the liquor service hours for King Pins Bowling Inc., located at P200-1312 Lonsdale Avenue, from the current 9:00 AM to 12:00 AM daily to the proposed 1:00 PM to 2:00 AM on Monday to Thursday and 11:00 AM to 2:00 AM on Friday to Sunday, be supported on the basis that:

- the proposed change to liquor service hours will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community, in general, is expected to be minimal; and
- the proposed change to liquor service hours is consistent with the vision for the Central Lonsdale neighbourhood;

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to the application.

END OF CONSENT AGENDA

PUBLIC HEARING – 1540 St. Georges Avenue and 215-235 East 16th Street

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) would amend the Official Community Plan from Residential Level 5 to Residential Level 6, along with an increase of the maximum permitted height from 6 storeys to 12 storeys (39 metres).

The above bylaws would also amend the Zoning Bylaw from Comprehensive Development 306 Zone (CD-306), Comprehensive Development 425 Zone (CD-425), and Medium Density Apartment Residential 1 Zone (RM-1), to an amended CD-306 Zone to permit the construction of two new residential buildings of 6 storeys and 12 storeys, at a proposed Floor Space Ratio of 3.26, with a total of 176 secured market rental units, 20 mid-market rental units, and 53 strata condo units, along with a proposed Housing Agreement Bylaw to secure the market rental and mid-market rental housing in perpetuity.

Bylaw Nos. 9131 and 9132 to be considered under Items 7 and 8.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions from Council
Motion to conclude the Public Hearing

BYLAWS – SECOND AND THIRD READINGS

7. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change)

RECOMMENDATION:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change) be given second and third readings.

BYLAWS – SECOND AND THIRD READINGS – Continued

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132”
(1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132”
(1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) be given
second and third readings.

9. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and
215-235 East 16th Street, CD-306, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue
and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be given
second and third readings.

REPORT

10. North Point Brewing Corp. – Application for Curbside Patio Liquor Service Area
– File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Economic Development, dated
November 12, 2025, entitled “North Point Brewing Corp. – Application for
Curbside Patio Liquor Service Area”:

THAT the City of North Vancouver undertakes a public consultation process with
respect to the application from North Point Brewing Corp., located at 266 East 1st
Street, to add a curbside patio liquor service area;

AND THAT staff be directed to report back to Council with the results of the
public consultation and seek direction for the application.

PRESENTATION

City Library Long-Term Service Delivery Plan: Project Overview – Chief Librarian

Item 11 refers.

REPORT

11. Long-Term Library Service Delivery Plan: Project Overview
– File: LB-0110-01-0001/2025

Report: Chief Librarian, November 5, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Librarian, dated November 5, 2025, entitled “Long-Term Library Service Delivery Plan: Project Overview”:

THAT the report of the Chief Librarian, dated November 5, 2025, entitled “Long-Term Library Service Delivery Plan: Project Overview” be received for information;

AND THAT staff report back to Council in the spring of 2026 with an update on the development of the Long-Term Library Service Delivery Plan.

PRESENTATION

2026 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer and General Manager, Infrastructure, Transportation and Parks

Item 12 refers.

REPORT

12. 2026 Utility Rates and Asset Management Update – File: 05-1820-04-0001/2026

Report: Chief Financial Officer and General Manager, Infrastructure, Transportation and Parks, November 5, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer and the General Manager, Infrastructure, Transportation and Parks, dated November 5, 2025, entitled “2026 Utility Rates and Asset Management Update”:

THAT the 2026 Utilities Budgets and the 2026-2030 Utilities Capital Plans, dated November 5, 2025, be endorsed;

AND THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148” (Schedules I, J, K) be considered for readings.

Item 13 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148”
(Schedules I, J, K)

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148” (Schedules I, J, K) be given first, second and third readings.

PUBLIC CLARIFICATION PERIOD

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

COUNCIL INQUIRIES

COUNCIL REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING / PUBLIC MEETING GUIDELINES

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

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

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

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

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

To speak at a Public Hearing or Public Meeting:

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



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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

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

PUBLIC HEARING / PUBLIC MEETING GUIDELINES

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

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

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

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

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



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, NOVEMBER 17, 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

**participated electronically*

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
A. Cifarelli, Director, Legislative Services & Corporate Officer
J. Peters, Manager, Legislative & Election Services
L. Sawrenko, Chief Financial Officer
A. Pogosjan, City Solicitor
K. Magnusson, General Manager, Infrastructure, Transportation & Parks
J. Draper, Director, Transportation
M. Chan, General Manager, Planning, Development & Real Estate
S. Galloway, Director, Planning
T. Ryce, Director, Development
J. Greig, Manager, Development Planning
D. Fergusson, Manager, City Design and Planning
E. Doran, General Manager, Corporate Services
G. Schalk, General Manager, Public Safety & Fire Chief
A. Gibbs, Director, Communications & Engagement
G. MacCormack, Communications & Engagement Specialist
T. Huckell, Legislative Services Advisor
A. Neijens, Records Analyst

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

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Valente

1. Regular Council Meeting Agenda, November 17, 2025

CARRIED UNANIMOUSLY
R2025-11-17/1

ADOPTION OF MINUTES

Moved by Councillor Shahriari, seconded by Councillor Bell

2. Regular Council Meeting Minutes, November 3, 2025

CARRIED UNANIMOUSLY
R2025-11-17/2

PUBLIC INPUT PERIOD

Moved by Councillor Bell, seconded by Councillor Back

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

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD – Continued

- Cassie Williams, North Vancouver, spoke with concern regarding the proposed TransLink development site on East 3rd Street.
- Roger Horst, North Vancouver, spoke with concern regarding the proposed TransLink development site on East 3rd Street.
- Andrea Reid, North Vancouver, spoke in opposition to the proposed TransLink development site on East 3rd Street.
- Kulvir Mann, North Vancouver, spoke in support of Item 13 – Encouraging the Safe Use of Electric Mobility Devices.

CONSENT AGENDA

Moved by Councillor Back, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

3. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J)

Moved by Councillor Back, seconded by Councillor Shahriari

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-17/3

4. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan)

Moved by Councillor Back, seconded by Councillor Shahriari

THAT “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-17/4

CONSENT AGENDA – Continued

REPORT

5. 2026 Council Meeting Schedule – File: 01-0550-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, October 29, 2025

Moved by Councillor Back, seconded by Councillor Shahriari

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 29, 2025, entitled “2026 Council Meeting Schedule”:

THAT the 2026 Council Meeting Schedule be endorsed;

AND THAT staff be directed to publish notice of the Council Meeting Schedule in accordance with the *Community Charter*.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-17/5

END OF CONSENT AGENDA

PUBLIC HEARING

Moved by Councillor Girard, seconded by Councillor Bell

THAT the meeting recess to the Public Hearing regarding “Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements); “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements); and “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 6:14 pm and reconvened at 8:41 pm with all members of Council present.

BYLAWS – SECOND AND THIRD READINGS

6. “Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT “Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements) be given second and third readings.

CARRIED

Councillor Valente opposed.

R2025-11-17/6

BYLAWS – SECOND AND THIRD READINGS – Continued

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements) be given second and third readings.

CARRIED

Councillor Valente opposed.

R2025-11-17/7

8. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements) be given second and third readings.

CARRIED

Councillor Valente opposed.

R2025-11-17/8

9. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements) be given second and third readings.

CARRIED

Councillor Valente opposed.

R2025-11-17/9

10. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement)

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) be given second and third readings.

CARRIED

Councillor Valente opposed.

R2025-11-17/10

MOTION

11. Development Variance Permit No. PLN2023-00018 (618 East 4th Street)
– File: 08-3400-20-0126/1

Moved by Councillor Girard, seconded by Councillor Bell

THAT Development Variance Permit No. PLN2023-00018 (618 East 4th Street) be issued to Vernacular Studio 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. PLN2023-00018 and any other necessary documentation to give effect to this resolution.

CARRIED UNANIMOUSLY

R2025-11-17/11

BYLAW – ADOPTION

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2)

Moved by Councillor Girard, seconded by Councillor Bell

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED UNANIMOUSLY

R2025-11-17/12

NOTICE OF MOTION

13. Encouraging the Safe Use of Electric Mobility Devices– File: 16-8330-01-0001/2025

Submitted by Councillor Valente

Moved by Councillor Valente, seconded by Councillor Bell

WHEREAS the City of North Vancouver’s Council Strategic Plan identifies A *Connected City* as a priority, seeking to encourage active and sustainable ways for people and goods to move safely and efficiently;

WHEREAS the City of North Vancouver is part of the North Shore Connects partnership, working collaboratively across municipalities and Indigenous Nations to improve transportation and reduce congestion on, to, and from the North Shore;

WHEREAS the City of North Vancouver’s *Safe Mobility Strategy*, endorsed in July 2020, envisions “Safe Streets for everyone”, with a focus on promoting safe behaviour through education, Active Travel to School, and evidence-based monitoring and reporting;

Continued...

NOTICE OF MOTION – Continued

13. Encouraging the Safe Use of Electric Mobility Devices – File: 16-8330-01-0001/2025
– Continued

AND WHEREAS the use of electric mobility devices has grown significantly, offering greater transportation freedom for people of all ages and abilities, including equity-seeking groups such as youth, seniors, and gig workers;

THEREFORE BE IT RESOLVED THAT staff report back to Council with opportunities to support street safety for all vulnerable road users, with a focus on education related to the safe use of electric mobility devices. This report may include consideration of:

1. Feedback from equity-seeking groups on their experiences with mobility infrastructure, and identification of areas where that infrastructure is lacking to inform future mobility network development;
2. Development of a public education campaign on e-mobility safety presented to North Shore Connects to work towards regional consistency. This campaign should consider support for e-mobility safety training through a variety of channels such as schools, HUB etc., to ensure education is delivered for people of all ages and abilities;
3. Incorporating education on encouraging road user communication through voice, bells, and other audible warning devices; and
4. As a last resort, identifying locations where supportive enforcement—consistent across the North Shore—could be provided;

BE IT FURTHER RESOLVED THAT the Mayor, on behalf of Council, write a letter to the Minister of Transportation and Transit advocating for a provincewide program to educate and certify members of the public in the safe use of electric mobility devices.

CARRIED UNANIMOUSLY

R2025-11-17/13

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

14. Trees in the City – File: 01-0220-01-0001/2025

Inquiry by Councillor Bell

Councillor Bell requested information about trees in the City that are not included in “Tree Bylaw, 2022, No. 8888”.

R2025-11-17/14

15. Proposed Bill M216 – File: 01-0220-01-0001/2025

Inquiry by Mayor Buchanan

Mayor Buchanan requested an Information Report on the pros and cons of proposed Bill M216, *Professional Reliance Act*, and if there are ways in which the City could provide feedback to strengthen the Bill.

R2025-11-17/15

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting adjourn.

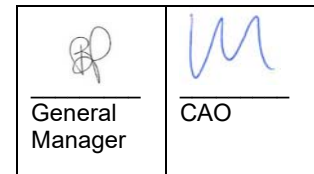
CARRIED UNANIMOUSLY

The meeting adjourned at 9:25 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Amelia Cifarelli, Director, Legislative Services and Corporate Officer

Subject: 2026 COUNCIL APPOINTMENTS TO STATUTORY, MANAGEMENT
AND ADVISORY COMMITTEES

Date: November 5, 2025 File No: 01-0530-01-0001/2025

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

RECOMMENDATION

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 5, 2025, entitled "2026 Council Appointments to Statutory, Management and Advisory Committees":

THAT the 2026 Council Appointments to Statutory, Management and Advisory Committees for January 1, 2026 to November 2, 2026 be endorsed, as presented.

ATTACHMENTS

1. 2026 Council Appointments to Statutory, Management and Advisory Committees
(CityDocs [2722391](#))

DISCUSSION

This report is provided for Council's consideration of the annual Appointments to Statutory, Management and Advisory Committees.

On an annual basis, members of Council are designated as representatives on a number of statutory, management and advisory committees, including, but not limited to:

- City of North Vancouver Standing Committees;
- Advisory Committees and Management Bodies;
- Joint-Municipal Bodies and Agencies; and
- Metro Vancouver Board and Committees.

Municipal appointments to the Metro Vancouver Board were approved by Council at its Inaugural meeting on November 7, 2022. Mayor Buchanan was appointed as Director and Councillor Girard was appointed as Alternate Director, for the duration of the Council term.

These appointments will be in effect from January 1, 2026 until November 2, 2026, which is when the Inaugural Meeting will occur following the October 17, 2026 General Local Election.

RESPECTFULLY SUBMITTED:



Amelia Cifarelli
Director, Legislative Services and Corporate Officer



2026 COUNCIL APPOINTMENTS to STATUTORY, MANAGEMENT & ADVISORY COMMITTEES

January 1, 2026 to November 2, 2026

STANDING COMMITTEES

Finance Committee (7)

All Members of Council
Mayor Buchanan, Chair
Acting Mayor, Alternate Chair

Policy Committee (7)

All Members of Council
Mayor Buchanan, Chair
Acting Mayor, Alternate Chair

Parks and Recreation Committee (7)

All Members of Council
Mayor Buchanan, Chair
Acting Mayor, Alternate Chair

STATUTORY BODIES

Parcel Tax Roll Review Panel (7, or at least 3 persons per *Community Charter*)

All members of Council
Mayor Buchanan, Chair
Acting Mayor, Alternate Chair

Metro Vancouver (1+Alternate per *Local Government Act*)

- *Metro Vancouver Greater Vancouver Regional District Board of Directors*
- *Greater Vancouver Sewerage and Drainage District Board*
- *Greater Vancouver Water District Board*

2022-26 Council Appointees: Mayor Buchanan, Director
(per November 7, 2022 Council Resolution) Councillor Girard, Alternate Director

Translink Mayors' Council (Mayor per *South Coast BC Transportation Authority Act*)

Mayor Buchanan

North Vancouver City Library Board (1 per *Library Act*)

2026 Council Appointee: Councillor Valente

CITY MANAGEMENT BODIES

Listed members are appointed by Council as voting members.

Lonsdale Energy Corporation (1 per Council Resolution at LEC AGM)

2026 Council Appointee: Councillor McIlroy

Park & Tilford Gardens Review Board (2 individuals appointed by the City per Development Agreement – can be either Council or staff or both)

2026 Appointees: Mayor Buchanan (Liaison)

Staff Members: 2 per General Manager, Infrastructure, Transportation and Parks

INTER-MUNICIPAL MANAGEMENT BODIES

Listed members are appointed by Council as voting members.

North Vancouver Policing Committee (Mayor+1 Council+CAO per Terms of Reference)

2026 Appointees: Mayor Buchanan

Councillor Back

North Vancouver Recreation and Culture Commission (2+Alternate per Bylaw 8020)

2026 Appointees: Mayor Buchanan

Councillor Back

Councillor Girard, Alternate

North Shore Emergency Management Office Executive Committee (1+1 Alternate per Bylaw 7417)

2026 Appointee: Councillor Back (Alternate: Councillor Shahriari)

North Vancouver Museum and Archives Commission (1 per Bylaw 6719)

2026 Appointee: Councillor Bell

North Shore Standing Committee on Substance Use (1 per Terms of Reference)

2026 Appointee: Councillor Bell

COUNCIL ADVISORY COMMITTEES

Listed members are appointed by Council as Council liaisons and are non-voting members.

Advisory Design Panel (1 per Bylaw 6839)

2026 Appointee: Councillor Shahriari

Advisory Planning Commission (2 per Bylaw 6138)

2026 Appointees: Councillor Back

Councillor Bell

Community Safety Advisory Committee (2 per Terms of Reference)

2026 Appointees: Councillor Back, Chair

Councillor Shahriari, Vice-Chair

Heritage Advisory Committee (1 per Bylaw 6619)

2026 Appointee: Councillor Shahriari

Integrated Transportation Committee (1 per Terms of Reference)

2026 Appointee: Councillor McIlroy

Social Planning Advisory Committee (1 per Terms of Reference)

2026 Appointee: Councillor Valente

Civic Naming Committee (Mayor+2 per Terms of Reference)

2026 Appointees: Mayor Buchanan, Chair
Councillor Bell
Councillor McIlroy

INTER-MUNICIPAL ADVISORY BODIES

Listed members are appointed as Council liaisons and are non-voting members.

North Shore Accessibility Advisory Committee (1 per Terms of Reference)

2026 Council Appointee: Councillor Shahriari

Vancouver Coastal Health / North Shore Local Governance Liaison Group (1 per Terms of Reference)

2026 Council Appointee: Mayor Buchanan

EXTERNAL AGENCY APPOINTMENTS

North Shore Neighbourhood House (1 per NSNH Constitution and Bylaws)

2026 Council Appointee (Voting Member): Councillor Girard

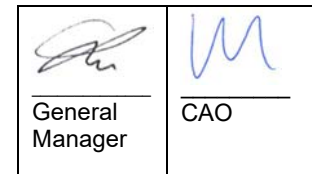
North Vancouver Community Arts Council (1 Council Liaison per NVCAC Constitution and Bylaws)

2026 Council Appointee (Non-Voting Member): Councillor Girard

ACTING MAYOR SCHEDULE

January – February	Councillor Girard
March – April	Councillor McIlroy
May – June	Councillor Shahriari
July – August	Councillor Back
September – October	Councillor Valente
November	Councillor Bell

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Vito Grammatico, Manager, Economic Development

Subject: MARKET TABLE – APPLICATION FOR PATRON PARTICIPATION ENTERTAINMENT

Date: November 12, 2025 File No: 09-4320-50-0002/2025

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

RECOMMENDATION

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “Market Table – Application for Patron Participation Entertainment”:

THAT the proposed endorsement for patron participation entertainment for 1383988 B.C. Ltd. (doing business as “Market Table”), located at Unit 148A-123 Carrie Cates Court, be supported on the basis that:

- the proposed endorsement for patron participation entertainment will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community in the immediate vicinity of the establishment, in general, is expected to be minimal; and
- the proposed endorsement for patron participation entertainment is consistent with the vision for the Lower Lonsdale neighbourhood;

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to the application.

ATTACHMENTS

1. Maps of local area with zoning indicated (CityDocs [2729347](#))

SUMMARY

Market Table, a new establishment located within the Lonsdale Quay Market, has submitted an application to the Liquor and Cannabis Regulation Branch (“LCRB”) for a patron participation endorsement to be added to its pending Food Primary liquor licence.

The current LCRB policy requests that the City opt in or out of providing comment and conducting the community input process for a Food Primary liquor license establishment to add a patron participation endorsement to its licence. This report seeks direction from Mayor and Council on a response to this application.

BACKGROUND

Lonsdale Quay has been undertaking major renovations to the Quay Market since 2021. The upgrades include an expansion of the market’s food court area, highlighted by the introduction of Market Table, a soon to open new communal dining concept designed to showcase local vendors, enhance the customer experience, and incorporate liquor service. The Quay Market’s ongoing renovations have introduced new dining establishments, including King Taps and Fiorino. Together with existing venues throughout The Shipyards, such as Joey and Tap & Barrel, these additions contribute to the continued evolution of The Shipyards and the broader lower Lonsdale area as a mixed-use destination with extended activity into the evening hours.

As Market Table is still under renovations, they are currently awaiting approval from the Liquor and Cannabis Regulation Branch for a Food Primary liquor licence. This licence type does not require local government input to be issued and permits liquor service until 12:00 AM, seven days per week. The establishment has a total occupant load of 464 persons, which includes an approved outdoor patio with a capacity of 41. The patio received City approval under the Outdoor Dining Program in June 2025, following an internal interdepartmental review process to confirm compliance with applicable regulations.

As an addition to their Food Primary Licence, Market Table has applied for an endorsement for patron participation, which is the subject of this report. A patron participation endorsement allows a licensee to host events in which participation from patrons is encouraged, such as trivia nights, karaoke, and open-mic comedy.

DISCUSSION

The LCRB provides guidance to local governments on the factors to consider when reviewing applications for a permanent change to liquor service hours. Local governments receive an invitation to participate in providing a recommendation to the LCRB for an application. In the process of providing input, local governments are asked to highlight the potential impact of noise on nearby residents and the potential impacts on the community if the application is approved. The LCRB requires that nearby residents be consulted as part of the application process (either by the LCRB or the local government – further information below), typically by the posting of site signage to inform the public regarding an application. The standing LCRB Liquor Policy provides

that local governments complete both the public consultation process (part 1), and provide input regarding the application (part 2) in order to participate in the decision-making process for an application.

As an alternative, the LCRB Liquor Policy also provides that local governments may instead choose to “opt out” of an application. This provides that the LCRB would complete the public consultation process. The LCRB would then render a decision and provide information regarding the result of the application to the City. If Council chooses to opt out (as recommended by staff), this report and the meeting minutes would be forwarded to the LCRB for context and reference. In consideration of the foregoing, Economic Development staff have reviewed this application and provide the following comments.

1. Location of the Premises

Market Table will be located on the first floor of the Lonsdale Quay Market in Unit 148A-123 Carrie Cates Court, zoned as Comprehensive Development 30 Zone (CD-30), with provisions for “accessory outdoor dining use” in specified areas including the location of the establishment (reference **Attachment 1**: Maps of local area with zoning indicated). The CD-30 Zone includes all of the 123 Carrie Cates Court units, and is bordered by other Comprehensive Development Zones within the Mixed-Use Level 4A (MU4A) area surrounding Lonsdale Quay. The service of alcoholic beverages is permitted in the current zone. There are no residential buildings within the immediate vicinity of the business premises.

The immediate surrounding area within a 40-metre radius (i.e., the threshold established by the Planning, Development & Real Estate Department for public consultation notifications) is a mixed-use area populated by a variety of commercial and industrial businesses. These businesses include cafes and licensed restaurants, non-profit organizations, an art gallery, craft alcoholic beverage producers, retail shops, health and wellness centres, financial services, real estate and business consulting services, a law firm, a hotel, tutoring services, convenience stores, and industrial business offices.

Lonsdale Quay is located at the centre of significant attractions for visitors and local residents, such as Waterfront Park, Chiba Gardens, the Brewery District, and The Shipyards. The Lonsdale Quay offers a connection across Vancouver Harbour through the Lonsdale Quay Seabus Terminal, and is a notable destination along both the North Shore Spirit Trail and the Trans Canada Trail. The lower Lonsdale neighbourhood engages the community with a variety of vibrant businesses, and has been a site of recent economic expansion and community activation. The Shipyards, in particular, is the site of numerous accessible and inclusive events throughout the year which contribute to the activation of the entire lower Lonsdale area. The growing popularity of the Shipyards District as an entertainment hub further supports the patron participation events planned to occur within Market Table’s business premises.

2. Hours of Liquor Service and Occupant Load

As Market Table has not yet opened, its operating hours have not been established. A Food Primary liquor licence permits liquor service until 12:00 AM daily. Any future request to extend liquor service hours beyond 12:00 AM would require additional consideration and Council direction regarding public consultation.

Market Table has an indoor occupant load of 261 patrons, with an additional 41 patrons accommodated on the outdoor dining patio. Including 32 staff across both areas, the total occupant load is 464 persons. The patio is located on the east side of Lonsdale Quay.

The Business Licence for Market Table will include conditions regarding patio use, stipulating that all exterior amplified sound equipment (e.g., speakers) must be turned off by 10:00 PM daily, and that the patio must be vacated by 11:00 PM. These requirements are intended to minimize potential disturbances to the surrounding area. In the event the proposed patron participation endorsement is granted, it will not change these existing patio-related conditions.

3. Patron Participation Entertainment

Food Primary establishments are permitted to offer entertainment on the premises (non-patron participation). This may include activities such as live radio/ television broadcasts and comedy nights. The offering of patron participation entertainment, such as dine and dance or karaoke, however, requires consideration from the respective local government. Food Primary establishments must ensure that any entertainment to be provided does not shift the focus away from the premises' core service – food service with liquor as a complement. In accordance with LCRB's regulations, patron participation entertainment is permitted until 12:00 AM daily, with the exception of New Year's Day, up to 1:00am. Market Table is proposing to hold weekly events which include live music performances, DJs, trivia nights, dancing, and comedy open-mic performances.

There are currently three Food Primary establishments in the city with an endorsement for patron participation from BC Liquor and Cannabis Regulation Branch: Finch and Barley (250 East First Street) Eighties Restaurant (110 W 14th Street), and Seaside Hotel (130-125 Victory Ship Way).

4. Impact of Noise and Related Issues

There are no residences in the immediate vicinity of the establishment. Business premises that do not front onto residential properties, such as Market Table, are anticipated to have minimal noise impacts on the surrounding community. There is a hotel on the upper floors of the Lonsdale Quay Market building. Similar establishments located in the same building as Market Table are King Taps and Strathcona Beer Company Ltd. Strathcona received Outdoor Dining patio approval in October 2024, with an approved Outdoor Dining patio occupant load of 50 persons. King Taps received Outdoor Dining patio approval on June 2025, with an approved occupant load of 41

persons. Strathcona and King Taps have not been the subject of specific complaints since their establishment.

Market Table has committed to complying with all noise, occupancy, safety, and business hour regulations to minimize its impact on the neighbouring community, residents, and hotel guests, as well as ensuring that entertainment does not detract from food services and will maintain a safe and respectful environment for patron and staff. In addition to adhering to the City's bylaw regulations, Market Table has stated they intend to mitigate potential impacts by following responsible liquor service policies, and instituting additional onsite security. In any event, staff will continue to explore tools that support positive community integration within the neighbourhood.

The continued development of the Shipyards and the popularity of lower Lonsdale has contributed to a strong tourism and hospitality economy. This application aligns with the City's efforts to support a diverse and vibrant local economy. The proposed patron participation programming is consistent with the vision for the lower Lonsdale neighbourhood as an engaging community destination for visitors and local residents, and is consistent with other licensed establishments in the area.

It should also be noted that staff have authority under the Business Licence Bylaw, 2018, No. 8640 to introduce additional conditions should issues arise at a later date. The LCRB also monitors complaints about business operations for businesses that hold Provincial Liquor Licences and can take action if warranted.

The following options are provided for Council's consideration regarding the application to permit patron participation for Market Table:

Option 1 – Recommended: The City opts out of the public consultation process with respect to this application to allow the LCRB to complete the public consultation process. It is recommended that the City opt out for the following reasons:

- the proposed patron participation activities will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community in the immediate vicinity of the establishment, in general, is expected to be minimal; and
- the proposed patron participation activities are consistent with the vision for the Lower Lonsdale neighbourhood.

Should Council choose to follow staff's recommendation and opt out of the public consultation process, it is important to note a consultation will still be conducted by the LCRB, instead of the City.

Option 2 – Not Recommended: Staff undertake a public consultation process that involves soliciting written feedback from business operators and property owners (commercial properties) in the immediate vicinity of the business premises. Staff would then return and present the feedback to Council, and seek further direction from Mayor and Council for this application.

Next Steps

If the City chooses to opt-in to providing comment and conducting the public input process, staff will coordinate the placement of site signage by the applicant for community input. Staff will review the input received and prepare a Council Report with recommendations for how to proceed with the application in consideration of the feedback received, and to request direction from Council.

If the City chooses to opt-out of providing comment and conducting the public input process, this Council Report and Council's resolution will be shared with the LCRB along with the decision to opt-out. The LCRB will then coordinate the placement of site signage by the applicant for community input, and will review the input received when preparing the decision for the application. The LCRB will then share a report of the application review with the City, including information regarding the public input process and the application decision. Staff will retain a copy of the report within City records.

FINANCIAL IMPLICATIONS

If the City chooses to opt in to providing comment and conducting the public input process, the cost of signage for community input will be assigned to the business. If the City chooses to opt out, as recommended, then there would be no financial implications for the City.

INTER-DEPARTMENTAL IMPLICATIONS

The Bylaw Services Department and Planning Department have been consulted on this application.

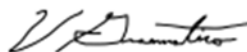
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The Market Table application aligns with Council's 2022–2026 Strategic Plan priorities:

- A Prosperous City: Continue to explore opportunities to support local businesses.

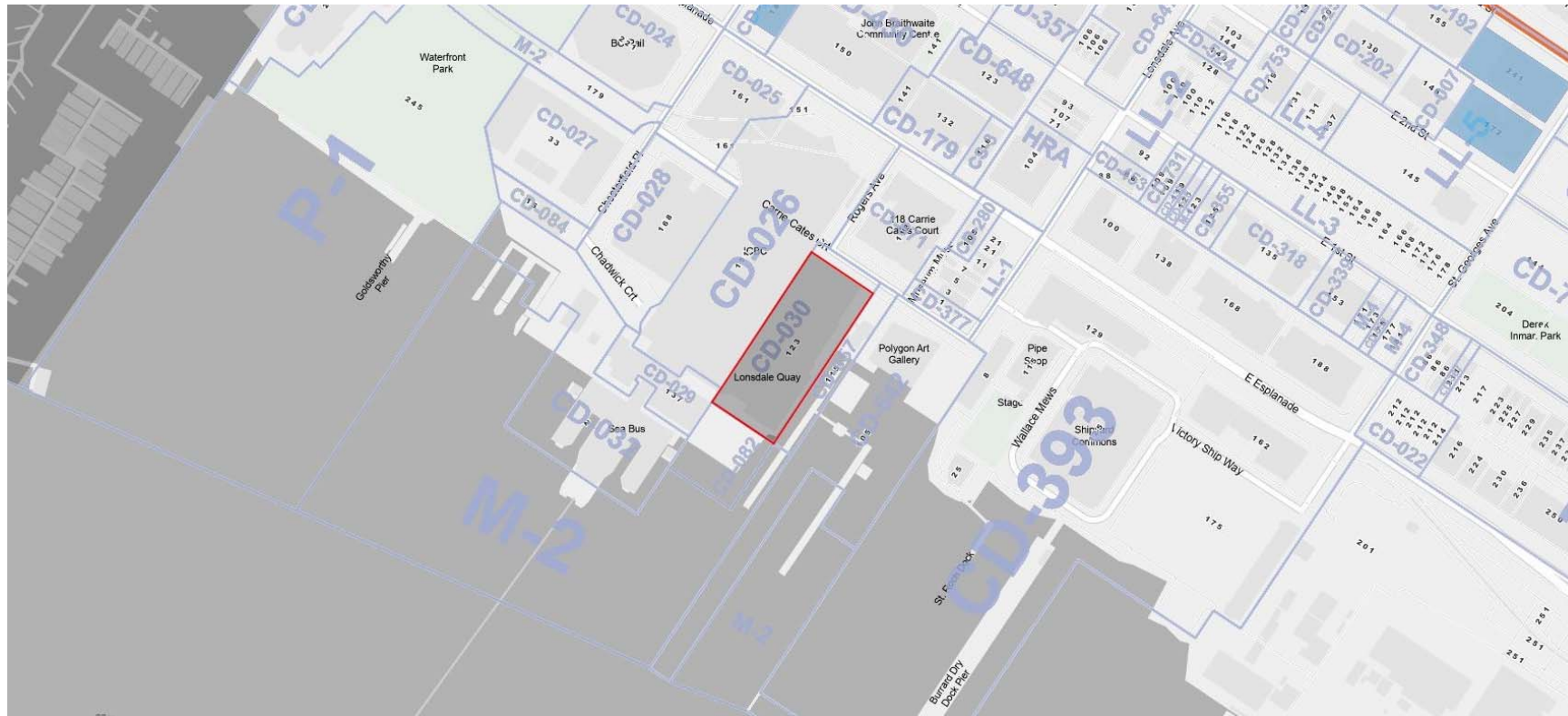
The application is consistent with the objectives of the Official Community Plan. In particular, it supports the growth and innovation of existing businesses, enhances recreational and social opportunities within dense neighbourhoods, reinforces mixed use activity along key corridors, and contributes to strengthening Central and lower Lonsdale as regional centres for business and community activity.

RESPECTFULLY SUBMITTED:



Vito Grammatico
Manager, Economic Development

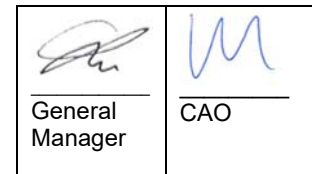
OCP Designation: MU4A (Mixed Use Level 4A)



CD-# Comprehensive Development Zone
LL-# Lower Lonsdale Zone
M-2 General Industrial Zone

M-4 Industrial-Commercial Zone
P-1 Public Use and Assembly 1 Zone

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Vito Grammatico, Manager, Economic Development

Subject: BEERE BREWING COMPANY LTD. – APPLICATION TO INCREASE
PATIO LIQUOR SERVICE AREA CAPACITY

Date: November 12, 2025 File No: 09-4320-50-0002/2025

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

RECOMMENDATION

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “Beere Brewing Company Ltd. – Application to Increase Patio Liquor Service Area Capacity”:

THAT the application to increase the sidewalk patio liquor service area occupant capacity for Beere Brewing Company Ltd., located at 100-312 East Esplanade, from the current 9 persons to the proposed 21 persons, be supported on the basis that:

- the proposed increase to sidewalk patio occupant capacity will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community, in general, is expected to be minimal; and
- the proposed increase to sidewalk patio occupant capacity is consistent with the vision for the Lower Lonsdale neighbourhood;

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to the application.

ATTACHMENTS

1. Maps of local area with zoning indicated (CityDocs [2737337](#))
2. Current Licensed Manufacturers, Liquor Primaries and Clubs in the City (CityDocs [2736200](#))

SUMMARY

Beere Brewing Company Ltd. (doing business as “Beere Brewing”) has submitted an application to the Liquor and Cannabis Regulation Branch (“LCRB”) to increase the occupant capacity of its sidewalk patio liquor service area. This sidewalk patio is one of two patios operated by the establishment, the other being a curbside patio.

The current LCRB policy requests that the City opt-in or out of providing comment and conducting the community input process for Liquor Manufacturer licence applications to increase occupant capacity of lounge areas, including patios. This report seeks direction from Mayor and Council on a response to this application.

BACKGROUND

Beere Brewing is a locally owned craft brewery located in lower Lonsdale. The establishment holds a provincial Liquor Manufacturer licence and has been operating since 2017, offering on-site consumption through its lounge and associated patio areas.

Initially, Beere Brewing introduced a nine-person sidewalk patio under the City’s Outdoor Dining Program. In September 2019, the establishment received a Lounge Endorsement and approval from the Liquor and Cannabis Regulation Branch, permitting the patio to operate as a licensed service area. This patio is located directly in front of the establishment and is accessible from within the premises.

Beere Brewing later applied to increase the occupant capacity of the sidewalk patio from 9 to 21 persons, which was approved in May 2022. The increased capacity was authorized by the LCRB through its Temporary Expanded Service Area (“TESA”) program. Under the TESA authorization, the sidewalk patio operated at a capacity of 21 persons for two years. The TESA program concluded at the end of 2024, with all associated authorizations expiring on December 31, 2024. As a result, Beere Brewing is now seeking permanent approval to continue operating the sidewalk patio at the increased capacity of 21 persons.

In addition to the sidewalk patio located on the southwest side of the establishment, Beere Brewing also operates a curbside patio on the southeast side of the establishment, with an occupant capacity of 18 persons in the curb lane adjacent to the premises. The curbside patio recently received approval under the City’s Outdoor Dining Program; however, this application pertains only to the sidewalk patio.

DISCUSSION

The LCRB provides guidance to local governments on the factors to consider when reviewing applications for a permanent increase to occupant capacity. Local

governments receive an invitation to participate in providing a recommendation to the LCRB for an application. In the process of providing input, local governments are asked to highlight the potential impact of noise on nearby residents and the potential impacts on the community if the application is approved. The LCRB requires that nearby residents be consulted as part of the application process (either by the LCRB or the local government – further information below), typically by the posting of site signage to inform the public regarding an application. The standing LCRB Liquor Policy provides that local governments complete both the community input process (part 1), and provide input regarding the application (part 2) in order to participate in the decision-making process for an application.

As an alternative, the LCRB Liquor Policy also provides that local governments may instead choose to “opt out” of an application. This provides that the LCRB would complete the community input process. The LCRB would then render a decision and provide information regarding the result of the application to the City. If Council chooses to opt out (as recommended by staff), this report and the meeting minutes would be forwarded to the LCRB for context and reference. In consideration of the foregoing, Economic Development staff have reviewed this application and provide the following comments.

1. Location of the Premises

Beere Brewing is located at 100-312 East Esplanade, which is zoned as Industrial-Commercial (M-4; reference **Attachment 1**: Maps of local area with zoning indicated). The M-4 Zone covers three and a half blocks on East Esplanade and East First Street, at the center of a cluster of Comprehensive Development zones, residential zones, and two parks: Derek Inman Park (north-west) and Hamersley Park (north-east). The M-4 Zone is located within the Mixed Employment (ME) Land Use Designated area of Lower Lonsdale.

The establishment storefront faces directly onto East Esplanade. Within a 40-metre radius (the threshold established by the Planning, Development & Real Estate Department for public consultation notifications), the surrounding uses include automotive parts retailing and repair, construction services, signage services, boxing & personal training, driving lessons, and commercial real estate leasing. Located toward the rear of the establishment is a 47-unit apartment building. Notably, this apartment building is located outside of a 40-metre radius of both of the business’ patios.

Beere Brewing is part of the Brewery District located in the Lower Lonsdale. The lower Lonsdale neighbourhood is an accessible community hub, with the Lonsdale Quay, SeaBus and transit terminals as well as The Shipyards. Lower Lonsdale is the site of a variety of businesses and vibrant activations for the community and visitors to the city alike.

2. Hours of Liquor Service and Occupant Load

The establishment holds a provincial Liquor Manufacturer licence as a brewery, with an indoor lounge occupant capacity of 25 persons, the subject sidewalk patio with a proposed occupant capacity of 21 persons, and a recently approved curbside patio with

an occupant capacity of 18 persons. The establishment is authorized to provide liquor service between 12:00 PM and 10:00 PM on Mondays, between 12:00 PM and 11:00 PM Tuesday through Saturday, and between 11:00 AM and 9:00 PM on Sundays.

There are ten other Liquor Manufacturer licensed establishments within the Shipyards Brewery District of the lower Lonsdale neighbourhood (reference **Attachment 2**: Current Licensed Manufacturers, Liquor Primaries and Clubs in the City). Businesses in this area that operate Outdoor Dining patios include:

- Braggot Brewing (brewery/ with a sidewalk patio): 370 E Esplanade, Unit 102
- Copperpenny Distilling (brewery, distillery/ with a sidewalk patio): 228 E Esplanade, Unit 105
- La Cervceria Astilleros (brewery/ with a curbside patio): 226 E Esplanade
- North Point Brewing (brewery/ with a sidewalk patio): 266 E 1st Street
- Strathcona Beer (brewery, distillery/ with a sidewalk patio): 123 Carrie Cates Court, Unit 108
- Streetcar Brewing (brewery/ with a sidewalk patio): 123 E 1st Street, Unit A

3. Impact of Noise and Related Considerations

In consideration of Beere Brewing's location in a mixed-use area among other Liquor Manufacturer–licensed establishments with Outdoor Dining patios, and given that no complaints were received during the two years the patio operated at this capacity, staff do not anticipate any significant community impacts resulting from the proposed change.

The City's Outdoor Dining program allows for outdoor patio music and service until 10:00 pm, and patio use until 11:00 pm. It should also be noted that staff have authority under the *Business Licence Bylaw, 2018, No. 8640* to introduce business licence conditions should issues arise at a later date. The LCRB also monitors complaints about business operations for businesses that hold Provincial Liquor Licences and can take action if warranted. Beere Brewing has also proposed to mitigate potential community impacts by maintaining responsible noise levels and patron behaviour in line with local and provincial regulations.

This application aligns with the City's efforts to support a diverse and vibrant local economy. The proposed increase to sidewalk patio occupant capacity is consistent with the vision for the Lower Lonsdale neighbourhood as an engaging community destination for visitors and local residents, and is consistent with other licensed establishments in the area.

The following options are provided for Council's consideration regarding the application to increase sidewalk patio occupant capacity submitted by Beere Brewing:

Option 1 – Recommended: The City opts out of the public consultation process with respect to this application to allow the LCRB to complete the public consultation process. It is recommended that the City opt out for the following reasons:

- the proposed increase to sidewalk patio occupant capacity will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community, in general, is expected to be minimal; and
- the proposed increase to sidewalk patio occupant capacity is consistent with the vision for the Lower Lonsdale neighbourhood.

Should Council choose to follow staff's recommendation and opt out of the public consultation process, it is important to note a consultation will still be conducted by the LCRB, instead of the City.

Option 2 – Not Recommended: Staff undertake a community input process that involves soliciting written feedback from business operators, residents, and property owners (residential and commercial properties) in the immediate vicinity of the business premises. Staff would then return and present the feedback to Council, and seek further direction from Mayor and Council for this application.

Next Steps

If the City chooses to opt-in to providing comment and conducting the public input process, staff will coordinate the placement of site signage by the applicant for community input. Staff will review the input received and prepare a Council Report with recommendations for how to proceed with the application in consideration of the feedback received, and to request direction from Council.

If the City chooses to opt-out of providing comment and conducting the public input process, this Council Report and Council's resolution will be shared with the LCRB along with the decision to opt-out. The LCRB will then coordinate the placement of site signage by the applicant for community input, and will review the input received when preparing the decision for the application. The LCRB will then share a report of the application review with the City, including information regarding the public input process and the application decision. Staff will retain a copy of the report within City records.

FINANCIAL IMPLICATIONS

If the City chooses to opt in to providing comment and conducting the public input process, the cost of signage for community input will be assigned to the business. If the City chooses to opt out, as recommended, then there would be no financial implications for the City.

INTER-DEPARTMENTAL IMPLICATIONS

Staff have consulted the Planning, Development & Real Estate department and the Public Safety department.

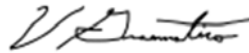
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The Beere Brewing application aligns with Council's 2022–2026 Strategic Plan priorities:

- A Prosperous City: Continue to explore opportunities to support local businesses.

It also aligns with the OCP's goals to support the growth and innovation of existing businesses, enhance recreational and social opportunities in dense neighbourhoods, support mixed-use vitality along key corridors, and strengthen Central and Lower Lonsdale as regional centres for business and community activity.

RESPECTFULLY SUBMITTED:



Vito Grammatico
Manager, Economic Development

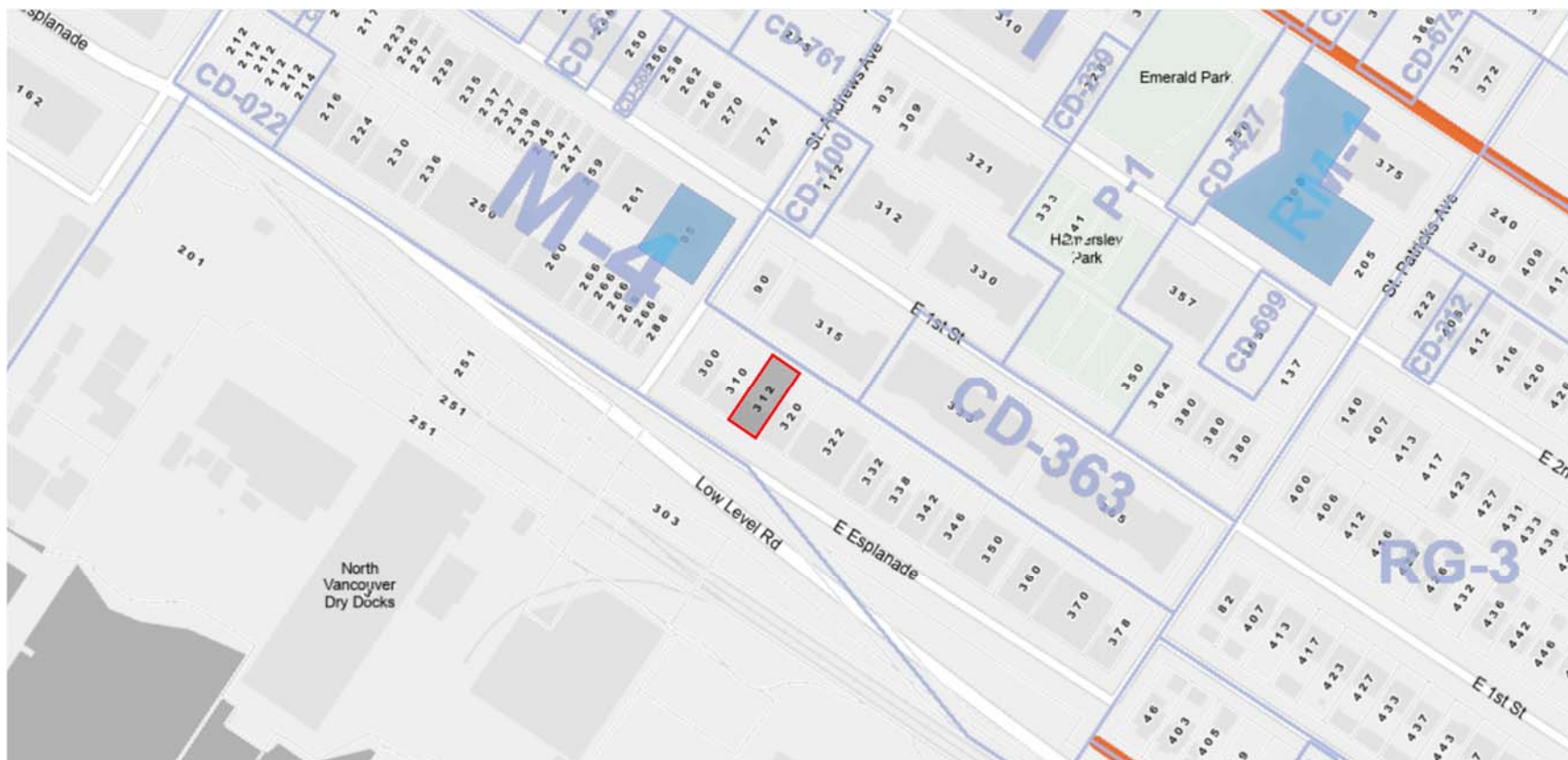
Attachment 1: Map of Local Area
Aerial View with Zoning Indicated

Applicant: Beere Brewing Company Ltd

Location: 312 E Esplanade

Applicant's Site: M-4 (Industrial-Commercial)

OCP Designation: ME (Mixed Employment)



LEGEND

CD-# Comprehensive Development Zone

M-4 Industrial Commercial Zone

P-1 Public Use and Assembly 1

RM-1 Medium Density Apartment Residential 1

RG-3 Ground-Oriented Residential 3

Current Licensed Manufacturers, Liquor Primaries and Clubs in the City**Manufacturer - Brewery:**

#	Business Name	LCRB Licence Type	Address
1	Streetcar Brewing	Manufacturer - Brewery	123 1st Street E, Unit A
2	North Point Brewing	Manufacturer - Brewery	266 1st Street E
3	La Cerveceria Astilleros	Manufacturer - Brewery	226 Esplanade E
4	Windfall Cider	Manufacturer - Cidery	250 Esplanade E, No. 101
5	Garden of Granite	Manufacturer - Winery	228 Esplanade E
6	Copperpenny Distilling	Manufacturer - Distillery	288 Esplanade E, No. 101 & 103
7	Shaketown Brewing	Manufacturer - Brewery	288 Esplanade E, No. 105
8	Beere Brewing Company	Manufacturer - Brewery	312 Esplanade E
9	Braggot Brewing (API Crafts Inc)	Manufacturer - Brewery	370 Esplanade East, No. 102
10	Black Kettle Brewing Company	Manufacturer - Brewery	720 Copping Street, No. 105-106
11	Strathcona Beer Company - Shipyards	Manufacturer - Brewery	123 Carrie Cates Cr., No. 108

Liquor Primary:

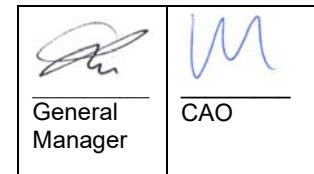
#	Business Name	LCRB Licence Type	Address
1	Sailor Hagar's Brew Pub	Liquor Primary	86 Semisch Avenue
2	The (Rusty) Gull Bar & Kitchen	Liquor Primary	175 East First Street
3	The Polygon Gallery	Liquor Primary (Event Driven)	101 Carrie Cates Court
4	Lonsdale Quay Hotel	Liquor Primary	123 Carrie Cates Court
5	Jack Lonsdale's Pub	Liquor Primary	1433 Lonsdale Ave, No. 127
6	Presentation House	Liquor Primary (Event Driven)	333 Chesterfield Ave
7	Centennial Theatre Centre	Liquor Primary (Event Driven)	2300 Lonsdale Ave

Current Licensed Manufacturers, Liquor Primaries and Clubs in the City

Liquor Primary Club:

#	Business Name	LCRB Licence Type	Address
1	Army, Navy & Air Force Veterans in Canada No. 45	Liquor Primary Club	119 E 3rd St
2	Fraternal Order of Eagles No. 2638	Liquor Primary Club	170 W 3rd St
3	Royal Canadian Legion, Branch No. 118	Liquor Primary Club	123 W 15th St
4	Burrard Yacht Club	Liquor Primary Club	10 Gostick Place

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Vito Grammatico, Manager, Economic Development

Subject: KING PINS BOWLING INC. – APPLICATION FOR CHANGE TO LIQUOR SERVICE HOURS

Date: November 12, 2025 File No: 09-4320-50-0002/2025

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

RECOMMENDATION

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “King Pins Bowling Inc. – Application for Change to Liquor Service Hours”:

THAT the application to change the liquor service hours for King Pins Bowling Inc., located at P200-1312 Lonsdale Avenue, from the current 9:00 AM to 12:00 AM daily to the proposed 1:00 PM to 2:00 AM on Monday to Thursday and 11:00 AM to 2:00 AM on Friday to Sunday, be supported on the basis that:

- the proposed change to liquor service hours will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community, in general, is expected to be minimal; and
- the proposed change to liquor service hours is consistent with the vision for the Central Lonsdale neighbourhood;

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to the application.

ATTACHMENTS

1. Maps of local area with zoning indicated (CityDocs [2725408](#))
2. Council Resolution of June 26, 2017; Council Report – Below-Grade Social Recreation Facility (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendments) – Options for Council (CityDocs [1544461](#))

SUMMARY

King Pins Bowling Inc. (doing business as “King Pins”), has submitted an application with the Liquor and Cannabis Regulation Branch (“LCRB”) to change its permitted liquor service hours.

The current LCRB policy requests that the City opt in or out of providing comment and conducting the community input process for Food Primary liquor licence applications to extend liquor service hours after midnight. This report seeks direction from Mayor and Council on a response to this application.

BACKGROUND

King Pins was established in January 2021 and operates under a provincial Food Primary liquor licence. The business features a restaurant, 6 10-pin standard bowling lanes, and 8 pool tables. The establishment is located two floors below grade, with access provided by elevator or stairway from street level. The business occupies approximately 732 square metres within “Centreview”, a mixed-use development constructed by Onni Contracting Ltd. in 2017.

King Pins has submitted an application with the LCRB to change its permitted liquor service hours. The current liquor service hours for King Pins are 9:00 AM to 12:00 AM daily. The application seeks to change these hours to 1:00 PM to 2:00 AM Monday to Thursday, and 11:00 AM to 2:00 AM Friday to Sunday.

DISCUSSION

The LCRB provides guidance to local governments on the factors to consider when reviewing applications for a permanent change to liquor service hours. Local governments receive an invitation to participate in providing a recommendation to the LCRB for an application. In the process of providing input, local governments are asked to highlight the potential impact of noise on nearby residents and the potential impacts on the community if the application is approved. The LCRB requires that nearby residents be consulted as part of the application process (either by the LCRB or the local government – further information below), typically by the posting of site signage to inform the public regarding an application. The standing LCRB Liquor Policy provides that local governments complete both the public consultation process (part 1), and provide input regarding the application (part 2) in order to participate in the decision-making process for an application.

As an alternative, the LCRB Liquor Policy also provides that local governments may instead choose to “opt out” of an application. This provides that the LCRB would

complete the public consultation process. The LCRB would then render a decision and provide information regarding the result of the application to the City. If Council chooses to opt out (as recommended by staff), this report and the meeting minutes would be forwarded to the LCRB for context and reference. In consideration of the foregoing, Economic Development staff have reviewed this application and provide the following comments.

1. Location of the Premises

King Pins is located in the Central Lonsdale neighbourhood, at the intersection of Lonsdale Avenue and 13th Street, two floors below ground in a mixed-use development. Within a 40-metre radius, the threshold established by the Planning, Development & Real Estate Department for public consultation notifications, the surrounding above-ground uses include a fitness centre, healthcare professional offices, banking services, restaurants and a café, retail stores (including a liquor retailer), and grocery markets.

A 344-unit mixed-use tower containing residential units is situated within the same development as King Pins. The residential portion of the building begins three storeys above grade, above the street-level commercial uses. The residential tower is set back approximately 23 metres from the commercial frontage along Lonsdale Avenue, where the elevator and stairway providing access to the business are located.

King Pins is located at P200-1312 Lonsdale Avenue, which is zoned as Comprehensive Development 631 Zone (CD-631; reference **Attachment 1**: Maps of local area with zoning indicated). The CD-631 Zone spans the lot including 118 to 148 East 13th Street, 1300 to 1312 Lonsdale Avenue, and 119 to 143 East 14th Street. The CD-631 Zone is centered around other Comprehensive Development Zones within the Mixed-Use Level 4B (MU4B; High Density) area of Central Lonsdale. In June 2017, the establishment's zone received an amendment to allow for a Commercial Social Recreation Facility Use by Council Resolution (reference **Attachment 2**: Council Minutes – June 26, 2017; Council Report – Below-Grade Social Recreation Facility).

Central Lonsdale, where King Pins is located, is a vibrant and integral area situated midway along Lonsdale Avenue, often referred to as the city's urban core. It contains the highest concentration of businesses along Lonsdale Avenue and serves as a hub for community activity. The area offers a range of accessible, vibrant, and flexible businesses and services.

2. Hours of Liquor Service and Occupant Load

The establishment has a provincial Food Primary liquor licence with a service area capacity of 45 persons. The current liquor service hours for King Pins are from 9:00 AM to 12:00 AM daily. The proposed hours for this application are 1:00 PM to 2:00 AM Monday to Thursday, and 11:00 AM to 2:00 AM Friday to Sunday.

There are two Food Primary liquor licensed establishments in the Central Lonsdale neighbourhood that have received LCRB approval for liquor service hours after

midnight. These hours reflect permitted service hours under their licences and may not represent their regular operating hours.

- Ramen DANBO (permitted service hours until 1:00 AM daily)
- Hachi Hanna (permitted service hours until 1:00 AM daily)

A number of other Food Primary establishments in the Lower Lonsdale neighbourhood also have received approval for liquor service hours after midnight, including those doing business as:

- Anatoli Souvlaki (permitted service hours until 1:00 AM Monday to Saturday)
- Boston Pizza No 25 (permitted service hours to 1:00 AM Monday to Saturday)
- Finch & Barley (permitted service hours until 1:00 AM Monday to Saturday)
- Jägerhof Restaurant (permitted service hours until 1:00 AM Monday to Saturday)
- Joey Restaurant (Shipyards) (permitted service hours until 1:00 AM Friday and Saturday)
- JL Sushi & Kitchen (permitted service hours until 1:30 AM Monday to Saturday)
- Mr Sushi Lonsdale (permitted service hours until 1:30 AM Monday to Saturday)
- Mythos Taverna (permitted service hours until 2:00 AM Monday to Saturday)
- Pier 7 Restaurant & Bar (permitted service hours until 1:00 AM Friday and Saturday)
- Raglan's Bistro (permitted service hours until 1:00 AM Monday to Saturday)
- ROLLIO (permitted service hours until 1:00 AM Monday to Saturday)
- Seaside Hotel Vancouver (permitted service hours until 1:00 AM Friday and Saturday)
- Sempre Uno (permitted service hours until 2:00 AM daily)
- Tap & Barrel Shipyards (permitted service hours until 1:00 AM Friday and Saturday)
- King Taps (permitted service hours until 1:00 AM Friday and Saturday)

3. Impact of Noise and Related Issues

In consideration of King Pins' below-grade location within a mixed-use building and zone, and given that no complaints have been received regarding liquor service hours or operations, staff do not anticipate any significant community impacts resulting from the proposed change. City records indicate one previous bylaw file associated with King Pins, related to a signage matter in 2024.

This application aligns with the City's efforts to support a diverse and vibrant local economy. The proposed extension to liquor service closing hours is consistent with the vision for the Central Lonsdale neighbourhood as an engaging community destination for visitors and local residents, and is consistent with other licensed establishments in the area.

It should also be noted that staff have authority under the Business Licence Bylaw, 2018, No. 8640 to introduce business licence conditions should issues arise at a later date. The LCRB also monitors complaints about business operations for businesses that hold Provincial Liquor Licences and can take action if warranted.

The following options are provided for Council's consideration regarding the application to change liquor service hours submitted by King Pins:

Option 1 – Recommended: The City opts out of the public consultation process with respect to this application to allow the LCRB to complete the public consultation process. It is recommended that the City opt out for the following reasons:

- the proposed change to liquor service hours will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community, in general, is expected to be minimal; and
- the proposed change to liquor service hours is consistent with the vision for the Central Lonsdale neighbourhood.

Should Council choose to follow staff's recommendation and opt out of the public consultation process, it is important to note a consultation will still be conducted by the LCRB, instead of the City.

Option 2 – Not Recommended: Staff undertake a public consultation process that involves soliciting written feedback from business operators, residents, and property owners (residential and commercial properties) in the immediate vicinity of the business premises. Staff would then return and present the feedback to Council, and seek further direction from Mayor and Council for this application.

Next Steps

If the City chooses to opt-in to providing comment and conducting the public input process, staff will coordinate the placement of site signage by the applicant for community input. Staff will review the input received and prepare a Council Report with recommendations for how to proceed with the application in consideration of the feedback received, and to request direction from Council.

If the City chooses to opt-out of providing comment and conducting the public input process, this Council Report and Council's resolution will be shared with the LCRB along with the decision to opt-out. The LCRB will then coordinate the placement of site signage by the applicant for community input, and will review the input received when preparing the decision for the application. The LCRB will then share a report of the application review with the City, including information regarding the public input process and the application decision. Staff will retain a copy of the report within City records.

FINANCIAL IMPLICATIONS

If the City chooses to opt in to providing comment and conducting the public input process, the cost of signage for community input will be assigned to the business. If the City chooses to opt out, as recommended, then there would be no financial implications for the City.

INTER-DEPARTMENTAL IMPLICATIONS

Staff have consulted the Planning, Development & Real Estate department and the Public Safety department.

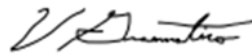
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The King Pins application aligns with Council's 2022–2026 Strategic Plan priorities:

- A Prosperous City: Continue to explore opportunities to support local businesses;
- A Vibrant City: Reimagine, revitalize and repurpose central Lonsdale Avenue as a 'great street' to support commercial activity, enhance esthetics, walkability, vibrancy and history.

It also aligns with the OCP's goals to enhance recreational and social opportunities in dense neighbourhoods, support mixed-use vitality along key corridors, and strengthen Central and Lower Lonsdale as regional centres for business and community activity.

RESPECTFULLY SUBMITTED:



Vito Grammatico
Manager, Economic Development

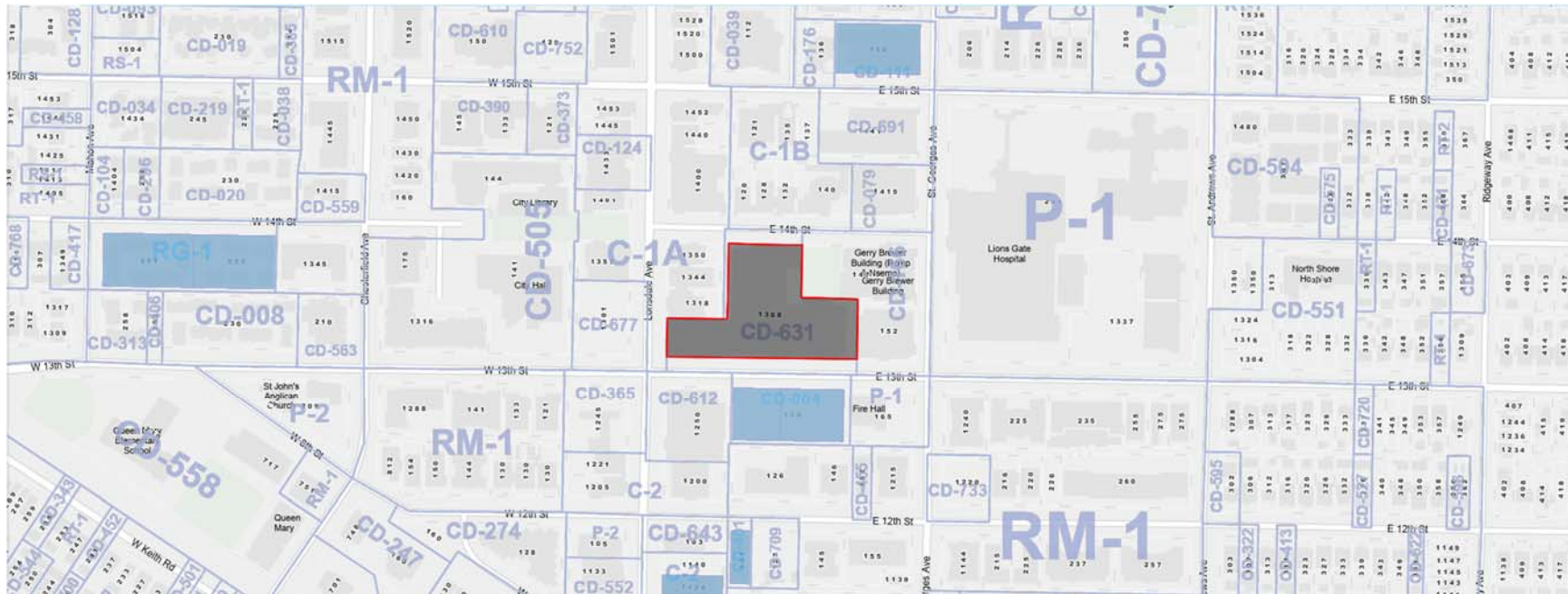
Attachment 1: Map of Local Area
Aerial View with Zoning Indicated

Applicant: King Pins Bowling Inc.

Location: 1312 Lonsdale Ave

Applicant's Site: CD-631 Zone (Comprehensive Development 631 Zone)

OCP Designation: MU4B (Mixed Use Level 4B; High Density)



LEGEND

CD-# Comprehensive Development Zone

RG-# Ground-Oriented Residential

RM-# Medium Density Apartment Residential

C-1A Central Lonsdale Mixed Use A

C-2 General Commercial

P-# Public Use and Assembly

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 26, 2017.

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

- 20. Below-Grade Social Recreation Facility (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendments) – Options for Council – File: 08-3360-20-0385/1**

Report: City Planner, June 21, 2017

Moved by Councillor Keating, seconded by Mayor Mussatto

PURSUANT to the report of the City Planner, dated June 21, 2017, entitled “Below-Grade Social Recreation Facility (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendments) – Options for Council”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8564” (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendments) be considered and referred to a Public Hearing;

AND THAT Council considers that “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8564” is consistent with the 2014 Official Community Plan and will benefit the community, facilitate “Social Connections”, and advance the goals and objectives outlined in sections 1.0, 1.4.3, 2.3.4, 7.2.2, and 7.2.8 of the Official Community Plan.

CARRIED

Councillor Bookham is recorded as voting contrary to the motion.

BYLAW – FIRST AND SECOND READINGS

- 21. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8564” (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendments)**

Moved by Councillor Keating, seconded by Mayor Mussatto

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8564” (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendments) be given first and second readings.

CARRIED

Councillor Bookham is recorded as voting contrary to the motion.



 Division Manager	 Deputy Director	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Michael D. Epp, City Planner

SUBJECT: BELOW-GRADE SOCIAL RECREATION FACILITY (ONNI
CONTRACTING LTD., 1308 LONSDALE AVENUE, CD-631 TEXT
AMENDMENT) – OPTIONS FOR COUNCIL

Date: June 21, 2017 File No: 08-3360-20-0385/1

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

RECOMMENDATION:

PURSUANT to the report of the City Planner, dated June 21, 2017, entitled "Below Grade Social Recreation Facility (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendment)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw 2017, No. 8564 (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendment) be considered and referred to a Public Hearing.

AND THAT Council considers that Zoning Amendment Bylaw No. 8564 is consistent with the 2014 Official Community Plan and will benefit the community, facilitate "Social Connections", and advance the goals and objectives outlined in sections 1.0, 1.4.3, 2.3.4, 7.2.2, and 7.2.8 of the OCP.

ATTACHMENTS:

1. Council Report -- Below-Grade Social Recreation Facility (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendment) (Doc #1523310)
2. Council Report – Density Transfer to Allow Commercial Social Recreation Facility (Onni Contracting Ltd., 1308 Lonsdale Avenue and Foot of Lonsdale Avenue, CD-631 Text Amendment) dated April 19, 2017 (Doc #1522466)
3. Information Report - Sources of Transferrable Density (Doc #1532563)
4. Zoning Amendment Bylaw No. 8564 (Doc #1532581)

PURPOSE:

To respond to Council's requests for options regarding a proposed commercial recreational use within a below-grade space at 1308 Lonsdale Avenue. In consideration of Council's comments and discussion at the June 19th, 2017, this report presents options for proceeding, including a recommended option which would not require a density transfer.

BACKGROUND:

The City has received a zoning amendment request for 1308 Lonsdale ("Centreview") to facilitate a below-grade bowling alley within the mixed-use development which is currently under construction and which was previously approved through rezoning in April 2013. The proposed zoning amendment would limit the uses in this below-grade space to a bowling alley or similar uses ("Commercial Social Recreation Facility Use"). This use category would permit bowling alley use, recreational uses, health club, billiard halls, art galleries, dance and music studios, and theatres.

At the regular meeting of Council held April 24, 2017, Council considered a staff report and recommendation (Attachment #1) regarding the potential transfer of density to 1308 Lonsdale to facilitate this use and resolved:

THAT the report be referred back to staff for further information.

Council requested additional information regarding existing City-owned sources of transfer density and the valuation of the proposed transfer. This information was presented in a report entitled "Below-Grade Social Recreation Facility (Onni Contracting Ltd., 1308 Lonsdale Avenue, CD-631 Text Amendment)" (Attachment #2).

At the June 19, 2017 meeting of Council, it was resolved:

THAT staff bring forward a report with options for uses within the Onni development site at 1308 Lonsdale Avenue, including density transfer options.

The discussion below responds to these requests and provides options for proceeding.

DISCUSSION:

The City's 2014 Official Community Plan establishes maximum densities for all land use designations. Creating or permitting any new density within the CD-631 Zone which applies to the 1308 Lonsdale site would require an Official Community Plan amendment. At the June 19th Council meeting, Council requested staff examine whether additional density could be created on the site and transferred elsewhere. As a result of the limitations imposed by the OCP, this is not possible without an OCP amendment.

Without amending the Official Community Plan, there are three options available to Council with respect to the application. These options are presented below. Each of these three options is consistent with the Official Community Plan.

Option 1. Exclude Below-Grade Commercial Social Recreation Use (Recommended)

It is a longstanding City practice to consider excluding portions of a building from Floor Area calculations where the exclusion results in benefits for the community, or where the exclusion is for a portion of the building which does not impact the overall size of the development above grade. For example, the City has, for many years, considered excluding below-grade cellars from townhouse developments on a case by case basis and now permits cellars to be excluded from floor area calculations for all new townhouse projects. Below grade portions of other types of residential development (single family, duplex, etc.) are also typically excluded from floor area, as are below grade areas used for storage, parking, mechanical rooms, non-commercial recreation space, etc.

The Comprehensive Development Zone 631 (CD-631) already establishes a list of permitted exclusions for 1308 Lonsdale, beyond the general exclusions permitted in the Zoning Bylaw. As an alternative to a density transfer, Council could consider adding a below-grade "Commercial Social Recreation Use" to the list of permitted exclusions in the CD-631 Zone.

This option would not result in the sale of any existing transferable density and would allow for this transfer density to be sold at a higher rate in the future. Under this option, the developer would provide a voluntary contribution of \$275,940 to the Civic Amenity Reserve Fund through the zoning approval.

The 2014 OCP does not specifically address gross floor area exclusions. However, Council may approve gross floor area exclusions which facilitate the goals and objectives outlined in the 2014 OCP. This option would strengthen social connections, which is identified as an aspect of the City's sustainability framework in the Official Community Plan.

Option 2. Proceed with Density Transfer Request

Should Council wish to proceed with the transfer of density from the Foot of Lonsdale, the recommendation in the staff report dated April 24, 2017 is suggested. This option results in the City foregoing a higher price per square foot for the transferable density if it were sold to facilitate a market condominium development. The alternate sources of City-owned density which are available are not recommended for reasons outlined in a previous staff report (Attachment #2). Council may, however, wish to direct the applicant to identify non-City owned sources of transfer density.

Option 3. Reject the Application

Under this option, the applicant would be able to use the 7,884 sq. ft. below grade space for residential storage or to provide additional parking. With this option, the City would not receive any cash contribution and would not see a bowling alley in this location. The City does not place any limitation on the amount of below-grade space which can be excavated, provided the space is used for purposes which do not count towards Gross Floor Area.

FINANCIAL IMPLICATIONS:

Options 1 and 2 in this report would result in a financial contribution to the City of \$275,940 which would be placed in the Civic Amenity Reserve Fund should the requested project proceed. The density at the Foot of Lonsdale would also be available to be sold in the future should Option 1 be pursued, as opposed to Option 2.

RESPECTFULLY SUBMITTED:



Michael D. Epp, RPP, MCIP
City Planner

ME:rf

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, NOVEMBER 3, 2025

REPORT

11. Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street – File: 08-3400-20-0160/1

Report: Planner 2, October 15, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated October 15, 2025, entitled “Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street”:

THAT the following bylaws be considered for readings and referred to a Public Hearing:

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306);

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

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be considered for readings;

AND THAT the community benefits listed in the sections “Density Bonus and Community Benefits” and the off-site works and infrastructure improvements listed in the section “Off-Site Works and Infrastructure Upgrades” be delivered or secured through agreements, including those listed in the section “Legal Agreements”, prior to or concurrently with final adoption.

CARRIED UNANIMOUSLY

R2025-11-03/11

BYLAWS – FIRST READING

12. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change) be given first reading.

CARRIED UNANIMOUSLY

R2025-11-03/12

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, NOVEMBER 3, 2025

BYLAWS – FIRST READING – Continued

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) be given first reading.

CARRIED UNANIMOUSLY

R2025-11-03/13

14. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be given first reading.

CARRIED UNANIMOUSLY

R2025-11-03/14



 Director	 General Manager	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING, DEVELOPMENT & REAL ESTATE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Linden Mulleder, Planner 2

Subject: OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
APPLICATION – 1540 ST. GEORGES AVENUE AND 215-235 EAST
16TH STREET

Date: October 15, 2025 File No: 08-3400-20-0160/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated October 15, 2025, entitled
“Official Community Plan Amendment and Rezoning Application – 1540 St.
Georges Avenue and 215-235 East 16th Street”:

THAT the following bylaws be considered for readings and referred to a Public
Hearing:

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306);

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

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be considered for readings;

AND THAT the community benefits listed in the sections “Density Bonus and Community Benefits” and the off-site works and infrastructure improvements listed in the section “Off-Site Works and Infrastructure Upgrades” be delivered or secured through agreements, including those listed in the section “Legal Agreements”, prior to or concurrently with final adoption.

ATTACHMENTS

1. Context Map (CityDocs [2645885](#))
2. Architectural Plans, dated October 3, 2025 (CityDocs [2725450](#))
3. Landscape Plans, dated October 3, 2025 (CityDocs [2725440](#))
4. DIS Engagement Summary Report, January 2025 (CityDocs [2624742](#))
5. Town Hall (Developer Presentation & Workshop) Summary Report (CityDocs [2720345](#))
6. Advisory Design Panel (ADP) Resolution, January 21, 2025 (CityDocs [2628974](#))
7. Advisory Planning Commission (APC) Resolution, May 14, 2025 (CityDocs [2678657](#))
8. Integrated Transportation Committee (ITC) Resolution, June 6, 2025 (CityDocs [2685342](#))
9. Overview of Zoning Variances (CityDocs [2698038](#))
10. Tenant Relocation Plan, dated October 15, 2025 (CityDocs [2728856](#))
11. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St Georges Avenue and 215-235 East 16th Street) (CityDocs [2698100](#))
12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St Georges Avenue and 215-235 East 16th Street, CD-306) (CityDocs [2698103](#))
13. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) (CityDocs [2698098](#))

SUMMARY

This report presents, for Council’s consideration, an Official Community Plan (OCP) amendment application, Zoning Bylaw amendment application, and Housing Agreement bylaw to enable the construction of two mixed tenure residential buildings with a total of 249 residential units. One building is 12 storeys with 116 residential units (63 rental and 53 strata) and the other building is 6 storeys with 133 residential units (all rental). In both buildings, 100% of the units are designed to Adaptable Level 2 standards. An amenity package of secured market rental units, Mid-Market Rental units, and a cash contribution is proposed by the applicant to support the proposed height and density.

BACKGROUND

Applicant:	Adera Developments
Architect:	Integra Architecture Inc.
Official Community Plan Designation:	Residential Level 5
Existing Zoning:	RM-1, CD-306, CD-425
Applicable Guidelines:	N/A

PROJECT DESCRIPTION

Both buildings are proposed to be constructed with mass timber. There is a large outdoor courtyard at the rear of the east building along the lane. A privately owned pedestrian mews with a walking path and landscaping is provided between the two buildings, with the outdoor amenity for the west building co-located.

A summary of the development proposal is provided in Table 1.

Table 1. Development Proposal Overview

Element	Proposal	
Density	3.26 FSR total	
Height	East Building • 6 storeys	West Building 12 storeys
Unit Mix	249 residential units total East Building • 133 rental units* West Building • 63 rental units* • 53 strata units • (total of 116 units) <i>*20 units (10% of all rental units) secured as Mid-Market Rental (MMR) in perpetuity, spread across both buildings.</i>	
Unit Mix (overall development)	Both Buildings Total • Studio – 46 (18.4%) • 1-bed – 133 (53.4%) • 2-bed – 41 (16.5%) • 3-bed – 29 (11.6%)	
Unit Mix (each building)	East Building (rental) • Studio – 22 (16.5%) • 1-bed – 75 (56.4%) • 2-bed – 18 (13.5%) • 3-bed – 18 (13.5%)	West Building (strata portion) • Studio – 10 (18.8%) • 1-bed – 25 (47.1%) • 2-bed – 12 (22.6%) • 3-bed – 6 (11.3%) West Building (rental portion) • Studio – 14 (22.2%) • 1-bed – 33 (52.3%) • 2-bed – 11 (17.4%) • 3-bed – 5 (7.9%)
Adaptable Units	All 249 units designed to Level 2 Adaptable Design standards (100%)	

Element	Proposal	
Residential Amenity	East Building - Indoor Amenity 164.2 sq.m (1,768 sq.ft) - Indoor Gym - Lounge - Co-Work Space - Guest Suite - Outdoor Amenity 995 sq.m (10,710 sq.ft) - Urban Agriculture - Flexible Use Turf - Children's Play area - Patio/Terrace	West Building - Indoor Amenity 148.6 sq.m (1600 sq.ft) - Indoor Gym - Lounge/Party Space - Bike Maintenance Room - Outdoor Amenity 212 sq.m (2,282 sq.ft) - Outdoor Dining area - Children's Play area - Fitness Deck - Outdoor Seating area

Site Context and Surrounding Use

The subject site is located in the Central Lonsdale neighbourhood, located at the corner of St. Georges Avenue and East 16th Street. The site is bound to the south and east by laneways. Frequent bus routes are available nearby on Lonsdale Avenue and East 15th Street. Essential destinations (i.e. employment, grocery stores, medical/pharmacy, banks, parks and active transportation, etc.) are within a few hundred metres of the site.

The surrounding properties include residential, mixed-use, and institutional uses which range from 3 - 4 storey low rise apartment buildings to newly constructed 6 and 12-storey residential buildings. There are also multiple large mixed-use developments with commercial space and 12 - 22 storey residential towers within one to two blocks of the subject site. One block to the south, across East 15th Street is the Lions Gate Hospital.

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

Table 2. Surrounding Uses

Direction	Address	Description	Zoning	OCP
North	1612 St. Georges Ave, 230 E 16 th St	Various 4 - 6 storey apartment buildings	RM-1, CD zone based on RM-1	Residential Level 5 Max. of 2.6 FSR
South	206-236 E 15 th St	Various 3 - 4 storey apartment buildings	RM-1	Residential Level 6 Max. of 3.3 FSR
East	250 E 15 th St	Two new 12-storey buildings and one new 6-storey building, all residential.	CD-726	Residential Level 5 & 6 Max. of 2.6 / 3.3 FSR
West	1535 – 1565 St. Georges Ave	Various 3 - 6 storey apartment buildings	RM-1, CD zone based on RM-1	Residential Level 5 Max. of 2.6 FSR

POLICY FRAMEWORK

The OCP land use designation for the site is Residential Level 5, which allows for mid-rise residential buildings, up to six storeys and 2.6 FSR. The existing zoning is RM-1, and two Comprehensive Development Zones based on RM-1, all of which allow three-storey apartment residential development up to 1.6 FSR.

Policy alignment with the OCP and other City policies is shown in Table 3.

Table 3. Policy Alignment

Metro 2050 – Regional Growth Strategy	
Strategy 1.2 Focus growth in Urban Centres and Frequent Transit Development Areas.	The proposed development is within the Lonsdale Regional City Centre.
Strategy 1.3 Develop resilient, healthy, connected, and complete communities with a range of services and amenities.	The proposed development is located close to the hospital and other medical services, as well as a range of commercial retail and services on Lonsdale Avenue. It is close to two parks, the City Library, and the new Harry Jerome Community Recreation Centre.
Strategy 3.3 Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality.	Residents will be in close proximity to regular transit routes along nearby Lonsdale and East 15 th Street, as well as nearby services and amenities, reducing dependency on personal vehicle use. The proposed construction is mass timber, a sustainable and renewable building material which reduces emissions.
Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs.	The proposed development includes a mix of housing tenures (rental and strata) as well as a mix of unit sizes to meet a variety of needs.
Official Community Plan	
Objective 1.1.4 Support the role of the Lonsdale Regional City Centre as the urban core of the City, in part, by locating high trip-generating uses such as high density residential and commercial uses there.	The proposed development is high-density residential within the Lonsdale Regional City Centre.
Objective 1.1.3 Balance the number of jobs to number of residents employed in the labour force in the City, reducing the need for longer commute distances for City residents.	The proposed development provides new housing for residents close to a major employment centre (Lions Gate Hospital).
Objective 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.	The proposed development reflects the primacy of the Lonsdale Regional City Centre. The building heights will transition from the R6 designation to R5 across the street, and transition down from 12 storeys to 6 storeys to the east.

Objective 1.3.9 Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as well as stormwater management and urban agriculture.	The subject site has two large laneway frontages, which are activated through unit entrances and patios, as well as outdoor amenities and pedestrian/cycling access. While services and vehicle access are still provided from the laneway, the new condition will activate the laneways.
Objective 1.4.1 Consider the needs of households with children in the design of multi-family developments.	The proposed development provides a mix of unit types, including 2- and 3-bedroom units suitable for households with children. Both buildings include generously-sized children's play areas in their outdoor amenities.
Objective 1.4.3 Consider recreational, cultural and other community spaces as aspects of informal community living rooms, and essential 'social infrastructure', particularly in high-density neighbourhoods like Central/Lower Lonsdale.	The proposed development provides shared indoor and outdoor amenity spaces for both buildings. This 'social infrastructure' is a significant benefit in this high-density neighbourhood.
Objective 1.5.6 Ensure a sufficient number of new apartment buildings provide accessible units and that these accessible units are represented across various unit sizes.	The proposed buildings have 100% of the units designed to meet Adaptable Design Level Two standards, which will provide a large number of new accessible apartment units within this area, well above the required minimum of 25%.
Objective 2.2.1 Designate land uses to bring people and destinations closer together, minimizing the need for private vehicle use and maximizing opportunities for walking, cycling, and transit as modes of travel.	The proposed development will house more people close to many major destinations and services (Lions Gate Hospital, Central Lonsdale, and local transit networks). This enhances opportunities for walking, cycling, and transit for more people.
Objective 2.2.3 Encourage higher and medium density residential uses near jobs and services.	The proposed development provides new housing for residents close to a major employment centre (Lions Gate Hospital).
Objective 2.3.8 Encourage transportation options that reduce fossil fuel use, such as walking, cycling, transit, carpooling, and low-emission vehicles.	The proposed development includes significant secure bicycle parking, as well as bicycle amenities in both buildings. The East Building includes at-grade access directly into the bike storage area.
CNV Community Wellbeing Strategy	
Tactic 2.14 Enable and promote housing at densities that reflect the City's housing need, as established through the City's Housing Needs Report.	The proposed development is high-density residential with a mix of units types and tenure (strata and rental), achieving an increase of multiple housing types.

Tactic 2.18 Require new residential strata developments with 5 or more units to provide a minimum of 15% family friendly units (units having 3 or more bedrooms).	The proposed development does not meet this tactic for the strata portion. The unit mix of the strata portion only has 6 out of 53 (11.3%) three-bedroom units. For reference, the overall number of three-beds for the whole development is 29 out of 249 total (11.6%) and for the rental portion it is 23 out of 196 (11.7%). These meet the City's other requirement of 10% three-bedroom units for rental housing. Design work began for the proposal before adoption of this policy. Due to the use of mass timber construction, the floor plates of each level are identical, meaning that the unit mix proportion is repeated on each level. The applicant has explored the possibility of increasing the number of market strata three-beds but cannot do so without substantially altering the overall unit mix. Staff are supportive of the development regardless, which will achieve other Community Wellbeing Strategy tactics, such as a mix of tenures, mid-market rental housing, and accessible housing. The overall development still has 11% three-bedroom units proposed (29 in total), which provides a level of family friendly housing in line with previously approved developments.
Tactic 2.21 Support renters through the use of the City's Tenant Displacement Policy and other regulatory tools.	The existing rental buildings are occupied, and tenants will be receiving relocation assistance and compensation as per the City's <i>Residential Tenant Displacement Policy</i>. The applicant's Tenant Relocation Plan has been reviewed by Planning and Development's housing team, and is in line with our requirements and expectations.
Tactic 2.23 Support alternative housing construction such as pre-fabricated construction options and new construction technologies such as mass timber, to expedite the construction process and reduce community impacts such as noise.	The proposed buildings will be constructed of mass timber. Additional height for thicker floor plates is written into the Comprehensive Development zone.
CNV Mobility Strategy	
Action 8A.i Prioritize and encourage a dense and diverse mix of housing types, jobs, services, and amenities in areas well-served by frequent transit.	The proposed development provides high-density residential buildings in an area close to the Frequent Transit Network.

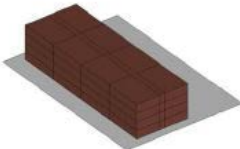
CNV Climate and Environment Strategy	
Tactic 2.7 Reduce the embodied carbon of building materials and construction projects.	The buildings are proposed to be made from mass timber, which has a lower embodied carbon value when compared to concrete.
Council Strategic Plan 2022-2026	
A City for People Deliver housing that aligns with the actions and needs established in the City's Housing Action Plan.	The proposed development is high-density residential with a mix of unit types and tenure (strata and rental), achieving an increase of multiple housing types.

PLANNING ANALYSIS

Official Community Plan Amendment

The proposed development exceeds the maximum height and density in the OCP and therefore requires an amendment. The existing maximum height allowance is six storeys, and the applicant proposes an increase to 12 storeys for a portion of the site. The existing maximum density is 2.6 FSR, and the applicant proposes an increase to 3.26 FSR. This would be achieved through an amendment from the existing Residential Level 5 land use designation to Residential Level 6. A description of each land use designation is provided in Figure 1.

Figure 1. Residential Level 5 and 6 OCP Land Use Designations

	RESIDENTIAL LEVEL 5 Mid-Rise Apartment (Medium Density)	Purpose Form Max Density Max Bonus	To provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. Mid-rise, primarily wood-frame, apartment buildings. 1.6 FSR A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.
	RESIDENTIAL LEVEL 6 High-Rise Apartment (High Density)	Purpose Form Max Density Max Bonus	To provide well-designed high density development in the Lonsdale Regional City Centre. Mid-rise and high-rise buildings. 2.3 FSR A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.

OCP Section 2.1.4 Building Heights remarks that considerations for increased height should include:

- View impacts;
- Contextual relationships; and
- Livability or use of the buildings.

View Impacts

Overall, the impact to views is expected to be limited. While some buildings to the west and south may have impacts to eastern views or northern views to the mountains, the overall height increase fits with the neighbourhood context, being the Central Lonsdale area where taller buildings with a mix of heights is expected.

Contextual Relationships

The proposed development is located directly adjacent to lands already designated as Residential Level 6, with a maximum height allowance of 12 storeys (37 metres). Across St. Georges Avenue and at the corner of East 15th Street, lands are designated Mixed Use Level 4B, with a maximum height allowance of 22 storeys (68 metres). Several new buildings in the immediate area have been recently approved or constructed at these maximum heights.

The proposed development would fit within the context of the neighbourhood, which is one of the highest density areas of the city. Furthermore, height steps down from 12-storeys to 6-storeys. This ensures that the new development is compatible with the established urban form of the city, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.

Livability or Use of the Buildings

The proposed increase of allowable density allows for an increase in the number of residential units on the site. At the same time, increasing the height allows for a greater proportion of the site to be used as outdoor amenity, with green landscaping and replacement trees. When considered together, increasing both height and density can enhance site design, increase opportunities for additional outdoor amenities, and improve overall use and livability.

Furthermore, the use of mass timber construction necessitates thicker floor plates, which results in a taller overall building height when compared to concrete or wood frame. Therefore, the application is seeking an amended OCP height maximum of 39 metres.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, along with the OCP, allows for density bonuses beyond the base FSR in the Residential Level 5 and 6 land use designations, up to a certain maximum. The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. These options include rental housing, mid-market rental (MMR), and cash contributions, a combination of which are proposed for this development.

The City's *Density Bonus and Community Benefits Policy* provides the opportunity for sites with existing rental units (such as the subject site) to satisfy the policy through the provision of secured market rental housing and MMR units in perpetuity. For this proposal the applicant proposes to provide secured market rental housing and MMR units, up to the maximum density in the R5 designation (2.6 FSR). This results in 176 market rental units and 20 mid-market rental (MMR) units – all secured in perpetuity through the registration of a Housing Agreement. Density bonusing for rental housing is intended to achieve the City's housing goals in the OCP and other policies. Therefore, in accordance with the City's *Density Bonus and Community Benefits Policy*, there would be no cash contribution for this density bonus because secured market rental housing and MMR units are provided.

The application also proposes an additional increase of density beyond the R5 designation, up to 3.26 FSR, which is just below the maximum allowed in the R6 designation. This density is in the form of strata market condominium units. To achieve this increase in density, which requires an OCP amendment, the applicant is proposing a cash contribution for community benefits, worth approximately \$6.3 million.

This contribution of \$6.3 million is calculated at a rate of \$190 per square foot for the additional density, which is 0.66 FSR. The rate of \$190 per square foot is the rate stipulated in the City's *Density Bonus and Community Amenity Policy* for development within the Regional City Centre.

Together with the market rental housing and MMR units, this Community Benefit cash contribution will support the Community Amenity Reserve Fund and Affordable Housing Reserve Fund. Contributions are allocated in an 80/20 split respectively, as required by the *Density Bonus and Community Amenity Policy*. The funds shall be spent at Council's discretion based on identified community needs.

The community benefits are outlined in Table 4 and would be secured as conditions of receiving a density bonus, and of the OCP amendment application, should Council wish to proceed with the proposed project.

Table 4. Community Benefits Summary

Community Benefit	Value
A. Cash Contributions	
Contribution to Community Amenity Reserve Fund (80%)	\$5,041,643.80
Contribution to Affordable Housing Reserve Fund (20%)	\$1,260,410.95
B. In-Kind Benefits	
176 Market Rental Housing Units & 20 Mid-Market Rental Units	
TOTAL VALUE	\$6,302,054.75

In addition to the items above, staff seek Council's direction to secure the following items as conditions of this development:

- Public art incorporated into the project with a value of \$335,000.

Proposed Zoning Variances

To allow for the construction of the proposed buildings, several variances from the standard zoning are required. A fully revised Comprehensive Development Zone has been prepared for the site (Attachment #10) and an overview of the proposed variances can be found in Attachment #8.

The proposed variances are necessary to construct the new buildings on the property, and are supported by staff in order to achieve the intended form of development in the Residential Level 6 area.

Landscaping and Tree Retention

The City's Tree Bylaw, 2022, No. 8888, will apply to the property and its new zoning. A total of 25 trees are on the site today, all of which are proposed to be removed. Based on a report from a professional arborist, it was determined that 17 out of 25 trees had a 'Low' retention value, based on their health and potential longevity in a developed environment. The other 8 trees were in direct conflict with the proposed development.

Staff worked with the developer to explore the feasibility of retaining one or more of the healthy on-site trees, particularly a large English Oak tree and several Douglas Firs. For the English Oak, the tree's location near the centre of the site strongly impacted the design of the parkade. For the Douglas Firs, all of which had a 'Low' or 'Medium' retention value, the upgrades to the laneways and required services would not allow the trees to survive the development process.

To support the justification of the removal of these trees, the applicant has proposed a comprehensive replanting plan. A total of 78 new trees will be planted on-site, a replacement ratio of more than 3:1. The parkade is designed so that parts of the site will remain unexcavated with native soil for deep planting that will support medium-sized trees. Additionally, several locations on top of the parkade are identified for extra soil volume that will support medium-sized trees. With this proposed replanting plan in place, the removal of all 25 trees on site is acceptable to staff.

The removal of the trees will require a Tree Removal Permit, and their replacement is as per the Tree Bylaw. Additionally, there will be a large number of new street trees planted in the public realm along St. Georges Avenue and East 16th Street as part of the development, adding to the City's tree canopy on both private and public lands.

Parking, Loading, and Transportation

The applicant prepared a Mini Transportation Study to determine potential impacts to the local road network because of the development. Staff determined that minimal impacts would be felt, and that demand for parking would be satisfied by the provision of the proposed on-site parking. The proposed number of vehicle and bicycle parking stalls meets all requirements in the Zoning Bylaw, with no variances, as described in Table 5.

Table 5. Proposed Vehicle and Bicycle Parking

	East Building (6-storey rental)	West Building (12-storey rental & strata)
Vehicle Parking	Total of 80 stalls, comprised of: • 67 Resident parking stalls • 13 Visitor parking stalls Disability Parking: (already included in total 80 above) • 1 Visitor stall • 6 Resident stalls	Total of 93 stalls, comprised of: • 81 Resident parking stalls • 12 Visitor parking stalls Disability Parking: (already included in total 93 above) • 1 Visitor stall • 6 Resident stalls
Bicycle Parking	Total of 214 stalls, comprised of: • 201 Secure Residential Bike Parking stalls • 13 Short-Term bicycle parking spaces	Total of 190 stalls, comprised of: • 178 Secure Residential Bike Parking stalls • 12 Short-Term bicycle parking spaces
Loading Spaces	Not required by zoning • 1 residential loading stall provided for the East building, accessed directly from the lane	Not required by zoning • None provided

Off-Site Works and Infrastructure Upgrades

The proposed development will provide off-site public realm upgrades and new municipal storm, sanitary, and water service connections consistent with the Subdivision and Development Control Bylaw. This includes frontage upgrades along St Georges Avenue and East 16th Street with the installation of new sidewalks, curb and gutter, curb extensions, street trees, street lighting, street furnishings, fire hydrants, road paving and reconstruction of both lanes adjacent to the proposed development site to the City's standard.

The proposed development will meet City's stormwater management requirements and all 3rd party utility works will be undergrounded per the Bylaw, if applicable, and 3rd party service vaults and kiosks will be installed underground and on private property at the back of the lane, with appropriate screening.

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

- A partial contribution of \$215,000 in cash for a new traffic signal on St. Georges Avenue at East 17th Street intersection;
- The existing sanitary system on East 16th Street is undersized and needs to be upgraded to meet current City standards. Sanitary main upgrade is required on East 16th Street from the manhole east of the lane to St. Georges Avenue.

The offsite works and infrastructure upgrade requirements will be secured through legal agreements with the City.

Staff will continue to work with the applicant to finalize offsite works and detailed design to meet City requirements. Should Council wish to proceed with the proposed project, provision of buildings grades (final elevation of the site at the property line) to the satisfaction of the City is required prior to Building Permit issuance. This is to ensure that the building and site design will align with the public realm.

Residential Tenant Displacement Policy

In 2021, Council amended the *Residential Tenant Displacement Policy* to enhance protection and compensation to long-term residential tenants displaced as a result of new development.

The existing three buildings on site contain 63 rental units in total. At the time of application submission (September 2024), 42 of the units were occupied by tenants. The applicant has prepared a Tenant Relocation Plan in alignment with the *2021 Residential Tenant Displacement Policy* including compensation and relocation assistance (Attachment #9). A Relocation Coordinator was hired to communicate with tenants and provide relocation assistance. Tenants were first informed of the plans to redevelop the site in September, 2021, when a previous submission was made by the applicant for a rezoning application on the same properties. That application was cancelled and withdrawn by the applicant before being presented to Council.

At the time of the submission of the current OCP amendment and rezoning application, in September 2024, a new letter was sent to the tenants informing them of the new development application. A tenant meeting was held in November, 2024. The letter and the meetings provided existing tenants with information on the compensation package, which includes a payment equal to four month's rent, additional payment for tenants who have lived in the building for more than 5 years, and moving expenses. Compensation is summarized in Table 6.

Table 6. Residential Tenant Financial Compensation

Length of Tenancy	Financial Compensation Amount
Less than 5 years	4 months' rent
More than 5 years	4 months' rent plus (total tenancy length in months - 60) x \$25
All tenants	Moving Expenses • \$1,000 for a one-bedroom unit; and • \$1,250 for a two-bedroom unit - o both adjusted to meet annual Consumer Price Index (CPI) for inflation from the date of the policy

Under the Provincial *Residential Tenancy Act*, final notices to end tenancies cannot be delivered to tenants until the Owner has received all necessary permits and approvals. The notice must provide a minimum of four months prior to the eviction date. Before issuance of the demolition permit, staff will request another update from the Relocation Coordinator regarding the progress of relocating tenants and compensation as outlined in the Tenant Relocation Plan (Attachment #9).

Legal Agreements

Should Council support the rezoning, the following legal agreements will be prepared prior to final adoption:

- Development Covenant (with Public Art provisions);
- Housing Agreement;
- Servicing Agreement;
- Flooding Covenant;
- Community Good Neighbour Agreement; and
- Community Energy Agreement.

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel on January 21, 2025. The Panel supported the application and passed the following resolution:

“THAT the Advisory Design Panel has reviewed the Official Community Plan Amendment and rezoning application for 1540 St Georges Avenue and 215-235 East 16th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- The East 16th Street entrance to be made more prominent for first responder access;
- Bike lockers are treated appropriately with fixed and motion sensor lights;
- Expand the landscape areas further;
- Consider expanding rooftop amenity access to more residents;
- Design development on the tower cladding and proportions, including consideration of the mass timber appearance and an enhanced corner at St. Georges and East 16th Street;
- Design development of the midrise cladding and materials, with consideration of the similar colours between buildings, and enhancing the façade along East 16th Street;
- Consider installing a green rooftop to mitigate the heat island effect.
- Explore opportunities to integrate further native plant species;
- Explore ways to enhance the south end of the mews, by clearly defining the garbage pickup location, on-site loading, vehicle parkade entrance or relocation of these.”

Several changes were made to the proposal in response to these issues, including a relocation and change of the entrances to both buildings to make them more prominent, changes in design for the cladding on both buildings, and changes to the south end of the privately owned mews to improve pedestrian safety, experience, and sightlines. Staff are satisfied with the changes as they relate to the feedback from the Panel.

Advisory Planning Commission

The application was reviewed by the Advisory Planning Commission on May 14, 2025. The Commission supported the proposal and passed the following resolution:

“THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for 1540 St Georges Avenue and 215-235 East 16th Street and recommends approval subject to resolution of the following to staff’s satisfaction:

- Consider increasing the proportion of family sized units (defined as two or more bedrooms) in the development.”

The City has two main policies that encourage family-friendly housing (defined as three-bedroom units), being the Housing Action Plan and Community Wellbeing Strategy.

While the proposal exceeds the minimum recommended mix of three-bedroom units from the Housing Action Plan (proposed 11.6% versus 10% minimum), it does not meet the recommended minimum three-bedroom units from the Community Wellbeing Strategy for strata three-bedroom units (proposed 11.6% versus 15% minimum).

The applicant did not change the unit mix in the proposal after review by the Advisory Planning Commission. The overall unit mix represents a typical distribution for medium- and high-density development, with most units being studio or one-bedroom units.

While the City has several policies to encourage family friendly housing and a mix of tenures and unit types, staff recognize that not every individual development proposal will help to achieve every policy goal.

Staff are supportive of the proposed development with less than 15% of family friendly units as defined by the City’s Community Well Being Strategy, for the following reasons:

- The proposed development provides new housing in the Lonsdale Regional City Centre with a mix of tenure, including market strata, market rental, and mid-market rental, which meets several goals in the OCP, Community Wellbeing Strategy, and Housing Action Plan;
- Due to the use of mass timber construction, which is a low-carbon sustainable method of construction, the floor plates of each tower level are identical, meaning that the unit mix proportion is repeated on each level, resulting in an overall unit mix limited by the proportion of area available on each floor;
- The new units will have access to enhanced indoor and outdoor amenities, bike-friendly design, and proximity to transit and amenities on Lonsdale Avenue, as well as the new Topo Park at East 16th & St. Andrews;
- The proposed development includes 100% of units designed to Adaptable Design Level Two, providing 249 new accessible units across a mix of tenures, supporting several goals from the OCP, Community Wellbeing Strategy, and Housing Action Plan with regards to accessible housing.

Integrated Transportation Committee

The application was reviewed by the Integrated Transportation Committee on June 6, 2025. The Committee supported the proposal and passed the following resolution:

“THAT The Integrated Transportation Committee has reviewed the Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street and supports the project, making the following additional comments:

- During construction, ensure pedestrian travel is maintained, including ‘good neighbour’ agreements to work with other nearby construction sites;
- Review traffic flow in laneway, ensuring turning movements from parkade in the lane are safe, possible, and do not impact the neighbourhood;
- Review adjacent traffic controls in the neighbourhood to ensure they accommodate increased number of vehicle trips and improve the pedestrian and cyclist experience;
- Advocate to the City to consider traffic calming measures on 16th Street, which may include bike-only through-ways, and local area bike safety improvements on key corridors as a result of increased trips being diverted from St Georges.”

The recommendations of the ITC pertain only to site-specific design and site planning considerations. Staff have taken note of the suggestions and will consider the Committee’s suggestions as part of future work on East 16th Street.

Based on a review of the Mini Transportation Study submitted by the applicant, and a review of local networks and infrastructure, staff are confident that the traffic controls at the nearby intersections, along with the upgrades and improvements that will be delivered as part of this development, will ensure safe traffic controls in the neighbourhood for the anticipated number of vehicles.

COMMUNITY CONSULTATION

Developer Information Session

The applicant was required to follow the City’s procedures for community consultation suitable for a rezoning application, which includes a neighbourhood notification, site sign, and mailed notification to nearby properties.

The applicant hosted an in-person Developer Information Session (DIS) on November 26, 2024, along with a self-hosted website that offered a Virtual Developer Information Session available from November 26, 2024 – January 7, 2025.

Over the public comment period from November 26, 2024 – January 7, 2025, a total of 12 comments were received. The in-person DIS had 13 attendees. A summary of the comments and DIS is available in Attachment 3.

The main feedback provided during the comment period was:

- Concern with building height;
- Concern that there would be insufficient vehicle parking spaces;
- Concern that there would be too many vehicle parking spaces;
- Concern with displacement of existing rental tenants.

Staff Response

As described in the Planning Analysis above, staff are supportive of the proposed increased height given the proposal's inclusion of new housing in the Lonsdale Regional City Centre, and the Community Benefits that will be secured as a condition of the additional density. The location is an appropriate choice for increased height and density.

Vehicle parking is provided as per the normal requirements in the Zoning Bylaw, being a rate of 1.05 stalls per unit for strata, and 0.6 stalls per unit for rental. Staff have assessed the transportation impacts of the proposed development and believe that these parking requirements will sufficiently service vehicle parking demand for the proposed uses.

The applicant is also complying with the City's *Residential Tenant Displacement Policy*, which includes compensation and relocation assistance for existing tenants.

Town Hall

On September 9, 2025, the applicant hosted a Town Hall, a City requirement for OCP amendment applications. The Town Hall was hosted virtually, facilitated by a third party, and was advertised through a new site sign, mailed notification to nearby properties, and newspaper advertisements. A total of 16 attendees were recorded at the Town Hall. The responses were mostly questions for clarification with some comments in support. A summary of the Town Hall and comments received is available in Attachment 4.

Consultation with Inter-Governmental Agencies

In accordance with *Section 475 of the Local Government Act*, consultation with various inter-governmental agencies needs to be facilitated as part of an amendment to the OCP. At the meeting of April 7, 2025, Council directed staff to refer OCP amendment applications to a certain list of agencies and groups. The relevant agencies for this application are as follows:

- Metro Vancouver Regional District
- North Vancouver School District (School District 44)
- Conseil scolaire francophone de la Colombie-Britannique (CSF)
- Squamish Nation
- Tsleil-Waututh Nation

- District of North Vancouver
- Vancouver Fraser Port Authority
- Vancouver Coastal Health

Referrals were sent to all agencies offering an opportunity for comments on the proposal. Responses with comments were received from the following agencies, and passed on to the applicant for consideration.

- *Metro Vancouver Regional District*: support for the application in how it meets goals from Metro 2050, the Regional Growth Strategy;
- *Squamish Nation*: comments from the Nations' Climate Action Managers recommending climate resilient standards and designing for future climate impacts;
- *Vancouver Coastal Health*: comments regarding access for emergency vehicles along St. Georges Avenue to Lions Gate Hospital during construction.

The applicant acknowledged all comments. In response to the comments from Squamish Nation, the applicant committed to several sustainability and climate resilience measures, including the use of mass timber, engaging a specialized building envelope consultant to optimize the buildings' efficiency, and compliance with Step Code requirements as per the BC Building Code and City Bylaws.

Regarding comments from Vancouver Coastal Health, City staff will work with the applicant during the Building Permit phase to approve an appropriate Construction Management Plan and Traffic Management Plan that does not impact emergency vehicle access to Lions Gate Hospital.

RELATION TO HOUSING TARGETS

In June 2024, the Province issued a Housing Target Order (HTO) to the City of North Vancouver, mandating the completion of 3,320 net new housing units commencing July 1, 2024 and ending June 30, 2029. This application proposes the creation of 249 units and the demolition of 63 units. Once completed, it would contribute 186 net new units toward meeting the City's Provincial housing targets.

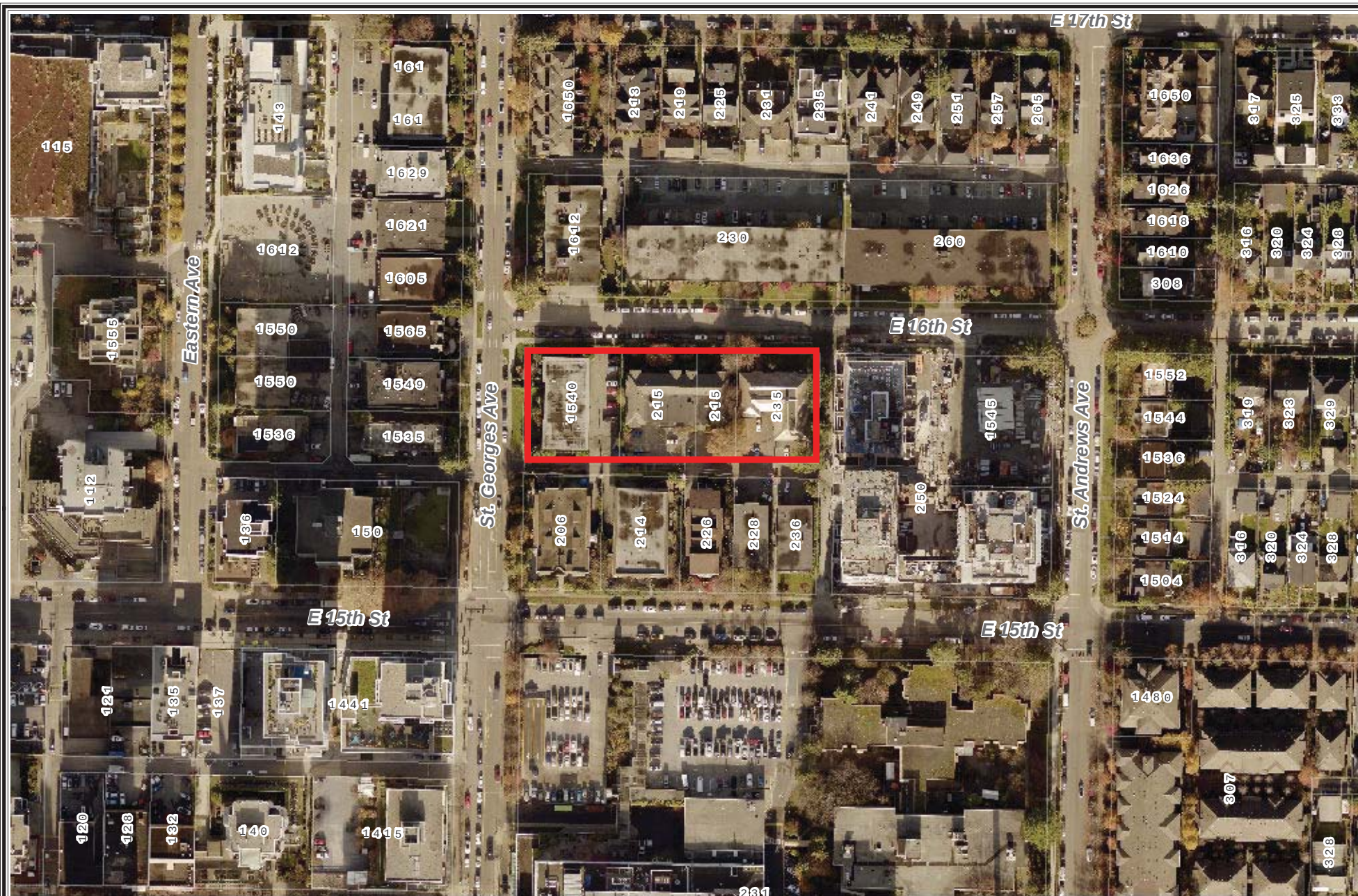
CONCLUSION

By achieving goals in the Official Community Plan and Regional Growth Strategy, such as an increase of housing in a central area close to transit and walkable amenities – and with a mix of unit types and tenure – the application represents good planning. Staff are supportive of the proposal and recommend the amendment to the OCP and Zoning Bylaw be approved.

RESPECTFULLY SUBMITTED:



Linden Mulleder
Planner 2



E16th Street

Rental + Market Housing Development

Issue 8 - OCP + RZ Resubmission



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Code	GHL Consultants Ltd 950 - 409 Granville Street Vancouver, BC V6C 1T2	Khash Vorell Luke Kong	604.669.4449 ext.106 604.669.4449 ext.143	kv@ghl.ca lk@ghl.ca

Note: Drawings only to scale when printed on 24x36 sheets

Civic Address:
1540 St Georges Ave, 215-235 E 16th St
North Vancouver, BC

File Number: PLN2024-00021

Development Permit Number: N/A

Building Permit Number: N/A

October 3, 2025

A-0.000 Cover		
A-0.000	Cover	
A-0.100	Data - West Site (Bldg 1)	
A-0.101	Data - East Site (Bldg 2)	
A-0.200	Site Context - Street View	
A-0.201	Site Context - Aerial Perspective	
A-0.202	Context - Zoning & OCP	
A-0.300	Streetscape Elevations	1" = 40'
A-0.400	Design Rationale	
A-0.401	Design Rationale	
A-0.500	Perspective Render	
A-0.501	Perspective Render	
A-0.502	Perspective Render	
A-0.503	Perspective Render	
A-0.504	Perspective Render	
A-0.505	Perspective Render	
A-0.506	Perspective Render	
A-1.000 Site		
A-1.000	Survey Plan	
A-1.100	Site Plan	1/16" = 1'-0"
A-1.200	Fire Department Response Plan	1/16" = 1'-0"
A-2.000 Plans		
A-2.000	Overall - P1 Parking Plan	1/16" = 1'-0"
A-2.001	Overall - Level 1 Floor Plan	1/16" = 1'-0"
A-2.100	Bldg 1 - P3 Parking Plan	1/8" = 1'-0"
A-2.101	Bldg 1 - P2 Parking Plan	1/8" = 1'-0"
A-2.102	Bldg 1 - P1 Parking Plan	1/8" = 1'-0"
A-2.103	Bldg 1 - Level 1 Floor Plan	1/8" = 1'-0"
A-2.104	Bldg 1 - Level 2 Floor Plan	1/8" = 1'-0"
A-2.105	Bldg 1 - Level 3-6 Floor Plan	1/8" = 1'-0"
A-2.106	Bldg 1 - Level 7 Floor Plan	1/8" = 1'-0"
A-2.107	Bldg 1 - Level 8-12 Floor Plan	1/8" = 1'-0"
A-2.108	Bldg 1 - Lower Roof Plan	1/8" = 1'-0"
A-2.200	Bldg 2 - P1 Parking Plan	1/8" = 1'-0"
A-2.201	Bldg 2 - Level 1 Floor Plan / P1 Mezzanine	1/8" = 1'-0"
A-2.202	Bldg 2 - Level 2 Floor Plan	1/8" = 1'-0"
A-2.203	Bldg 2 - Level 3 Floor Plan	1/8" = 1'-0"
A-2.204	Bldg 2 - Level 4 Floor Plan	1/8" = 1'-0"
A-2.205	Bldg 2 - Level 5 Floor Plan	1/8" = 1'-0"
A-2.206	Bldg 2 - Level 6 Floor Plan	1/8" = 1'-0"
A-2.207	Bldg 2 - Level 7 Floor Plan / Lower Roof Plan	1/8" = 1'-0"
A-4.000 Elevations		
A-4.000	Overall - Site Elevation	1/16" = 1'-0"
A-4.100	Bldg 1 - East Elevation	1/8" = 1'-0"
A-4.101	Bldg 1 - West Elevation	1/8" = 1'-0"
A-4.102	Bldg 1 - North Elevation	1/8" = 1'-0"
A-4.103	Bldg 1 - South Elevation	1/8" = 1'-0"
A-4.200	Bldg 2 - East & North Elevations	1/8" = 1'-0"
A-4.201	Bldg 2 - West & South Elevations	1/8" = 1'-0"
A-5.000 Sections		
A-5.000	Overall - Section WE	1/16" = 1'-0"
A-5.100	BLDG 1 - Section WE	1/8" = 1'-0"
A-5.102	BLDG 1 - Section NS	1/8" = 1'-0"
A-5.200	BLDG 2 - Section WE	1/8" = 1'-0"
A-5.201	BLDG 2 - Section NS 1	1/8" = 1'-0"
A-5.202	BLDG 2 - Section NS 2	1/8" = 1'-0"
A-8.000 Supplemental		
A-8.000	Bldg 1 - Material Board	
A-8.100	Bldg 2 - Material Board	
A-8.200	Shadow Study	
A-9.000 Area Overlays		
A-9.000	Bldg 1 - FSR Overlay	1/16" = 1'-0"
A-9.100	Bldg 2 - FSR Overlay	1/16" = 1'-0"
A-9.101	Bldg 2 - FSR Overlay	1/16" = 1'-0"



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(PROJECT TEAM)



Adera
(PROJECT)

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
(TITLE)

Cover
20542
October 3 2025
8 - OCP + RZ Resubmission
(DRAWING)

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 Note 2: All internet connections and we're using internet only
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E16th Street

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10. *Journal of the American Medical Association*, 277:1033-1034, 1996

October 3, 2025 10:43:11

5. OCB + RT Resubmission (100%)

5 : OCP + R2 RESIDENTIAL

(作者为博士、教授)

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1 CONTEXT PHOTO



2 CONTEXT PHOTO



3 CONTEXT PHOTO



4 CONTEXT PHOTO



CONTEXT MAP

PROPOSED

EXISTING

OCP PERMITTED

A EXISTING 6 & 18 STOREY
"LOCAL ON LONSDALE"
135 17TH ST E

B EXISTING 13 STOREY
"ORIGIN LEASING CENTRE"
143 17TH ST E

C PROPOSED 6 STOREY
RENTAL HOUSING
216 16 ST GEORGES AVE

D EXISTING 14 STOREY
"THE SOVEREIGN"
1555 EASTERN AVE

E PROPOSED 13 STOREY
RENTAL HOUSING
1536 EASTERN AVE

F EXISTING TWO 12 STOREY
& ONE 6 STOREY
"CENTURY BY CRESSEY"
350 15TH ST E

G EXISTING 13 STOREY
"AGBA"
1515 EASTERN AVE

H EXISTING 7 STOREY
"DARBY HOUSE APARTMENTS"
140 15TH ST E

I EXISTING 12 STOREY
"LION'S GATE PLAZA"
150 15TH ST E

J EXISTING 16 STOREY
"THE ROYALS"
149 15TH ST E

K EXISTING 22 STOREY
"THE ROYALS 1"
1441 ST GEORGES AVE

L EXISTING 11 STOREY
140 14TH ST E

M EXISTING 11 STOREY
1415 ST GEORGES AVE

N OCP PERMITTED 12 STOREY
202-226, 214, 226,
228 & 236 15TH ST E



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(PROJECT TEAM)



AERIAL VIEW - NORTHWEST



AERIAL VIEW - NORTHEAST

PROPOSED EXISTING OCP PERMITTED

- | | | | | | | |
|---|--|---|--|---|--|---|
| A EXISTING 6 & 16 STOREY
'LOCAL ON LONSDALE'
135 17TH ST E | B EXISTING 13 STOREY
'ORION LEASING CENTRE'
143 17TH ST E | C PROPOSED 6 STOREY
RENTAL HOUSING
216 16 ST GEORGES AVE | D EXISTING 14 STOREY
'THE SOVEREIGN'
1555 EASTERN AVE | E PROPOSED 13 STOREY
RENTAL HOUSING
1530 EASTERN AVE | F EXISTING TWO 12 STOREY
& ONE 8 STOREY
'CENTURY BY CRESSEY'
300 15TH ST E | G EXISTING 13 STOREY
'ABBA'
1515 EASTERN AVE |
| H EXISTING 7 STOREY
'DARBY HOUSE APARTMENTS'
140 15TH ST E | I EXISTING 12 STOREY
'LION'S GATE PLAZA'
150 15TH ST E | J EXISTING 16 STOREY
'THE ROYALS'
149 15TH ST E | K EXISTING 22 STOREY
'THE ROYALS 1'
1441 ST GEORGES AVE | L EXISTING 11 STOREY
140 14TH ST E | M EXISTING 11 STOREY
1415 ST GEORGES AVE | N OCP PERMITTED 12 STOREY
202-226, 214, 226,
228 & 236 15TH ST E |



Adara
(PROJECT)

E16th Street
(PROJECT)

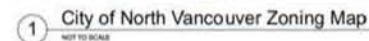
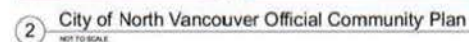
Site Context -
Aerial Perspective

20542 (PROJECT)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (PROJECT)

A-0.201 (DRAWING)



- MAX HEIGHT 6 STOREY

- RESIDENTIAL APARTMENT DEVELOPMENT
PERMIT AREA (PENDING)



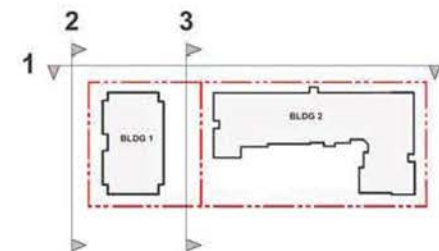
1 Streetscape - 16th St. E
SCALE 1" = 10'



2 Streetscape - St. Georges
SCALE 1" = 10'



3 Streetscape - Midblock Mews
SCALE 1" = 40'



PROJECT USE

OCP AMENDMENT

The central location of the subject site is in the City Centre, on St. Georges Avenue. It is identified as a candidate for rezoning in the Land Use Plan as Medium Density Apartment development with the maximum of 6 storey in height (18-19m). The immediate neighbourhood OCP calls for 12 stories (37m) to the south across the rear lane, Lions Gate Hospital Complex and high-rise mixed-use developments along Lonsdale, and St Georges Avenue to the south. The OCP calls for 6 stories (18-19m) to the north side of E16th and northwest on St Georges.

This proposal intends to apply for an OCP amendment and Rezoning application of an existing property at 1540 St. Georges Avenue (RM-1 zoning) to allow for a 12-storey and 6-storey residential development via a Comprehensive Development; based on R5 guidelines and incentives to develop purpose-built rental and strata units.

This OCP amendment request aligns with the City of North Vancouver (CNV)'s broader goals of 'a vibrant, diverse and highly livable community that strives to balance the social, economic and environmental needs of our community locally' through the following points;

Response to Community Housing Needs:

This amendment addresses current and emerging needs within the community, such as rental and market housing shortages. By delivering 196 purpose built rental units (including 20 MMR homes) and 53 market condos, the proposed change will contribute to locating a mixed housing solution specifically adjacent to Lions Gate Hospital, a major employment hub, and support community growth.

Compatibility with Surrounding Land Uses:

The proposed amendment has been carefully designed to fit harmoniously within the existing context of the surrounding area. The residential project locates a 12 storey hybrid mass timber building on the western 1/3rd of the site, directly north of the OCP assigned 12-storey block of 206-236 E15th St. The remaining 2/3rd of the site consists of a 6-storey residential building that has been designed to step with the steep site grading at the east end of the site. This maintains the OCP's proposed adjacency to the recently completed neighbouring rental buildings of 6 and 12-stories to the east of the lane. This compatibility is reflected in the neighbourhood site sections that demonstrate minimal disruption and positive integration with OCP allowable developments in the future.

Benefits to the Community:

Social Benefits: The project proposes the development of purpose built rental and market condo homes on the same lot. Combining rental and condo units promotes socioeconomic diversity within the same building and development. This mixed housing tenure helps create a more inclusive community where people from different income brackets can interact and coexist. It can also help to reduce the social stigma often associated with rental housing. It fosters a more equitable living environment where residents of all income levels are valued equally. Each building provides amenity spaces dedicated for their resident use only. Residents of both rental and condo units, in the 12-storey, will have access to shared amenities such as gyms, community rooms, and outdoor spaces. This will lead to better-maintained and more vibrant communal areas. By fostering diversity, inclusivity, and community engagement, co-locating rental and market condo units contributes to a more cohesive, stable and equitable urban environment.

Environmental Benefits: A 12-storey hybrid mass timber building offers significant environmental benefits by reducing carbon emissions and utilizing renewable resources. Timber sequesters carbon, has a lower embodied carbon footprint than concrete or steel, and enhances energy efficiency with its natural insulation properties. The use of mass timber, combined with other materials, minimizes waste through prefabrication and promotes recycling at the building's end-of-life. It also mitigates the urban heat island effect and supports sustainable forest management, which helps preserve biodiversity. Additionally, timber's natural aesthetic improves indoor air quality and occupant well-being, contributing to a more sustainable and eco-friendly construction approach.

Addressing Site-Specific Constraints:

The proposed site presents unique constraints or opportunities that warrant the proposed amendment. The site slopes in excess of two floors from the northeast to southwest corner of the site. The apparent height of a 12 storey building located on the lowest corner of the site is only 10 stories when viewed from the 6 storey residential buildings at the east of the site. This amendment is designed to address these constraints effectively while adhering to the city's vision for growth and development.

Compliance with Planning Principles:

The proposed amendment is consistent with key planning principles, including sustainable development, efficient land use and urban design. The objective of the zoning height limits is to prevent "zoning cliffs" as outlined in the OCP. The current OCP outlines a change from 12 -storeys on the north side of 15th Street to 6-stories at the south side of 16th Street – thus changing 6-stories of building height across a 6m wide rear lane. It is the opinion of the applicant that good planning principles should encourage a change of building heights at full street divisions and not at smaller laneways as the streets are wider and the front setbacks greater to accommodate a wider separation between buildings at differing heights. The project team believes this proposal adheres to CNV's strategic planning framework and supports long-term growth objectives.

In summary, the requested OCP amendment represents a thoughtful and strategic adjustment that aligns with the CNV's goals, addresses community needs, and integrates well with the existing urban fabric. We respectfully request the City's favourable consideration of this amendment to support the OCP variance at the west end of this site from 6 to 12-stories.

REZONING RATIONALE

RESIDENTIAL LIVABILITY

The proposed development seeks to provide rental and condo housing in a location that benefits from existing transit corridors. The proposal includes efficiently sized units and ground-breaking tall hybrid mass timber construction. The CNV's forward-looking rental bonuses and parking relaxations are critical to the financial viability of this application and have both been utilized.

At this location, the 2014 OCP supports mid-rise, medium density apartment R5. The designation permits an outright 1.6FSR with maximum density bonus of 1.0 based on the public benefits of rental housing (secure market or non-market), community amenity space, employment generation, and / or heritage conservation.

The proposed total area for all uses is 163,933 sq.ft. achieving an FSR of 3.26.

The intent is to provide 196 secured market rental housing units, of which 20 are Mid-Market Rental units, plus 53 market condo units. The project provides diverse sizes and layouts to provide housing at different income levels. The development provides a significant number of family style units with 29 three-bedroom units (11.75%) and 41 two-bedroom units (16.5%) that are designed to accommodate the demand for a variety of housing sizes.

The development proposes one 12-storey building containing 63 rental and 53 condo units and one 6-storey building 133 rental units of residential housing. Both buildings contain ground level indoor and outdoor amenity room over underground parking with a variety of uses including gyms, party rooms, work spaces, a guest suite and bike workshops. The 6-storey building also proposes roof top outdoor common amenity areas.

Unit Type			
Studio	406 - 439 sq ft	46 units	
1 Bedroom	491 - 630 sq ft	133 units	
2 Bedroom	719 - 829 sq ft	41 units	
3 Bedroom	922 - 964.0 sq ft	29 units	

The proposal provides 3,698 sq ft of common indoor amenity and approximately 12,990 sf of outdoor space. Parking includes 173 underground vehicle spaces and 379 secure bicycle spaces, with an additional 24 short term bicycle spaces.

The proposal will provide ease of access to all common areas regardless of physical capabilities. The project is designed to meet CNV's Adaptable Design requirements with 100% of the units designed to meet L2 requirements.





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PROJECT TEAM



Adara

PROJECT

E16th Street

1540 St. Georges Ave
215-235 E 16th St
North Vancouver, BC

17104

Design Rationale

20542

10-04-01

October 3, 2025

8 - OCP + RZ Rezoning

10-04-01

A-0.400

INTENSITY

SETBACKS

The site is a typical rectangular shape, with a frontage of approximately 388 feet. We propose the following setbacks:

Front Yard (North - E 16th St)	10' (3.06M)
Rear Yard (South - Lane)	12' (3.66M)
Exterior Side Yard (East - St. Georges Ave)	15' (4.57M)
Interior Side Yard (West PL)	12' (3.66M)

The proposed setbacks provide an urban interface with the street that is consistent with adjacent properties under application.

SITE COVERAGE

We propose a site coverage of approximately 46%.

AFFORDABILITY STATEMENT

The proposed development is a mid-market rental development and will utilize affordability measures including; mass timber/hybrid tall timber construction, bicycle oriented design, and appropriately sized units. 20 of these homes will be secured at MMR rates, which will help families and individuals needing to secure housing at lower rents. Rents will be determined at time of completion, based on prevailing market rents. We anticipate applying for the CMHC funding under their construction financing and post construction programs. Ultimately, it is unknown whether the project will be selected for such funding.

196 new rental units will contribute to the diverse housing choices that that will appeal to downsizers and young families alike. The rental unit mix breakdown is as follows:

- 18% studio
- 55% one-bedroom
- 15% two-bedroom
- 12% three-bedroom

CPTED STATEMENT
(CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

The project has taken CPTED into consideration by ensuring the following, but not limited to:

Natural Surveillance

- Windows overlooking public and private areas
- Transparency at building entrances and exits
- Landscape design that provides surveillance and visibility
- Ensuring problem areas are well lit (pathways, stairs, entries/exits, parking, etc.)
- Providing visibility through screens/fences
- Below grade access stairs with no blind corners

Natural Access Control

- Clearly identifiable point of entries
- Eliminate design features that provide access to roofs and upper levels

Natural Territorial Reinforcement

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space
- Display security system signage at access points
- Scheduling activities in common areas to increase proper use, attracts more people and increases the perception that these areas are controlled

FORM

SITE PLAN AND LANDSCAPE

The 6-storey building is proposed to front E 16th Ave, while the 12-storey building is proposed to front St Georges Ave. A ramp in the lobby entry provides wheelchair access to the 6-storey while the lobby for the 12-storey has at grade access to the sidewalk. Vehicle parkade access is via the lane on the south side of the site. The ground floor of the buildings are surrounded by a series of garden apartment patios. These patios provide some private outdoor space and private entrances to each ground-floor unit. The patios are defined by planters and plantings.

Public pedestrian access has been designed through the site between the buildings, with a location for public art having been selected at the start of this public access at E16th Avenue.

Exterior stairs to the parkades are provided on the southeast and southwest corners of the site next to respective bike storage rooms and is incorporated into the landscape. A 2.5 foot landscaped transition strip is also provided to mitigate and soften the transition from the lane to the ramp. The ramp is flanked on either side by outdoor community gardens and open green space. The ramp descends under the main courtyard between the two buildings, with landscaping to transition the hardscape and softscape.

The northern elevation of the 6-storey building responds to the slope of the site by stepping down the hill, while the southern elevation of the site has been designed to respect the current neighbouring buildings with its staggered setback and open green spaces that activate the laneway.

FORM & MASSING

The project consists of a 12-storey hybrid mass timber building at the west side of the site and a 6 storey wood-frame building at the east, over a concrete foundation with multiple levels of underground parking. The buildings follow a simple, modern, familiar North Vancouver vernacular that is consistent with neighbouring and proposed residential buildings and will complement the neighbourhood's existing and new buildings.

The architectural character is West Coast contemporary inspired by its CLT / mass timber construction and uses materials for the exterior of the building that are high quality, durable and non-combustible. The exterior cladding will use a natural palette of white, greys and wood tones. The buildings compliment each other aesthetically but work to break down their form and volume very differently.

The 6-storey building at the east along E16th steps along the grade to reduce its overall height and length. The building length is broken down into digestible sections highlighting corners, accentuating balconies and featuring the lobby at the vertically expressed firewall. The flat roof and horizontal line of balconies of the buildings emphasize the low profile of the buildings' 6 floors, which provide an appropriate scale for the street level and neighbouring buildings. The feature colour is introduced to highlight and create aesthetic variety while the use of two storey balcony elements bring the scale down even further. A rooftop amenity space allows residents to enjoy the views down to the water and of downtown Vancouver.

The 12-storey building at the west is oriented north-south to limit its shadowing of adjacent properties to the north. The building's slender appearance is accentuated with a highlight of wood-like cladding at the south façade. The lobby features heavy timber elements showcasing the buildings core material and tying in with the similar lobby canopy design of the 6-storey. The north facade of the building will feature the 'primary' stair with vertical glazing to emphasize the active design and break down the building width. Trellis features on the roof decks will draw interest and provide a highlighted wood feature.

Both buildings contain large glazing elements which will allow an abundance of natural light into the individual units and placement of balconies provide both facade interest as well as directs views on all elevations.

Access to community gardens, a kid's play space and outdoor green space allows the opportunity for residents to socialize while enjoying the south-facing rear courtyard. Landscaping acts as a buffer along the site perimeters as well as at the roof level to add privacy for both the occupants and neighbours.





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PROJECT TEAM



Adara

PROJECT

E16th Street

1640 St. Georges Ave
215-235 E 16th St
North Vancouver, BC

171000

Design Rationale

20542

October 3, 2025

8 - OCP + RZ Resubmission

2024-10-03

A-0.401



VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)



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PROJECT TEAM



Adara

E16th Street

1640 St. Georges Ave
215-235 E 16th St
North Vancouver, BC

Perspective
Render

20542

October 3, 2025

8 - OCP + RZ Resubmission

A-0.500



VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)



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PROJECT TEAM



Adara

PROJECT

E16th Street

1640 St. Georges Ave
215-235 E 16th St
North Vancouver, BC

DATE

**Perspective
Render**

20542

DATE

October 3, 2025

8 - OCP + RZ Resubmission

DATE

A-0.501



VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)



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PROJECT TEAM



Adora

PROJECT

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

TITLE

**Perspective
Render**

20542

October 3, 2025

8 - OCP + RZ Resubmission

DRAWING

A-0.502



VIEW LOOKING WEST ON ST. GEORGES AVE



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PROJECT TEAM



CLIENT

Aders

DESIGN

E16th Street

1540 St. Georges Ave
215-235 E 16th St.
North Vancouver, BC

DATE

**Perspective
Render**

PROJECT

20542

SCALE

October 3, 2025

REVISION

8 - OCP + RZ Resubmission

DATE

A-0.503



VIEW OF LOBBY ENTRANCE TO BUILDING 2 (6 STOREY)



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PROJECT TEAM



(CLIENT)

Aders

(PROJECT)

E16th Street

1540 St. Georges Ave
215-2318 E 40th St.
North Vancouver, BC

(TITLE)

Perspective
Render

(PROJECT)

20542

(SCALE)

October 3, 2025

(DATE)

8 - OCP + RZ Rezubmission

(REVISION)

(DRAWING)

A-0.504



VIEW LOOKING WEST OF COURTYARD FROM LANE



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PROJECT TEAM



(CLIENT)

Aders

(OWNER)

E16th Street

1540 St. Georges Ave

215-235 E. 16th St.

North Vancouver, BC

(TITLE)

**Perspective
Render**

(PROJECT)

20542

(SCALE)

October 3, 2025

(DATE)

8 - OCP + RZ Rezoning

(REVISION)

A-0.505



VIEW OF PEDESTRIAN FRIENDLY MID-BLOCK CONNECTION



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PROJECT TEAM



(CLIENT)

Adara

(PROJECT)

E16th Street

1640 St. Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

**Perspective
Render**

(PROJECT)

20542

(DATE)

October 3, 2025

(DATE)

8 - OCP + RZ Resubmission

(DATE)

20542-10-03

(DATE)

A-0.506

1997-1998	2.06
1998-1999	2.05
1999-2000	2.07
2000-2001	2.1

Figure 1 is a line graph showing the change in the number of eggs per female over time for two groups of female mosquitos. The x-axis is labeled "TIME (HOURS)" and ranges from 0 to 12. The y-axis is labeled "EGGS PER FEMALE" and ranges from 0 to 10. Two lines are plotted: a solid line for "CONTROL" and a dashed line for "TREATED". The control line starts at 0, rises to about 2 at 2 hours, 4 at 4 hours, 6 at 6 hours, 8 at 8 hours, and 10 at 10 hours. The treated line starts at 0, rises to about 1 at 2 hours, 2 at 4 hours, 3 at 6 hours, 4 at 8 hours, and 5 at 10 hours.

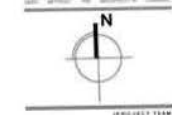
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1. <i>Staphylococcus aureus</i>	2. <i>Staphylococcus aureus</i>
3. <i>Staphylococcus aureus</i>	4. <i>Staphylococcus aureus</i>
5. <i>Staphylococcus aureus</i>	6. <i>Staphylococcus aureus</i>
7. <i>Staphylococcus aureus</i>	8. <i>Staphylococcus aureus</i>
9. <i>Staphylococcus aureus</i>	10. <i>Staphylococcus aureus</i>

BINNIE



E16th Street

1540 St Georges Ave
215-238 E 18th St
North Vancouver, BC

Summary and Plan

Survey Plan

20542

100

October 3, 2025 (7)

October 3, 2022

8 - OCP + RZ Rezultati salon

1000

A 1.00

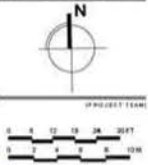
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Adara
(17105)

E16th Street
1640 St. Georges Ave
215-235 E 16th St
North Vancouver, BC
(17105)

Site Plan
20542
1/16" = 1'-0"
October 3, 2025
8 - OCP + RZ Resubmission
(17105)

A-1.100

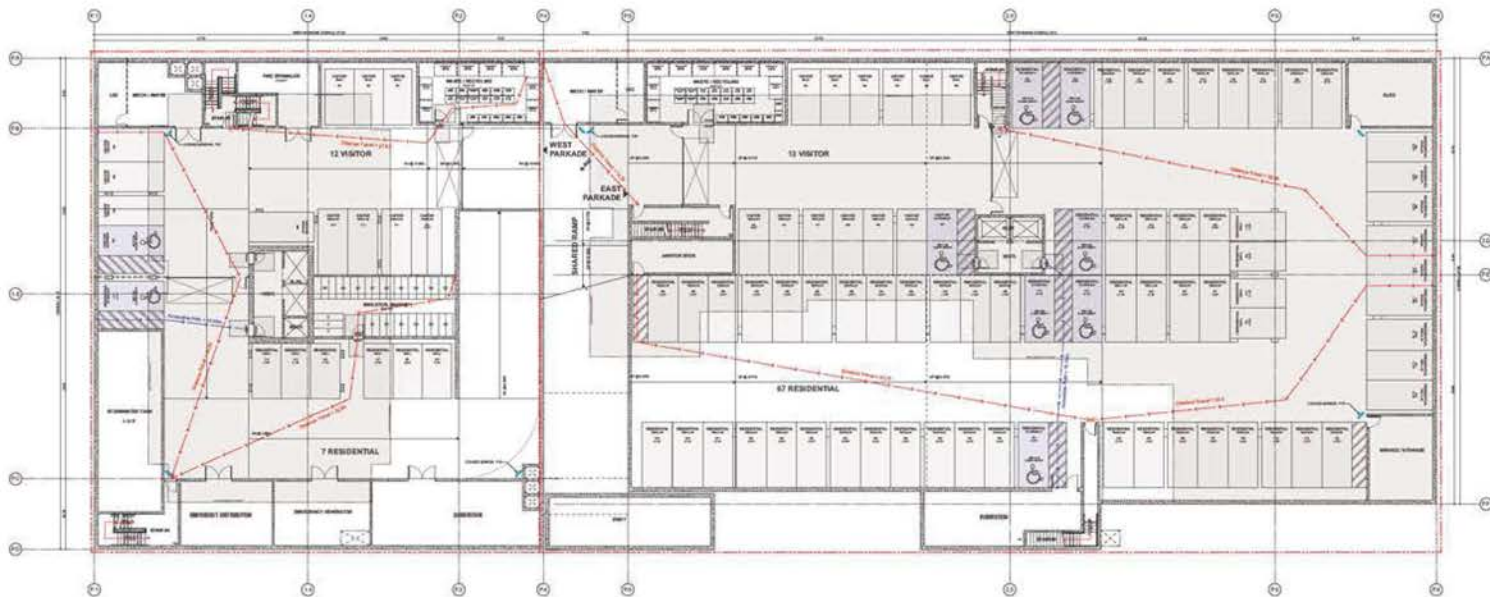
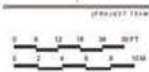


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215-235 E 16th St
North Vancouver, BC

Overall - P1 Parking Plan

20542

1/16" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission

A-2.000

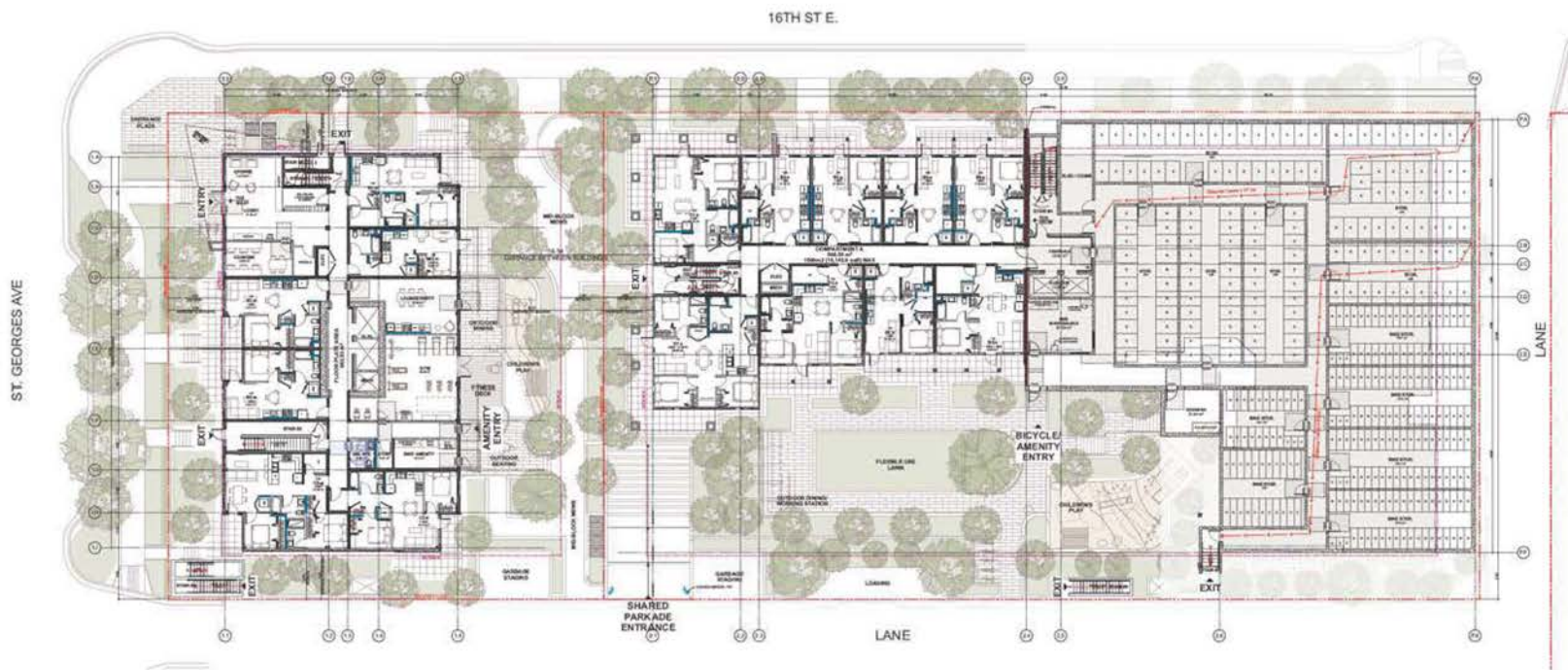
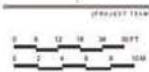


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Overall - Level 1 Floor Plan

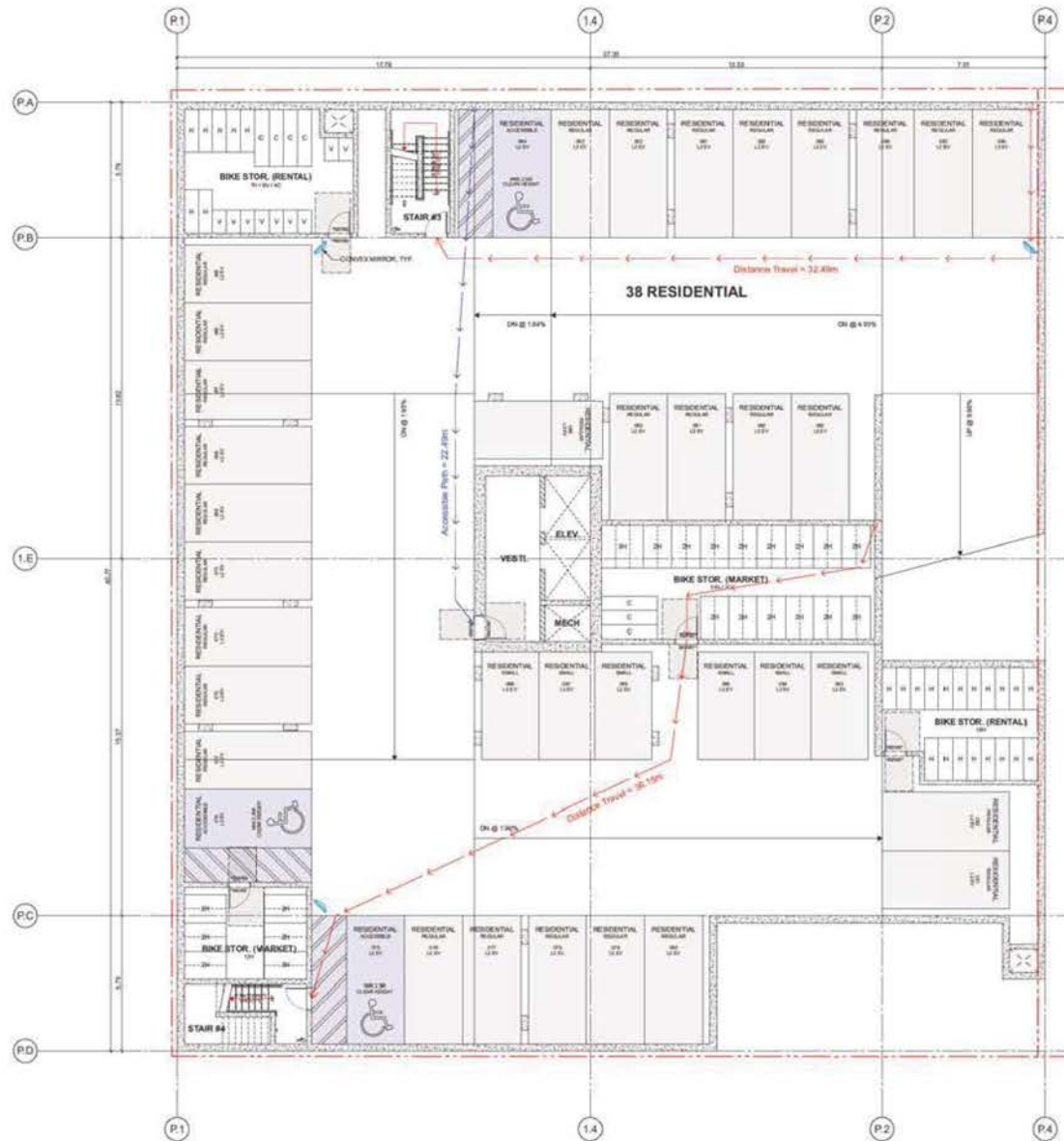
20542

1/16" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission

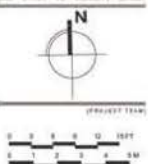
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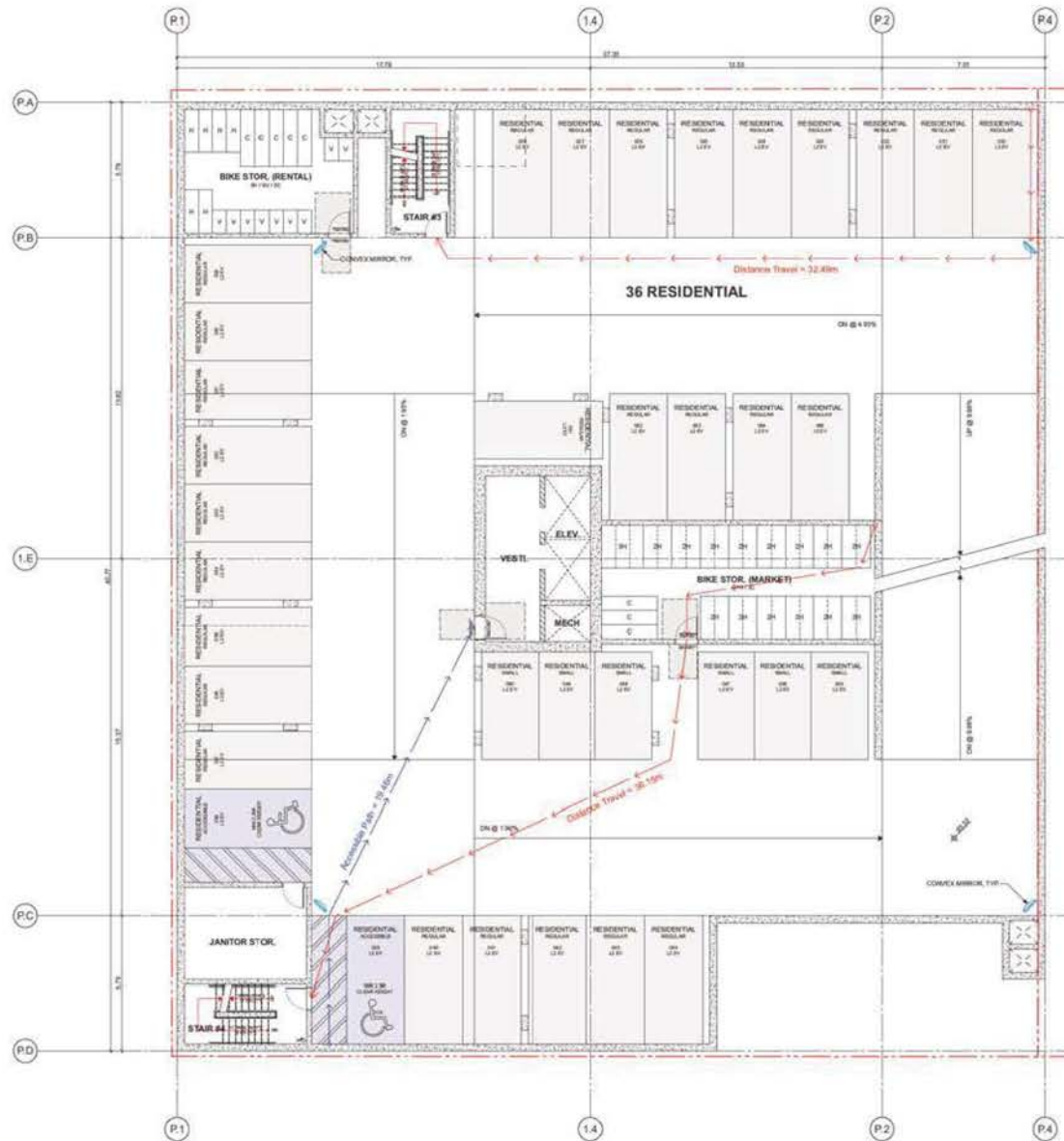
Adara

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

Bldg 1 - P3
Parking Plan

20542
1/8" = 1'-0"
October 3, 2025
E - OCP + RZ Resubmission

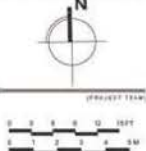
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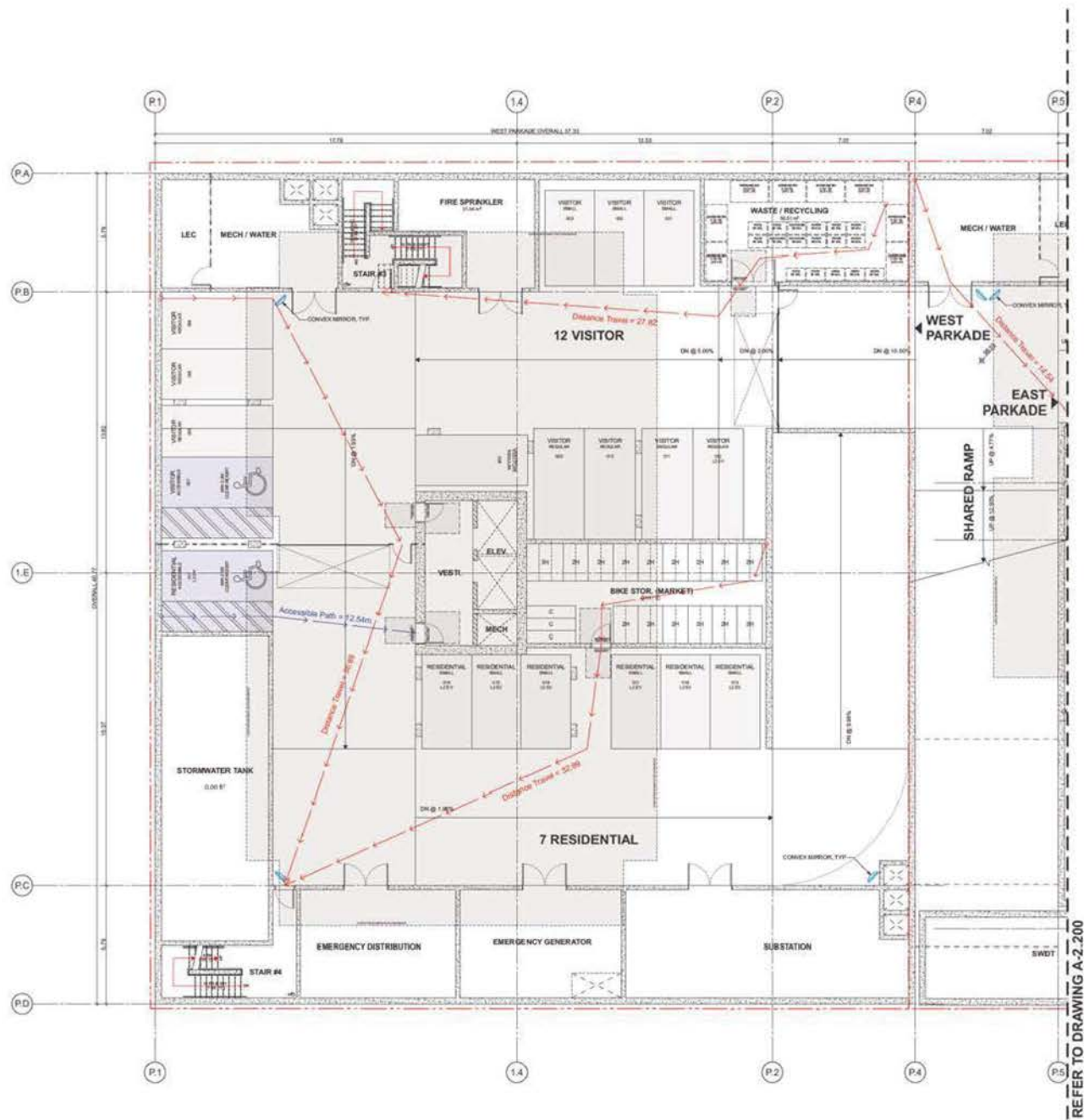
Adara
(P.Eng. 1234)

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
(P.1014)

**Bldg 1 - P2
Parking Plan**

20542 (P.001-011)
1/8" = 1'-0" (P.001-011)
October 3, 2025 (P.001-011)
6 - OCP + RZ Resubmission (P.001-011)
(2024-10-01)

A-2.101

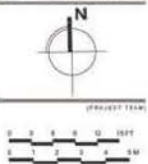


ST. GEORGES AVE

16th ST E.



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Adara
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

**Bldg 1 - Level 1
Floor Plan**

20542
1/8" = 1'-0"
October 3, 2025
E - OCP + RZ Resubmission

A-2.103



Integra

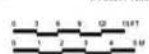
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PROJECT TEAM



Adara

E16th Street

1540 St. Georges Ave
215-235 E 16th St
North Vancouver, BC

**Bldg 1 - Level 3-6
Floor Plan**

20542

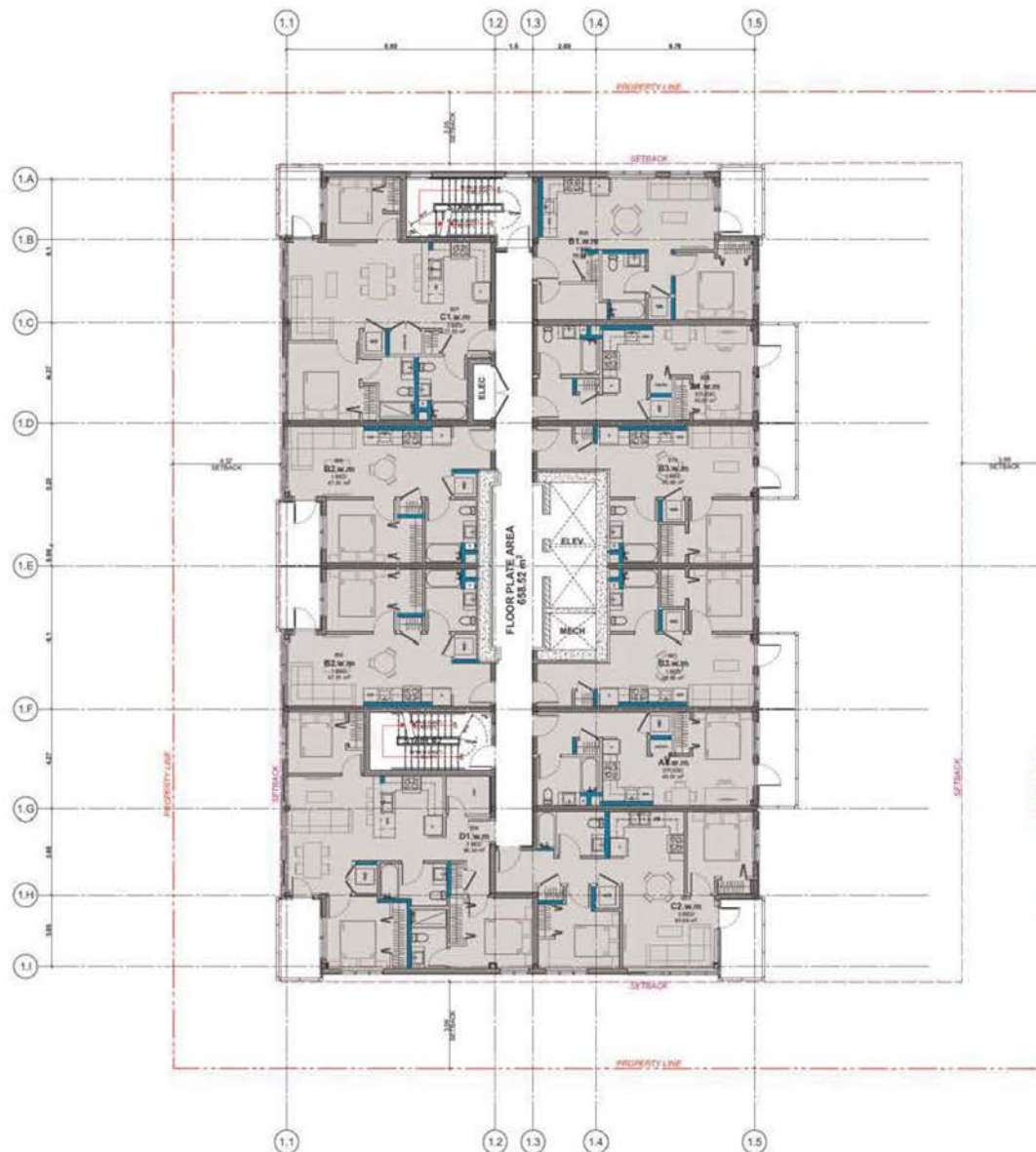
1/8" = 1'-0"

October 3, 2025

8 - OCP + RZ Resubmission

A-2.105





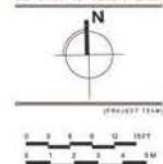
LEGEND

MARKET UNITS

MARKET UNITS



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Adara

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

**Bldg 1 - Level
8-12 Floor Plan**

20542
1/8" x 1'-0"
October 3, 2025
6 - OCP + RZ Resubmission

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(PROJ-027 12.04)



Adara

(PROJ-027)

E16th Street

1540 St. Georges Ave
215-235 E 16th St
North Vancouver, BC

(PROJ-027)

Bldg 1 - Lower
Roof Plan

(PROJ-027)

20542

1/8" = 1'-0"

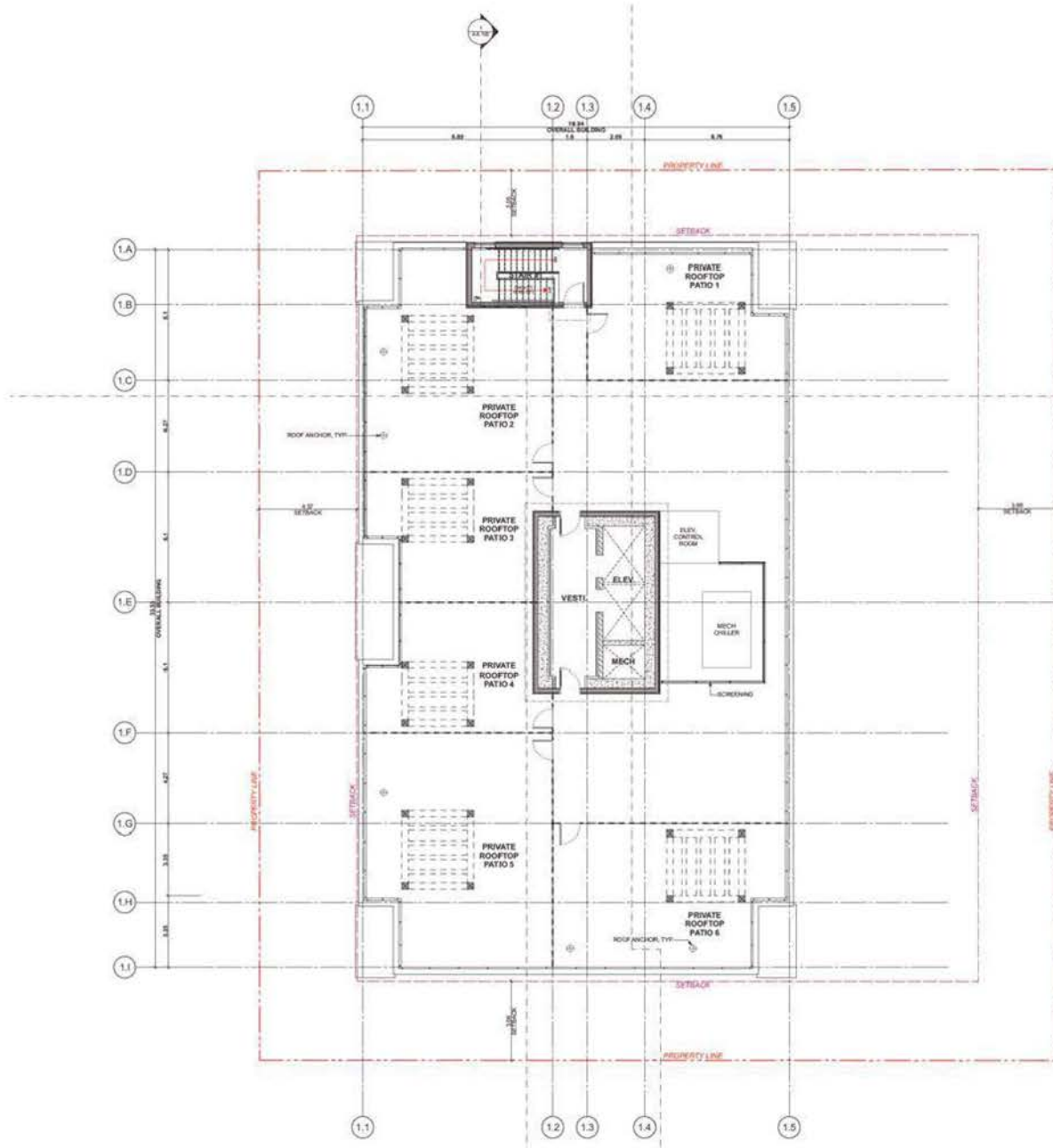
October 3, 2025

6 - OCP + RZ Resubmission

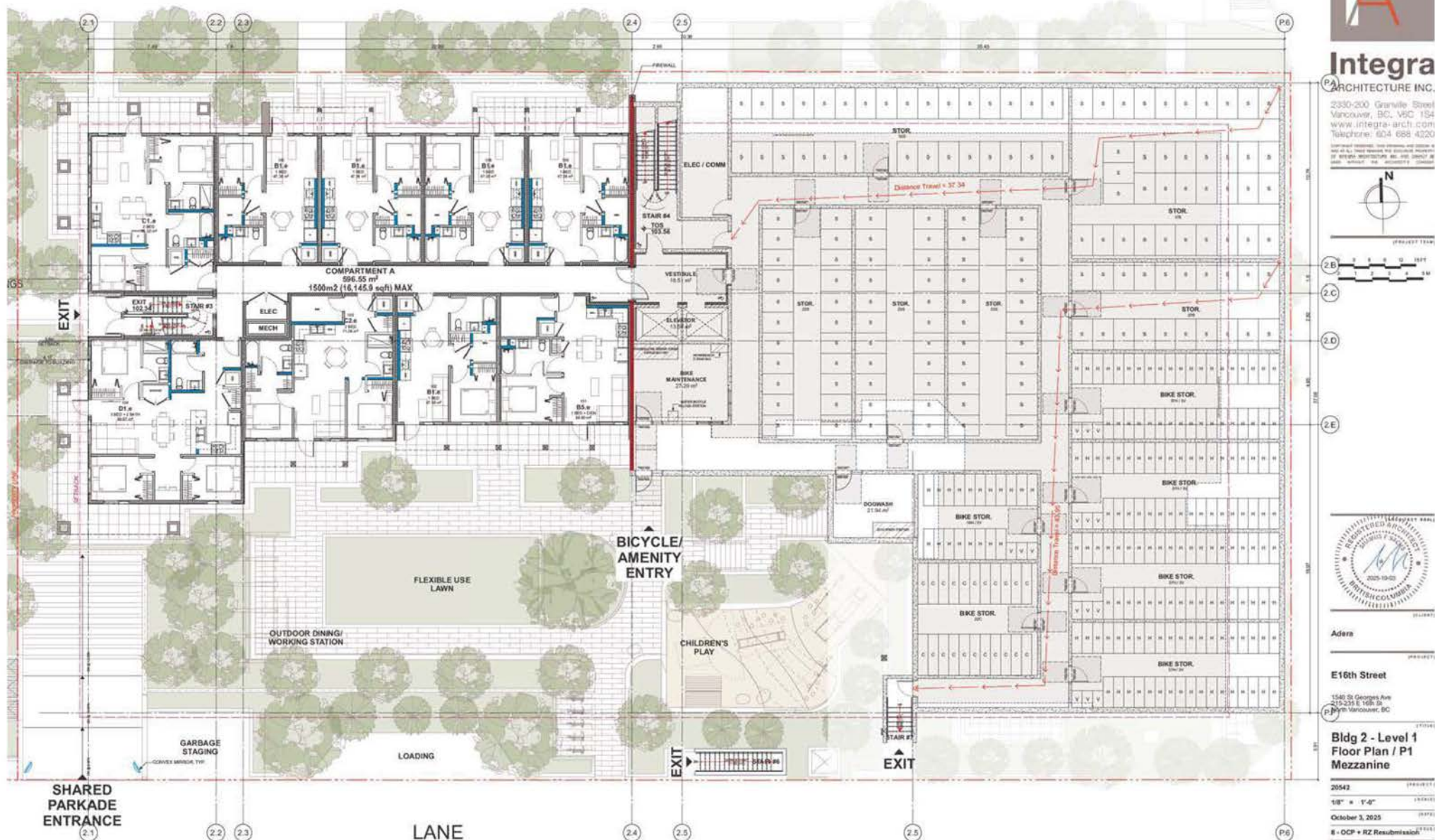
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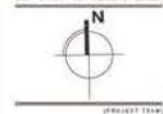
16th ST E.



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Adara

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

Bldg 2 - Level 1
Floor Plan / P1

Mezzanine

20542	(PROJECT)
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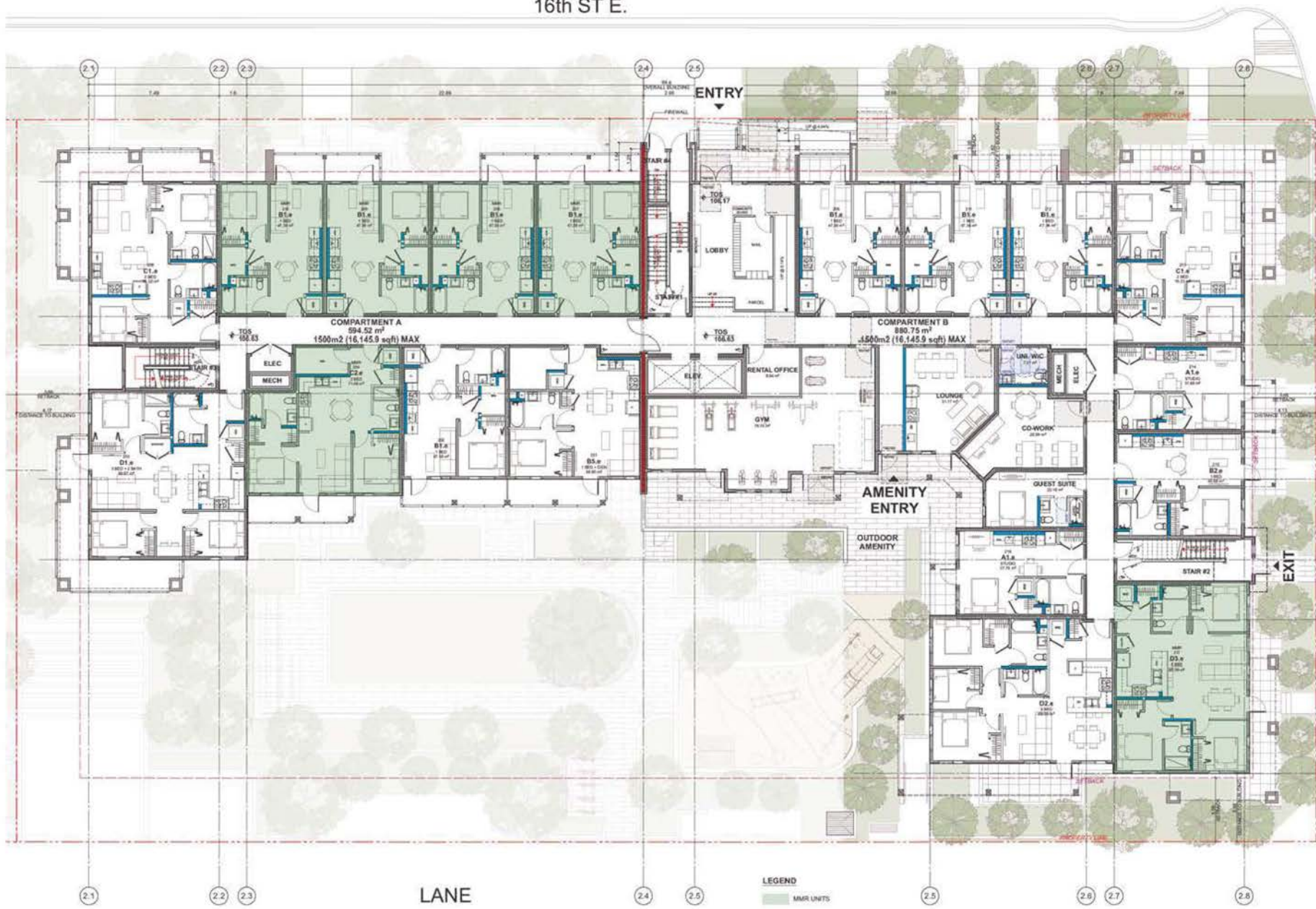
October 3, 2025 (0.0012)

8 - OCB + RZ Resubmission (0.0012)

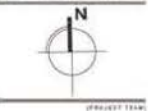
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16th ST E.



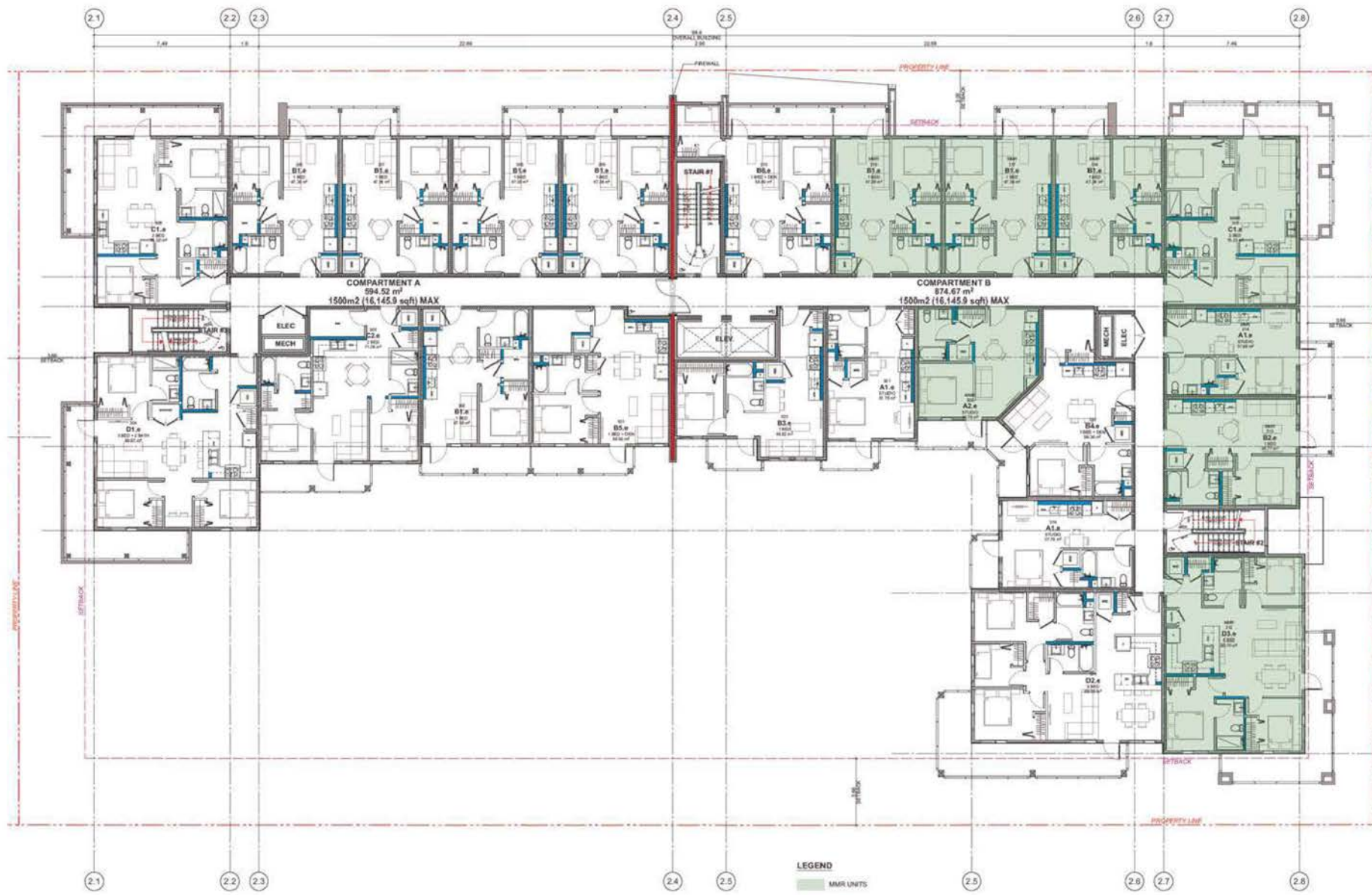
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Adara
E16th Street
1540 St Georges Ave
215-235 E 16th St
Vancouver, BC

**Bldg 2 - Level 2
Floor Plan**
20542
1/8" = 1'-0"
October 3, 2025
8 - OCP + RZ Resubmission

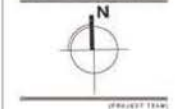
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E16th Street

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215-235 E 16th St
Vancouver, BC

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**Bldg 2 - Level 3
Floor Plan**

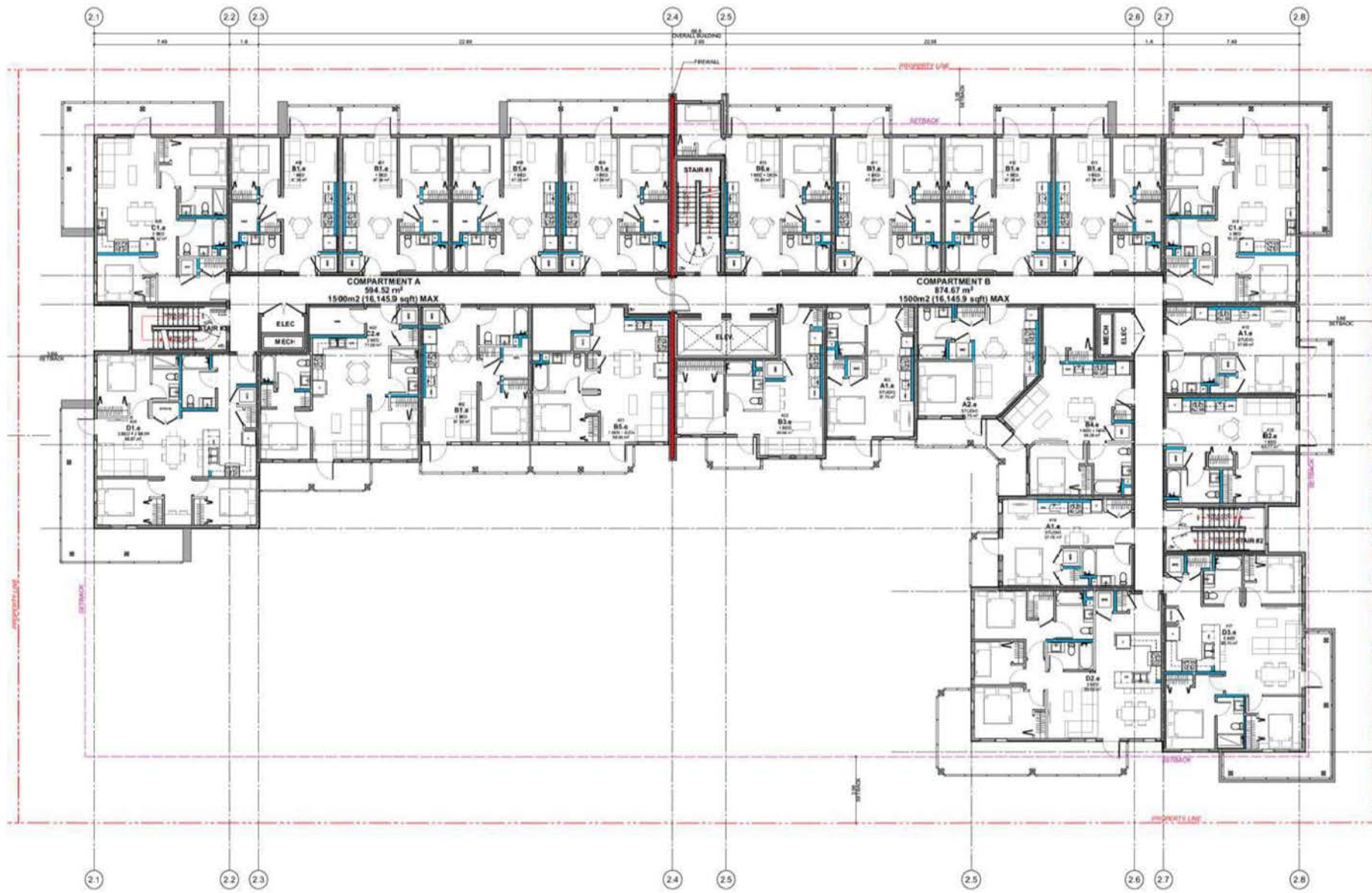
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October 3, 2025

8 - OCP + RZ Resubmission

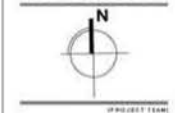
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October 3, 2025

8 - OCP + RZ Resubmission

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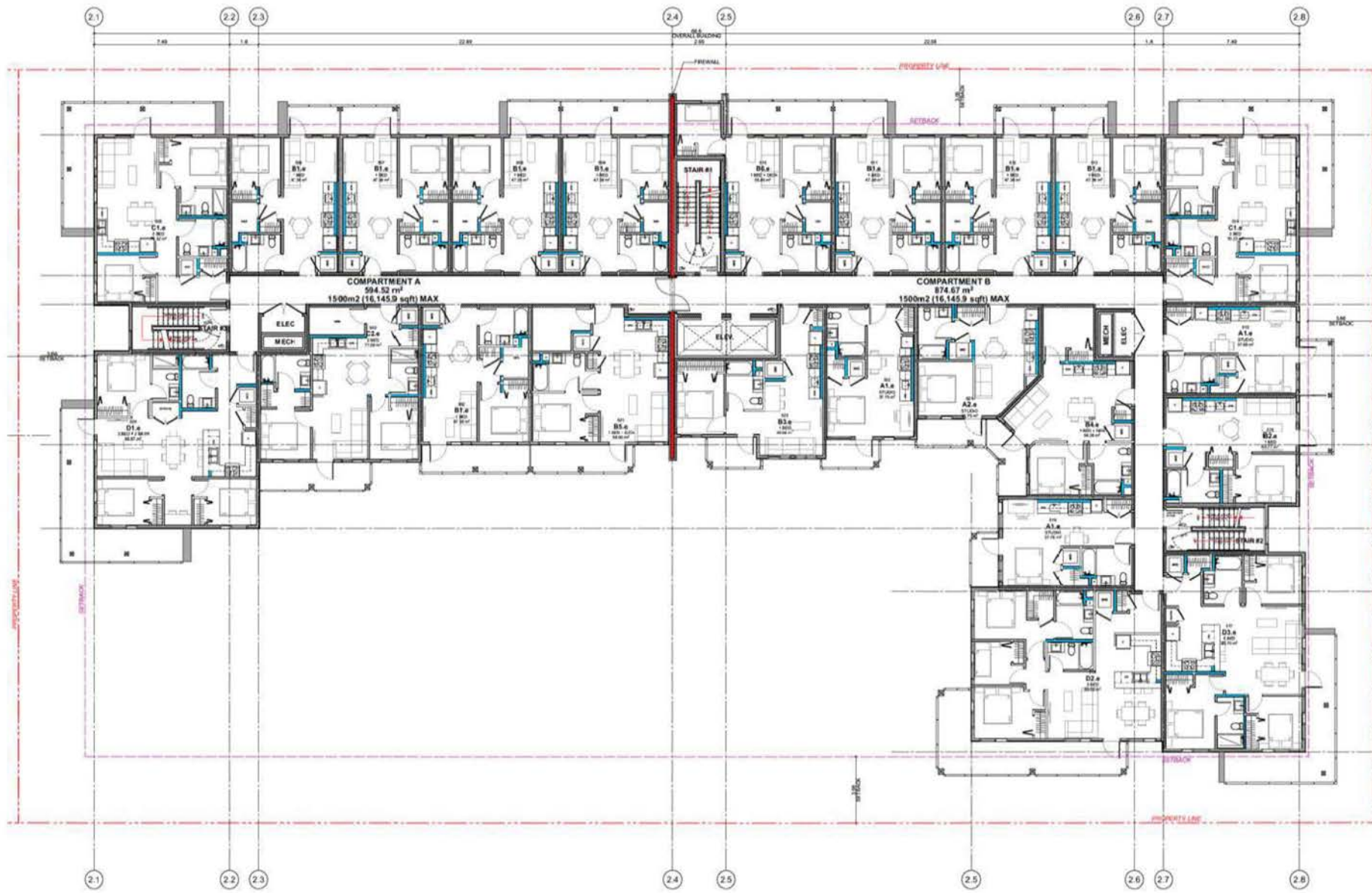
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October 3, 2025

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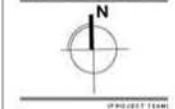
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2.A
Integra Architect Inc. has prepared and signed this plan in accordance with the requirements of the Building Act and the Building Code of Canada.



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**Bldg 2 - Level 5
Floor Plan**

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October 3, 2025

8 - OCP + RZ Resubmission

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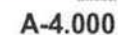
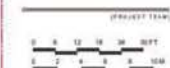
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October 3, 2025

8 - OCP + RZ Resubmission

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Material and Colour Legend

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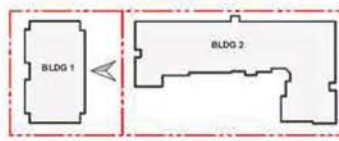
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North Vancouver, BC



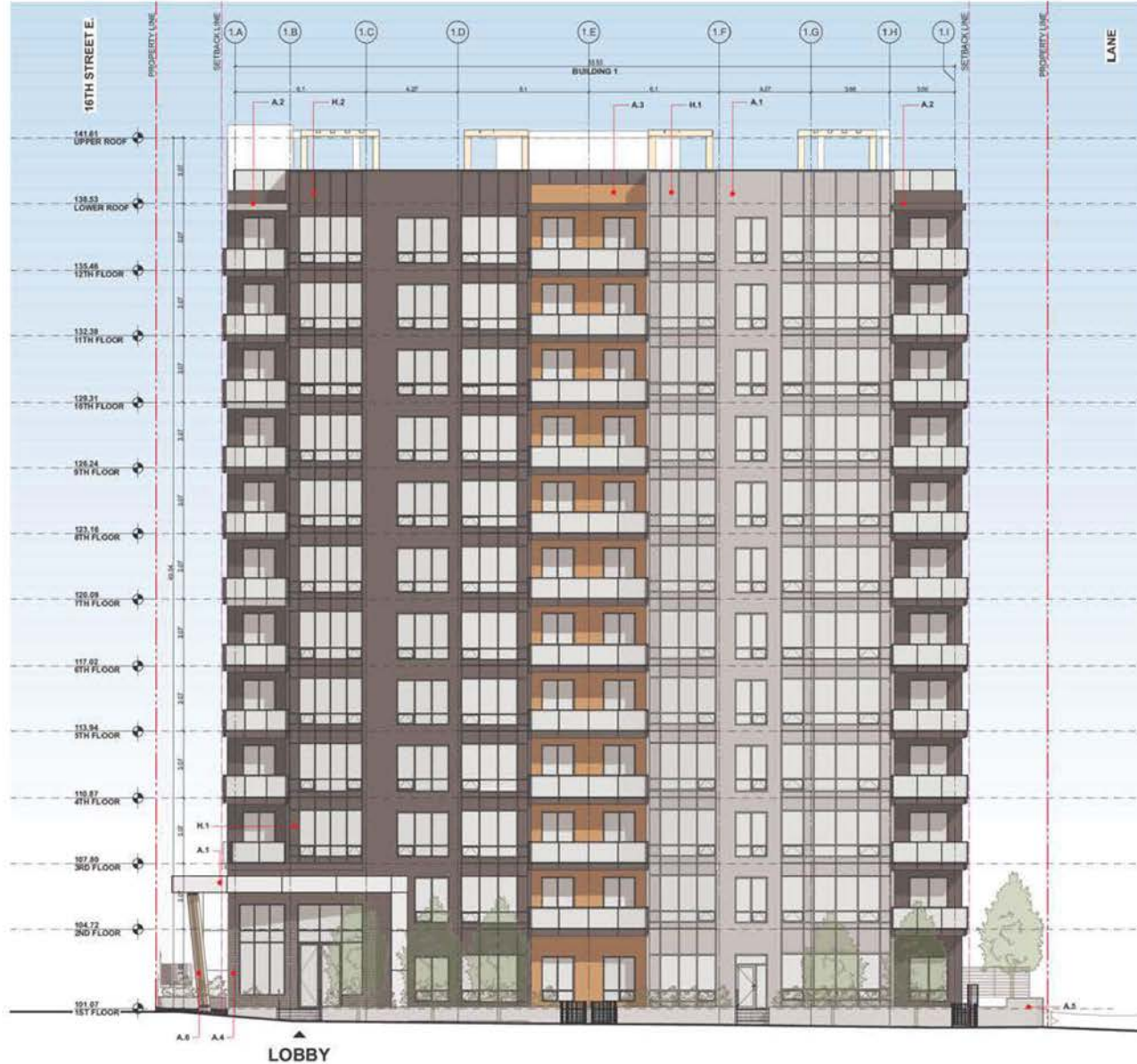
Bldg 1 - East Elevation

20542

1/8" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission



Material and Colour Legend

Material	Colour	Material	Colour
1.1 Light Grey	White Panel	1.2 Dark Grey	Dark Grey Panel
1.3 Orange Panel	Orange Panel	1.4 Dark Grey	Dark Grey Panel
1.5 Light Grey	Light Grey Panel	1.6 Dark Grey	Dark Grey Panel
1.7 Dark Grey	Dark Grey Panel	1.8 Dark Grey	Dark Grey Panel
1.9 Dark Grey	Dark Grey Panel	1.10 Dark Grey	Dark Grey Panel
1.11 Dark Grey	Dark Grey Panel	1.12 Dark Grey	Dark Grey Panel
1.13 Dark Grey	Dark Grey Panel	1.14 Dark Grey	Dark Grey Panel
1.15 Dark Grey	Dark Grey Panel	1.16 Dark Grey	Dark Grey Panel
1.17 Dark Grey	Dark Grey Panel	1.18 Dark Grey	Dark Grey Panel
1.19 Dark Grey	Dark Grey Panel	1.20 Dark Grey	Dark Grey Panel
1.21 Dark Grey	Dark Grey Panel	1.22 Dark Grey	Dark Grey Panel
1.23 Dark Grey	Dark Grey Panel	1.24 Dark Grey	Dark Grey Panel
1.25 Dark Grey	Dark Grey Panel	1.26 Dark Grey	Dark Grey Panel
1.27 Dark Grey	Dark Grey Panel	1.28 Dark Grey	Dark Grey Panel
1.29 Dark Grey	Dark Grey Panel	1.30 Dark Grey	Dark Grey Panel
1.31 Dark Grey	Dark Grey Panel	1.32 Dark Grey	Dark Grey Panel
1.33 Dark Grey	Dark Grey Panel	1.34 Dark Grey	Dark Grey Panel
1.35 Dark Grey	Dark Grey Panel	1.36 Dark Grey	Dark Grey Panel
1.37 Dark Grey	Dark Grey Panel	1.38 Dark Grey	Dark Grey Panel
1.39 Dark Grey	Dark Grey Panel	1.40 Dark Grey	Dark Grey Panel
1.41 Dark Grey	Dark Grey Panel	1.42 Dark Grey	Dark Grey Panel
1.43 Dark Grey	Dark Grey Panel	1.44 Dark Grey	Dark Grey Panel
1.45 Dark Grey	Dark Grey Panel	1.46 Dark Grey	Dark Grey Panel
1.47 Dark Grey	Dark Grey Panel	1.48 Dark Grey	Dark Grey Panel
1.49 Dark Grey	Dark Grey Panel	1.50 Dark Grey	Dark Grey Panel
1.51 Dark Grey	Dark Grey Panel	1.52 Dark Grey	Dark Grey Panel
1.53 Dark Grey	Dark Grey Panel	1.54 Dark Grey	Dark Grey Panel
1.55 Dark Grey	Dark Grey Panel	1.56 Dark Grey	Dark Grey Panel
1.57 Dark Grey	Dark Grey Panel	1.58 Dark Grey	Dark Grey Panel
1.59 Dark Grey	Dark Grey Panel	1.60 Dark Grey	Dark Grey Panel
1.61 Dark Grey	Dark Grey Panel	1.62 Dark Grey	Dark Grey Panel
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1.65 Dark Grey	Dark Grey Panel	1.66 Dark Grey	Dark Grey Panel
1.67 Dark Grey	Dark Grey Panel	1.68 Dark Grey	Dark Grey Panel
1.69 Dark Grey	Dark Grey Panel	1.70 Dark Grey	Dark Grey Panel
1.71 Dark Grey	Dark Grey Panel	1.72 Dark Grey	Dark Grey Panel
1.73 Dark Grey	Dark Grey Panel	1.74 Dark Grey	Dark Grey Panel
1.75 Dark Grey	Dark Grey Panel	1.76 Dark Grey	Dark Grey Panel
1.77 Dark Grey	Dark Grey Panel	1.78 Dark Grey	Dark Grey Panel
1.79 Dark Grey	Dark Grey Panel	1.80 Dark Grey	Dark Grey Panel
1.81 Dark Grey	Dark Grey Panel	1.82 Dark Grey	Dark Grey Panel
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1.85 Dark Grey	Dark Grey Panel	1.86 Dark Grey	Dark Grey Panel
1.87 Dark Grey	Dark Grey Panel	1.88 Dark Grey	Dark Grey Panel
1.89 Dark Grey	Dark Grey Panel	1.90 Dark Grey	Dark Grey Panel
1.91 Dark Grey	Dark Grey Panel	1.92 Dark Grey	Dark Grey Panel
1.93 Dark Grey	Dark Grey Panel	1.94 Dark Grey	Dark Grey Panel
1.95 Dark Grey	Dark Grey Panel	1.96 Dark Grey	Dark Grey Panel
1.97 Dark Grey	Dark Grey Panel	1.98 Dark Grey	Dark Grey Panel
1.99 Dark Grey	Dark Grey Panel	2.00 Dark Grey	Dark Grey Panel

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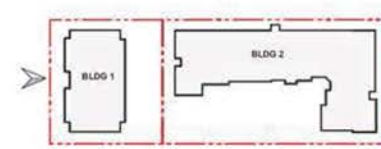
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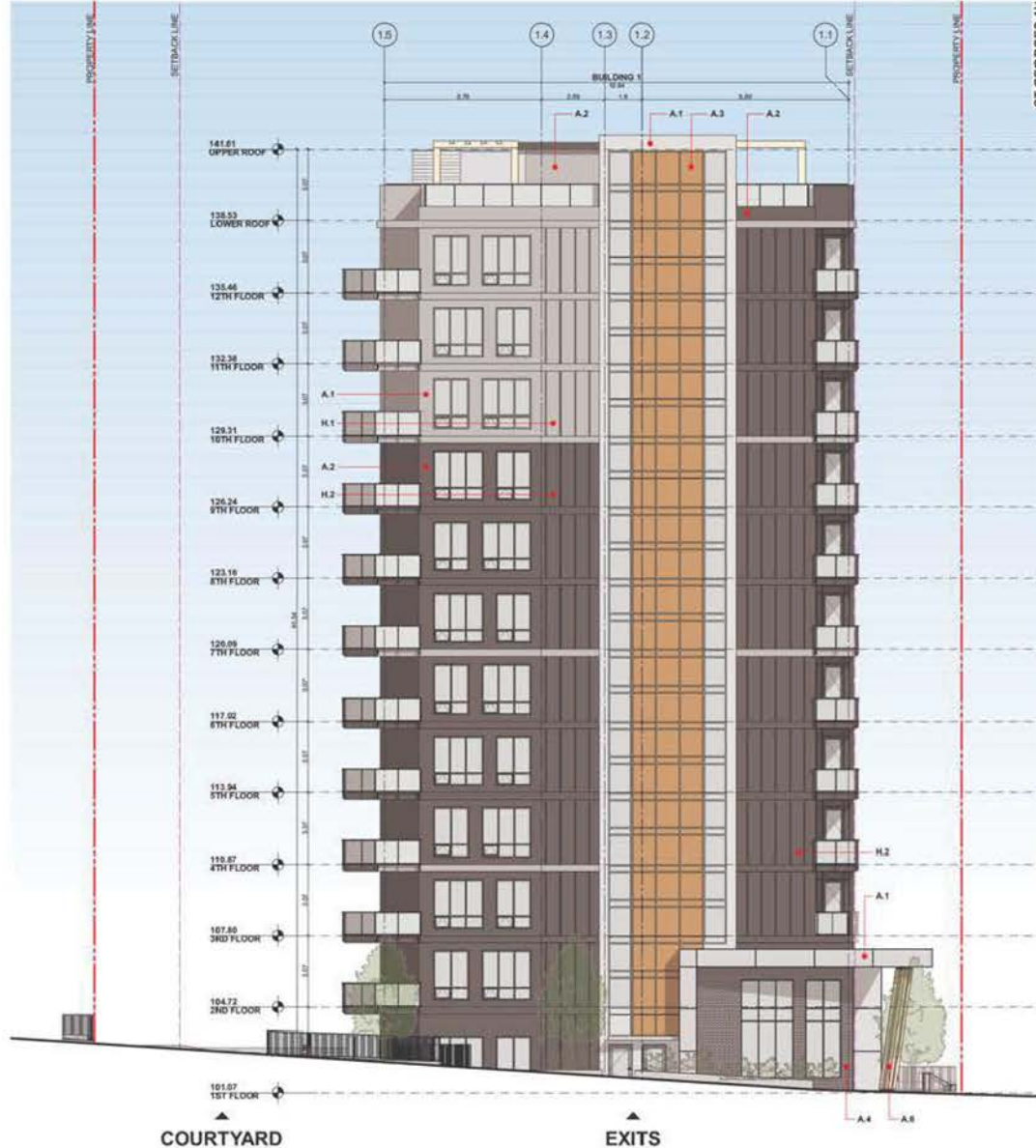
Bldg 1 - West Elevation

20542

1/8" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission



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

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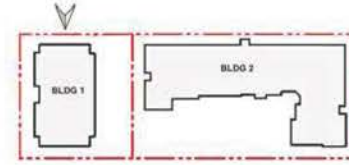
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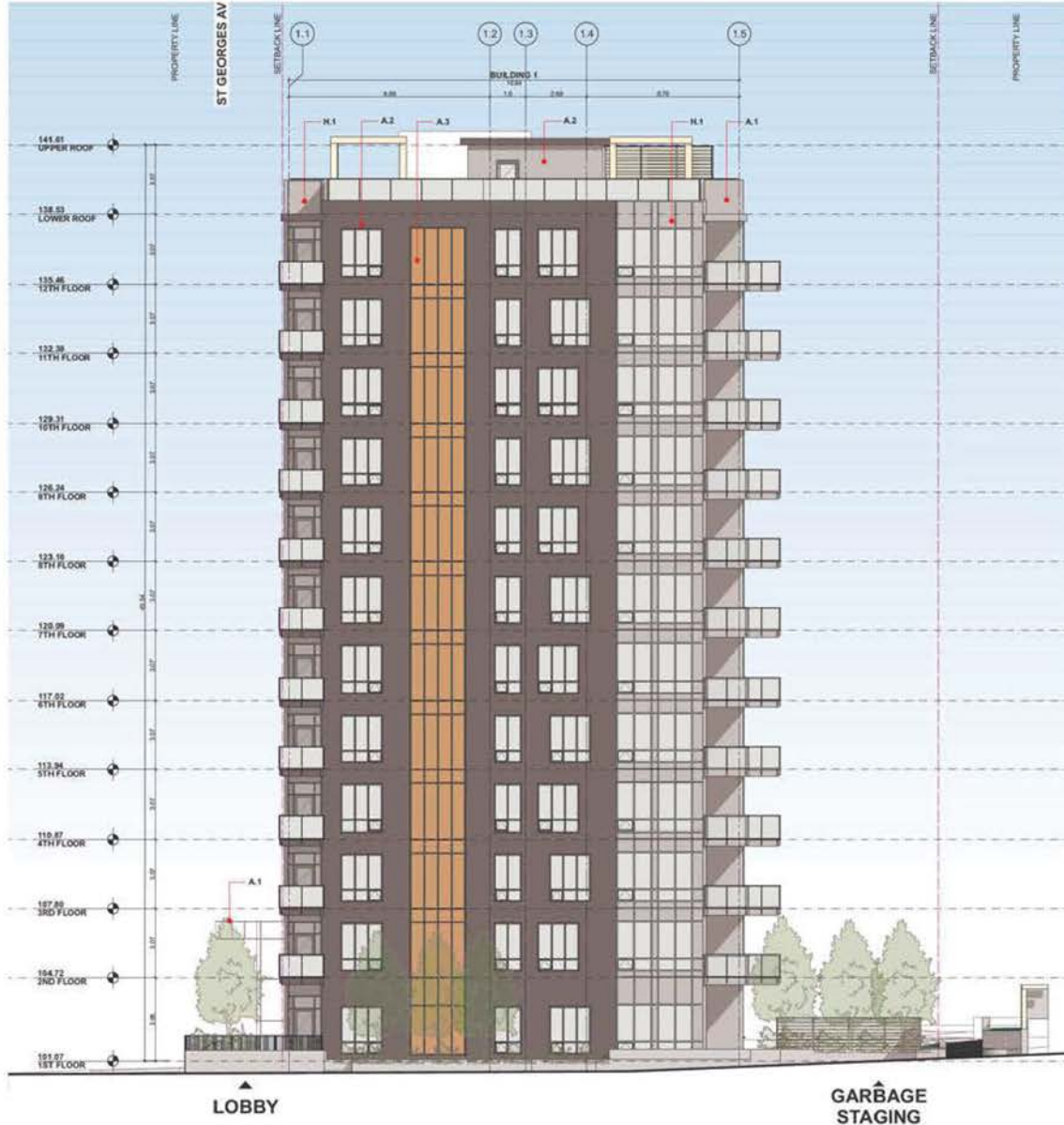
Bldg 1 - North Elevation

20542

1/8" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission



Material and Colour Legend

Material	Colour	Material	Colour
1.1 Light Grey	Steel Panel	Steel Panel	Steel Panel
1.2 Charcoal	Steel Panel	Steel Panel	Steel Panel
1.3 Charcoal/Steel	Steel Panel	Steel Panel	Steel Panel
1.4 Light Grey	Steel Panel	Steel Panel	Steel Panel
1.5 Grey	Steel Panel	Steel Panel	Steel Panel
1.6 Steel	Steel Panel	Steel Panel	Steel Panel
1.7 Steel	Steel Panel	Steel Panel	Steel Panel
1.8 Steel	Steel Panel	Steel Panel	Steel Panel
1.9 Steel	Steel Panel	Steel Panel	Steel Panel
1.10 Steel	Steel Panel	Steel Panel	Steel Panel
1.11 Steel	Steel Panel	Steel Panel	Steel Panel
1.12 Steel	Steel Panel	Steel Panel	Steel Panel
1.13 Steel	Steel Panel	Steel Panel	Steel Panel
1.14 Steel	Steel Panel	Steel Panel	Steel Panel
1.15 Steel	Steel Panel	Steel Panel	Steel Panel
1.16 Steel	Steel Panel	Steel Panel	Steel Panel
1.17 Steel	Steel Panel	Steel Panel	Steel Panel
1.18 Steel	Steel Panel	Steel Panel	Steel Panel
1.19 Steel	Steel Panel	Steel Panel	Steel Panel
1.20 Steel	Steel Panel	Steel Panel	Steel Panel
1.21 Steel	Steel Panel	Steel Panel	Steel Panel
1.22 Steel	Steel Panel	Steel Panel	Steel Panel
1.23 Steel	Steel Panel	Steel Panel	Steel Panel
1.24 Steel	Steel Panel	Steel Panel	Steel Panel
1.25 Steel	Steel Panel	Steel Panel	Steel Panel
1.26 Steel	Steel Panel	Steel Panel	Steel Panel
1.27 Steel	Steel Panel	Steel Panel	Steel Panel
1.28 Steel	Steel Panel	Steel Panel	Steel Panel
1.29 Steel	Steel Panel	Steel Panel	Steel Panel
1.30 Steel	Steel Panel	Steel Panel	Steel Panel
1.31 Steel	Steel Panel	Steel Panel	Steel Panel
1.32 Steel	Steel Panel	Steel Panel	Steel Panel
1.33 Steel	Steel Panel	Steel Panel	Steel Panel
1.34 Steel	Steel Panel	Steel Panel	Steel Panel
1.35 Steel	Steel Panel	Steel Panel	Steel Panel
1.36 Steel	Steel Panel	Steel Panel	Steel Panel
1.37 Steel	Steel Panel	Steel Panel	Steel Panel
1.38 Steel	Steel Panel	Steel Panel	Steel Panel
1.39 Steel	Steel Panel	Steel Panel	Steel Panel
1.40 Steel	Steel Panel	Steel Panel	Steel Panel
1.41 Steel	Steel Panel	Steel Panel	Steel Panel
1.42 Steel	Steel Panel	Steel Panel	Steel Panel
1.43 Steel	Steel Panel	Steel Panel	Steel Panel
1.44 Steel	Steel Panel	Steel Panel	Steel Panel
1.45 Steel	Steel Panel	Steel Panel	Steel Panel
1.46 Steel	Steel Panel	Steel Panel	Steel Panel
1.47 Steel	Steel Panel	Steel Panel	Steel Panel
1.48 Steel	Steel Panel	Steel Panel	Steel Panel
1.49 Steel	Steel Panel	Steel Panel	Steel Panel
1.50 Steel	Steel Panel	Steel Panel	Steel Panel

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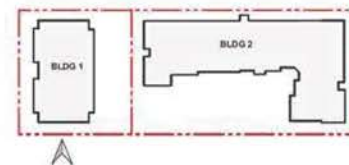
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Bldg 1 - South Elevation

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1/8" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission



Material and Colour Legend			
ITEM NO.	DESCRIPTION	FINISH	COLOUR
1. EXTERIOR WALLS			
1.1	Concrete	Smooth	Concrete
1.2	Brick	Smooth	Brick
1.3	Brick	Smooth	Brick
1.4	Brick	Smooth	Brick
1.5	Brick	Smooth	Brick
1.6	Brick	Smooth	Brick
1.7	Brick	Smooth	Brick
1.8	Brick	Smooth	Brick
1.9	Brick	Smooth	Brick
1.10	Brick	Smooth	Brick
2. ROOFING			
2.1	Asphalt Shingles	Smooth	Asphalt Shingles
2.2	Asphalt Shingles	Smooth	Asphalt Shingles
2.3	Asphalt Shingles	Smooth	Asphalt Shingles
2.4	Asphalt Shingles	Smooth	Asphalt Shingles
2.5	Asphalt Shingles	Smooth	Asphalt Shingles
2.6	Asphalt Shingles	Smooth	Asphalt Shingles
2.7	Asphalt Shingles	Smooth	Asphalt Shingles
2.8	Asphalt Shingles	Smooth	Asphalt Shingles
2.9	Asphalt Shingles	Smooth	Asphalt Shingles
2.10	Asphalt Shingles	Smooth	Asphalt Shingles
3. FLOORING			
3.1	Hardwood	Smooth	Hardwood
3.2	Hardwood	Smooth	Hardwood
3.3	Hardwood	Smooth	Hardwood
3.4	Hardwood	Smooth	Hardwood
3.5	Hardwood	Smooth	Hardwood
3.6	Hardwood	Smooth	Hardwood
3.7	Hardwood	Smooth	Hardwood
3.8	Hardwood	Smooth	Hardwood
3.9	Hardwood	Smooth	Hardwood
3.10	Hardwood	Smooth	Hardwood
4. CEILING			
4.1	Acoustic	Smooth	Acoustic
4.2	Acoustic	Smooth	Acoustic
4.3	Acoustic	Smooth	Acoustic
4.4	Acoustic	Smooth	Acoustic
4.5	Acoustic	Smooth	Acoustic
4.6	Acoustic	Smooth	Acoustic
4.7	Acoustic	Smooth	Acoustic
4.8	Acoustic	Smooth	Acoustic
4.9	Acoustic	Smooth	Acoustic
4.10	Acoustic	Smooth	Acoustic
5. PAINT			
5.1	White	Smooth	White
5.2	White	Smooth	White
5.3	White	Smooth	White
5.4	White	Smooth	White
5.5	White	Smooth	White
5.6	White	Smooth	White
5.7	White	Smooth	White
5.8	White	Smooth	White
5.9	White	Smooth	White
5.10	White	Smooth	White





Material and Colour Legend			
Code	Material	Colour	Notes
1. EXTERIOR WALLS			
1.1	Concrete	Grey	Exterior Walls
1.2	Brick	Red	Exterior Walls
1.3	Brick	Dark Red	Exterior Walls
1.4	Brick	Dark Red	Exterior Walls
1.5	Brick	Dark Red	Exterior Walls
1.6	Brick	Dark Red	Exterior Walls
1.7	Brick	Dark Red	Exterior Walls
1.8	Brick	Dark Red	Exterior Walls
1.9	Brick	Dark Red	Exterior Walls
1.10	Brick	Dark Red	Exterior Walls
1.11	Brick	Dark Red	Exterior Walls
1.12	Brick	Dark Red	Exterior Walls
1.13	Brick	Dark Red	Exterior Walls
1.14	Brick	Dark Red	Exterior Walls
1.15	Brick	Dark Red	Exterior Walls
1.16	Brick	Dark Red	Exterior Walls
1.17	Brick	Dark Red	Exterior Walls
1.18	Brick	Dark Red	Exterior Walls
1.19	Brick	Dark Red	Exterior Walls
1.20	Brick	Dark Red	Exterior Walls
1.21	Brick	Dark Red	Exterior Walls
1.22	Brick	Dark Red	Exterior Walls
1.23	Brick	Dark Red	Exterior Walls
1.24	Brick	Dark Red	Exterior Walls
1.25	Brick	Dark Red	Exterior Walls
1.26	Brick	Dark Red	Exterior Walls
1.27	Brick	Dark Red	Exterior Walls
1.28	Brick	Dark Red	Exterior Walls
1.29	Brick	Dark Red	Exterior Walls
1.30	Brick	Dark Red	Exterior Walls
1.31	Brick	Dark Red	Exterior Walls
1.32	Brick	Dark Red	Exterior Walls
1.33	Brick	Dark Red	Exterior Walls
1.34	Brick	Dark Red	Exterior Walls
1.35	Brick	Dark Red	Exterior Walls
1.36	Brick	Dark Red	Exterior Walls
1.37	Brick	Dark Red	Exterior Walls
1.38	Brick	Dark Red	Exterior Walls
1.39	Brick	Dark Red	Exterior Walls
1.40	Brick	Dark Red	Exterior Walls
1.41	Brick	Dark Red	Exterior Walls
1.42	Brick	Dark Red	Exterior Walls
1.43	Brick	Dark Red	Exterior Walls
1.44	Brick	Dark Red	Exterior Walls
1.45	Brick	Dark Red	Exterior Walls
1.46	Brick	Dark Red	Exterior Walls
1.47	Brick	Dark Red	Exterior Walls
1.48	Brick	Dark Red	Exterior Walls
1.49	Brick	Dark Red	Exterior Walls
1.50	Brick	Dark Red	Exterior Walls
1.51	Brick	Dark Red	Exterior Walls
1.52	Brick	Dark Red	Exterior Walls
1.53	Brick	Dark Red	Exterior Walls
1.54	Brick	Dark Red	Exterior Walls
1.55	Brick	Dark Red	Exterior Walls
1.56	Brick	Dark Red	Exterior Walls
1.57	Brick	Dark Red	Exterior Walls
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1.60	Brick	Dark Red	Exterior Walls
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1.62	Brick	Dark Red	Exterior Walls
1.63	Brick	Dark Red	Exterior Walls
1.64	Brick	Dark Red	Exterior Walls
1.65	Brick	Dark Red	Exterior Walls
1.66	Brick	Dark Red	Exterior Walls
1.67	Brick	Dark Red	Exterior Walls
1.68	Brick	Dark Red	Exterior Walls
1.69	Brick	Dark Red	Exterior Walls
1.70	Brick	Dark Red	Exterior Walls
1.71	Brick	Dark Red	Exterior Walls
1.72	Brick	Dark Red	Exterior Walls
1.73	Brick	Dark Red	Exterior Walls
1.74	Brick	Dark Red	Exterior Walls
1.75	Brick	Dark Red	Exterior Walls
1.76	Brick	Dark Red	Exterior Walls
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1.95	Brick	Dark Red	Exterior Walls
1.96	Brick	Dark Red	Exterior Walls
1.97	Brick	Dark Red	Exterior Walls
1.98	Brick	Dark Red	Exterior Walls
1.99	Brick	Dark Red	Exterior Walls
1.100	Brick	Dark Red	Exterior Walls





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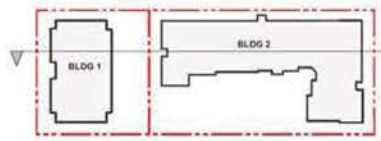
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Overall - Section
WE

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1/16" = 1'-0"
October 3, 2025
E - OCP + RZ Resubmission

A-5.000





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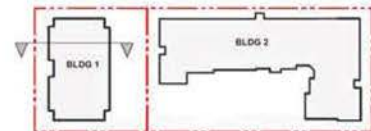
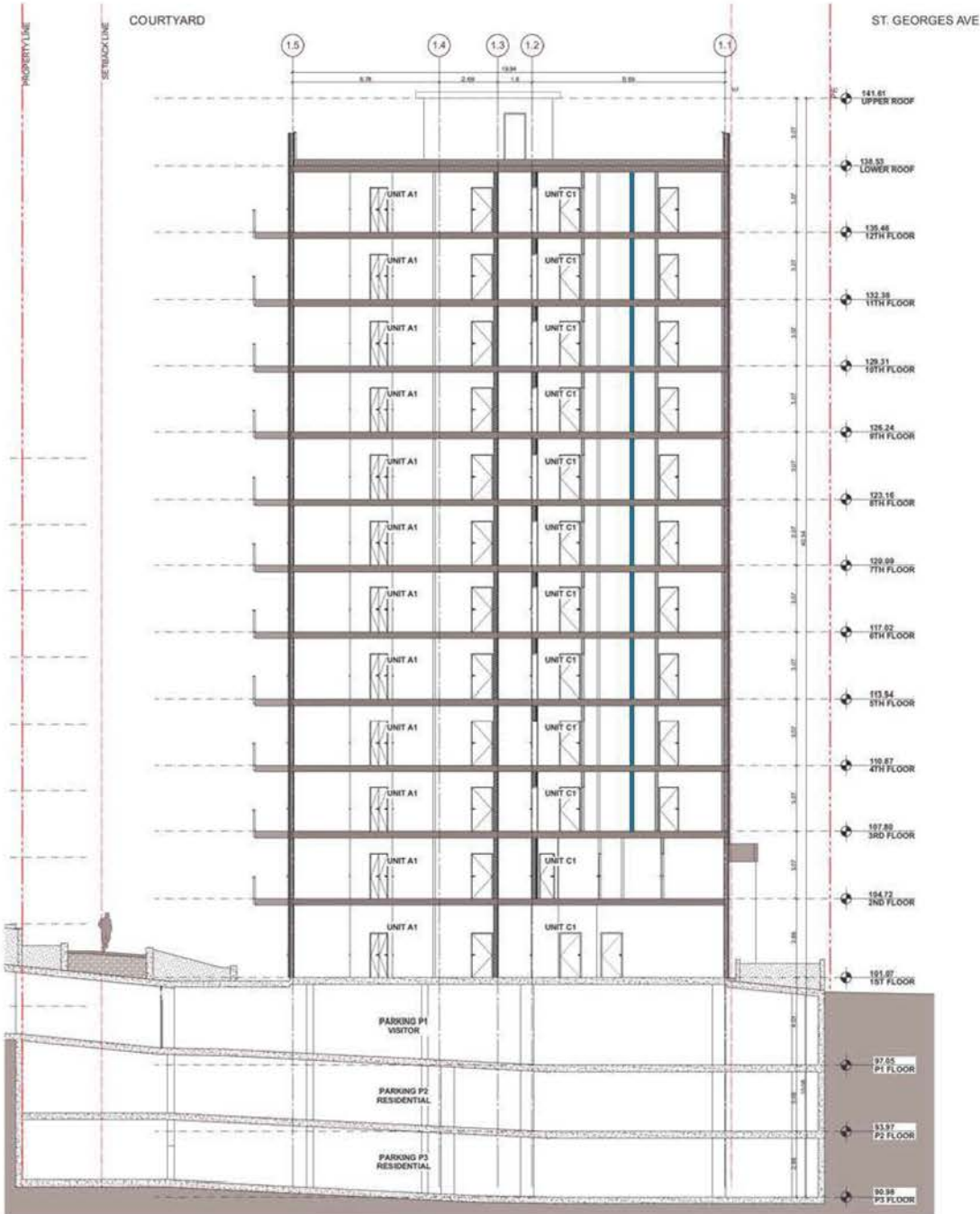
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October 3, 2025

6 - OCP + RZ Resubmission

A-5.100

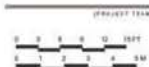




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North Vancouver, BC

BLDG 1 - Section NS

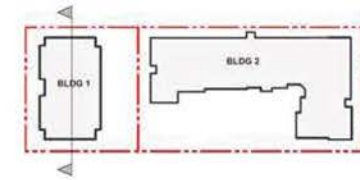
20542

1/8" = 1'-0"

October 3, 2025

E - OCP + RZ Resubmission

A-5.102





Integra

ARCHITECTURE INC.
2330-200 Granville Street
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www.integra-arch.com
Telephone: 604 688 4220

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Adara

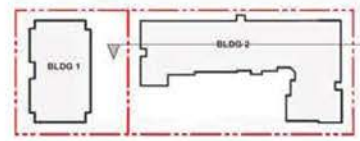
E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

BLDG 2 - Section WE

20542
1/8" = 1'-0"
October 3, 2025
E - OCP + RZ Resubmission

A-5.200





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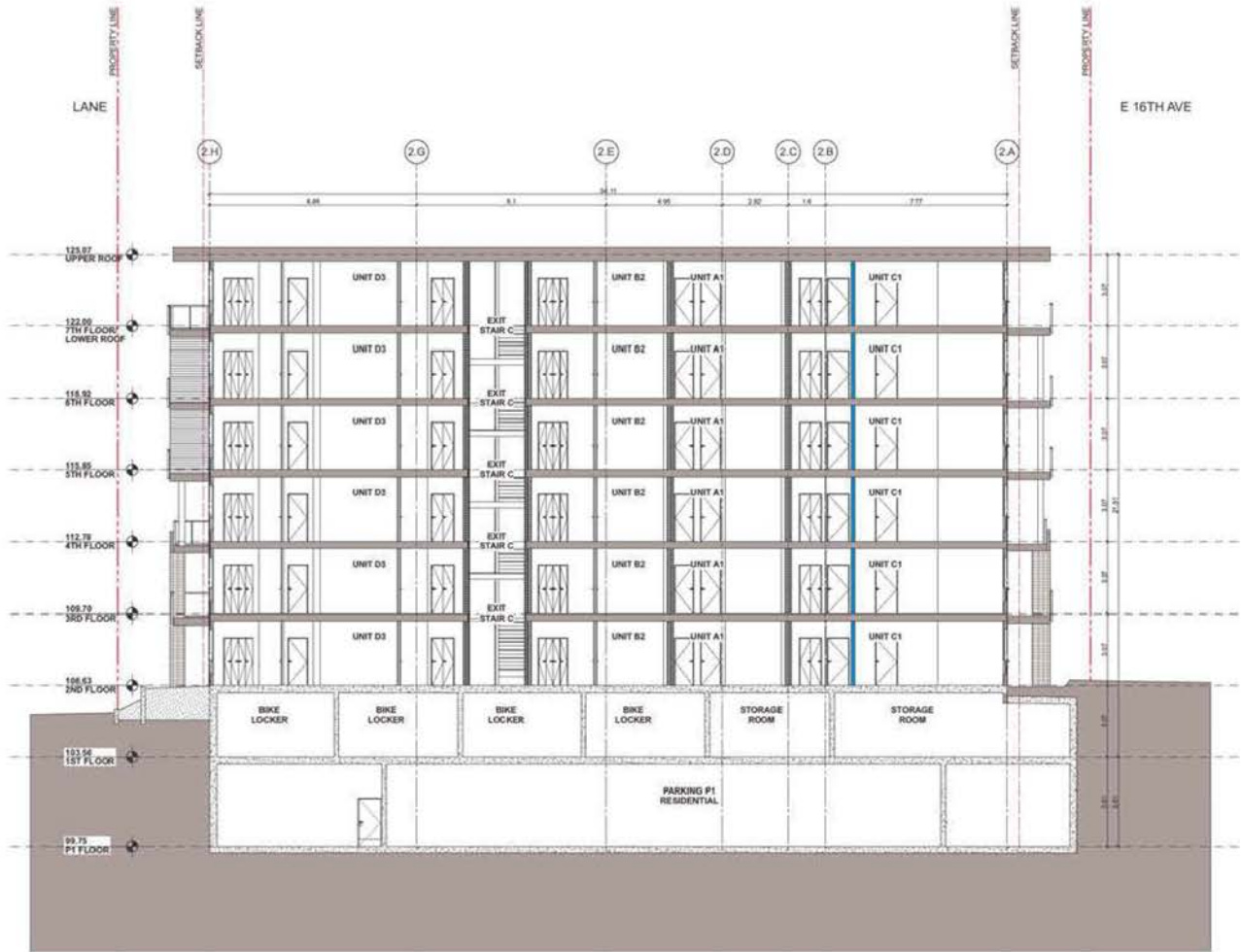
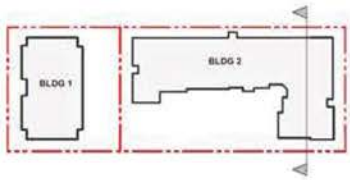


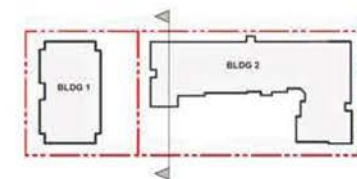
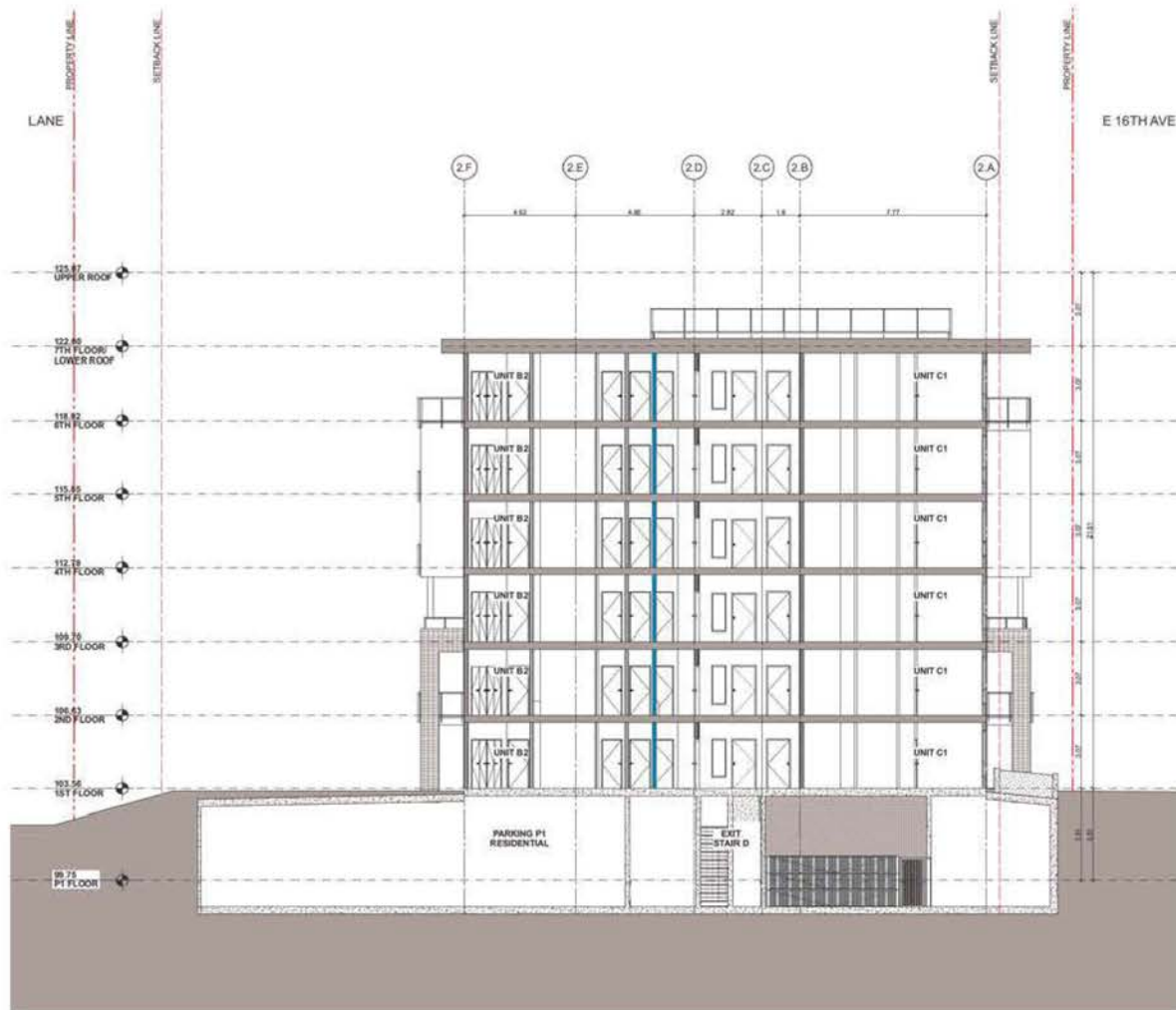
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

**BLDG 2 - Section
NS 1**

A 5004

A-5.201

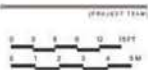




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E16th Street

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North Vancouver, BC

**BLDG 2 - Section
NS 2**

20542

1/8" = 1'-0"

October 3, 2025

E - OCP + RZ Resubmission

A-5.202



A.1 METAL PANEL - LIGHT GREY



A.2 METAL PANEL - CHARCOAL



A.3 METAL PANEL - ORANGE / BROWN



A.4 BRICK VENEER - LIGHT GREY



A.5 C.I.P. ARCHITECTURAL CONCRETE - GREY



A.6 MASS TIMBER - WOOD



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Material and Color Legend			
Material	Color	Material	Color
CLADDING			
A.1	Light Grey	Brick	Brick
A.2	Charcoal	Brick	Brick
A.3	Orange / Brown	Brick	Brick
A.4	Light Grey	Brick	Brick
A.5	Grey	Brick	Brick
A.6	Wood	Brick	Brick
ROOFING			
R.1	Asphalt / Shingles	Brick	Brick
R.2	Asphalt / Shingles	Brick	Brick
R.3	Asphalt / Shingles	Brick	Brick
R.4	Asphalt / Shingles	Brick	Brick
R.5	Asphalt / Shingles	Brick	Brick
INTERIORS			
I.1	White	Brick	Brick
I.2	White	Brick	Brick
I.3	White	Brick	Brick
I.4	White	Brick	Brick
I.5	White	Brick	Brick
LANDSCAPE			
L.1	Grass	Brick	Brick
L.2	Grass	Brick	Brick
L.3	Grass	Brick	Brick
L.4	Grass	Brick	Brick
L.5	Grass	Brick	Brick

PROJECT TEAM



Adara

PROJECT

E16th Street

1640 St. Georges Ave
215-2158 600 St.
North Vancouver, BC

17700

Bldg 1 - Material

Board

20542

October 3, 2025

8 - OCP + RZ Resubmission

2024-10-03

A-8.000



Z.1 CEMENTITIOUS LAP SIDING - GREY



Z.2 CEMENTITIOUS LAP SIDING - DARK GREY



Z.3 CEMENTITIOUS PANEL BOARD - BLUE



Z.4 CEMENTITIOUS PANEL BOARD - DARK GREY



Z.5 CEMENTITIOUS PANEL BOARD - WHITE



Z.6 BRICK VENEER - DARK GREY



Z.7 CEMENTITIOUS LAP SIDING - ORANGE/BROWN



Z.8 C.I.P. ARCHITECTURAL CONCRETE - GREY



Z.9 MASS TIMBER - WOOD



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ARCHITECTURE INC.

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PROJECT TEAM



Z.6
Z.9
U.3
T.2

Z.8



Z.2
Y.2
Y.1
Z.7
W.1
W.2
U.1
W.4
Z.4
Y.3
U.2
T.3
Z.3

Z.5

Material and Color Legend				
Material	Color	Material	Color	Material
Z.1 SIDING				
Z.1.1 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.1.2 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.1.3 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.1.4 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.1.5 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.1.6 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.1.7 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.1.8 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.1.9 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.1.10 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.2 SIDING				
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Z.2.9 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.2.10 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
Z.3 SIDING				
Z.3.1 Dark Grey	Cementitious Lap Siding	Dark Grey	Dark Grey	Dark Grey
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Z.4 SIDING				
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Z.5 SIDING				
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Z.6 SIDING				
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Z.7 SIDING				
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Adara

E16th Street

1640 St. Georges Ave
215-2318 16th St.
North Vancouver, BC

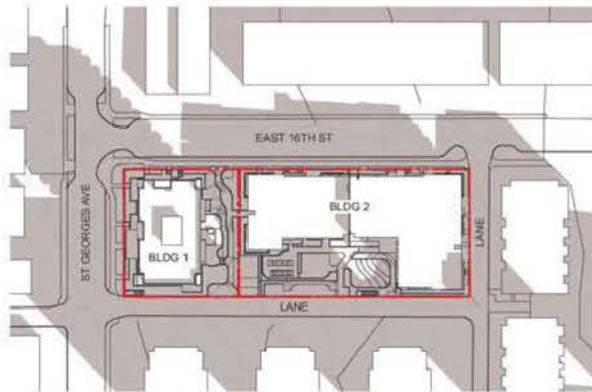
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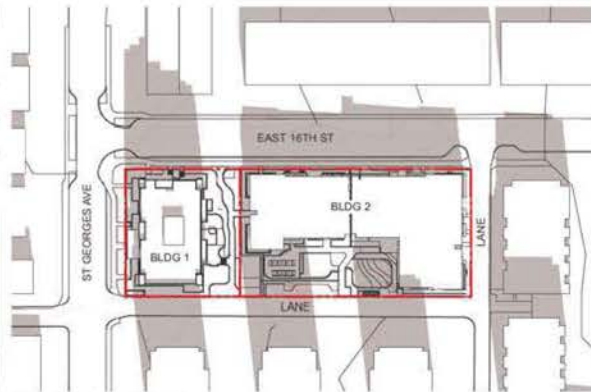
October 3, 2025

8 - OCP - RZ Resubmission

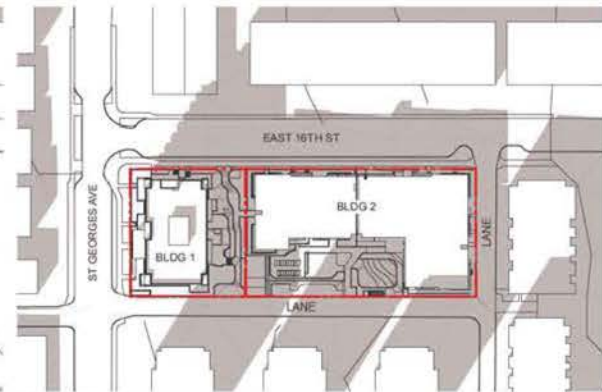
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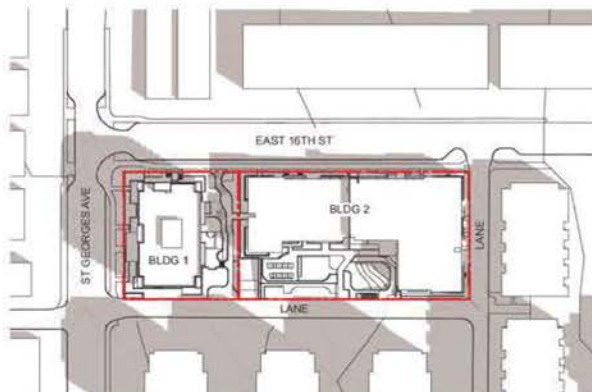
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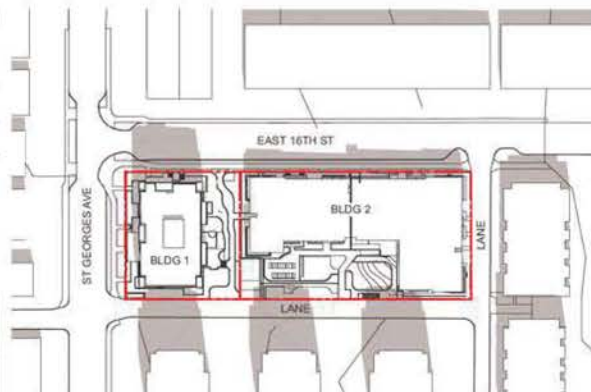
March 21st @ 12:00



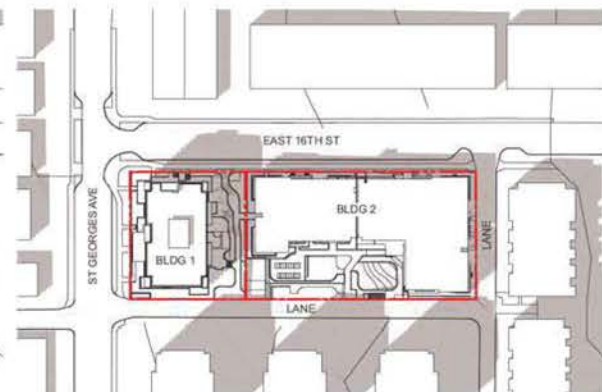
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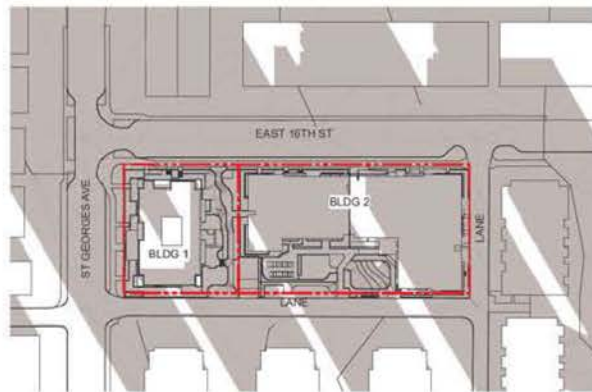
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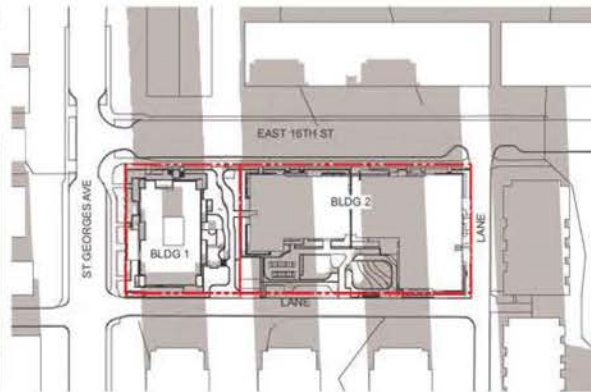
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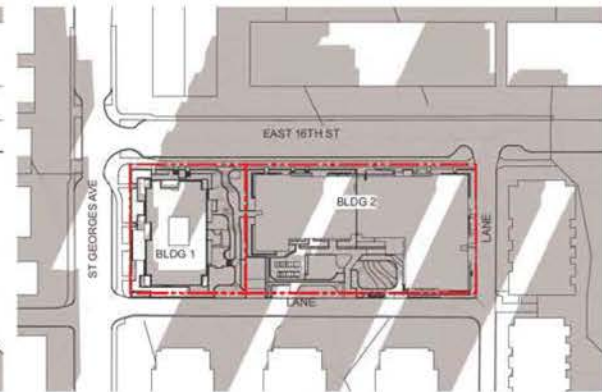
June 21st @ 14:00



December 21st @ 10:00



December 21st @ 12:00



December 21st @ 14:00



1 FSR Level 1 Floor Plan
SCALE: 1/8" = 1'-0"



2 FSR Level 2 Floor Plan
SCALE: 1/8" = 1'-0"



3 FSR Level 3 - 12 Floor Plan
SCALE: 1/8" = 1'-0"



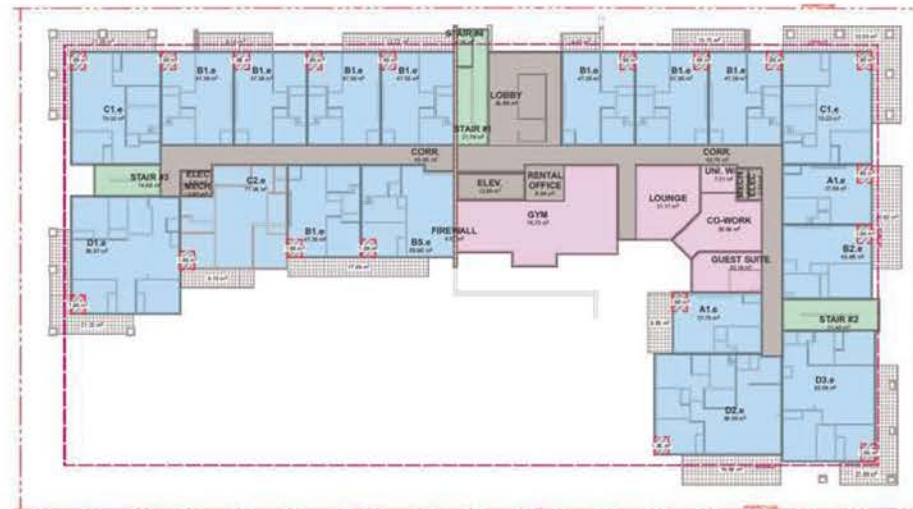
4 FSR Lower Roof Plan
SCALE: 1/8" = 1'-0"

FSR AREAS INCLUDED

- UNIT # RESIDENTIAL UNITS
- GYM AMENITY
- LOBBY COMMON & SERVICES

FSR AREAS EXCLUDED

- STAIR ACTIVE DESIGN
- ADAPTABLE DESIGN
- PARKADE & SERVICES
- OPEN BALCONY & DECK



1 FSR Level 1 Floor Plan
SCALE: 1/8" = 1'-0"

2 FSR Level 2 Floor Plan
SCALE: 1/8" = 1'-0"



3 FSR Level 3 Floor Plan
SCALE: 1/8" = 1'-0"

4 FSR Level 4 Floor Plan
SCALE: 1/8" = 1'-0"

FSR AREAS INCLUDED

- UNIT # RESIDENTIAL UNITS
- GYM AMENITY
- LOBBY COMMON & SERVICES

FSR AREAS EXCLUDED

- STAIR ACTIVE DESIGN
- CORR ADAPTABLE DESIGN
- STOR PARKADE & SERVICES
- ELEV OPEN BALCONY & DECK



1 FSR Level 5 Floor Plan
SCALE: 1/8" = 1'-0"

2 FSR Level 6 Floor Plan
SCALE: 1/8" = 1'-0"



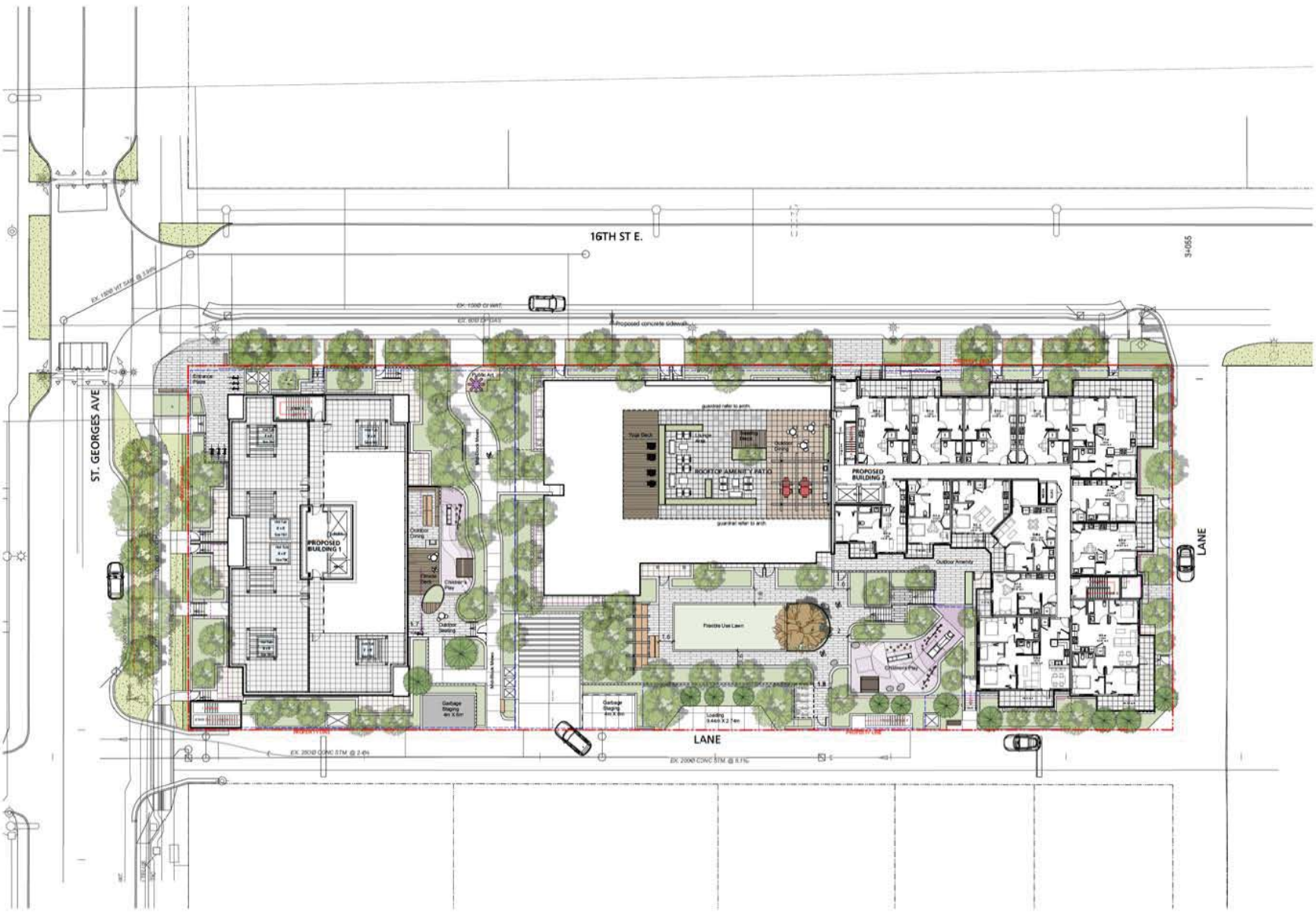
3 FSR Level 7 / Lower Roof Plan
SCALE: 1/8" = 1'-0"

FSR AREAS INCLUDED

- UNIT # RESIDENTIAL UNITS
- GYM AMENITY
- LOBBY COMMON & SERVICES

FSR AREAS EXCLUDED

- STAIR ACTIVE DESIGN
- CORR ADAPTABLE DESIGN
- STOR PARKADE & SERVICES
- TERRACE OPEN BALCONY & DECK



5	Reissued for OCP Amendment	2025/10/03
4	Reissued for OCP Amendment	2025/08/06
3	Issued for ADP Submission	2024/11/22
2	Issued for OCP Amendment/ RZ	2024/09/06
1	Issued for DP	2021/04/23
Revision No.		Date

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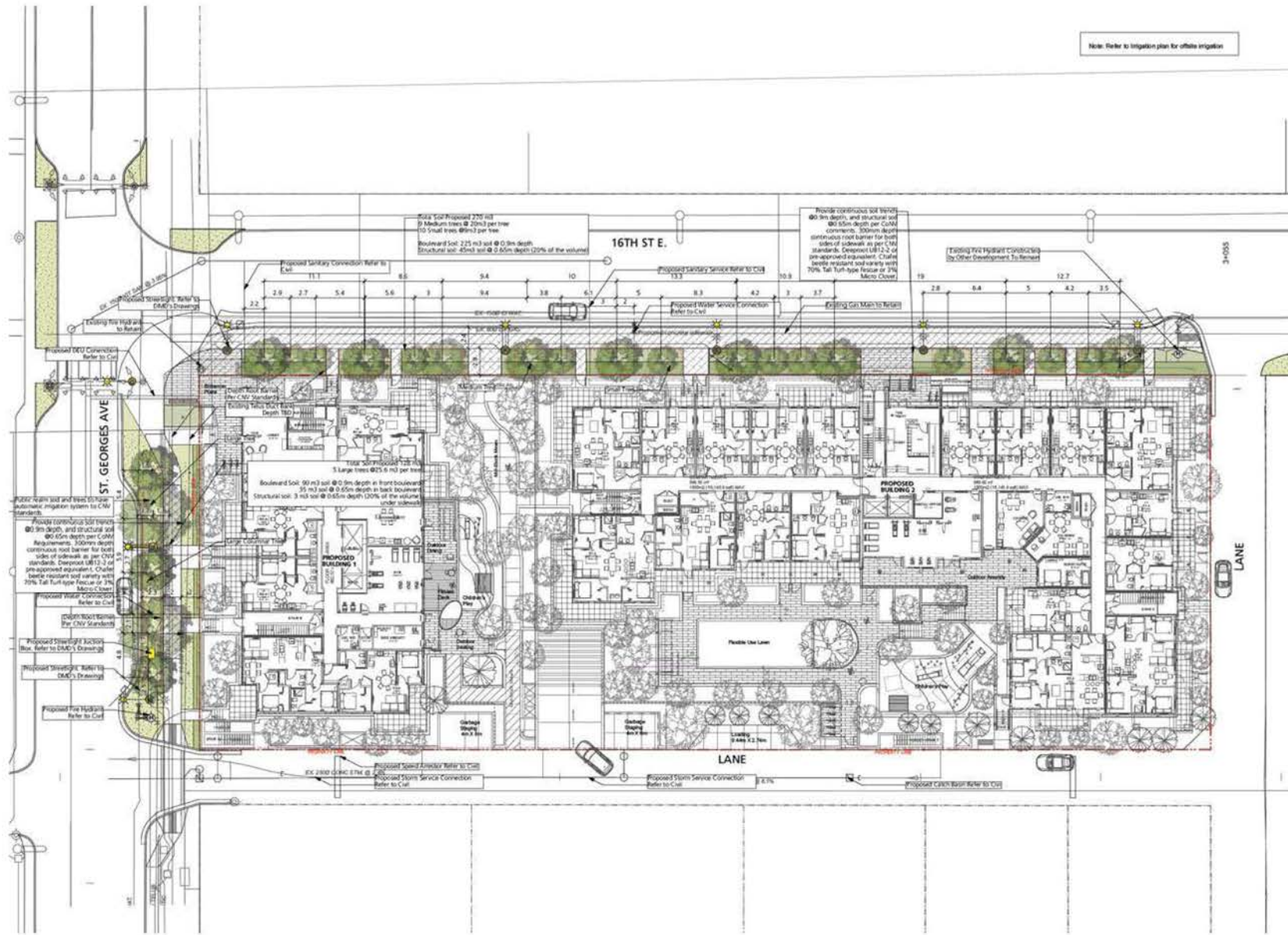
Client: **Adera**

Project Title:
**E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title:
**Landscape
Context Plan**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
Sheet No.:		







KEY LEGEND

OP Concrete Paving (Pedestrian)	20 Conc. Stair, Handrail	25 Lounge Seating	30 Lighting
21 Hydrant/Slab Paving	22 Not in Use	23 Outdoor Dining/Work Station	31 Play Equipment
24 Concrete Unit Pavers (Pedestrian)	26 Not in Use	27 Movable Table & Chairs	32 Trails
28 Rubber Play Area Surfacing Rubber Mats	29 Prefabricated Curved Metal Planter w/ Seating in courtyard	33 Not in Use	
29 Rubber Mats	30 Prefabricated Metal Planter w/ Seating on Rooftop	34 Feature Seating	
31 Fitness Yoga Deck	32 Custom Aluminum Gate	35 Bike Rack	
33 Grass Strip	34 Privacy Screen	36 Electric BBQ	
35 Conc. Retaining Wall	36 Bench	37 Seating on Conc.	
37 Valley Stone Modular Wall	38 Terraced Seating	39 Bollard Light	

5	Revised for OCP Amendment	2025/10/03
4	Revised for OCP Amendment	2025/08/04
3	Issued for ADP Submission	2024/11/22
2	Issued for OCP Amendment/ R2	2024/09/06
1	Issued for DP	2021/04/23
	Revision No.	Date

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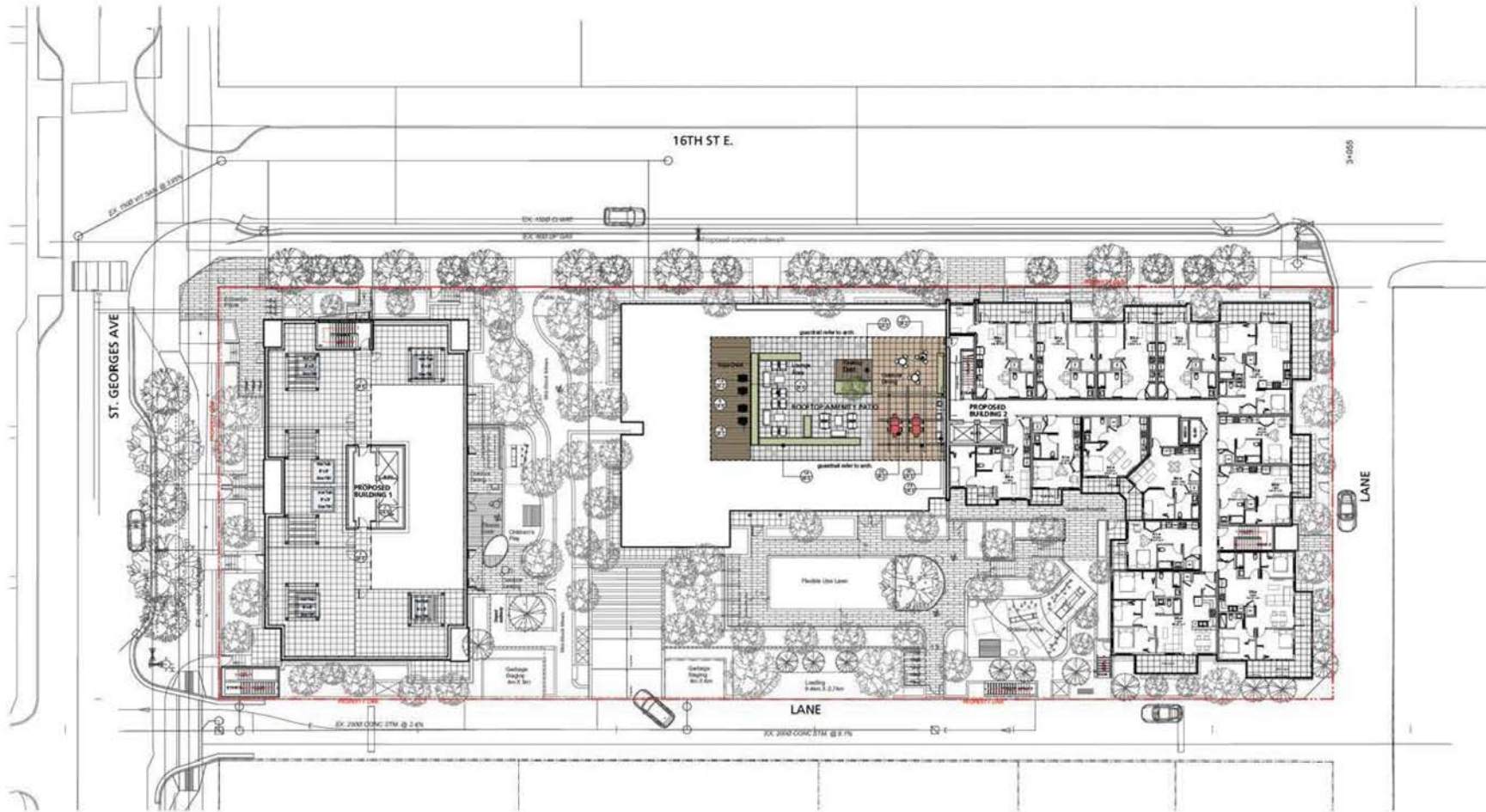
Client: **Adera**

Project Title:
**E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title:
**Landscape Key Plan
- Ground Level**

Project North:	Drawn By:	SI
	Checked By:	MAP
Scale:	Job No.:	24-014
Sheet No.:		

L1.0



KEY LEGEND:			
1. CP Concrete Paving (Perimeter)	21. Conc. Slabs, Handrail and Tactile Warning	22. Lounge Seating	23. Lighting
2. Hydroseeded Slab Paving	24. Not in Use	25. Outdoor Dining/ Work Station	26. Play Equipment
3. Concrete Unit Pavers (Perimeter)	27. Not in Use	28. Movable Table & Chairs	29. Trails
4. Rubber Play Area Surfacing Rubber tiles	30. Prefabricated Curved Metal Planter w/ Seating in courtyard	31. Not in Use	
5. Rubber Hubs	32. Prefabricated Metal Planter w/ Seating on rooftop	33. Furniture Seating	
6. Fitness Yoga Deck	34. Custom Aluminum Gate	35. Bike Rack	
7. Gravel Strip	36. Privacy Screen	37. Electric BBQ	
8. Conc. Retaining Wall	38. Bench	39. Seating on Conc.	
9. Valley Stone Modular Wall	40. Terraced Seating	41. Bullard Light	

Reissued for OCP Amendment	2025/10/03
5. RZ	
Reissued for OCP Amendment	2025/08/06
4. RZ	
3. Issued for ADP Submission	2024/11/22
2. Issued for OCP Amendment/ RZ	2024/09/06
1. Issued for DP	2021/04/23
Revision No.	Date

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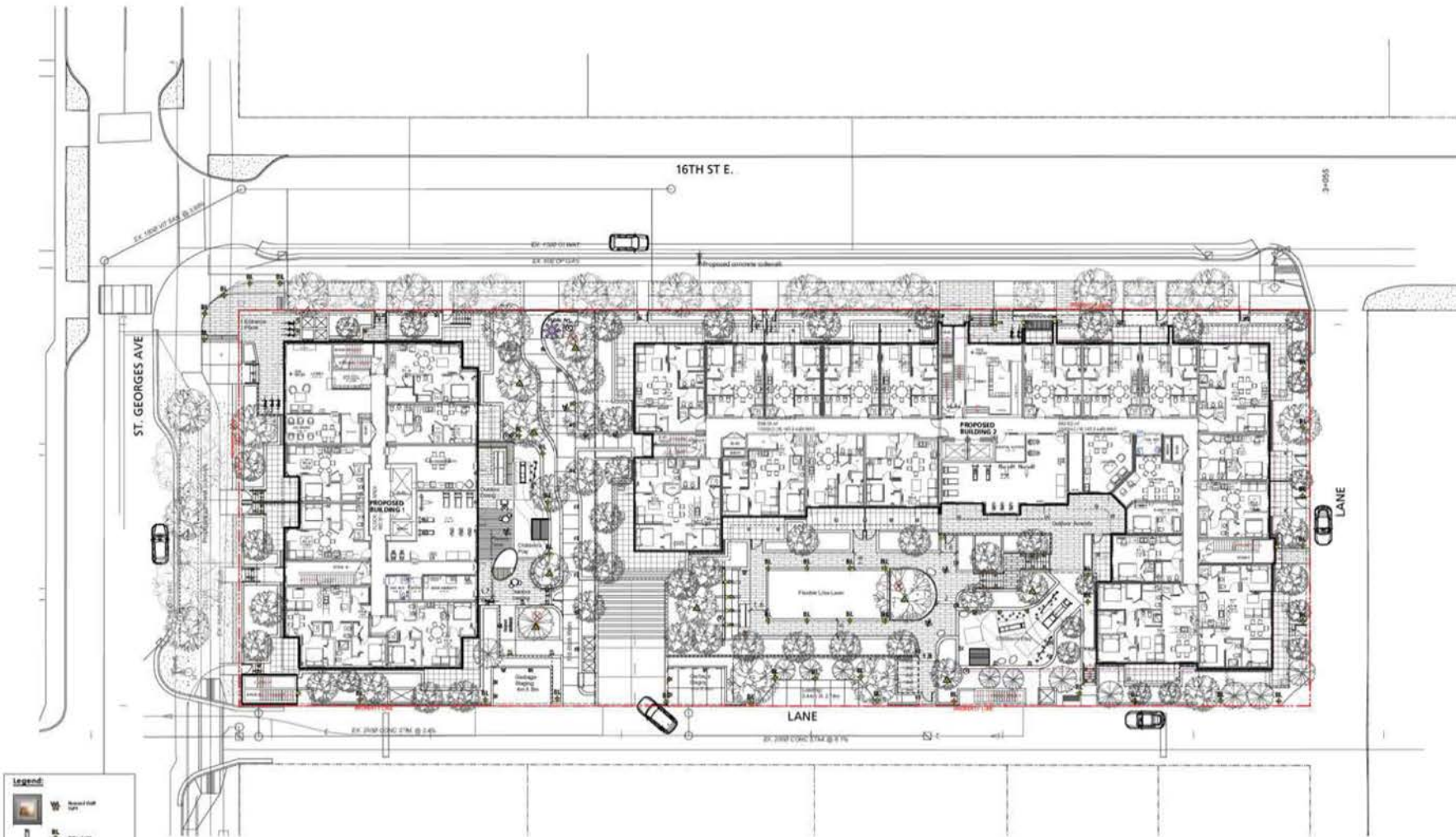
Client: **Adera**

Project Title:
**E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title:
**Landscape Key Plan
- Rooftop**

Project North:	Drawn By:	SJ
	Checked By:	MAP
Scale:	Job No.:	24-014
1:200		
Sheet No.:		

L1.1



Revised for OCP Amendment	2025/10/03
5 / RZ	
Revised for OCP Amendment	2025/08/06
4 / RZ	
Issued for ADP Submission	2024/11/22
3	
Issued for OCP Amendment/ RZ	2024/09/06
2	
Issued for DP	2021/04/23
1	
Revision No.	Date

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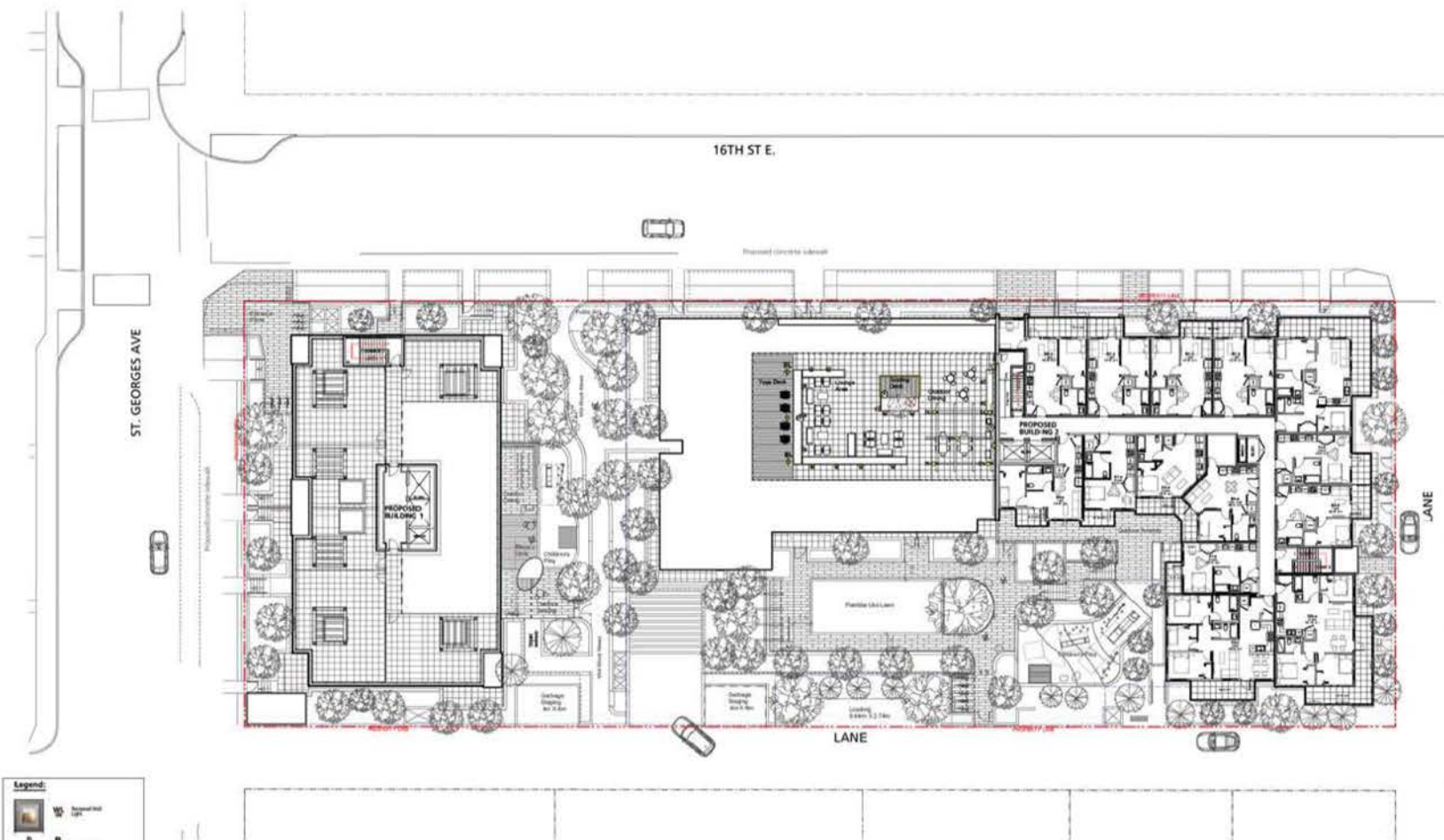
Client: **Adera**

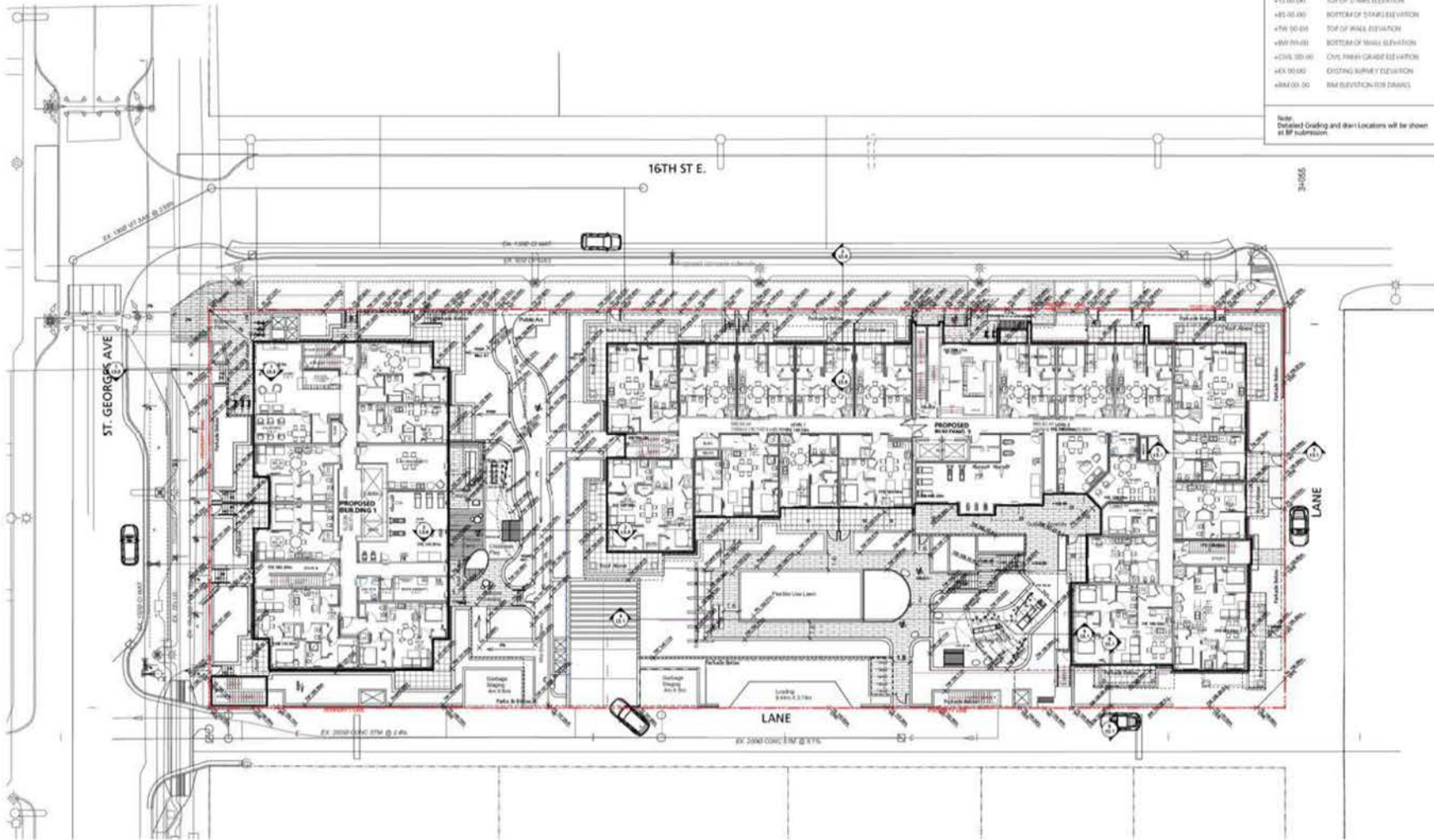
Project Title:
**E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title:
**Landscape Lighting Plan
Ground Level**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
Sheet No.:	1:200	24-014

L1.2





Grading Notes

1. Show all power lines to area drains.
2. All planting beds over 200 mm in depth are to be slightly compacted prior to installation of planting. Mound planters signify (Sloped) in center. Maximum slope is 2:1.

Grading Legend

- +F1 100.00 FRESH FLOOR ELEVATION
- +F2 100.00 FRESH GRADE ELEVATION
- +T1 100.00 TOP OF STAIRS ELEVATION
- +B1 100.00 BOTTOM OF STAIRS ELEVATION
- +W1 100.00 TOP OF WALL ELEVATION
- +B2 100.00 BOTTOM OF WALL ELEVATION
- +C1 100.00 CURB FRESH GRADE ELEVATION
- +E1 100.00 EXISTING SURVEY ELEVATION
- +B3 100.00 B3M ELEVATION FOR DRAIN

Note
Detailed Grading and drain locations will be shown at RP submission.

P+A
Landscape Architecture
Site Planning
Perry & Associates Inc.
112 East Broadway
Vancouver, BC V6E 1A8
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Fax: 604.778.4111
www.perryandassociates.com

Revised for OCP Amendment 5 2025/10/03
Revised for OCP Amendment 4 2025/08/06
Issued for ADP Submission 2024/11/22
Issued for OCP Amendment 2 2024/09/06
Issued for DP 2021/04/23

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Client: **Adera**

Project Title: **E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title: **Landscape Grading Plan**

Project North:  Drawn By: SJ
Checked By: MP
Scale: 1:200 Job No.: 24-014

Sheet No.: **L2.0**

PLANTING NOTES

- 1) Offsite Tree Species Selection to be confirmed by City of North Vancouver Park Board. Final Species, Quantity and Tree Species to be confirmed by the City of North Vancouver Engineering Services. New Trees must be of Good Standard, Minimum 10cm Caliper, and installed with Approved Root Barriers, Tree Guards and Appropriate Soil. Root Barriers shall be 8 Feet Long and 18 Inches Deep. Planting Depth of Root Barriers shall be Below Subgrade. Call Park Board for inspection After Tree Planting Completion.
- 2) All planting and landscape installation to meet or exceed the BC/AEC/CMAA - CMAA Landscape Standards.
- 3) As a minimum acceptable standard:
 - a) Sites on the start list shall be considered minimum sites.
 - b) Root balls to be free of perennials weeds.
 - c) Contractors to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (outbreak out south) removal and replacement of material found to contain the virus to be at the contractor's expense.
 - d) All plant material shall be approved at the nursery by the project landscape architect.
 - e) The contractor shall supply all plant materials shown on all drawings.
 - f) No container grown stock will be accepted if it is not found. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
 - g) Container grown stock, shall have the container removed and the material be closely staked in two vertical locations.
- 4) Contractor to submit a representative sample of the proposed material for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendment. To growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- 5) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting.
- 6) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 7) All planting holes to have min 10 mm depth of Zoners minus normal decomposed bark mulch. (not for groundcover areas).
- 8) All plants shall be watered thoroughly twice during the first 24 hour period after planting. All plants shall then be watered as necessary.
- 9) The landscape contractor shall refer to the contract specifications for additional requirements.
- 10) Plant search area to include BC, WA, OR & CA.
- 11) Imported growing medium to be free from all mushrooms / fungi growth.
- 12) In some 300mm depth soil in all shrub zones.
- 13) Contractor is responsible to obtain and install landscape with the relevant project specifications.

Note: Total replacement trees: 76

Plant List - All Levels

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
1	1	Abies Sitkaensis	Forest Fir	2m Ht	
2	1	Acer glabrum	Vine Maple	3.5m Ht, 8.8cm Cal.	max. 3 stems
3	1	Acer palmatum 'Nishikawa'	Japanese Maple	8cm Cal.	
4	1	Acer palmatum 'Nishikawa'	Japanese Maple	8cm Cal.	
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PLANTING NOTES

- 1) Offsite Tree Species Selection to be confirmed by City of North Vancouver Park Board. Final Species, Quantity and Tree Species to be confirmed by the City of North Vancouver Park Board. Final Species to be confirmed by the City of North Vancouver Park Board. Final Species to be confirmed by the City of North Vancouver Park Board.
- 2) Root Barriers shall be 8 Feet Long And 18 Inches Deep. Planting Depth Of Root Barriers shall be below Subgrade. Call Park Board For Inspection After Tree Planting Completion.
- 3) All planting and landscape installation to meet or exceed the BC/AIA/CES - CQA Landscape Standards.
- 4) As a minimum acceptable standard:
- 5) Root balls to be free of perennials weeds.
- 6) All plants to be removed and replaced with a new plant of the same or better quality to be free from the phytophthora common virus outbreak risk. Each removal and replacement of plant material must be done in the presence of the contractor's supervisor.
- 7) All plant material shall be inspected at the nursery by the project landscape architect.
- 8) The contractor shall supply all plant materials shown on all drawings.
- 9) No container grown stock will be accepted if it is not burlap. All burlap wrapping material made of synthetics or plastic shall be removed at time of planting.
- 10) Container grown stock shall have the container removed and the material be clearly visible in two vertical locations.

- 11) Contractor to submit a representative sample of the proposed material for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendment to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- 12) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting.
- 13) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 14) All planting beds to have min 30 mm depth of 20mm mesh screened decomposed bark mulch. 100mm on groundcover areas.
- 15) All plants shall be watered thoroughly twice during the first 24 hour period after planting. All plants shall then be watered as necessary.
- 16) The landscape contractor shall refer to the contract specifications for additional requirements.
- 17) All soil to be untreated and grown on sand.
- 18) Plant search area to include BC, WA, OR & CA.
- 19) Imported growing medium to be free from all mushrooms / fungi growth.
- 20) 300mm depth soil in all shrub zones.
- 21) Contractor is responsible to clean and seal landfill with the relevant project specifications.

Plant List - All Levels

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
1	1	Abies Sitkaensis	Forest Fir	2m H	
2	1	Acer glabrum	Vine Maple	3.5m H, 8cm cal.	max. 3 stems
3	1	Acer glabrum	Forest Maple	8cm cal.	
4	1	Acer palmatum 'Yakushi'	Japanese Maple	5cm cal., 3m H	
5	1	Acer palmatum 'Sango-kaku'	Red Japanese Maple	5cm cal., 3m H	
6	1	Acer rubrum	Red Maple	5cm cal.	
7	1	Acer spicatum	Sweetgum	5cm cal.	
8	1	Amelanchier alnifolia	Shadblow	5cm cal.	
9	1	Amelanchier a. grandiflora 'Autumn Brilliance'	Autumn Brilliance Shadblow	5cm cal.	
10	1	Amelanchier alnifolia	Shadblow	5cm cal.	
11	1	Centis canadensis	Canada Dogwood	5cm cal.	
12	1	Coronilla alba	Edible White Wonder Dogwood	5cm cal.	
13	1	Coronilla alba	Edible White Wonder Dogwood	5cm cal.	
14	1	Magnolia x hybrid 'Royal Star'	Royal Star Magnolia	2.5m H, 8cm cal.	
15	1	Prunella serotina	Blackberry	5cm cal.	
16	1	Quercus phellos	Willow Oak	5cm cal.	Single Trunk
17	1	Quercus macrocarpa	Tall Live Oak	2.5m H, 8cm cal.	1 stem only
18	1	Street Tree 1	Street Tree 1	5cm cal.	Y.B.C. by the City of
19	1	Street Tree 2	Street Tree 2	5cm cal.	Y.B.C. by the City of
20	1	Street Tree 3	Street Tree 3	5cm cal.	Y.B.C. by the City of
21	1	Street Tree 4	Street Tree 4	5cm cal.	Y.B.C. by the City of
22	1	Street Tree 5	Street Tree 5	5cm cal.	Y.B.C. by the City of
Shrubs					
23	1	Abies 'Edward Goucher'	Edward Goucher Abies	#1 pot	
24	1	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#1 pot	
25	1	Berberis thunbergii 'Winter Gem'	Winter Gem Barberry	#1 pot	
26	1	Berberis thunbergii 'Aurea'	Aurea Barberry	#1 pot	
27	1	Berberis thunbergii 'Emerald in Gold'	Emerald and Gold Wintercreeper	#1 pot	8.0m spread
28	1	Berberis thunbergii 'Gold'	Gold Barberry	#1 pot	8.0m spread
29	1	Berberis thunbergii 'Gold'	Gold Barberry	#1 pot	8.0m spread
30	1	Berberis thunbergii 'Gold'	Gold Barberry	#1 pot	8.0m spread
31	1	Berberis thunbergii 'Gold'	Gold Barberry	#1 pot	8.0m spread
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100	1	Berberis thunbergii 'Gold'	Gold Barberry	#1 pot	8.0m spread
Groundcovers, Vines, Ferns, Perennials and Grasses					
101	1	Abies 'Edward Goucher'	Edward Goucher Abies	#1 pot	
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Reissued for OCP Amendment 2025/10/03
 5 RZ
 Reissued for OCP Amendment 2025/08/06
 4 RZ
 Issued for ADB Submission 2024/11/22
 3
 Issued for OCP Amendment RZ 2024/09/06
 2
 Issued for DP 2021/04/23
 1
 Revision No. Date

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Check: **Adara**



Released for OCP Amendment 2025/19/03
5 / RZ
Released for OCP Amendment 2025/09/06
4 / RZ
Issued for ADP Submission 2024/11/22
2 Issued for OCP Amendment/ RZ 2024/09/06
1 Issued for DP 2021/04/21
Revision No. Date

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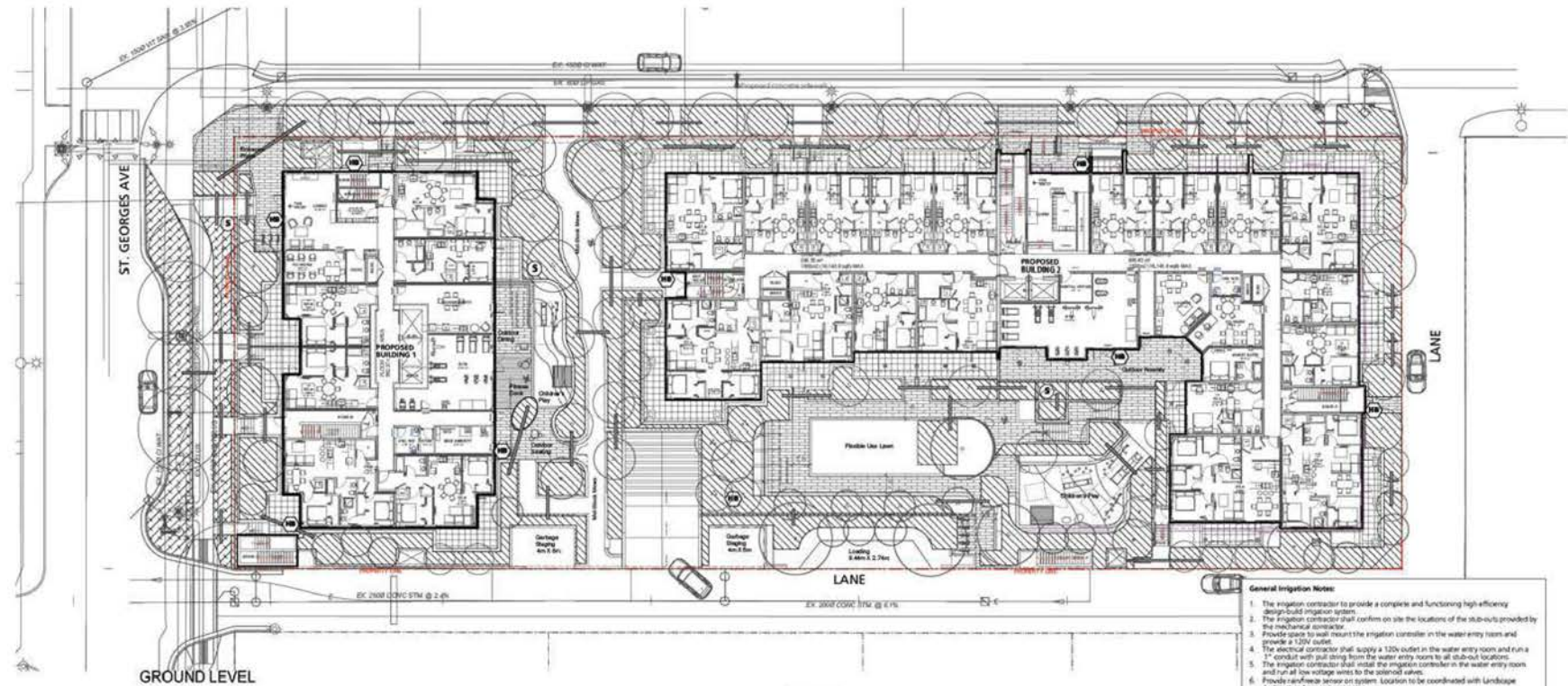
Client: **Adera**

Project Title: **E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title: **Soil Depth Plan
-On Site**

Project North:  Drawn By: **SA**
Checked By: **MP**
Scale: 1:200 Job No.: 24-014
Sheet No.:

L3.2



ROOFTOP

- General Irrigation Notes:**
- The irrigation contractor to provide a complete and functioning high efficiency design-build irrigation system.
 - The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
 - Provide space to wall mount the irrigation controller in the water entry room and provide a 120V outlet.
 - The electrical contractor shall supply a 120V outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations.
 - The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the subunit valves.
 - Provide rainflow sensor on system. Location to be coordinated with Landscape Architect and general contractor.
 - Flow through all piping not to exceed 150psi.
 - Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
 - The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
 - The irrigation system shall be installed as per the landscape architect's specifications and IMC standards or better.
 - The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
 - The irrigation contractor shall submit shop drawings and detail irrigation design for approval by Landscape Architect prior to installation.
 - The irrigation contractor to provide as-built drawings following construction.

- Irrigation Coordination:**
- Mechanical:**
- PROVIDE backflow preventer and blowout tee located in water entry room.
 - Provide piping from backflow preventer to all subunit locations indicated on this drawing.
 - Provide copper or PVC fitting at each subunit.
- Electrical:**
- PROVIDE 120V power source for irrigation controller in Mechanical room.
 - Provide conduit for low voltage wiring by irrigation Contractor from Mechanical room to all subunit locations.

- Off-Site Irrigation Notes:**
- The irrigation contractor to provide a complete and functioning automatic irrigation system designed to City of North Vancouver Standard.
 - The irrigation contractor shall confirm the locations of the stub-outs provided by the mechanical contractor.
 - City of North Vancouver to confirm location of remote controller and type of controller given that the Aquatic control system is no longer available.
 - The irrigation contractor shall install the irrigation controller as requested by City of North Vancouver.
 - Provide rain sensor on system. Location to be determined.
 - Flow thru all piping not to exceed 150psi.
 - Irrigation contractor to ensure all sleeves, conduits and location of the rain sensor are coordinated with general contractor.
 - The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
 - The irrigation system shall be installed as per City of North Vancouver's specifications and IMC standards or better.
 - The mechanical contractor shall install the double check valve and a blow out connection in the water entry room and run supply lines to all stub out locations. See plans.
 - The irrigation contractor shall provide a separate off site irrigation design system to City of North Vancouver standards for all street trees and boulevard. The irrigation to be designed by IMC, certified designer.
 - The irrigation contractor to provide a completed as-built drawing following construction.
 - All irrigation head/sprinkler line to be "Rainbird" brand to City of North Vancouver Standard.
 - Avoid digging irrigation trench within the tree protection zones. Irrigate tree protection zones with sprinkler spray from outside the zone.
 - Irrigation Contractor to provide shop drawings to CMV standards for review and approval.

Released for OCP Amendment	2025/09/03
5. RZ	
Released for OCP Amendment	2025/08/06
4. F/RZ	
Issued for ADP Submission	2024/11/02
Issued for OCP Amendment/ RZ	2024/09/06
Issued for DP	2024/04/23
Revision No.	Date

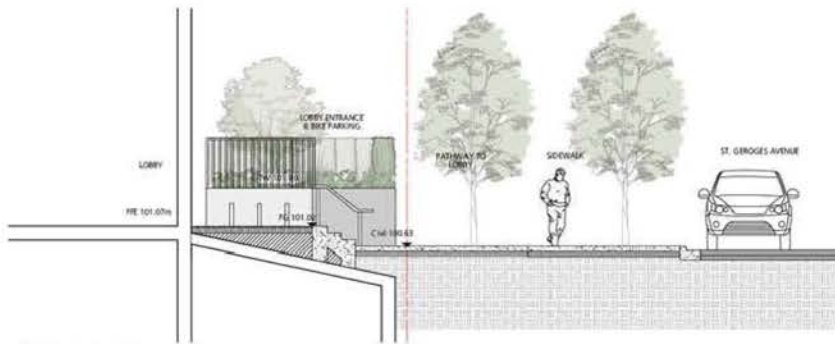
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Client: **Adera**

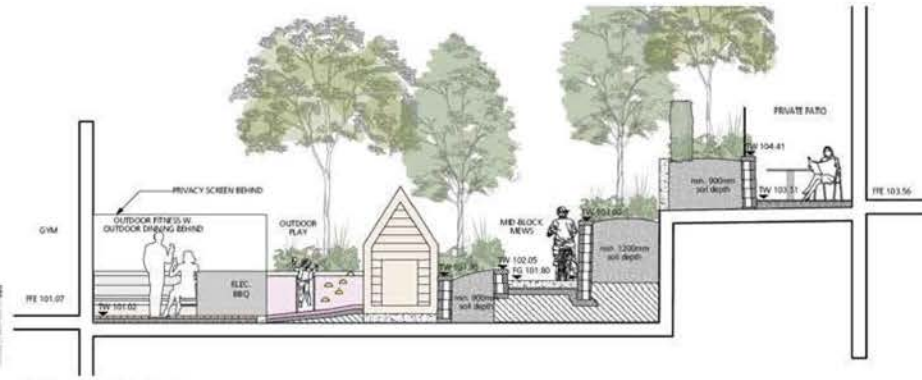
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1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title: **Irrigation Plan**

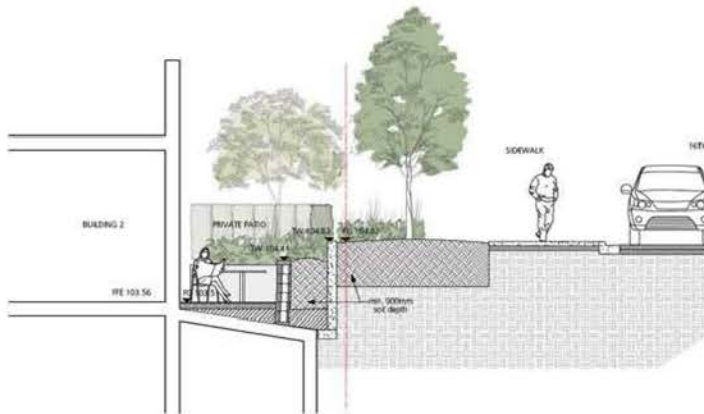
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	Checked By:	MP
Scale:	Job No.:	24-014
1:200		
Sheet No.:		



1 BUILDING 1 WEST



2 BUILDING 1 & BUILDING 2



3 BUILDING 2 NORTH



5	Reissued for OCP Amendment	2025/10/03
4	Reissued for OCP Amendment	2025/08/06
4	J/RZ	2025/08/06
3	Issued for ADP Submission	2024/11/02
2	Issued for OCP Amendment/ RZ 2024/09/06	
1	Issued for DP	2025/04/23
	Revision No.	Date

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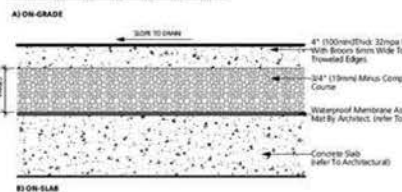
Client: **Adera**

Project Title:
**16th St. East Rental
1540 St. Georges,
North Vancouver, BC**

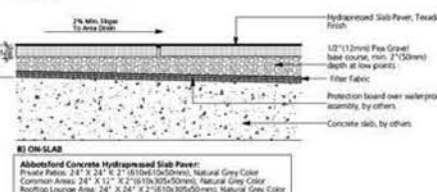
Drawing Title:
Landscape Sections

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-008
Sheet No.:		

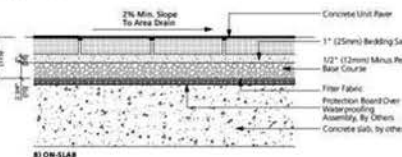
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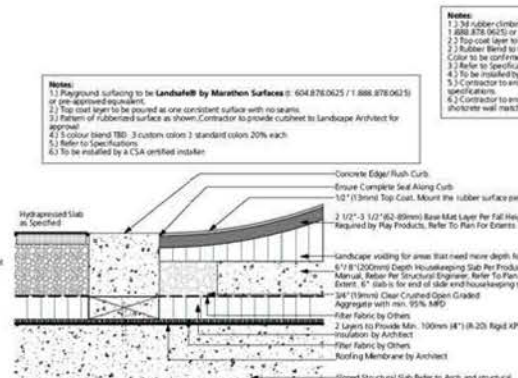
1 CIP CONCRETE PAVING (PEDESTRIAN)
1:10



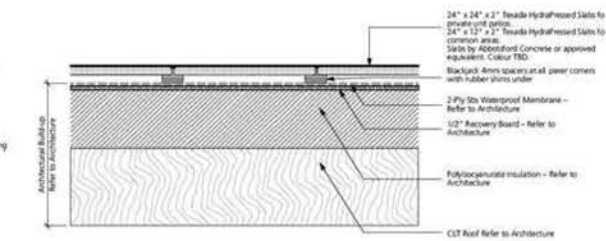
2 HYDRAPRESSED SLAB
1:10



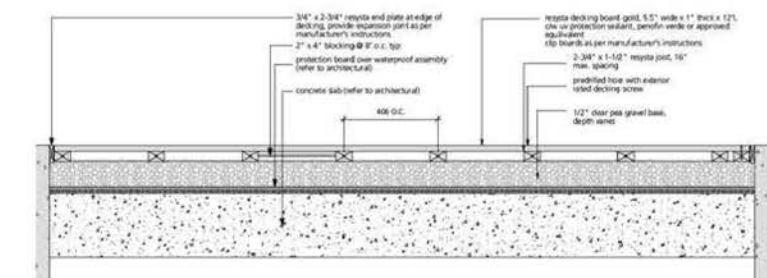
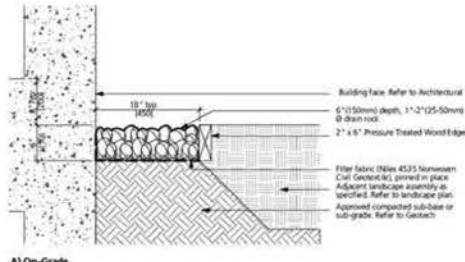
3 CONCRETE UNIT PAVERS (PEDESTRIAN)
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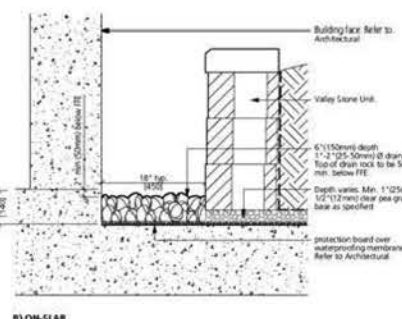
4 RUBBER AREA SURFACING + RUBBER HOLDS
1:10



ARTIFICIAL TURF
1:10

6 FITNESS/ YOGA DECK
1-10

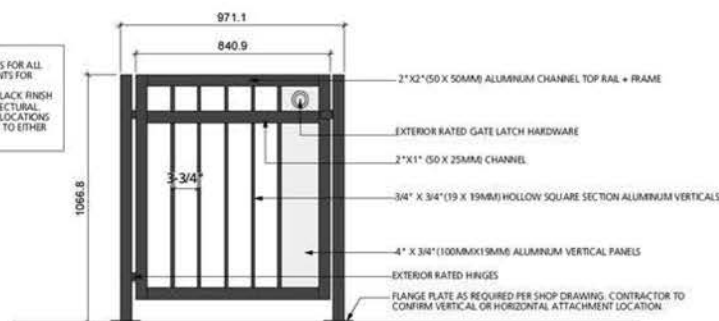
7	GRAVEL STRIP
	1.10



BYRON STARR



14



15



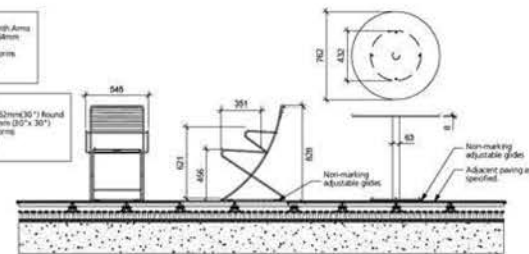
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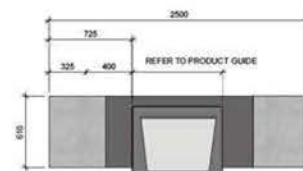
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(2)



23 **FEATURE SEATING**
1:30

24 BIKE RACKS
1-20

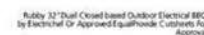
Rubby 32" Dual Built-in Electrical BBQ by
Electrified Or Approved Equal
Provide Cutsheets For Approval



Elevation

NOTE:
- ELECTRICAL TO PROVIDE POWER TO EACH BBQ LOCATION
- ALL CLEMENTS TO CONFORM TO BC BUILDING CODE
- PROVIDE SHOP DRAWINGS FOR APPROVAL SHOWING ALL WALL & COMPONENT DIMENSIONS/LOCATIONS
- REFER TO SPECS FOR PRODUCT INSTALLATION AND CUTSHEETS

BLDG 1 BKG. 120
Qty. 1



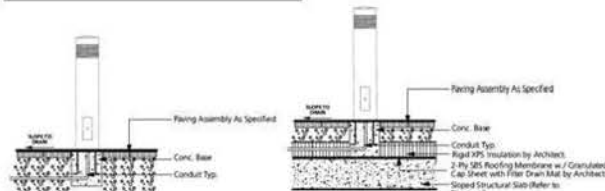
BLOCK 2 BBO - without wheels
Qty: 1

Custom Wall Mounted Bench
Material: Thermally Modified Ash
Finish: UV protection sealant, penicilliwax or approved equivalent
Notes:
 • Refer to plan for arrangement and locations; refer to detail 13 L5.2 for ground level bench plan enlargement and dimensions.
 • Bench to be surface mounted on concrete.
 • Shop drawings for benches to be provided by contractor, and to be approved by Landscape Architects.
 • Contractor to provide details of lighting for approval.
 • Allow 10 weeks for delivery.
 • Confirm amount of down payment required to start shop drawing/fabrication process.

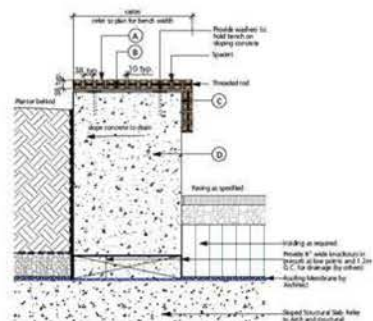
LEGEND

- | | | | |
|----------|---|----------|--|
| A | 38 x 38mm (1 1/2" x 1 1/2") standard tie fresh | E | Prelaminated Metal Cladding bonded to Concrete to Match Concrete Wall Finish. Provide shop drawings for approval. Cut the panel to match LED channel location. |
| B | 12 Seem (1/2") thick steel bottom bracket powdercoated (RAL 7043) | F | LED Light Fixture and flexible LED channel. Cut the channel to suit. Refer to Electrical for the product specifications. |
| C | 10mm thick steel bracket powdercoated (RAL 7043) | | |
| D | Concrete wall. Light sandblast finish at all exposed faces. | | |

PRODUCT: COLUMN BOLLARD LIGHT REFER TO ELECTRICAL DRAWINGS
COLOUR: BLACK
QUANTITY: REFER TO PLAN



27 BOLLARD LIGHTING
1-20



28 SEATING ON CONC. WALL
120



(A) Walltop light



(B) Down light



(C) Use Light



(D) LED String Light



(D) Bollard Light

Embankment Tunnel Slide



Qty: 1

Embankment Slide, 1.5m high, 0.5m wide



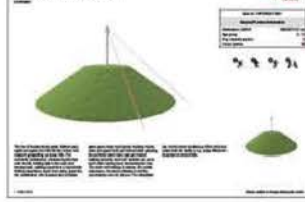
Qty: 1

Embankment Slide, 1.0m high, 1.0m wide



Qty: 1

Double Hill Climber Rope



Qty: 1

Hill Climber Rope with EPDM



Qty: 1

PRODUCT INFORMATION

Mountain Cabin Play Hut has a more traditional architectural design, with mountain stability and flexibility. Fully open on four sides, the playhouse has two interior tree steps to encourage social play. The sturdy playground product offers stability, a variable height, allowing children to safely climb and play on the playhouse from inside the hut.

CSA 2614

Maximum height: 1.77 m
Net height: 815
Area of Safety Surfacing: 815

The highest integrated play structure and safety equipment in the world. It is the only play structure that is designed to be used by children of all ages and abilities. It is the only play structure that is designed to be used by children of all ages and abilities. It is the only play structure that is designed to be used by children of all ages and abilities.

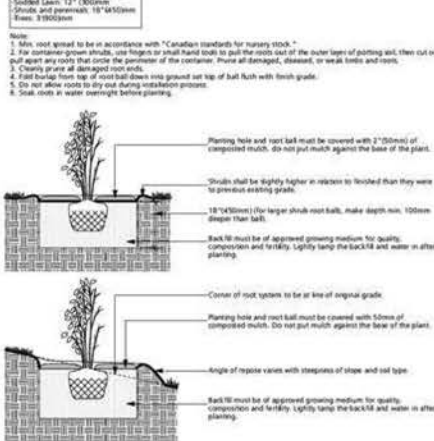
Qty: 2



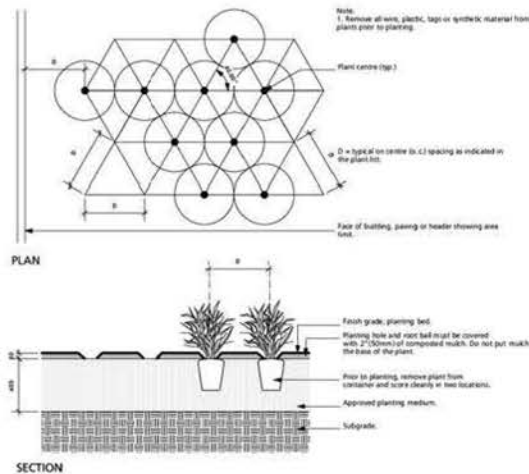
30 TRELLIS
NTS

29 PLAY EQUIPMENT
1:20

Shrub and Groundcover Planting



31 SHRUB AND GROUNDCOVER PLANTING
1:20



32 TREE PLANTING
1:20



Client: Adera

Project Title:
**16th St. East Rental
1540 St. Georges,
North Vancouver, BC**

Drawing Title:
Material Board

Project North:
Drawn By: SJ
Checked By: MP
Scale: NTS
Job No.: 21-008
Sheet No.:

L6.4

PAVING



TRELLIS



ROOFTOP DINING/ LOUNGING



PLANTING



PLAY AREA & EQUIPMENT



MID-BLOCK MEWS



BBQ STATION



CUSTOM WOOD BENCH



FEATURE SEATING

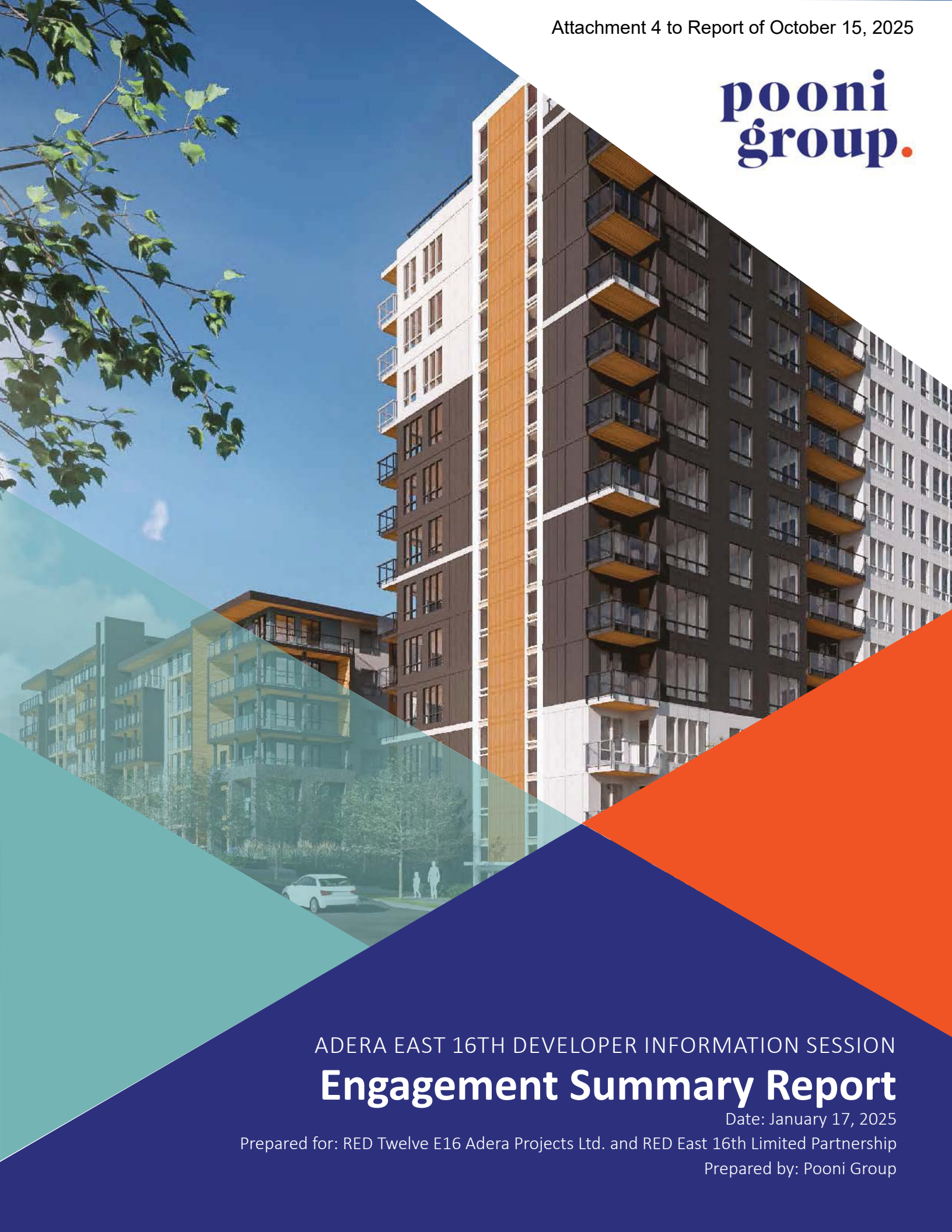


OUTDOOR WORKSTATION



ALUMINUM PLANTER





ADERA EAST 16TH DEVELOPER INFORMATION SESSION

Engagement Summary Report

Date: January 17, 2025

Prepared for: RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership

Prepared by: Pooni Group

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

EXECUTIVE SUMMARY

In September 2024, RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership submitted a detailed application for 1540 St. Georges Avenue and 215-235 East 16th Street (site) to the City of North Vancouver, replacing the original 2021 proposal for two 6-storey buildings. The updated proposal refines the concept based on the City's feedback and features two hybrid mass timber buildings: one with 6 storeys and the other with 12 storeys. Together, they will deliver 248 new homes, including 20 mid-market rental homes (8%), 176 market rental homes (71%), and 52 strata homes (21%).

To support the application, the project team hosted a Developer Information Session (DIS) at St. Andrews United Church on November 26, 2024, and an online engagement period on the project website from November 26, 2024, to January 7, 2025. From November 13, 2024 to January 7, 2025, the website recorded 112 unique visitors.

In summary, a total of 12 comments were received, with the majority expressing support for the development proposal. The themes of comments are summarized as follows:

Support (83%, 10 respondents) for:

- The provision of rental and family-oriented housing, particularly affordable options for local workers.
- Sustainable design and mass timber construction.
- Increased density in a central, accessible location that is well-served by transit.
- Suggestions for enhancing the proposal include: 1) adding more mid-market rental options to better address the housing shortage and 2) both reducing and increasing the number of parking stalls to align with demand and sustainable mobility goals.

Concerns (17%, 2 respondents) related to:

- Relocation challenges for current tenants, including stress of relocation and preferences for new units.
- Housing affordability for the proposed rental units.

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ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

1. INTRODUCTION & PROJECT OVERVIEW

In response to municipal input, RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership has submitted an updated redevelopment proposal for 1540 St. Georges Avenue and 215-235 East 16th Street. Replacing the initial 2021 concept, the revised plan envisions a mix of housing within two hybrid mass timber buildings, aligning with the City of North Vancouver's vision for sustainable, inclusive growth.

To inform the community about the revised application, the project team conducted public engagement through a Developer Information Session (DIS). An online engagement period was hosted on the project website (AderaEast16th.com) from November 26, 2024, to January 7, 2025, and an in-person session was held at St. Andrews United Church on November 26, 2024, located approximately a 10-minute walk from the site. Display boards were set up for attendees to review, and members of the project team, along with CNV staff, were available to answer questions and collect feedback. The same materials from the in-person session, including a pre-recorded presentation and a digital comment form, were made available on the project website. The public comment period remained open until January 7, 2025.

On November 20, 2024, prior to the DIS, a tenant information meeting was held by the project tenant relocation specialist. An overview of the proposed concepts and information about the Tenant Relocation Plan were provided to existing tenants. A report on the tenant engagement will be submitted separately.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

2. DEVELOPER INFORMATION SESSION

A. Project Website

The project website, AderaEast16th.com, was created as an online hub for information. It allows community members to sign up for updates, learn about project milestones and events, and contact the project team with questions.

Launch and Updates

- November 13, 2024: The website went live with a landing page featuring details about the upcoming DIS, instructions for participation, a registration option for project updates, and contact information.
- November 27, 2024: The website was updated to include a video presentation, a downloadable PDF of materials presented at the DIS, and a comment form. Visitors could also continue registering for updates and accessing contact details.

Engagement

Between November 13, 2024 and January 7, 2025, the website recorded 112 unique visitors. Screenshots of the project website are included in **Appendix A**.

B. Community Notification

The public was notified about the DIS in the following ways:

- Addressed Mailer;
- Site Signage;
- Newspaper advertisement; and
- Stakeholder outreach

Each notification contained similar information, informing the surrounding community about the development proposal and the upcoming DIS. Contact information for the project team and details about the project website were included in the notifications.

Addressed Mailer

On November 14, 2024, 690 addressed mailers were sent out via Canada Post to addresses within a 40-metre radius from the site informing them about the DIS. The list of addresses was provided by the City of North Vancouver.

A copy of the notification flyer is included in **Appendix B**, and a copy of the notification area is in **Appendix C**.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Site Signage

On November 15, 2024, two signs, fronting St. Georges Avenue and East 16th Street, were installed.

A copy of the site signage is included in Appendix D. Photos of the site signs installed on site can be found in **Appendix E**.

Newspaper Advertisement

On November 13 and 20, 2024, a newspaper advertisement was published in the North Shore News to inform the public about the DIS.

A copy of the advertisement is included in **Appendix F**.

Stakeholder Outreach

During the engagement process, the project team reached out to the following key stakeholder groups:

- Lions Gate Hospital
- Lonsdale Centre BIA Society

C. In-person DIS

Event Details

Date: Tuesday, November 26, 2024

Time: 4:30 PM- 6:30 PM

Location: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

Approximately 13 members of the public attended the in-person DIS.

DIS Attendance

The following individuals from the project team and the City of North Vancouver attended the November 26 in-person DIS.

RED Twelve E16 Adera Projects Ltd.

RED East 16th Limited Partnership (developer)

- Sarah Bingham
- Grace Martin
- Adam Weir

Integra Architecture (architect)

- Rhys Leitch

Binnie & Associates (transportation & civil)

- Zheng Luo (transportation)
- Bryson Caze (civil)

Perry & Associates (landscape)

- Michael Patterson

Pooni Group (engagement)

- Laura Beveridge
- Angela Chau

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Information Boards/Presentation Material

The presentation materials covered the key aspects of the proposal, including:

- **Welcome and Introductions:** Developer background (Adera), project team introduction, and a Land Acknowledgement.
- **Neighbourhood Context:** An overview of the Central Lonsdale area and the specific properties involved.
- **Proposal Overview:** Details on the proposed development, including housing options, new mews & pedestrian improvements, sustainable mass timber construction, and public benefits such as community amenity contributions.
- **Policy Context:** An overview of how the proposal aligns with relevant policy documents, including the Official Community Plan and other applicable municipal guidelines.
- **Transportation:** Information on how the development integrates with existing transportation networks, transit access, and parking considerations.
- **Next Steps:** An outline of the application process timeline and key milestones.

A copy of the presentation slides are included in **Appendix G**.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

3. FEEDBACK SUMMARY

Through this engagement, RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership was able to inform the public about the proposal, address their questions, and gather feedback.

The public was able to provide feedback in the following ways:

- Email: planning@cnv.org (City of North Vancouver) or info@AderaEast16th.com (project team)
- In-person and online comment form

Project Email

Between November 13, 2024 (when the landing page went live) and January 7, 2025 (the comment period deadline), the project team did not receive any emails from the public.

Comment Form

Between November 26, 2024 and January 7, 2025, a total of **12 submissions** were received. In general, the majority of feedback reflects positive sentiment towards the development proposal, with 83% (10) respondents indicating support and 17% (2) respondents noting concern.

The comment form comprised three questions; responses are summarized below.

Question 1. What do you like about the proposal?

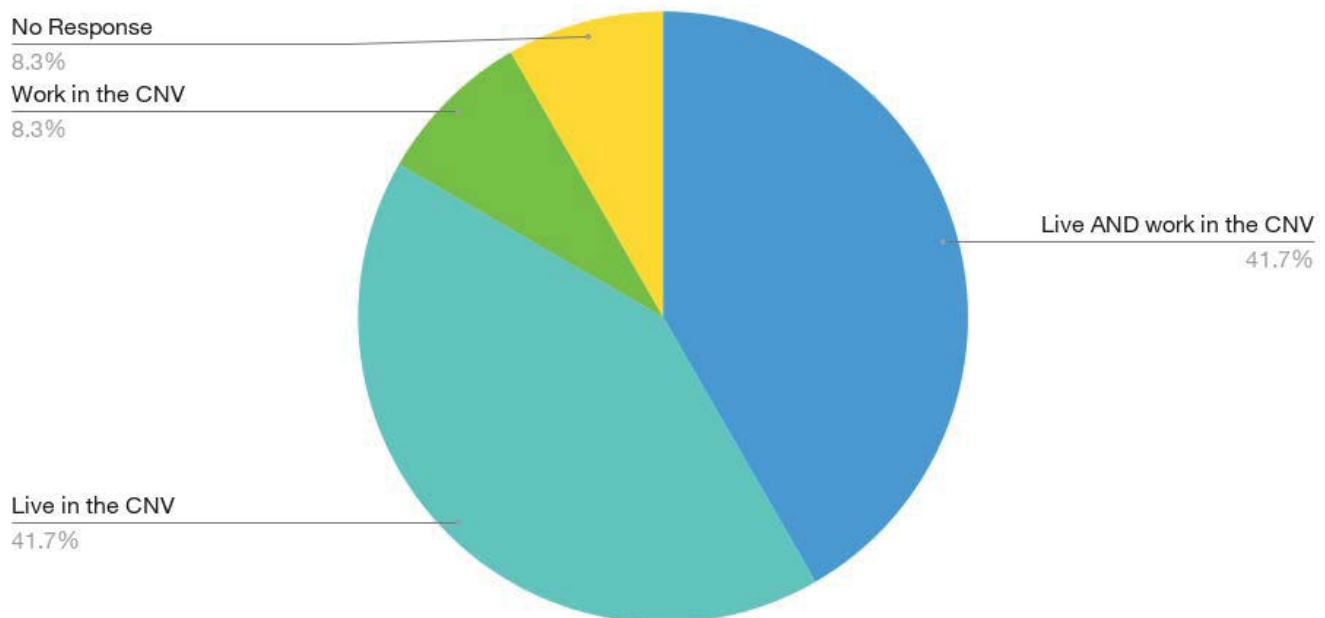
- **Rental Housing:** 4 comments appreciate the provision of rental units, with a focus on affordable options that benefit the community, including local workers like school district and hospital staff.
- **Sustainability:** 4 comments highlight the sustainable design and the use of mass timber construction.
- **Needed Housing and Density:** 4 comments recognize the project as a much-needed addition of housing in a central and accessible location, supporting increased density in North Vancouver.
- **Family and Community-Oriented Design:** 2 comments value family-oriented units, pedestrian connectivity, and children play areas.
- **Aesthetic and Streetscape Improvements:** 2 comments appreciate the visually appealing design and its contribution to streetscape and public realm improvements.
- **Mixed Tenure Model:** 1 comment appreciates the integration of rental and owned homes.
- **Concerns from Current Tenants:** 1 comment expresses concerns about the stress of relocating, first choice of new units, and affordability.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Question 2. What would you suggest or change to improve the proposal?

- **No Changes Suggested:** 4 comments indicate no suggested changes and express overall satisfaction with the proposal.
- **Increased Density and Mid-Market Rental:** 1 comment suggests increasing the height to 15 storeys or more to address the housing shortage. 1 comment suggests including additional mid-market rental units in place of community amenity contributions (CACs).
- **Height and Parking Concerns:** 2 comments express concerns that the building is too tall, with insufficient parking spaces to meet demand, highlighting existing competition for street parking.
- **Reduction in Parking:** 1 comment advocates for significantly reducing or eliminating parking spaces, noting the site's central location, proximity to public transit, and alignment with the City's sustainable mobility goals.
- **Public Space Enhancements:** 1 comment recommends improving the public realm by adding a wider sidewalk or bike path to improve connectivity between Grand Boulevard and Mahon Park.
- **Tenant Relocation and Overdevelopment Concerns:** 2 comments express concern about the displacement of current tenants and the potential impact of overdevelopment on ecosystems and the community.

Question 3. Which of the following best describes you:



ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

- I live in the City of North Vancouver
 - 42% (5 respondents) of the submissions reside in the City of North Vancouver.
- I live AND work in the City of North Vancouver
 - 42% (5 respondents) of the submissions live and work in the City of North Vancouver.
- I work in the City of North Vancouver
 - 8% (1 respondent) of the submissions work in the City of North Vancouver but do not live there.
- None of the above
 - 8% (1 respondent) of the submissions did not respond to this question.

In summary,

- 83% (10) of respondents expressed positive feedback, highlighting the provision of much-needed rental and family-oriented housing, innovative design, and sustainable practices.
 - Of which, 6 respondents suggested a greater density, more mid-market rental units to meet community needs, while 2 respondents commented on parking, expressing that the proposed spaces were either insufficient or excessive.
- 17% (2) of respondents, identified as residents of the existing properties, raised concerns about the stress of relocating and the affordability of new housing.

A transcript of the comment form submissions can be found in **Appendix H**.

4. CONCLUSION

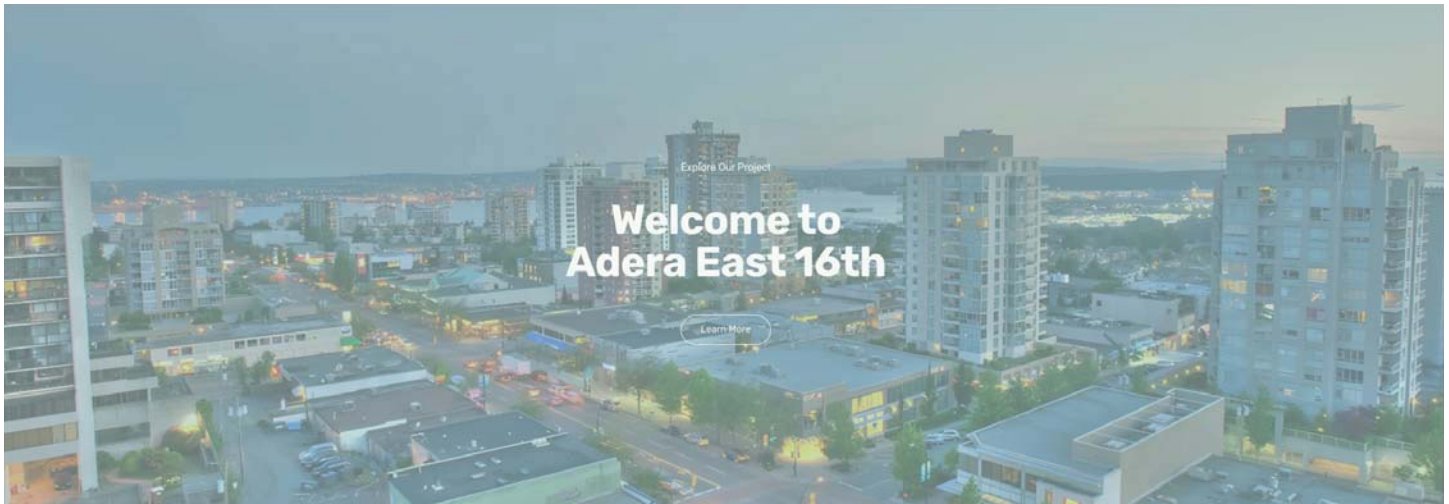
In general, most feedback received was positive, with respondents expressing strong support for the inclusion of rental units, especially affordable options for local workers, as well as the project's sustainable design and mass timber construction. Many noted the project's role as a much-needed addition to housing in a central location, promoting increased density in North Vancouver. Family-oriented design features, pedestrian connectivity, and streetscape improvements were also appreciated. However, two existing tenants voiced concerns regarding the challenges of relocation and housing affordability. The feedback gathered during the Developer Information Session will be carefully considered by the project team as they continue to refine the application.

appendices.

13	Appendix A - Project Website
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ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX A - PROJECT WEBSITE



Developer Information Session

Thank you to those who attended our in-person meeting on **Tuesday, November 26, 2024**. The purpose of the meeting was to:

- Share our proposal with the community;
- Listen to your input and what you think of our proposal; and
- Answer any questions you might have.

ONLINE PARTICIPATION: For those who are unable to attend in-person, a digital version of the presentation materials and a project video are available on this website. The online comment period will be available through to January 7, 2025.

[Download Presentation](#)

[Jump to video](#)

[Jump to Comment Form](#)



Project Context

New Mews & Pedestrian Improvements - Our proposal focuses on improving the area's connectivity and creating a more inviting, walkable, and accessible environment for the community through a new public mid-block mews and enhanced pedestrian and cycling spaces.



Note: The proposed design has not been approved and is currently under review by the City.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX A - PROJECT WEBSITE (CONT'D)

Proposal Highlights

Our proposal seeks to contribute to the Central Lonsdale community. We have revised our proposal since it was first submitted in 2021. The design responds to the properties' unique topography which slopes from the northeast to the southwest corner.

One 6-storey building with:
133 rental homes
One 12-storey building with:
63 rental homes and 52
condo homes

10% (20) of rental homes will
be mid-market rental

A range of housing options
from studio to 3-bedroom for
all ages and abilities, both
rental and for purchase

New news and pedestrian
improvements to foster a
more inviting and walkable
environment for the
community with better
connectivity

Building sustainably with
mass timber offers numerous
environmental benefits and a
shorter construction timeline

Public Benefits: Community
Amenity Contributions

Variety of amenities for
residents including a public
art installation, outdoor
community gardens,
children's play areas, and a
rooftop amenity patio

Proposed Design Concept



Project Video



Timeline

Please note that the timeline below is subject to change based on the approvals process.



Date	Event
September 2024	Detailed OCP & Rezoning Application Submission
November 24, 2024	1st Person Developer Information Session (see agenda here)
November 24, 2024 - January 7, 2025	Comment Period
2025 (Target)	Design Panel
2025 (Target)	Staff Review
2025 (Target)	Public Hearing & Council Decision

pg.

14

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX A - PROJECT WEBSITE (CONT'D)

Comment Form

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

☐ I live in the City of North Vancouver

☐ I work in the City of North Vancouver

☐ I live AND work in the City of North Vancouver

☐ None of the above

Email (optional)

Phone (optional)

Submit

Your feedback will be included in a summary report and provided to the City of North Vancouver.

Questions? Feedback?

PROJECT TEAM
info@adera-east16th.com
604-684-8277

CITY OF NORTH VANCOUVER
clacind@cityofnv.ca
604-985-7357

**Adera
East 16th**

Stay Connected
Enter Your Email Address *

Subscribe

We would like to respectfully acknowledge that Capilano Mall and the City of North Vancouver are located on the traditional and unceded territories of the Skwxw̓7mesh (Squamish) and Səlilwətaʔ (Tsilhqwut) Nations who have lived on these lands since time immemorial.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX B - NOTIFICATION FLYER

PLANNING APPLICATION

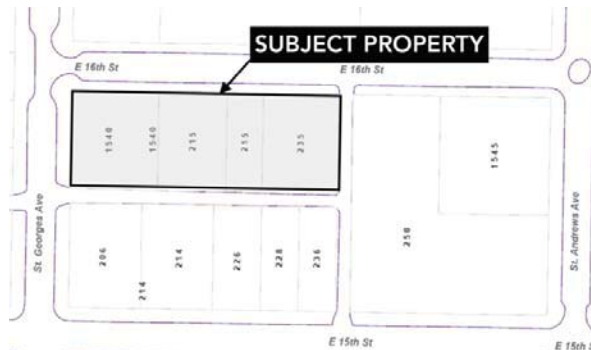
1540 St. Georges Avenue & 215-235 E 16th Street

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, six storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



IN-PERSON DEVELOPER INFORMATION SESSION

Please join us for an applicant-led Developer Information Session (DIS):

DATE: November 26, 2024

TIME: Drop in any time between 4:30PM – 6:30PM

LOCATION: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

REGISTER: Not required

The intent of this DIS is to introduce you to the project team, share our vision for the site, answer any questions you may have, and gather your feedback on the proposal. The DIS will be a drop-in format with display boards for review, as well as project team members available to answer your questions.

HOW TO PARTICIPATE

For those who are unable to join us in person, presentation materials will be posted on the project website (AderaEast16th.com) on **November 26**. You will have the chance to review them and provide feedback via the comment form online until **January 7, 2025**.

COMMENT PERIOD: November 26, 2024 to January 7, 2025

WEBSITE: AderaEast16th.com



APPLICANT

Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

CITY OF NORTH VANCOUVER

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

2158598

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX B - NOTIFICATION FLYER (CONT'D)

PLANNING APPLICATION COMMENT FORM

To provide input, please visit the project website: **AderaEast16th.com**

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit cnv.org/City-Hall/Council-Meetings

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

- I live in the City of North Vancouver
- I work in the City of North Vancouver
- I live AND work in the City of North Vancouver
- None of the above

Project Address: 1540 St. Georges Avenue & 215-235 E 16th Street, North Vancouver

Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (Optional):

Phone Number (Optional):

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.

2158598

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX C - NOTIFICATION FLYER AREA



ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX D - SITE SIGNAGE

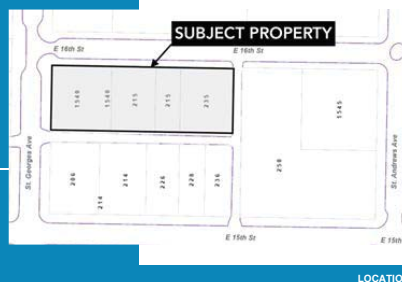
PLANNING APPLICATION

1540 St. Georges Avenue & 215-235 East 16th Street

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, six storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.



PROPOSED BUILDING



LOCATION

Applicant: Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:



AderaEast16th.com

COMMENT ONLINE BY:
January 7, 2025

IN-PERSON DEVELOPER'S INFORMATION SESSION

DATE: November 26, 2024

TIME: Drop in any time between 4:45PM – 6:45PM

LOCATION: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

REGISTER: Not required

cnv.org/Applications
planning@cnv.org
604.983.7357



APPENDIX E - ON-SITE PHOTOS OF SITE SIGNAGE



ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX F - NEWSPAPER ADVERTISEMENT

YOU'RE INVITED!

1540 St. Georges Avenue & 215-235 E 16th Street (Adera East 16h)



Please join us for an applicant-led Developer Information Session (DIS):

DATE: Tuesday, November 26, 2024

TIME: 4:30PM - 6:30PM

LOCATION: Friendship Room at St. Andrews United Church
(1044 St. Georges Ave)

WHAT TO EXPECT: This is a drop-in event with display boards for review, with project team members available to answer your questions. No presentation will be made at the event.

This meeting is required by the City of North Vancouver as part of the land use application process.

PROPOSAL: RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, 6 storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.

To Learn More & Provide Feedback, visit us at AderaEast16th.com or scan the QR code:



QUESTIONS?



Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

APPENDIX G - PRESENTATION SLIDES

Thanks for Joining Us!

Thank you for joining our Developer Information Session for 1540 St. Georges Avenue & 215-235 East 16th Street (Adera East 16th).

The purpose of today's meeting is to:



Share our proposal with the community;



Listen to your input and what you think of our proposal; and



Answer any questions you might have.

Please fill out a comment form before you go.

A digital version of the materials and the comment form are available on the project website (AderaEast16th.com) from November 26, 2024 to January 7, 2025. You can also email info@AderaEast16th.com with any comments or questions. Your feedback will be included in a summary report and provided to the City of North Vancouver.

Scan here for project website:
AderaEast16th.com



This meeting is required by the City of North Vancouver as part of the land use application process.





Adera East 16th Developer Information Session (November 2024 - January 2025)

1

Land Acknowledgement

We acknowledge that we are gathered today on the unceded and traditional lands of the Skwxwú7mesh (Squamish) Nation and Salilwatał (Tsleil-Waututh) Nation. We would like to express our gratitude to the Squamish and Tsleil-Waututh Nations and we value the opportunity to learn, live, and share experiences on this traditional territory.



Adera East 16th Developer Information Session (November 2024 - January 2025)

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pg.

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ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Adera: Buildings For Better Lives

Adera has over 55 years of experience and has built 12,800+ homes in Metro Vancouver. We have been working on the North Shore for more than 25 years.

Our north shore projects include:



Lower Lynn (2023)
• District of North Vancouver
• 88 rental homes



Crest (2021)
• City of North Vancouver
• Mass timber
• 179 homes



The Shore (2016)
• City of North Vancouver
• A master-planned community with LEED Silver certified amenities
• 375 homes



Remix (2014)
• City of North Vancouver
• LEED Silver-certified with live-work homes and street level retail
• 60 homes



Seven 35 (2012)
• City of North Vancouver
• Canada's first Multi-Family LEED Platinum and BUILT GREEN Gold dual-certified project
• 60 homes



NoMa (2008)
• City of North Vancouver
• The City's first BUILT GREEN Gold certified project
• 81 homes



Harbourside (2002)
• City of North Vancouver
• 58,524 sq ft of light industrial rental space



River Rock II (2002)
• District of North Vancouver
• 33 homes



River Rock (2001)
• District of North Vancouver
• 62 homes



Dakota (2000)
• District of North Vancouver
• 60 homes

Adera East 16th Developer Information Session (November 2024 - January 2025)



3

Project Team

Adera has assembled a highly qualified project team.



Integra Architecture (Architect)

Since 1999, Integra Architecture Inc. has been designing projects throughout British Columbia. With a deep understanding of the unique needs of different housing types, Integra focuses on the core principles of design excellence and integrating living environments within the community in every project. Our knowledge, attention to detail, and commitment to strong working relationships enables us to consistently fulfill and exceed client expectations. Whether residential or public, Integra's projects shape communities while earning widespread recognition for excellence in sustainability, function, and form.



Perry & Associates (Landscape Architect)

Perry and Associates Inc. is a versatile landscape architecture and site planning firm offering a wide variety of design services. Collaboration is at the core of our practice. The range of our experience, gained over 35 years of consulting, includes the full spectrum of landscape architecture, from site design to urban design and the planning of new communities. Our objective is to efficiently and skillfully complete each assignment and ensure that our clients receive the best possible service.



Diamond Head Consulting (Arborist)

Diamond Head Consulting Ltd. (DHC) is a Vancouver-based environmental consulting firm specializing in environmental planning, wildfire management, arboriculture, and ecological restoration. Our dedicated team of professionals brings decades of experience and a commitment to high-quality, client-focused service. Known for our innovative, award-winning projects, we are trusted by municipalities, government agencies, developers, First Nations, and private landowners across North America.



Binnie & Associates (Civil, Transportation & Topography)

Binnie began as a consulting civil engineering and surveying firm in 1969 but has grown into more, providing quality consulting for small to complex projects in both public and private sectors. In conjunction with civil engineers, our staff includes landscape architects, transportation engineers, and surveyors who are backed by a strong team of designers, technologists, and inspectors.



Prospero (Tenant Relocation Specialist)

Prospero International Realty Inc. is a Vancouver based property management company, focusing on the management of rental properties. At Prospero, we pride ourselves on delivering a personal touch that sets us apart from other property management companies. Our dedicated team brings decades of hands-on experience, a deep sense of responsibility, and a genuine commitment to building lasting relationships with both property owners and residents.



Adera East 16th Developer Information Session (November 2024 - January 2025)

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APPENDIX G - PRESENTATION SLIDES (CONT'D)

The Central Lonsdale Neighbourhood

Adera East 16th is located in Central Lonsdale, a vibrant neighbourhood well-served by shops, restaurants, amenities, services, rapid transit, and cycling networks.



Adera East 16th Developer Information Session (November 2024 - January 2025)



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Our Properties

Our properties are located at 1540 St. Georges Avenue & 215-235 East 16th Street (Adera East 16th).



- Proposed Residential (# of storeys)
- Existing Residential (# of storeys)



Adera East 16th Developer Information Session (November 2024 - January 2025)



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APPENDIX G - PRESENTATION SLIDES (CONT'D)

Our Proposal

Our proposal seeks to contribute to the Central Lonsdale community. We have revised our proposal since it was first submitted in 2021.

The design responds to the properties' unique topography, which slopes from the northeast to the southwest corner.



One 6-storey building with:
133 rental homes



**10% (20) of rental homes
will be mid-market rental**



**A range of housing
options** from studio to
3-bedroom for all ages
and abilities, both rental
and for purchase



**New mews and pedestrian
improvements** to foster a more
inviting and walkable environment
for the community with better
connectivity



**Building sustainably with
mass timber** offers numerous
environmental benefits and a
shorter construction timeline



**Public Benefits: Community
Amenity Contributions**



**Variety of amenities for
residents** including a public art
installation, outdoor community
gardens, children's play areas,
and a rooftop amenity patio

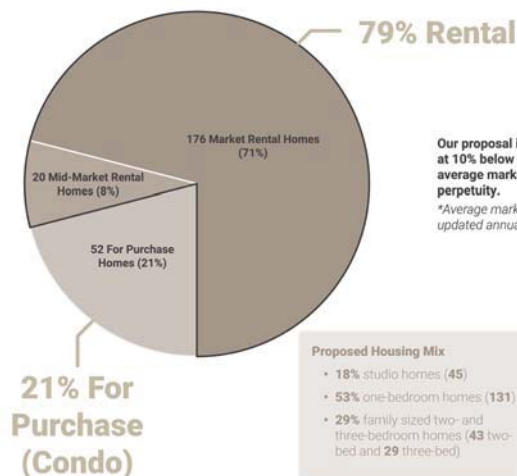
ADERA East 16th Developer Information Session (November 2024 - January 2025)



7

A Range of Housing Options

We are proposing 248 new homes, including 196 rental homes and 52 condo homes. Of the rental homes, 10% (20) will be mid-market rental homes.



Our proposal includes 20 mid-market rental homes that will be set at 10% below Canada Mortgage and Housing Corporation (CMHC) average market rents* for the City, based on unit type, and secured in perpetuity.

*Average market rents are defined in the CMHC's Rental Market Survey and updated annually for the calendar year.

Proposed Housing Mix

- 18% studio homes (45)
- 53% one-bedroom homes (131)
- 29% family sized two- and three-bedroom homes (43 two-bed and 29 three-bed)



ADERA East 16th Developer Information Session (November 2024 - January 2025)



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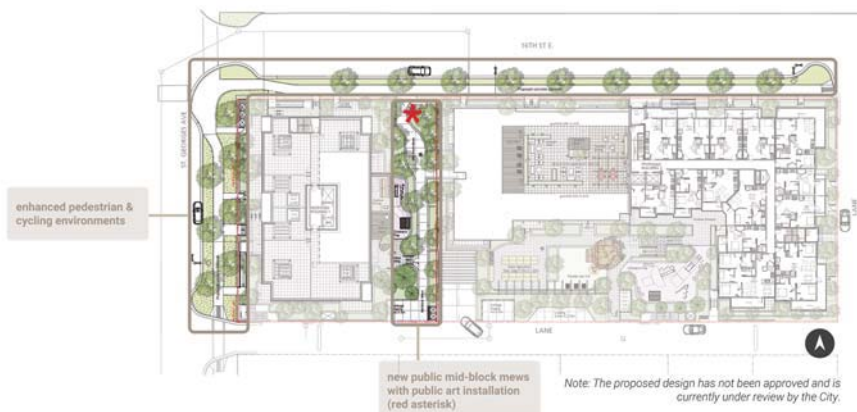
ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

New Mews & Pedestrian Improvements

Our proposal focuses on improving the area's connectivity and creating a more inviting and walkable environment for the community.

Through a **new public mid-block mews** and **enhanced pedestrian and cycling environments**, we aim to create a more functional and accessible environment for all.



Note: The proposed design has not been approved and is currently under review by the City.

Adera East 16th Developer Information Session (November 2024 - January 2025)



9

Building Sustainably with Mass Timber

Driven by a commitment to innovation, SmartWood® Mass Timber represents our vision for the future of home building.



Just as steel defined the 1800s and concrete the 1900s, SmartWood® stands out as the health-conscious building material of the 21st century. At Adera, a leader in sustainable construction, we leverage cross-laminated timber (CLT) to redefine the standards of modern building with SmartWood® Mass Timber including strength, sustainability, health, and biophilic benefit.

Benefits of Mass Timber:

- **Environmentally Friendly:** Hybrid mass timber buildings help reduce carbon emissions by using renewable resources.
- **Carbon Sequestration:** Timber stores carbon, which helps lower the overall carbon footprint compared to concrete or steel.
- **Energy Efficiency:** Timber provides natural insulation, improving energy efficiency.
- **Reduced Waste:** Prefabrication of mass timber reduces construction waste and supports recycling at the end of the building's life.
- **Urban Heat Reduction:** Hybrid mass timber buildings help lower the urban heat island effect when compared to concrete, keeping cities cooler.
- **Sustainable Forestry:** Using locally produced timber supports sustainable forest management, which helps protect biodiversity.
- **Healthier Indoor Spaces:** Timber's natural look and feel improves indoor air quality and enhances occupant well-being.
- **Faster and Quieter Construction:** On average, construction using this technology is faster and quieter when compared to concrete.



Adera East 16th Developer Information Session (November 2024 - January 2025)



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ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Public Benefits: Community Amenity Contributions

We are committed to delivering public benefits through Community Amenity Contributions (CACs) as part of this development, with the final amount being determined in collaboration with the City.

Cash contributions for Community Benefits are to be applied to the **Civic Amenity Reserve Fund** and the **Affordable Housing Reserve Fund**. CACs are allocated to future projects based on identified community needs. Generally, 80% will go to the Civic Amenity Reserve Fund and 20% will go to the Affordable Housing Reserve Fund.

The **Civic Amenity Reserve Fund** will be used to provide City-serving amenities, such as:

- Harry Jerome Community Recreation Centre;
- Waterfront Amenity Spaces;
- Park and public open space improvement;
- Child Care Facilities;
- Museums;
- Greenways construction and improvements;
- Active transportation projects;
- Traffic safety improvements; and
- Other Civic Amenities.

The **Affordable Housing Reserve Fund** will be used for the provision of new non-market and special needs housing.



Adera East 16th Developer Information Session (November 2024 - January 2025)



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Policy Context

Our proposal responds to the following policies:



Official Community Plan

The site is designated Residential Level 5, Mid-Rise Apartment (Medium Density), with a maximum building height of 6 storeys and a base density of 1.6 FSR. A potential bonus of 1.0 FSR is available if the project provides public benefits, such as rental housing. An OCP Amendment is needed to pursue the proposed 12 storeys, building height and 3.25 FSR density.



Zoning Bylaw

The site is zoned Residential Medium Density Apartment Residential 1 (RM-1) and two Comprehensive Development (CD) zones (based on RM-1), allowing residential uses up to three storeys with a maximum density of 1.6 FSR. A Zoning amendment is required to achieve the proposed 12-storey height and increased density.



Density and Community Benefits Policy

This Policy allows for increased density in exchange for community amenities. Our application includes Community Amenity Contributions (CACs) to support the additional density requested.



Housing Needs Report

Received by Council in December 2021, the Report outlines current and anticipated housing needs in the City of North Vancouver over the next 10 years. This application will support the housing targets set in the Report by providing 248 homes within the City.



Mid-Market Rental Policy

The Policy seeks to increase the availability of rental housing that is affordable for middle-income residents. 10% of the rental homes in this application will be mid-market rental homes.



Residential Tenant Displacement Policy

The Policy aims to minimize the impact of redevelopment on tenants by providing protections and support during displacement. Adera has retained Prospero as the tenant relocation specialist to assist with rehousing the existing residents.



Community Wellbeing Strategy

The Strategy aims to enhance residents' quality of life by addressing key social, economic, environmental, and cultural factors.



Economic Strategy

The Economic Strategy focuses on fostering sustainable economic growth and enhancing the city's overall economic vitality.



Climate & Environment Strategy

The Strategy aims to reduce the city's carbon footprint and enhance resilience to climate change through sustainable practices and initiatives.



Mobility Strategy

The Strategy aims to improve transportation options and connectivity while promoting sustainable and active modes of travel throughout the city.

Adera East 16th Developer Information Session (November 2024 - January 2025)



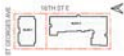
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ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Design Concept

View of enhanced pedestrian environment on East 16th Street.



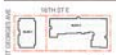
Adera East 16th Developer Information Session (November 2024 - January 2025)



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Design Concept

Looking at the outdoor amenity space and courtyard entrance to East Building (Building 2).



Adera East 16th Developer Information Session (November 2024 - January 2025)



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ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Design Concept

Looking at lobby entrance to West Building (Building 1) with accessible ramp.



Adera East 16th Developer Information Session (November 2024 - January 2025)



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Design Concept

Looking at the north-south public mews from the south.



Adera East 16th Developer Information Session (November 2024 - January 2025)

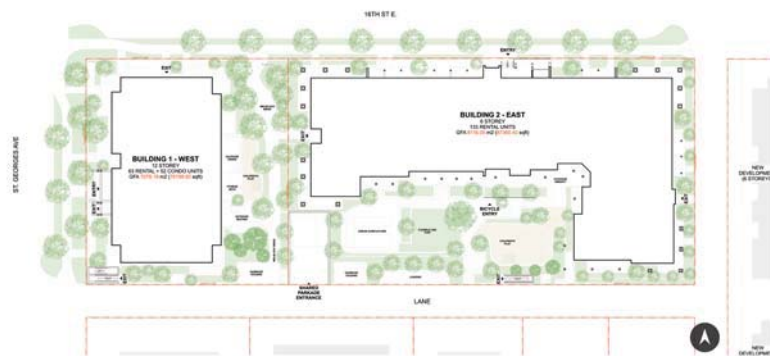


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ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Site Plan



Note: The proposed design has not been approved and is currently under review by the City.

Adera East 16th Developer Information Session (November 2024 - January 2025)



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Elevations - 12-Storey West Building (Building 1)



Adera East 16th Developer Information Session (November 2024 - January 2025)



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APPENDIX G - PRESENTATION SLIDES (CONT'D)

Elevations - 6-Storey East Building (Building 2)



Adera East 16th Developer Information Session (November 2024 - January 2025)



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Transportation

A Transportation Impact Study was conducted by Binnie & Associates. Key findings include:



Transit: Adera East 16th is walking distance to several bus stops serviced by seven unique bus routes, including direct access to the SeaBus and Downtown Vancouver, with connections to SkyTrain.



Traffic Impact: The development is anticipated to generate approximately 79 vehicle trips during the morning rush hour and 88 trips in the evening. **The impact of the development on neighborhood traffic is expected to be minimal.**



The proposed number of off-street parking spaces (173) and secured bike parking spaces (379) **meet City requirements.**



Adera East 16th Developer Information Session (November 2024 - January 2025)



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APPENDIX G - PRESENTATION SLIDES (CONT'D)

Timing & Next Steps

We are early in the planning process and will be working closely with the City to further refine the proposal.

The timeline consists of a horizontal line with circular markers. Above the line, from left to right: 'Detailed OCP & Rezoning Application Submission' (September 2024), 'Comment Period' (November 26, 2024 - January 7, 2025), and 'Staff Review' (2025 (Target)). Below the line, from left to right: 'November 26, 2024 In-Person Developer Information Session (we are here)' (marked with a red dot), '2025 (Target) Design Panel', and '2025 (Target) Public Hearing & Council Decision'.

How to Participate?

Please take a moment to complete a feedback form, either in person or on our website. Your feedback is an important part of the process and will help inform future planning for the site. Thank you!

Adera East 16th Developer Information Session (November 2024 - January 2025)

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ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX H - TRANSCRIPT OF COMMENT FORM SUBMISSIONS

#	1.What do you like about the proposal?	2. What would you suggest or change to improve the proposal?	3. Which of the following best describes you:
1	There are rental units for the community. The design is also aesthetically pleasing.	Nothing, I think it will be a nice upgrade to the neighborhood	I live AND work in the City of North Vancouver
2	very innovative, and environmentally sustainable. Much needed extra density in a very central location. Family-oriented units and amenities are also increasingly needed in north vancouver	nothing comes to mind, very strong proposal.	I live in the City of North Vancouver
3	I'm excited to see this project come to fruition. Adera has a fantastic reputation and I'd like to see them continue to bring more liveable homes to North Vancouver on a rental and condo basis. It's a developer like Adera that can bring a new type of construction like this mass timber style to North Vancouver and will likely be a new wave for the community.	I like the proposal and can't wait to see if commence.	I live in the City of North Vancouver
4	I like that it provides more affordable rental options. I work for the North Vancouver school district and have seen many coworkers struggle to find/afford housing where we work. The idea of more reasonable housing options would be a huge benefit to those around me.	Nothing stood out to me as a negative within the proposal.	I live AND work in the City of North Vancouver
5	Provides much needed housing to the City of North Vancouver and I love the sustainable aspects of the development.	I'd propose more density if possible. Can they get up to 15-storeys or more? We need more housing!	I work in the City of North Vancouver
6	It's an upgrade to an old rental building. Improvements to streetscape, sidewalks etc.	It's far too big and tall for this intersection. Not enough parking spaces proposed. The City is naïve if it thinks that their parking requirements are adequate for this development. There is already stiff competition in the area for street parking for other low rise apartments, the hospital and construction workers.	I live in the City of North Vancouver
7	This proposal looks fantastic. I love to see new housing. I think the pedestrian connectivity and child play spaces within the building a great additions.	I know it's early in the process, but the design of the building could use some refinements. It feels a little stark and I would love to see some details to soften the overall look.	I live in the City of North Vancouver
8	I love that the building is proposed to be made with mass timber! I'm all for additional housing in all forms and think it's a great location to see more height.	With the request for additional height and the condo component, I would love to see additional mid-market rental units provided in lieu of a CAC.	I live AND work in the City of North Vancouver
9	Looks great - higher density makes great sense to LGH & Central Lonsdale. The mews from lane to 16th is nice public amenity - How about asking the City to use the Community AC for local capital like the Province now require?	There should be a wider sidewalk/bikepath - public space north of the site including part of 16th st so that 16th can be part of a "green bracelet" connecting 16th from Grand Boulevard to Mahon Park	I live AND work in the City of North Vancouver
10	I like the combination of rental and strata units in the same 12 storey building. Presumably residents will not have separate entrances and the rental and strata units will be mixed up through the building.	Too much parking! 133 East 4th has no parking and it's not in a location as signature and central as this proposal from Adera. 175 parking spots 50 metres from two frequently serviced bus stops, two blocks to two grocery stores, a new recreation centre just up St Georges, a host of services on Lonsdale, the City's largest employer across the street and a slowly improving bicycle network? If the City isn't going encourage people to choose active modes of transportation from a location such as this then it never will. https://www.cnv.org/streets-transportation/mobility-strategy https://www.cnv.org/Streets-Transportation/Transportation-Planning/Walk-CNV The City clearly spells out what it wants under the heading of "Support sustainable mobility through how we grow and develop". The City of Victoria already has several carefully chosen developments that either have minimal parking or no parking including a 23 storey rental building. Would it not be a progressive and forward thinking proposal if Adera said no parking for this proposal or minimal number of spots for modo and evo? It would speak to making our community needing to be quieter, less polluted and have a potentially healthier populace. And do we really need to talk about the savings for Adera both financially and in time by not digging a hole so deep and not pouring so much concrete for all that parking. Prospective tenants and buyers that can live without a car will seek out to live in this complex. 133 East 4th is rented out. And those driving studies that show a "minimal impact" from the cars in this development do not take into account all the other cars in all the other developments travelling on our streets. Cressey put in about 250 parking spots in it's recently completed project on 15th Street East. Our community does not need more for spaces and more cars. Thank you	I live AND work in the City of North Vancouver
11	NOTHING! I am currently a resident in the proposed area of development and the original plan which included all rentals is no longer the case. Part of the promise to existing tenants was to have first choice to the units plus compensation for leaving.I cannot afford to move as is the case with other original tenants.	he area needs rentals but forcing people with low income out of the neighborhood is destroying the community and overdevelopment is destroying ecosystems and habitats for wild birds and animals that live here too. I grew up here and my family is here. This is very stressful and no one else seems to care at all. SHAME ON YOU!	I live in the City of North Vancouver
12		I strongly disagree with this project because I'm one of 100+ people getting evicted from my low rental home. I can't understand why this keeps happening during a housing and homeless crises, Lonsdale is going to be the next East Hastings. This is breaking my heart and soul.	



610 – 999 West Hastings Street
Vancouver, B.C. V6C 2W2

604.688.7220
kirkandco.ca

RED TWELVE EAST 16TH ADERA PROJECTS LTD. & RED EAST 16TH LIMITED PARTNERSHIP

Virtual Town Hall – Summary Report

- Event Date: Tuesday, September 9, 2025
- Time: 6:00PM
- Location: Zoom Webinar
- Attendance: (16 public attendees)
- Comments or Questions: (17 comments received)

The following project team members, City of North Vancouver staff, and third-party facilitators were in attendance:

City of North Vancouver

- Linden Mulleder, Planner 2

Applicant Team – RED Twelve East 16th Adera Projects Ltd. & RED East 16th Limited Partnership

- Mackenzie Biggar - Vice President, Development & Sustainability
- Adam Weir - Vice President, Construction
- Grace Martin - Associate Development Manager
- Michael Murdoch - Development Coordinator

Applicant's Consultant Team

- Rhys Leitch – Principal, Integra Architecture Inc.
- Michael Patterson – Principal, Perry & Associates Inc. Landscape Architects
- Kelly Bullivant – Senior Transportation Engineer, Binnie Transportation

Kirk & Co.

- Sam Oliphant – Senior Vice President
- Anna Fraser-Low – Communications Assistant

Background

RED Twelve East 16th Adera Projects Ltd. & RED East 16th Limited Partnership are proposing a new multi-family residential project in the City of North Vancouver. The project is proposed to deliver a total of 249 homes, including 196 purpose-built rental units and 53 strata units. To move forward, the project requires an Official Community Plan (OCP) Amendment and a Zoning Bylaw Amendment. As part of the application process, a virtual Town Hall was held to provide community members with an opportunity to ask questions and share feedback on the proposal.

Adera Development Corporation is the development lead behind the proposal, working in partnership with RED East 16th Limited Partnership. Adera is responsible for coordinating the design, planning, and public engagement efforts for the multi-family residential development. The project team includes a range of consultants supporting the rezoning and OCP amendment process.

Public Engagement

On Tuesday, September 9, 2025, Adera hosted a Town Hall through a virtual Zoom webinar with residents who live and/or work in North Vancouver, with registration and third-party facilitation of the webinar provided by Kirk & Co. Consulting Ltd (Kirk & Co.). The webinar was designed to allow participants to comment and pose questions on the proposed development application, which includes a rezoning and an Official Community Plan (OCP) amendment.

The Town Hall included a presentation from Adera and their consulting team, followed by a question-and-answer session facilitated by Kirk & Co.

Notification

All event notification was planned, developed and implemented by Adera in accordance with City of North Vancouver public notification requirements:

- **Site Signs:** Two public signs were installed by Adera at the development site on August 21, 2025, and remain displayed as of the date of this report. The signs provided information about the virtual Town Hall and included a QR code for community members to register.
 - o *Refer to Appendix A to view site signage.*
- **Newspaper Ads:** A newspaper advertisement ran for two days, on August 27, 2025, and September 3, 2025, in the *North Shore News*. The ad included information about the virtual Town Hall and a QR code for *registration*.
 - o *Refer to Appendix B to view newspaper advertisement.*
- **Neighbour Notification Letter:** A letter was sent to 712 addresses within a 100-metre radius of the development site. The letter included details about the proposed development and information on the virtual Town Hall, along with a QR code for registration.
 - o *Refer to Appendix C to view the neighbour notification letter and notification map.*

Participation

A total of 16 attendees participated in the virtual Town Hall:

- 8 attendees live in the City of North Vancouver
- 5 attendees live and work in the City of North Vancouver
- 2 attendees preferred not to answer
- 1 attendee works in the City of North Vancouver

Key Themes

Key themes from the virtual Town Hall included:

Supportive Comments

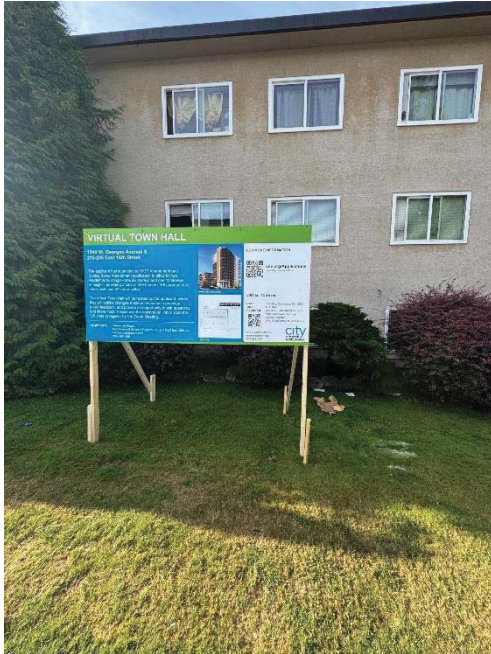
Topic	Summary	Number of Mentions
Support for the project	A participant expressed overall support for the project, highlighting the benefits of more housing options and community growth.	1
Mid-market housing	A participant comment positively on the inclusion of mid-market housing, noting its importance for people working in North Vancouver.	1
Mixed housing options	A participant appreciation the combination of rental and condo units, recognizing it as good mix for the Lower Lonsdale community.	1

Questions

Topic	Summary	Number of Mentions
Construction timelines & impacts	Participants asked when construction would begin; one participant noted concerns about noise and dust.	3
Tenant relocation process	Participants asked when current residents would need to vacate and how the relocation process would be managed.	2
Unit sizes	Participants asked how rental units compare in size to condo units.	2
Transit and transportation	Participants noted interest in cycling infrastructure and asked how the project would support active transportation and car share options.	2

Sales and ownership	Participants asked about condo pre-sales, sales thresholds for construction, and rental unit ownership after completion.	2
Tree preservation	A participant asked whether large trees could be preserved and requested access to the arborist report.	1
Access to mid-market units	A participant asked whether existing residents would be prioritized for mid-market units and how demand would be managed.	1

Appendix A: Public Signage



Appendix B: Newspaper Advertisement

TRANSITION (FERO)

Horseshoe Bay-Nanaimo ferry sailings to go reservation only

BC Ferries is making heads in the Horseshoe Bay route in anticipation of major construction at the terminal starting this fall. BC Ferries expects the volume of sailings to decrease for 2025 and during the multi-year construction period.

The biggest change—previously announced—is that the Horseshoe Bay to Nanaimo service of ferries will be restricted to only two sailings per week, starting Oct. 15. The return service (Nanaimo to Horseshoe Bay) will still allow drive-up travel.

The big change for the Horseshoe Bay to Nanaimo route is that the 1.30 p.m. container run from Horseshoe Bay will be replaced with a 6:00 p.m. sailing. BC Ferries says, “to help ensure the route remains viable and to support the community.”

“After a thorough assessment,” BC Ferries says, “the Horseshoe Bay to Nanaimo route is a high-priority route for the company and we are committed to ensuring it remains a viable service for the community.”

More Horseshoe Bay to Nanaimo ferries will be added in 2026, BC Ferries is announcing today.

FREE IMPRESSIONS THEATRE presents JAKE'S GIFT

Written & performed by Mike Mackay. Directed by Dirk Van Steen

The surprisingly funny, multi award winning drama, about a Canadian WW2 soldier's reluctant return to Normandy, France.

September 11-20
Thursday & Friday at 7:00pm, Saturday at 2:00pm
Deep Cove Show Theatre
4100 Salton Avenue, North Vancouver, V7G 1L2
Tickets: firstimpressionstheatre.com or call 604-929-9436

VIRTUAL TOWN HALL - YOU'RE INVITED!
1540 St. Georges Avenue & 215-235 E. 16th Street (Adera East 16th)

Please join us for an applicant-led Virtual Town Hall

DATE: Tuesday, September 9, 2025
TIME: 6:00PM
LOCATION: Zoom Meeting (register via below link/QR code)

WHAT TO EXPECT: This event will introduce the project team, share the vision for the site, outline changes made in response to public feedback and provide an opportunity to ask questions and share input on the proposal.

ZOOM LINK: <https://us02web.zoom.us/join/1540StGeorgesAve215235E16thStreetAderaEast16th>

QUESTIONS?
Mackenzie Biggar
RED East 16th Limited Partnership & RED Twelve E16 Adera Projects Ltd.
604-648-4366

Linden Muller
City of North Vancouver
planning@cnv.org
604-983-7357
<https://www.cnv.org>

North Vancouver man caught with seven cases of contraband tobacco

BRENT BICCHER

A North Vancouver man will be facing charges after getting caught with a haul of contraband tobacco in September.

According to a release from the RCMP's 404 Highway Patrol, officers noticed the 42-year-old man who was under a driving prohibition—no parking mark near downtown Vancouver in September.

While investigating, police found approximately seven cases of contraband tobacco.

“The amount of the seizure was not expected to be operating an illegal tobacco store,” said Sgt. Michael MacLellan, 404 Highway Patrol officer. “The man was caught with seven cases of contraband tobacco and 53 strata units.”

BC Highway Patrol officers seized the contraband tobacco from a North Vancouver man after pulling him over in September.

301 (1) of the B.C. Act.”

In June, North Vancouver RCMP seized 144 half cartons and 247 packs of black and white cigarettes from a house on the 200 block of West 26th Street. The suspect in that case was also released pending a later court date.

VIRTUAL TOWN HALL - YOU'RE INVITED!
1540 St. Georges Avenue & 215-235 E. 16th Street (Adera East 16th)

Please join us for an applicant-led Virtual Town Hall

DATE: Tuesday, September 9, 2025
TIME: 6:00PM
LOCATION: Zoom Meeting (register via below link/QR code)

WHAT TO EXPECT: This event will introduce the project team, share the vision for the site, outline changes made in response to public feedback and provide an opportunity to ask questions and share input on the proposal.

ZOOM LINK: <https://us02web.zoom.us/join/1540StGeorgesAve215235E16thStreetAderaEast16th>

QUESTIONS?
Mackenzie Biggar
RED East 16th Limited Partnership & RED Twelve E16 Adera Projects Ltd.
604-648-4366

Linden Muller
City of North Vancouver
planning@cnv.org
604-983-7357
<https://www.cnv.org>

VIRTUAL TOWN HALL - YOU'RE INVITED!

1540 St. Georges Avenue & 215-235 E 16th Street (Adera East 16th)

Please join us for an applicant-led Virtual Town Hall:

DATE: Tuesday, September 9, 2025
TIME: 6:00PM
LOCATION: Zoom Meeting (register via below link/QR code)
WHAT TO EXPECT: This event will introduce the project team, share the vision for the site, outline changes made in response to public feedback and provide an opportunity to ask questions and share input on the proposal.
ZOOM LINK: <https://us02web.zoom.us/join/1540StGeorgesAve215235E16thStreetAderaEast16th>

This meeting is required by the City of North Vancouver as part of the land use application process.

PROPOSAL: RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have submitted an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings—one six storeys and one 12 storeys in height—providing a total of 249 homes (196 purpose-built rental units and 53 strata units).

To register for the Zoom meeting, visit the link above or scan the QR code.

QUESTIONS?



Mackenzie Biggar
RED East 16th Limited Partnership & RED Twelve E16 Adera Projects Ltd.
MackenzieB@adara.com
604-648-4366

Linden Muller
City of North Vancouver
planning@cnv.org
604-983-7357
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Appendix C: Neighbour Letter



VIRTUAL TOWN HALL – YOU’RE INVITED

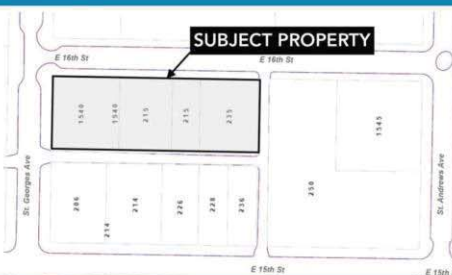
1540 St. Georges Avenue & 215-235 E 16th Street (Adera East 16th)

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have submitted an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings—one six storeys and one 12 storeys in height—providing a total of 249 homes (196 purpose-built rental units and 53 strata units).

PROPOSED BUILDING



LOCATION



VIRTUAL TOWN HALL

Please join us for an applicant-led Virtual Town Hall to learn more about the proposal:

DATE: Tuesday, September 9, 2025

TIME: 6:00PM

LOCATION: Zoom Meeting

The Virtual Town Hall will introduce the project team, share our vision for the site, outline changes made in response to previous public feedback, and provide an opportunity to ask questions and share your input on the proposal.

HOW TO PARTICIPATE

The Virtual Town Hall will be held via Zoom. Please use the registration link or scan the QR code below to sign up. Once registered, you will receive instructions on how to join the meeting.

ZOOM REGISTRATION LINK:

https://us02web.zoom.us/webinar/register/WN_EYU6kfRwO5I0Lt1G8w



APPLICANT

Mackenzie Biggar
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
mackenzieb@adera.com
604-648-4366

CITY OF NORTH VANCOUVER

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

2158598



PLANNING & DEVELOPMENT DEPARTMENT
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761

January 30, 2025

VIA EMAIL: sarahb@adera.com

Sarah Bingham
VP, Development & Sustainability
Adera Development
1880-320 Granville Street
Vancouver, BC V6C 1S9

Dear Sarah:

Re: Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street (Adera Developments)

At the meeting on January 21, 2025, the Advisory Design Panel reviewed the above application and unanimously endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the Official Community Plan Amendment and rezoning application for 1540 St Georges Avenue and 215-235 East 16th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- The East 16th Street entrance to be made more prominent for first responder access.
- Bike lockers are treated appropriately with fixed and motion sensor lights.
- Expand the landscape areas further.
- Consider expanding rooftop amenity access to more residents.
- Design development on the tower cladding and proportions, including consideration of the mass timber appearance and an enhanced corner at St. Georges and East 16th Street.
- Design development of the midrise cladding and materials, with consideration of the similar colours between buildings, and enhancing the façade along East 16th Street.
- Consider installing a green rooftop to mitigate the heat island effect.
- Explore opportunities to integrate further native plant species.
- Explore ways to enhance the south end of the mews, by clearly defining the garbage pickup location, on-site loading, vehicle parkade entrance or relocation of these.

AND THAT the Panel wishes to thank the applicant for their presentation.”

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Best regards,

A handwritten signature in blue ink that reads "Sarah Larisch". The signature is fluid and cursive, with a small dot at the end.

Sarah Larisch
Administrative Coordinator

cc: L. Mulleder, Planner 2
G. Martin, Adera Development, gracem@adera.com
C. Marcyniuk, Adera Development, craigm@adera.com
A. Weir, Adera Construction, adamw@adera.com
T. Pershick, Adera Construction, timp@adera.com
M. Patterson, P+A Landscape Architecture, mp@perryandassociates.ca
S. Ju, P+A Landscape Architecture, sj@perryandassociates.ca
S. Sachs, Integra Architecture Inc., shamuss@integra-arch.com
R. Leitch, Integra Architecture Inc., rhysl@integra-arch.com



PLANNING & DEVELOPMENT DEPARTMENT
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761

May 22, 2025

VIA EMAIL: mackenzieb@adera.com

Mackenzie Biggar
Vice President, Development & Sustainability
Adera Development
1880-320 Granville Street
Vancouver, BC V6C 1S9

Re: Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street (Adera Developments)

At the meeting on May 14, 2025, the Advisory Planning Commission reviewed the above application and endorsed the following resolution:

“THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for 1540 St Georges Avenue and 215-235 East 16th Street and recommends approval subject to resolution of the following to staff’s satisfaction:

- Consider increasing the proportion of family sized units (defined as two or more bedrooms) in the development.”

The recommendations of the Advisory Planning Commission pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Best regards,

A handwritten signature in blue ink that reads "Sarah Larisch".

Sarah Larisch
Administrative Coordinator

cc: D. Fergusson, Manager, City Design and Planning
L. Mulleder, Planner 2
G. Martin, Associate Development Manager, Adera Development, gracem@adera.com
R. Leitch, Principal, Integra Architecture Inc., rhysl@integra-arch.com



PLANNING & DEVELOPMENT DEPARTMENT
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761

June 18, 2025

VIA EMAIL: mackenzieb@adera.com

Mackenzie Biggar
Vice President, Development & Sustainability
Adera Development
1880- 320 Granville Street
Vancouver, BC V6C 1S9

Dear Mackenzie:

Re: Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street

At the meeting on June 6, 2025, the Integrated Transportation Committee reviewed the above application and endorsed the following resolution:

"THAT The Integrated Transportation Committee has reviewed the Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street and supports the project, making the following additional comments:

- During construction, ensure pedestrian travel is maintained; including 'good neighbor' agreements to work with other nearby construction sites
- Review traffic flow in laneway, ensuring turning movements from parkade in the lane are safe, possible, and do not impact the neighbourhood
- Review adjacent traffic controls in the neighbourhood to ensure they accommodate increased number of vehicle trips and improve the pedestrian and cyclist experience
- Advocate to the City to consider traffic calming measures on 16th Street, which may include bike-only through-ways, and local area bike safety improvements on key corridors as a result of increased trips being diverted from St Georges."

The recommendations of the Integrated Transportation Committee pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Best regards,

A handwritten signature in blue ink that reads "Sarah Larisch".

Sarah Larisch
Administrative Coordinator

cc: S. Tremblay, Transportation Planner
L. Mulleder, Planner 2
G. Martin, Associate Development Manager, gracem@adera.com
S. Sachs, Principal, Integra Architecture Inc., shamuss@integra-arch.com
B. Chong, Transportation Designer, Binnie, bchong@binnie.com

Overview of Variances to Zoning and Parking Provisioning

The following provides a summary and overview of the proposed variances to zoning and car parking provisioning associated with the project at 1540 St. Georges Avenue and 215-235 East 16th Street.

Table 1. *Summary of Proposed Zoning Changes*

	BASE RM-1 ZONE	PROPOSED CD-306 ZONE
Density Maximum	1.6 FSR	3.26 FSR
Height Maximum	Three storeys, and 13 metres (42.65 feet)	Twelve storeys, and 39 metres (127.95 feet) Six storeys, and 20 metres (65.6 feet)
Siting	6.096 metres (20 feet) from a front, rear, or exterior side lot line	Front – East 16th Street • 3.0 m (9.8 ft.) Rear – E-W laneway • 3.8 m (12.4 ft.) Exterior Side Lot Line – St. Georges Avenue • 4.5 m (12.7 ft.) Exterior Side Lot – N-S laneway • 3.4 m (11.2 ft.)
	4.57 metres (15 feet) from an interior side lot line	Interior Side Lot - West Building • 12.0 m (39.3 ft.) Interior Side Lot - East Building • 4.0 m (13.1 ft.)
Building Width & Length	Shall not exceed a horizontal width or length of 30.48 metres (100 feet) above third storey	Waived
Siting of Accessory Structures	In the case of any Structure over 0.914 metres (3.0 feet) in Height, (i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane, or along two Lanes	Waived for exit stairwell and columns
Driveway Crossing Width	Maximum 6.096 metres (20 feet)	Maximum 7 metres (23 feet)
Bicycle Parking	Secure Bicycle Parking Spaces shall be provided at the level of the grade, or at the first level of vehicle parking above or beneath the grade	Varied to allow secure bicycle parking in the West Building to be at any level
Inclusionary Zoning Requirements for Residential Development	A minimum number of Inclusionary Housing units is required (10% of units for multi-unit rental building)	Waived

Justification for Variances

Density

Full justification is contained within the report of the Planner 2, dated October 20, 2025, entitled “Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue & 215-235 East 16th Street”:

Height

The RM-1 zone sets a maximum height of three storeys, and 13 metres (42.65 feet). The proposed buildings, being six storeys and twelve storeys, require variances to this height maximum, up to 39m and 20m.

OCP Section 2.1.4 Building Heights remarks that considerations for increased height should include view impacts, contextual relationships, and livability or use of the buildings. For these considerations, staff found that:

- Impacts to view is expected to be limited;
- The buildings will provide a contextual relationship with other tall buildings in the area, and by stepping down in height to other mid-rise buildings;
- The proposed buildings provide amenities and streetscape improvements on enhanced sites, improving livability and use.

Staff support the variances to height on the following basis:

- Alignment with OCP Section 2.1.4 Building Heights;
- The proposed increase in height allows the construction of two buildings on the subject sites, within the density allowance of the R6 OCP land use designation;
- A 39 metre maximum height for the 12-storey West building is necessary due to the slightly larger floor-to-ceiling heights required for mass timber buildings;
- A 20 metre maximum height for the 6-storey East building is necessary to allow 6 storeys of construction, which is anticipated in the OCP for this area.

Building Setbacks

The proposed development will result in a variation to the siting requirements for the RM-1 zone, as outlined in Table 1 above. The proposed setbacks are considered appropriate and consistent with other medium- and high-density development in the City’s residential areas. The setbacks still allow for suitable landscaping with tree plantings on all sides of the buildings. While the interior side lot setback for the East Building is smaller than the minimum requirement, the interior side lot setback for the West Building is much larger, resulting in a larger total separation between the two buildings than would normally be permitted in the RM-1 zone, which is appropriate for the tower format.

The proposed siting is determined to be appropriate for the subject site.

Building Width and Length

The proposed development will result in a variation to the maximum building width and length requirements set for the RM-1 zone, specifically being 30.48 m (100 feet). The proposed development results in a maximum building width of 67.0 meters (220 feet) above the third storey.

The building width and length standards are regularly varied in individual Comprehensive Development Zones to ensure a functional built form outcome is established in R5 and R6 areas.

Staff support this variance on the following basis:

- The proposed North elevation has been designed with appropriate articulation along the length of the building, including a full step down of one storey in height in the middle of the building, broken with a colour change, and inclusion of attached balconies.
- The building uses a variety of façade materials to differentiate different portions of the building, which appropriately breaks up the form of the building and reduces the perceived building bulk.
- The proposed South elevation is broken up by a difference in setbacks for different portions of the building, allowing a large outdoor amenity area to be placed at the rear of the building, reducing the bulk and massing along the lane for a large portion of the site.

Siting of Accessory Structures

The intent of Zoning Bylaw Section 413(2)(d) is to ensure adequate vision clearance at Lane-Street intersections, and driveways, by limiting the height of structures within a certain distance of the corner of the property. The applicant has proposed an exit stairwell structure within this area at the southwest corner of the site, where the structure is taller than the maximum permitted height of 0.91 metres, at approximately 1.4 – 1.9 metres. At the northeast and southeast corner of the site there are columns supporting balconies within this area as well.

Staff support the variance on the following basis:

- The exit stair provides a life safety exiting function from the parkade and has limitations on the possible locations on the site due to the building location, parkade size, and layout;
- Some of the structure that extends beyond the height limit is guardrail, which is visually transparent, allowing vision clearance from both pedestrians and drivers;
- The portion of the structure that is not transparent that extends beyond the height limit is relatively minor (~0.5 metres) which would be impossible to shrink without compromising the building code construction of a safe stairwell;
- The City is requiring that the developer construct a curb bump-out on the north side of the lane where it meets St. Georges Avenue, directly adjacent to this location. This bump-out provides an additional 1-2 metres of distance between the structure and the intersection, further improving vision clearance when compared to existing conditions;
- The columns are no more than 0.9 metres wide, only limiting vision in a small area, and are visually similar to high-branched trees, which are generally exempt from the vision clearance requirement in the zoning.

Driveway Crossing Width

The proposed development includes a driveway crossing that is 7 metres (23 feet) wide, which exceeds the maximum permitted width of 6.096 metres (20 feet).

Given the anticipated vehicle movements from the shared parkade, the slightly increased width is proposed to ensure safe movements for vehicles entering and exiting at the same time. Staff are supportive of the variance.

Bicycle Parking on Levels Below Grade

The Secure Bicycle Parking Spaces for the West Building are located on P1, P2, and P3. Since each building has its own separate parkade, the parkade for the tower building is deeper to accommodate the required vehicle parking stalls, mechanical equipment, and service connections. Due to limitations with parkade design, including certain spaces which must be located on P1, the bicycle parking rooms have been distributed throughout several levels.

All the bicycle parking rooms have easy access to the elevators for cyclists to reach the ground level, and would be accessible to residents via the parkade ramp as well. The proposed variance is acceptable.

Inclusionary Zoning Requirements for Residential Development

Local Government Act Section 482.93 states that an affordable and special needs housing zoning bylaw (i.e. Part 11 of the City's Zoning Bylaw for Inclusionary Zoning) has no effect if an application is in-stream with the City as of the date the bylaw is adopted. This application was received by the City in October of 2024 and so the recently adopted Inclusionary Housing Zoning Bylaw has no effect. For clarity, this is written as "waived" in the Comprehensive Development Zone.

1540 St. Georges Avenue & 215-235 East
16th Street – OCP Amendment & Rezoning
Application – PUBLIC HEARING

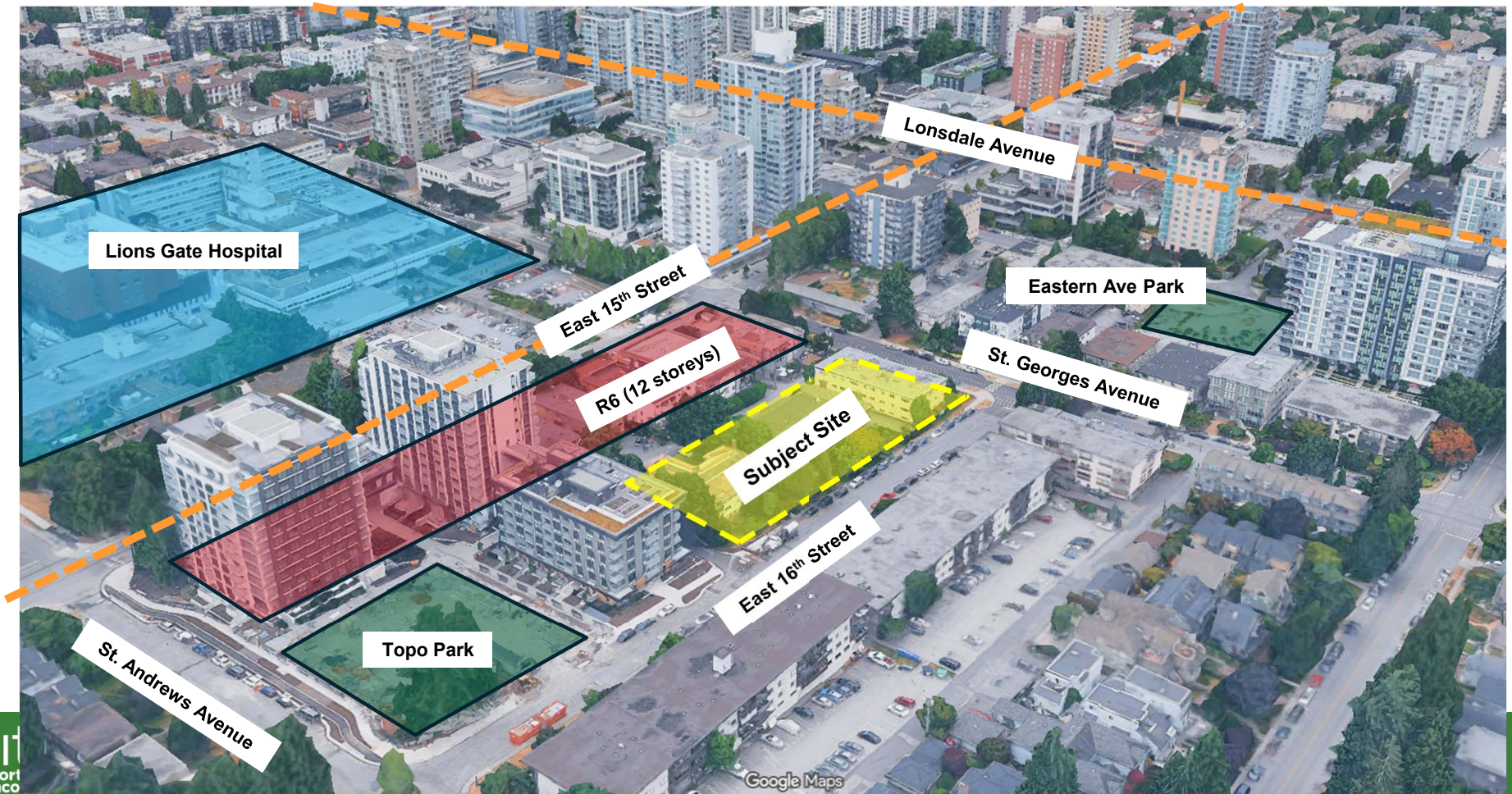
Presented November 2025

Planning & Development

Context Map



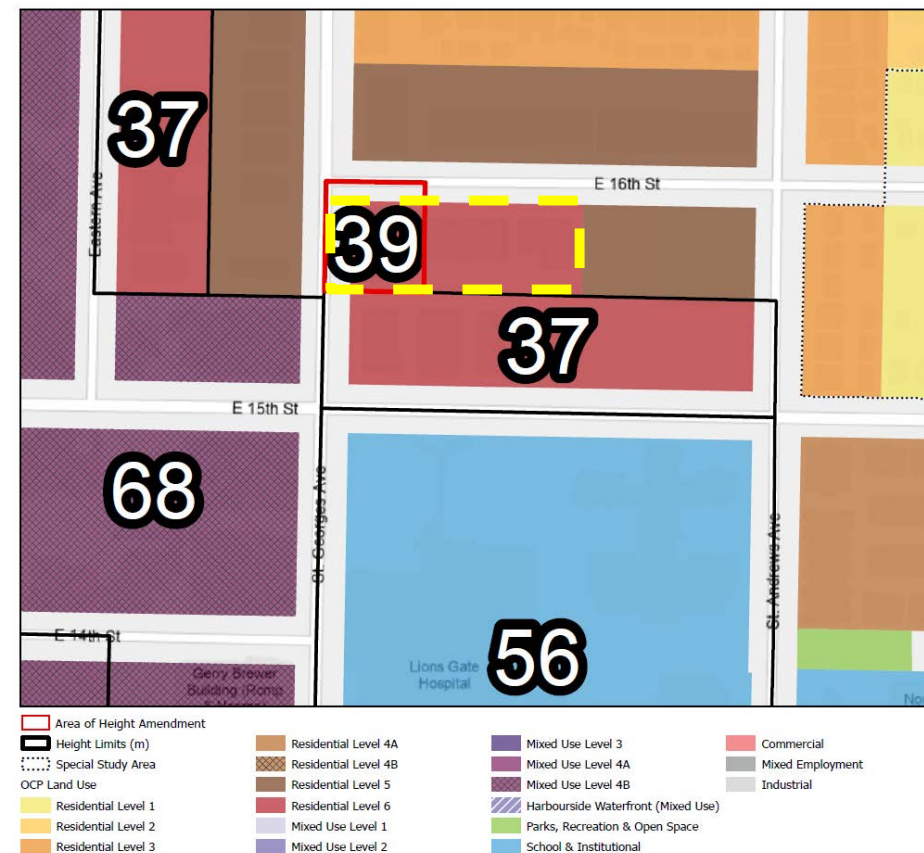
Neighbourhood Context



Land Use and Zoning

OFFICIAL COMMUNITY PLAN	Existing	Proposed
Land Use Designation	Residential Level 5	Residential Level 6
Density	2.6 FSR	3.3 FSR
Max Height	6 storeys	12 storeys (39 metres) on a portion

ZONING BYLAW	Existing	Proposed
Zone	Medium Residential (RM-1) CD-306 CD-425	Amended CD-306
Density	1.6 FSR	3.26 FSR
Max Height	3 storeys	6 storeys & 12 storeys



Proposed Development



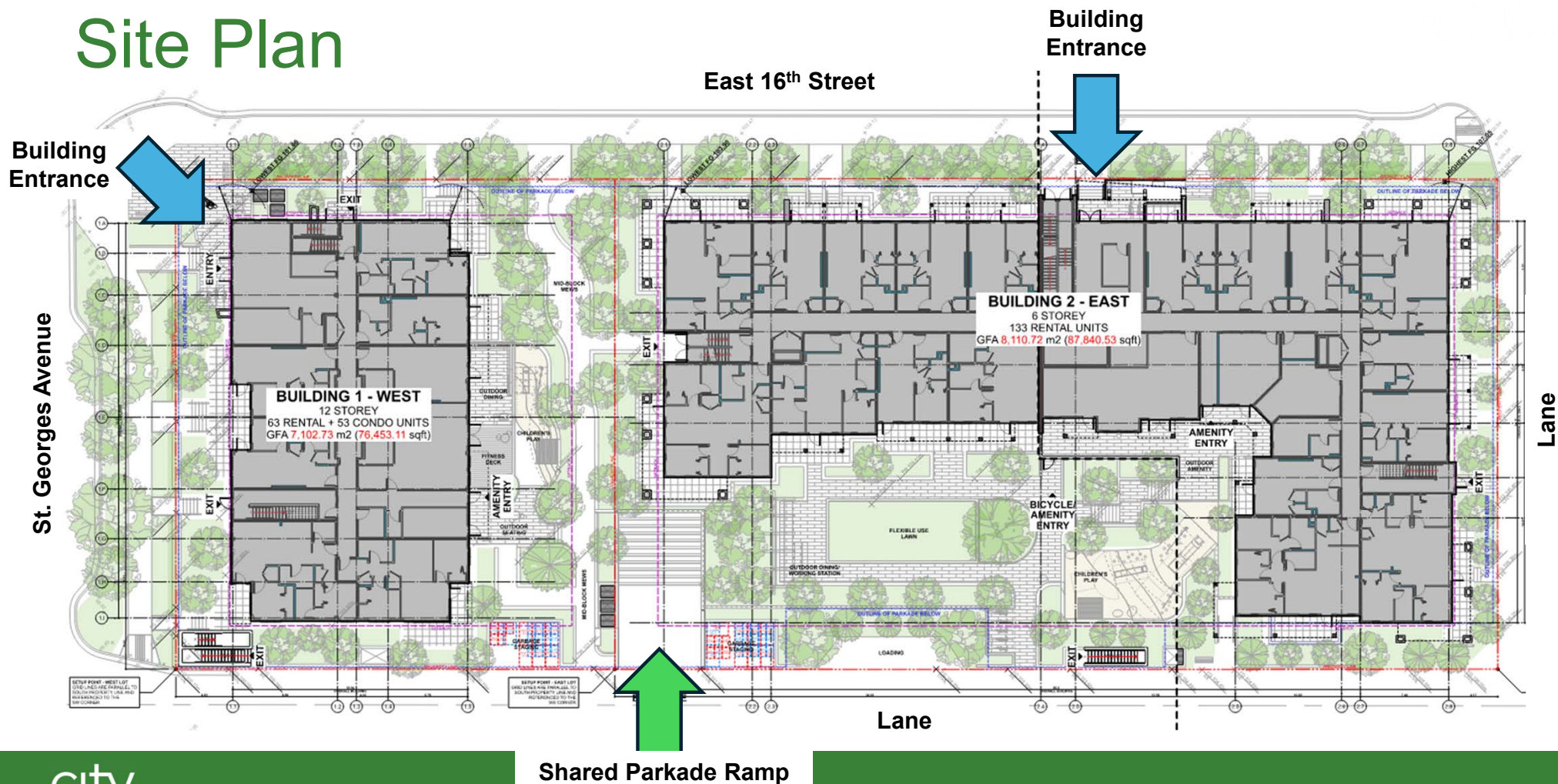
Proposed Development



Development Statistics

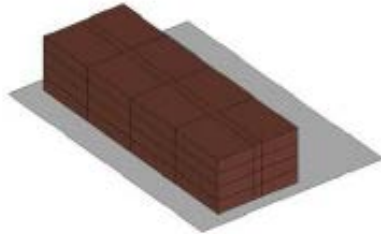
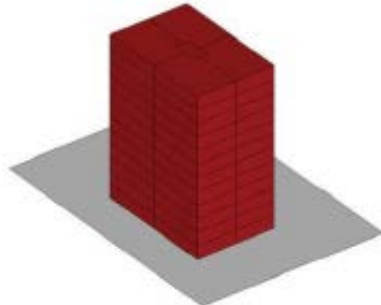
	West Building (12 storey)	East Building (6 storey)
Units	249 residential units total across both buildings	
Housing Tenure	• 63 rental units* • 53 strata condo units • (total of 116 units)	• 133 rental units*
Mid-Market Rental	*20 units total (10% of rental units spread across both buildings)	
Adaptable Units	All 249 units designed to Level 2 Adaptable Design standards (100%)	
Vehicle Parking	• 81 Resident stalls • 12 Visitor stalls • 7 Disability stalls <i>(already included in totals above)</i>	• 67 Resident stalls • 13 Visitor stalls • 7 Disability stalls <i>(already included in totals above)</i>
Bicycle Parking	• 190 bicycle parking spaces	• 214 bicycle parking spaces

Site Plan



Policy – OCP & Regional Growth Strategy

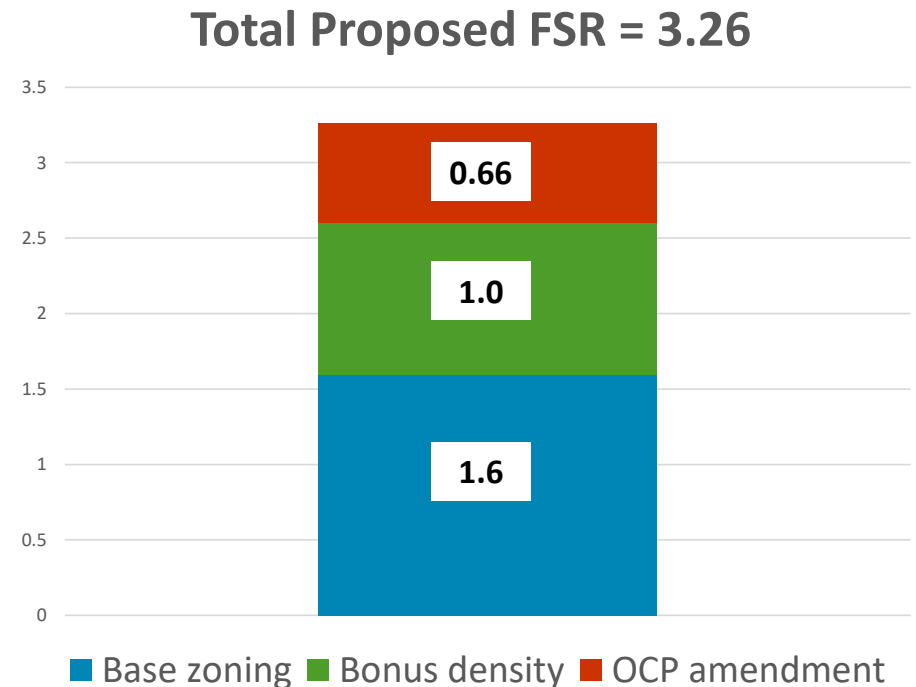
- ☒ **OCP Section 2.1.4. Building Heights:** View impacts, contextual relationships, livability or use of the buildings
- ☒ Support the **Lonsdale Regional City Centre** as the **urban core** of the City (RGS).
- ☒ Ensure new apartment buildings provide **accessible units** (100% adaptable).
- ☒ Encourage higher and medium density **residential uses near jobs** and services (Lions Gate Hospital & Central Lonsdale).

	RESIDENTIAL LEVEL 5 Mid-Rise Apartment (Medium Density)
	RESIDENTIAL LEVEL 6 High-Rise Apartment (High Density)

OCP Land Use Designations, City of North Vancouver

Policy – Density Bonus & Community Benefits

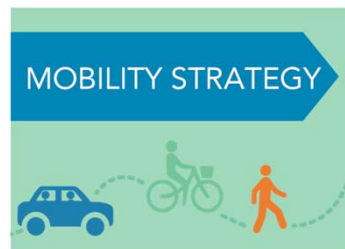
- 0.66 FSR increase through **OCP Amendment** (from R5 to R6)
 - Contribution of \$190 per square foot (rate from *Density Bonus & Community Amenity Policy*)
 - Value of approx. \$6.3 million
- 1.0 FSR **Bonus Density** through rezoning
 - Rental housing + MMR, secured in perpetuity
 - No cash contribution, as allowed by *Density Bonus and Community Amenity Policy*
- 1.6 FSR **Base Zoning**
 - Already permitted in existing zoning
 - No contribution



Other City Policies



- ☒ Support alternative housing construction, such as mass timber



- ☒ Prioritize dense mix of housing types, jobs, services, and amenities in areas well-served by frequent transit



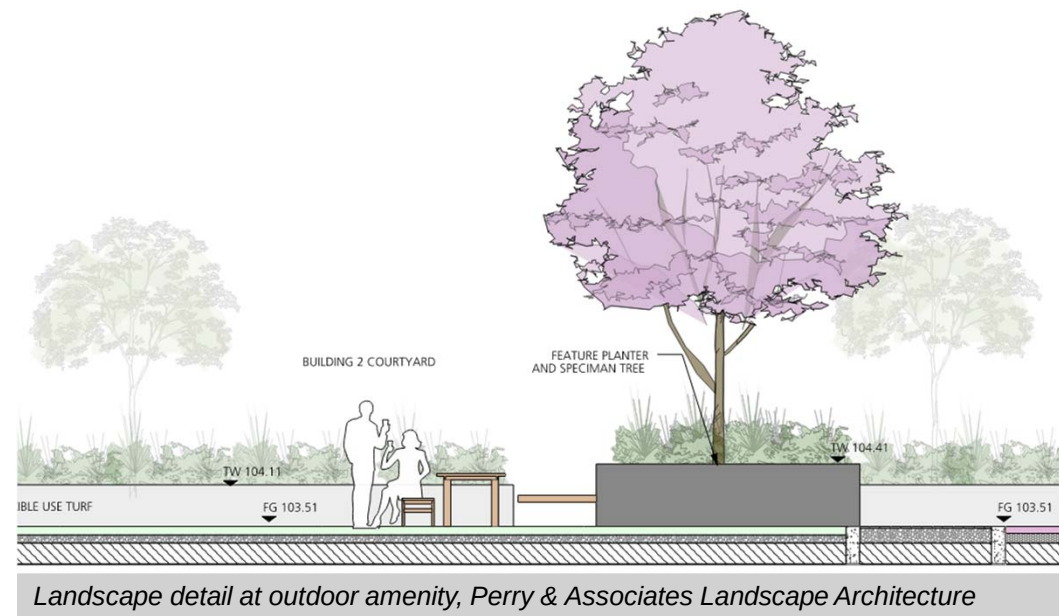
- ☒ Reduce the embodied carbon of building materials



- ☒ Deliver housing that aligns with the City's Housing Action Plan

Landscape & Tree Replacement

- **25 trees** on the property to be removed
- **78 new trees** to be planted on the property
- Additional **street trees** along East 16th Street and St. Georges Avenue



Residential Tenant Displacement Policy

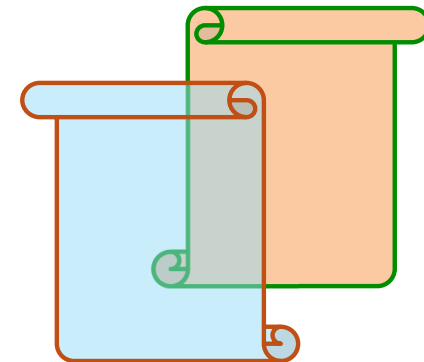
- Tenant Relocation Plan meets current policy
 - will be secured through Housing Agreement
- Tenant Relocation Coordinator hired to communicate with tenants & offer relocation assistance
- Financial compensation will be paid following bylaw adoption



Existing buildings at 1540 St. Georges Ave and 215 E 16th Street, Google Streetview

Advisory Body Review

- **Advisory Design Panel**
 - January 21, 2025
 - **Advisory Planning Commission**
 - May 14, 2025
 - **Integrated Transportation Committee**
 - June 6, 2025
- ☒ All groups endorsed with comments
 - ☒ Comments were addressed to the satisfaction of staff



Community Consultation

Developer Information Session

In-person DIS on November 26, 2024

- 13 attendees

Virtual DIS open from Nov 26, 2024 – Jan 7, 2025

- 12 comments received

Main feedback:

- Concern w/ building height;
- Insufficient vehicle parking spaces;
- Too much vehicle parking;
- Concern w/ tenant displacement.

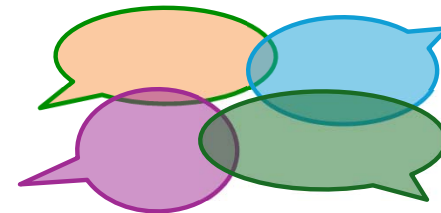
Town Hall for OCP Amendment

Virtual Town Hall on September 9, 2025

- 16 attendees

Main feedback:

- Questions of clarification;
- Some comments in support.



Staff Recommendation

Recommend to support:

- ☒ Meets objectives in policy
- ☒ Provides Community Benefits
 - Secured market rental housing
 - Mid-market rental housing
 - \$6.3 million cash contribution





Thank you.



PUBLIC HEARING

1540 St Georges Ave, 215 - 235 E 16th St. North Vancouver, BC

PLN2024-00021

November 24, 2025

Rental + Market Development



Integra ARCHITECTURE INC

P+A
Landscape Architecture
Site Planning

PRESENTATION OUTLINE



PROJECT TEAM	1
BUILDINGS FOR BETTER LIVES	2
ADERA SMARTWOOD – SUSTAINABLE MASS TIMBER CONSTRUCTION	3
COMMUNITY BENEFITS	4
APPLICATION STATUS	5
ZONING AND LAND USE	6
PROJECT USE	7
SITE CONTEXT – STREETScape	8
LIVABILITY & AFFORDABILITY	9
TRANSPORTATION	10
SUSTAINABILITY + CPTED STATEMENT	11
DESIGN RATIONALE	12
SITE PLAN	13
RENDERINGS	14
LANDSCAPE PLAN	21

PROJECT TEAM



Integra Architecture (Architect)

Since 1999, Integra Architecture Inc. has been designing projects throughout British Columbia. With a deep understanding of the unique needs of different housing types, Integra focuses on the core principles of design excellence and integrating living environments within the community in every project. Our knowledge, attention to detail, and commitment to strong working relationships enables us to consistently fulfill and exceed client expectations. Whether residential or public, Integra’s projects shape communities while earning widespread recognition for excellence in sustainability, function, and form.



Binnie & Associates (Civil, Transportation & Topography)

Binnie began as a consulting civil engineering and surveying firm in 1969 but has grown into more, providing quality consulting for small to complex projects in both public and private sectors. In conjunction with civil engineers, our staff includes landscape architects, transportation engineers, and surveyors who are backed by a strong team of designers, technologists, and inspectors.



Perry & Associates (Landscape Architect)

Perry and Associates Inc. is a versatile landscape architecture and site-planning firm offering a wide variety of design services. Collaboration is at the core of our practice. The range of our experience, gained over 35 years of consulting, includes the full spectrum of landscape architecture, from site design to urban design and the planning of new communities. Our objective is to efficiently and skillfully complete each assignment and ensure that our clients receive the best possible service.



Prospero (Tenant Relocation Specialist)

Prospero International Realty Inc. is a Vancouver based property management company, focusing on the management of rental properties. At Prospero, we pride ourselves on delivering a personal touch that sets us apart from other property management companies. Our dedicated team brings decades of hands-on experience, a deep sense of responsibility, and a genuine commitment to building lasting relationships with both property owners and residents.



Diamond Head Consulting (Arborist)

Diamond Head Consulting Ltd. (DHC) is a Vancouver-based environmental consulting firm specializing in environmental planning, wildfire management, arboriculture, and ecological restoration. Our dedicated team of professionals brings decades of experience and a commitment to high-quality, client-focused service. Known for our innovative, award-winning projects, we are trusted by municipalities, government agencies, developers, First Nations, and private landowners across North America.

ADERA HAS OVER 55 YEARS OF EXPERIENCE AND HAS BUILT 12,800+ HOMES IN METRO VANCOUVER. WE HAVE BEEN WORKING ON THE NORTH SHORE FOR MORE THAN 25 YEARS.

Our North Shore projects include:



Upper Lonsdale (2026)

- City of North Vancouver
- City's first CLT purpose built rental project
- 60 rental homes



Lower Lynn (2023)

- District of North Vancouver
- 88 rental homes
- CLT



Crest (2021)

- City of North Vancouver
- Mass timber
- 179 homes



The Shore (2016)

- City of North Vancouver
- A master-planned community with LEED Silver certified amenities
- 375 homes



Remix (2014)

- City of North Vancouver
- LEED Silver-certified with live-work homes and street level retail
- 60 homes



Seven 35 (2012)

- City of North Vancouver
- Canada's first Multi-Family LEED Platinum and BUILT GREEN Gold dual-certified project
- 60 homes



NoMa (2008)

- City of North Vancouver
- The City's first BUILT GREEN Gold certified project
- 81 homes



Harbourside (2002)

- City of North Vancouver
- 58,524 sf of light industrial rental space



River Rock I & II (2002)

- District of North Vancouver
- 33 homes



Dakota (2000)

- District of North Vancouver
- 60 homes

DRIVEN BY A COMMITMENT TO INNOVATION AND SUSTAINABILITY, SMARTWOOD® MASS TIMBER REPRESENTS OUR VISION FOR THE FUTURE OF HOMEBUILDING.



Just as steel defined the 1800s and concrete the 1900s, SmartWood® stands out as the health-conscious building material of the 21st century. At Adera, a leader in sustainable construction, we leverage cross-laminated timber (CLT) to redefine the standards of modern building with SmartWood® Mass Timber including strength, sustainability, health, and biophilic benefit. **Adera has completed 8 residential projects, 13 buildings, and 995 homes using this sustainable construction method.**

Benefits of Mass Timber:

- **Environmentally Friendly:** Hybrid mass timber buildings help reduce carbon emissions by using renewable resources.
- **Carbon Sequestration:** Timber stores carbon, which helps lower the overall carbon footprint compared to concrete or steel.
- **Energy Efficiency:** Timber provides natural insulation, improving energy efficiency.
- **Reduced Waste:** Prefabrication of mass timber reduces construction waste and supports recycling at the end of the building's life.
- **Urban Heat Reduction:** Hybrid mass timber buildings help lower the urban heat island effect when compared to concrete, keeping cities cooler.
- **Sustainable Forestry:** Using locally produced timber supports sustainable forest management, which helps protect biodiversity.
- **Healthier Indoor Spaces:** Timber's natural look and feel improves indoor air quality and enhances occupant well-being.
- **Faster and Quieter Construction:** On average, construction using this technology is faster and quieter when compared to concrete.



DELIVERING MEANINGFUL CONTRIBUTIONS THAT ENHANCE LIVABILITY, CONNECTIVITY, AND SUSTAINABILITY.

Through this proposal, we are proud to offer meaningful contributions to the Central Lonsdale community, including...



One 6-storey building with:
133 rental homes
One 12-storey building with:
63 rental homes and 53 condo homes



Of the rental homes, 10% (20 units) will be Mid-Market Rental



A range of housing options from studio to 3-bedroom for all ages and abilities, both rental and for purchase



New mews and pedestrian improvements to improve connectivity and enjoyment for all forms of active transportation



100% of units designed to City of North Vancouver Level 2 Adaptable standards to accommodate changing lifestyle needs



Building sustainably with mass timber offers significant environmental benefits and a shorter construction timeline

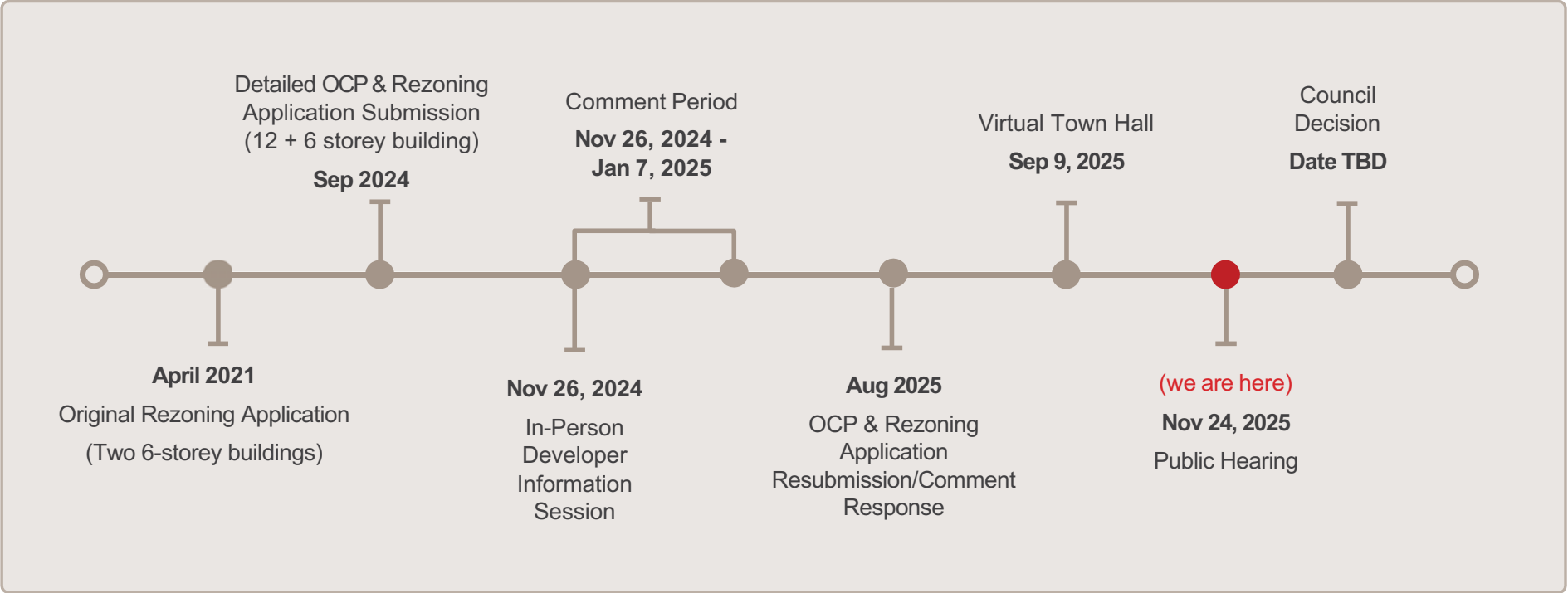


Community Amenity Contributions



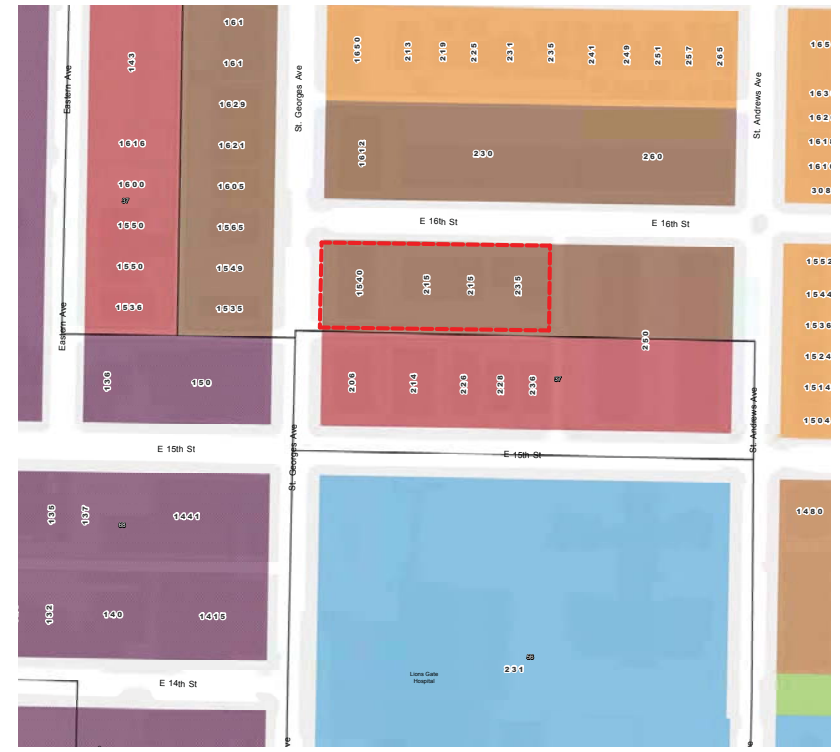
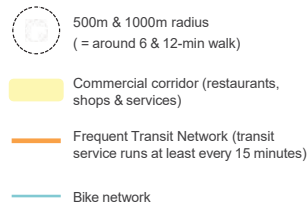
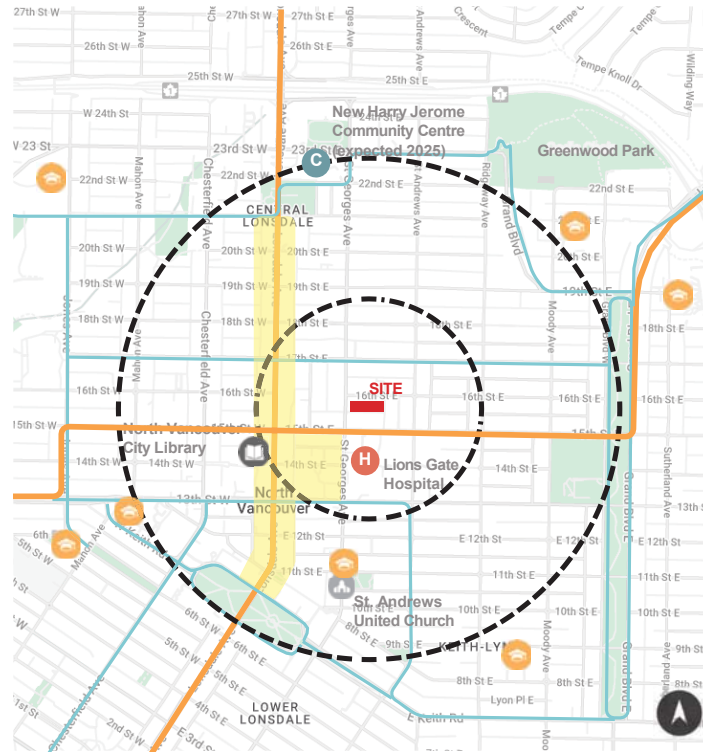
Public Art

OCP/REZONING PROCESS TO DATE & NEXT STEPS



REZONING

- Neighbouring OCP calls for 12 stories (37m) to the south across the rear lane
- Lions Gate Hospital Complex and high-rise mixed-use developments along Lonsdale and St. Georges Avenue to the south
- To rezone site to allow for a 12-storey and 6-storey residential development via a Comprehensive Development



	OCF Density (FSR)	Maximum Bonus (FSR)
Residential Level 3 (Low Density)	0.75	
Residential Level 4A (Medium Density)	1.0	
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Parks, Recreation & Open Space		
School & Institutional		

OCP AMENDMENT

Aligns with the CNV’s broader goals of ‘a vibrant, diverse and highly livable community that strives to balance the social, economic and environmental needs of our community locally.

- Reponse to Community Housing Needs
- Compatibility with Surrounding Land Uses
- Social Benefits
- Environmental Benefits
- Addressing Site-Specific Constraints
- Compliance with Planning Principles



SITE CONTEXT – STREETScape



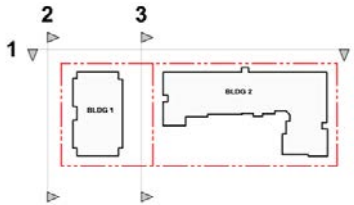
1 Streetscape - 16th St. E
SCALE 1" = 40'



2 Streetscape - St. Georges
SCALE 1" = 40'



3 Streetscape - Midblock Mews
SCALE 1" = 40'



RESIDENTIAL LIVABILITY

- Seeks to provide purpose-built rental + market housing in locations that can benefit from existing transit corridors
- 100% of homes are designed to CNV L2 adaptable standards, exceeding the requirement by 80%
- Both buildings contain ground level indoor and outdoor amenity space over underground parking with a variety of uses including gyms, party rooms, work spaces, a guest suite and bike workshops
- The 6-storey building also proposes roof top outdoor common amenity areas
- The proposal provides 3,368 sf of indoor amenity and 12,990 sf of outdoor amenity.
- The project has approximately 52 sf of outdoor amenity per unit, exceeding the standard required by neighbouring municipalities of Richmond, Vancouver, etc by a minimum of 35.5%
- The use of CLT, while high-performing and sustainable, also offers acoustic benefits
- The proposal provides a mix of housing tenures within the same community including purpose-built rental and home ownership opportunities

AFFORDABILITY STATEMENT

- 20 of these homes will be secured at Mid-Market Rental rates helping families and individuals secure housing at lower rents

UNIT MIX

Unit Type	Size Range	# of Units	Mix
Studio (A Units)	406 - 439 sf	46	18%
1 Bed (B Units)	491 - 630 sf	133	53%
2 Beds (C Units)	719 - 829 sf	41	17%
3 Beds (D Units)	922 - 964 sf	29	12%
Total		249	100%



Integra ARCHITECTURE INC.



P+A
Landscape Architecture
Site Planning

CLIENT



PROJECT
ADDRESS

1540 ST GEORGES AVE, 215-235 E 16TH ST
NORTH VANCOUVER, BC

PROJECT # 20542

DATE #
ISSUE #

24 NOVEMBER 2025
PUBLIC HEARING

TRANSIT

- The project is walking distance to several bus stops serviced by seven unique bus routes, including direct access to the SeaBus and Downtown Vancouver, with connections to SkyTrain
- The development is anticipated to generate approximately 82 vehicle trips during the morning rush hour and 90 trips in the evening
- A transportation study has confirmed that the impact of the development on neighbourhood traffic is expected to be minimal
- The proposed off-street parking of 173 meets City requirements and is 100% EV ready

BICYCLE STORAGE & AMENITIES

- A “Bike First” approach to building design; bicycle use encouraged through the incorporation of a bike repair station, bike wash and bench in the bike workshop amenity
- Providing 379 secure bicycle spaces, with an additional 24 short term bicycle spaces
- At grade access to the bicycle storage is provided for the 6-storey
- The project is designed to exceed City of North Vancouver bicycle parking requirements
- Exceeding City requirements, the project provides 40 cargo bicycle spaces



SUSTAINABILITY

Adera is committed to environmental stewardship and believes in our responsibility to build a better future. Sustainability is a core value that guides the planning and design of our communities. We prioritize high-performance construction using Cross Laminated Timber (CLT) floors and ceilings, along with wood-frame walls. CLT is carbon negative and sourced exclusively from sustainably managed forests in our region. Prefabricated panels arrive on site ready to install, generating significantly less waste compared to traditional wood-framed construction.

CPTED

The project has taken Crime Prevention Through Environmental Design (CPTED) into consideration by ensuring the following, but not limited to:

- Natural Surveillance
- Natural Access Control
- Natural Territorial Reinforcement



FORM & MASSING

- The project consists of a 12-storey and 6-storey hybrid mass timber building over a multi-level concrete parkade foundation
- The buildings follow a simple, modern, familiar North Vancouver vernacular that is consistent and compliments neighbouring residential buildings
- The architectural character is West Coast contemporary inspired by CLT and uses exterior materials that are high quality, durable and non-combustible

6 Storey Design

The 6-storey building at E16th steps along the grade to reduce its overall height and length. The building length is broken down into digestible sections highlighting corners, accentuating balconies and featuring the lobby at the vertically expressed firewall

12 Storey Design

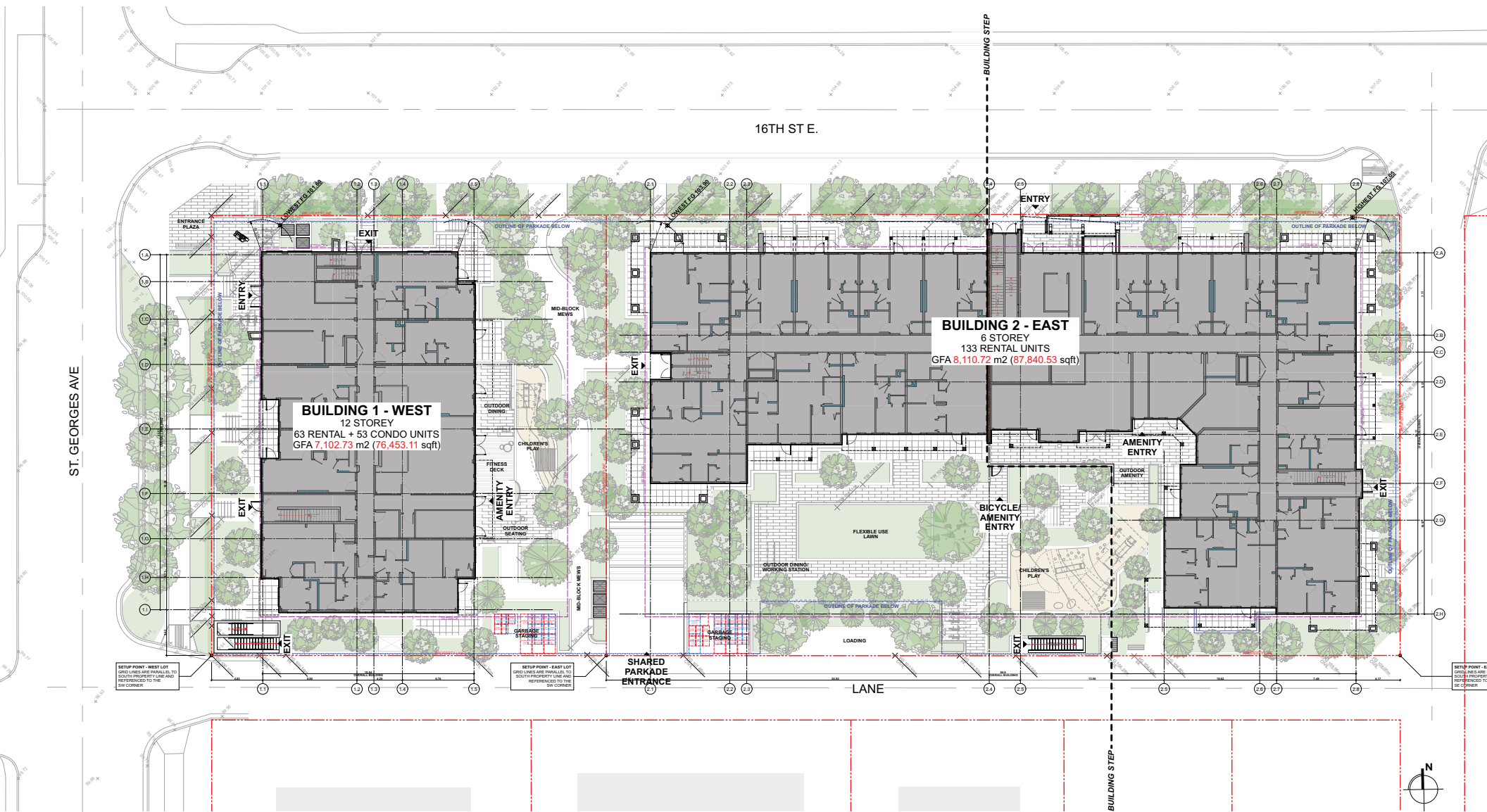
- The 12-storey building is oriented north-south to limit its shadowing of adjacent properties to the north. The building's slender appearance is accentuated with a highlight of wood-like cladding at the south façade
- The lobby features heavy timber elements showcasing the buildings core material and tying in with the similar lobby canopy design of the 6-storey.

SITE PLAN AND LANDSCAPE

- The 6-storey building is proposed to front E 16th Ave, while the 12-storey building is proposed to front St Georges Ave with a corner lobby at E16th
- Publicly accessible mews has been designed through the site between the buildings, with a location for public art at the start of this public access at E16th Avenue



SITE PLAN



VIEW LOOKING NORTH ON ST. GEORGES AVE



Integra ARCHITECTURE INC.



P+A
Landscape Architecture
Site Planning

CLIENT



PROJECT ADDRESS 1540 ST GEORGES AVE, 215-235 E 16TH ST
NORTH VANCOUVER, BC

PROJECT # 20542

DATE # 24 NOVEMBER 2025
ISSUE # PUBLIC HEARING

VIEW FROM INTERSECTION OF E16TH AND ST. GEORGES AVE



Integra ARCHITECTURE INC.



Landscape Architecture
Site Planning

CLIENT



PROJECT
ADDRESS

1540 ST GEORGES AVE, 215-235 E 16TH ST
NORTH VANCOUVER, BC

PROJECT # 20542

DATE #
ISSUE #

24 NOVEMBER 2025
PUBLIC HEARING

VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)



Integra ARCHITECTURE INC.



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Landscape Architecture
Site Planning

CLIENT



PROJECT
ADDRESS

1540 ST GEORGES AVE, 215-235 E 16TH ST
NORTH VANCOUVER, BC

PROJECT # 20542

DATE #
ISSUE #

24 NOVEMBER 2025
PUBLIC HEARING

VIEW LOOKING WEST ON ST. GEORGES AVE



Integra ARCHITECTURE INC.



Landscape Architecture
Site Planning

CLIENT



PROJECT
ADDRESS

1540 ST GEORGES AVE, 215-235 E 16TH ST
NORTH VANCOUVER, BC

PROJECT # 20542

DATE #
ISSUE #

24 NOVEMBER 2025
PUBLIC HEARING

VIEW OF LOBBY ENTRANCE TO BUILDING 2 (6 STOREY)



Integra ARCHITECTURE INC.



P+A
Landscape Architecture
Inc.

CLIENT



PROJECT
ADDRESS

1540 ST GEORGES AVE, 215-235 E 16TH ST
NORTH VANCOUVER, BC

PROJECT # 20542

DATE #
ISSUE #

24 NOVEMBER 2025
PUBLIC HEARING

VIEW OF COURTYARD – SOUTH ELEVATION



Integra ARCHITECTURE INC.



Landscape Architecture
Site Planning

CLIENT



PROJECT
ADDRESS

1540 ST GEORGES AVE, 215-235 E 16TH ST
NORTH VANCOUVER, BC

PROJECT # 20542

DATE #
ISSUE #

24 NOVEMBER 2025
PUBLIC HEARING

VIEW OF PEDESTRIAN-FRIENDLY MID-BLOCK CONNECTION



Integra ARCHITECTURE INC.



Landscape Architecture
Site Planning

CLIENT



PROJECT
ADDRESS

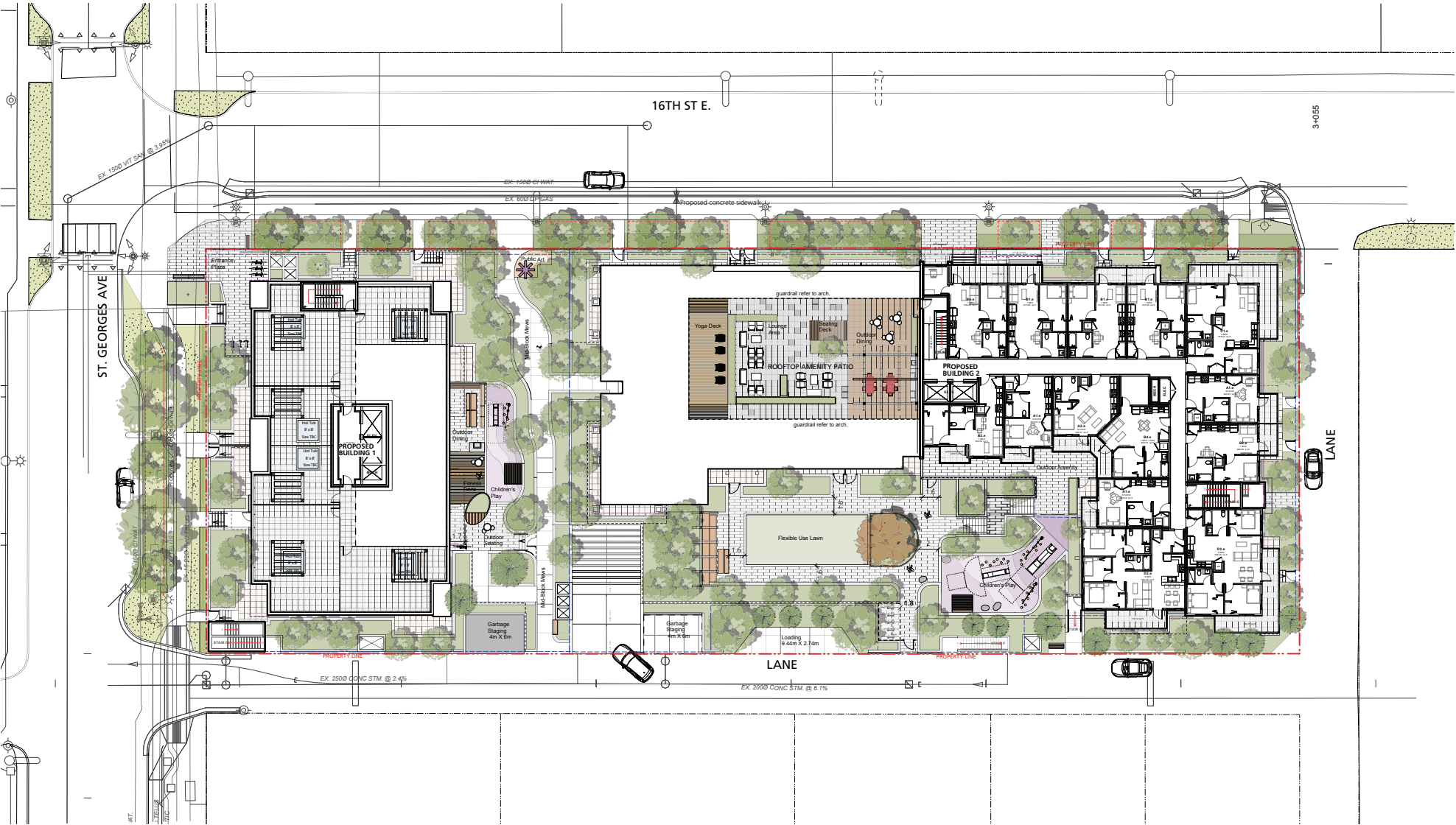
1540 ST GEORGES AVE, 215-235 E 16TH ST
NORTH VANCOUVER, BC

PROJECT # 20542

DATE #
ISSUE #

24 NOVEMBER 2025
PUBLIC HEARING

LANDSCAPE PLAN



THANK YOU



One 6-storey building with:

133 rental homes

One 12-storey building with:

63 rental homes and 53 condo homes



**Of the rental homes,
10% (20 units) will be
Mid-Market Rental**



**A range of housing
options** from studio to
3-bedroom for all ages
and abilities, both rental
and for purchase



**New mews and pedestrian
improvements** to improve
connectivity and enjoyment for all
forms of active transportation



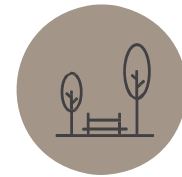
**100% of units designed to City
of North Vancouver Level 2
Adaptable standards** to
accommodate changing lifestyle
needs



**Building sustainably with
mass timber** offers significant
environmental benefits and a
shorter construction timeline



**Community Amenity
Contributions**



Public Art

Re: Official Community Plan Amendment & Public Hearing

Monday November 24th, 2025

1540 St. Georges Ave. / 215-235 E. 16th St., City of North Vancouver

Dear Mayor and Council,

We are pleased to write a letter of support for the OCP amendment for Adera's project at the corner of St Georges Ave and E 16th. My partner and I are fortunate enough to have moved to the City of North Vancouver earlier this year and can now call this City our home. We now live at <> East 1st St and enjoy exploring the new neighbourhoods and the welcoming community that North Vancouver has provided. We are young, working professionals who sought housing on the North Shore for some time. In our search we observed a deficiency of new housing in the City of North Vancouver that met our wants and needs. Projects such as this will help increase the supply of new housing, providing more opportunities for families, young professionals or downsizers to call the City of North Vancouver home.

We applaud Adera for using mass timber and building purpose-built rental, as well as affordable rental housing in this area. The location is ideal, providing access to essential resources, transit and community. This project will positively contribute to the next chapter of Central Lonsdale. I strongly support this project and hope Mayor and Council will as well.

Sincerely,

Duncan Wade & Hannah Moug
East 1st Street, North Vancouver

Subject: FW: Public Hearing Submission – 215–235 East 16th Street & 1540 St. Georges Avenue

From: Jo Ellen Tsouprake

Sent: November-19-25 3:20 PM

To: Submissions <input@cnv.org>

Subject: Public Hearing Submission – 215–235 East 16th Street & 1540 St. Georges Avenue

Dear Mayor and Council,

My name is Jo Ellen Tsouprake, and I live in North Vancouver. I am writing to share my support for the proposed development at 215–235 East 16th Street & 1540 St. Georges Avenue.

I am a divorced Mother and Grandmother and currently live in a small garden suite apartment with my family. I would like to rent or purchase my own apartment, but the availability and cost is prohibitive for Seniors on a fixed income in this area.

What I like most about this project is the mix of people it could bring together, including renters, owners, families, and seniors, and those looking to downsize but still stay in the city. I appreciate that it's not just luxury condos. It's the kind of development that adds to the community by offering homes people can actually afford to live in.

Thank You,
Jo Ellen Tsouprake

PUBLIC HEARING

Monday, November 24, 2025 at 6:00 pm

Official Community Plan Amendment Bylaw, No. 9131, 2025
(Land Use Designation and Permitted Height Change), and
Zoning Amendment Bylaw, No. 9132, 2025

1540 St. Georges Avenue and 215-235 East 16th Street

PURPOSE: To amend the Official Community Plan from Residential Level 5 to Residential Level 6, along with an increase of the maximum permitted height from 6 storeys to 12 storeys (39 metres), and to amend the Zoning Bylaw from Comprehensive Development 306 Zone (CD-306), Comprehensive Development 425 Zone (CD-425), and Medium Density Apartment Residential 1 Zone (RM-1), to an amended CD-306 Zone to permit the construction of two new residential buildings of 6 storeys and 12 storeys, at a proposed Floor Space Ratio of 3.26, with a total of 176 secured market rental units, 20 mid-market rental units, and 53 strata condo units, along with a proposed Housing Agreement Bylaw to secure the market rental and mid-market rental housing in perpetuity.



SUBJECT LANDS: The lands that are the subject of the proposed Bylaws are shown on the inset map, with a civic address of 1540 St. Georges Avenue and 215-235 East 16th Street.

LEGAL DESCRIPTIONS: Lot 1, Block 32, DL 549, Plan 9874; Lot 3, Block 32, DL 549, Plan 9874; and Lot 1, Block 32, DL 549, Plan 9386.

PROVIDE WRITTEN INPUT: All persons who believe their interest in property may be affected by the proposed Bylaws may provide a written submission to the Corporate Officer by email (input@cnv.org), mail or delivered to City Hall no later than 12:00 pm on **Monday, November 24, 2025**. *All submissions must include your full name and residential address.* Council will be provided with a copy of your submission at the Council meeting. No further information or submissions will be accepted after the Public Hearing has concluded.

SPEAK AT THE MEETING: In person at City Hall: On the day of the Public Hearing, a sign-up sheet will be available in the lobby, outside the Council Chamber, between 5:30-5:50 pm. Enter City Hall from 13th Street after 5:30 pm. **By Webex or phone:** Pre-register online at cnv.org/PublicMeetings, or by phoning 604.990.4234 to provide contact details. Login instructions will be forwarded to you. *All Webex/phone pre-registration must be submitted no later than noon on Monday, November 24, 2025.*

ACCESS THE DOCUMENTS: Online at cnv.org/PublicHearings from November 12 to November 24, 2025.

QUESTIONS? Contact Linden Mulleder at planning@cnv.org or T 604.990.4217

Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

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

city
of north
vancouver

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9131

A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”

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 **“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change)**.
2. “Schedule A Land Use” of “Official Community Plan Bylaw, 2014, No. 8400” is amended, as indicated in Schedule A attached to this Bylaw, by reclassifying the following properties:

Land Description					Land Use Designation	
Lot	Block	D.L.	Plan	PID	From	To
1	32	549	9874	007-355-084	Residential Level 5	Residential Level 6
2	32	549	9874	009-440-330	Residential Level 5	Residential Level 6
3	32	549	9874	009-440-381	Residential Level 5	Residential Level 6
1	32	549	9386	009-677-313	Residential Level 5	Residential Level 6

3. “Schedule A Land Use” of “Official Community Plan Bylaw, 2014, No. 8400” is amended, as indicated in Schedule B attached to this Bylaw, by revising the maximum building heights applicable for the following properties:

Land Description					Maximum Height	
Lot	Block	D.L.	Plan	PID	From	To
1	32	549	9874	007-355-084	Six storeys	39 metres

READ a first time on the 3rd day of November, 2025.

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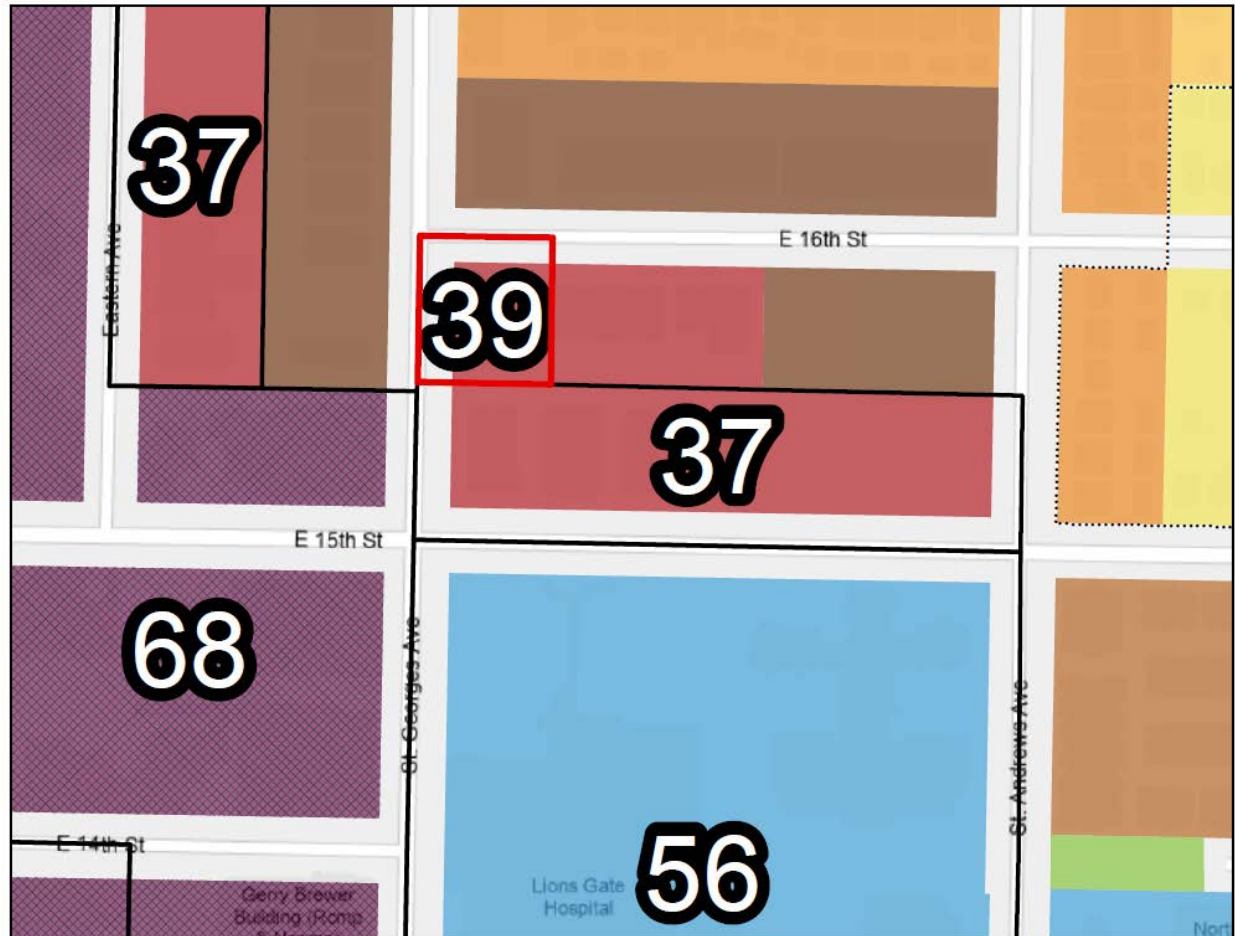
MAYOR

CORPORATE OFFICER

SCHEDULE 'A' LAND USE MAP – AMENDMENTS TO LAND USE DESIGNATION



SCHEDULE 'A' LAND USE MAP – AMENDMENTS TO MAXIMUM BUILDING HEIGHT



Area of Height Amendment

Height Limits (m)

Special Study Area

OCP Land Use

Residential Level 1

Residential Level 2

Residential Level 3

Residential Level 4A

Residential Level 4B

Residential Level 5

Residential Level 6

Mixed Use Level 1

Mixed Use Level 2

Mixed Use Level 3

Mixed Use Level 4A

Mixed Use Level 4B

Harbourside Waterfront (Mixed Use)

Parks, Recreation & Open Space

School & Institutional

Commercial

Mixed Employment

Industrial

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9132

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

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

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132**” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306).
2. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having a civic address of 215 East 16th Street, and 235 East 16th Street and legally described below as henceforth being transferred, added to and forming part of CD-306 (Comprehensive Development 306 Zone):

PID: 009-440-330	LOT 2 BLOCK 32 DISTRICT LOT 549 PLAN 9874
PID: 009-440-381	LOT 3 BLOCK 32 DISTRICT LOT 549 PLAN 9874
PID: 009-677-313	LOT 1 BLOCK 32 DISTRICT LOT 549 PLAN 9386

from zones RM-1 and CD-425.

3. Part 12 of Division VI: Comprehensive Development Zones of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Deleting the original text of Comprehensive Development Zone 425 in Section 1201 in its entirety.
- B. Deleting the original text of Comprehensive Development Zone 306 in Section 1201 in its entirety.
- C. Replacing the text of Comprehensive Development Zone 306 with the following:

“CD-306 Comprehensive Development 306 Zone” (1540 St. Georges & 215-235 East 16th Street)

In the CD-306 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) In the CD-306 Zone, two Principal Buildings – the West Building and the East Building – shall be permitted on the subject sites as shown in Schedule A: Buildings and Setbacks;
- (2) Gross Floor Area:
 - (a) Principal Buildings shall not exceed a combined Gross Floor Area of 1.00 times the lot area, provided that this amount may be increased to a

maximum of 1.60 times the lot area through the provision of Adaptable Design subject to Section 423;

- (b) Notwithstanding 2(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City and the payment of a Community Benefit Cash Contribution, from the “Base Density” to the “Total Density” as follows:

BASE DENSITY			
OCP Schedule ‘A’		1.60 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
Rental Housing	Secured rental apartment units (total 196), of which 20 are mid-market rental	1.00 FSR	OCP Section 2.2
Community Benefit Cash Contribution	Provision of a Community Benefit Cash Contribution of \$6,302,054.75 for an increase of density	0.66 FSR	OCP Section 2.2.1
TOTAL DENSITY		3.26 FSR	
		163,934 sq.ft. (15,230 sq.m)	

- (3) Lot Coverage for Principal Buildings shall not exceed 50%;

- (4) Siting

- (a) Setbacks from lot lines for Principal Buildings shall conform to the minimum distances identified in Schedule A: Buildings and Setbacks;
- (b) The Siting of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for:
- Where enclosed exit stairs or stairwells project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line may be reduced by 1.75 metres (5.74 ft);
 - Where unenclosed balconies or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line may be reduced by 2.0 metres (6.6 feet);

- iii. Where a canopy at the front entrance of a building projects beyond the face of the Principal Building, the minimum distance to an abutting Lot Line may be reduced completely for the canopy;
- (5) Section 510(2), Unit Separation, shall be waived;
 - (6) Section 510(3), Building Width and Length, shall be waived;
 - (7) Section 413(2)(d) shall be waived at the southwest corner of the site for an parkade exit stairwell Structure, and at the northeast and southeast corners for columns no more than 0.9m wide (3 feet);
 - (8) Height
 - (a) The West Building shall not exceed a Height of 39 metres (127.95 feet) as measured from the average Building Grades at the north property line;
 - (b) The East Building shall not exceed a Height of 20 metres (65.6 feet) as measured from the average Building Grades at the north property line;
 - (c) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
 - i. Mechanical rooms, ventilating machines, elevator overruns, parapet walls, architectural appurtenances, guard rails, Garden Structures, staircase and elevator structures by not more than 6.1 metres (20 feet);
 - ii. Fully screen mechanical equipment, located at least 2 metres (9.8 feet) from the roof edge, by not more than 6.1 metres (20 feet);
 - (9) Section 906(5)(b) shall be varied to allow one driveway crossing width of 7 metres (23 feet);
 - (10) Section 10A05(1)(b) shall be varied to allow Secure Bicycle Parking Spaces in the West Building to be located at any level;

- (11) Part 11: Inclusionary Zoning Requirements for Residential Development, shall be waived.

READ a first time on the 3rd day of November, 2025.

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

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

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

MAYOR

CORPORATE OFFICER

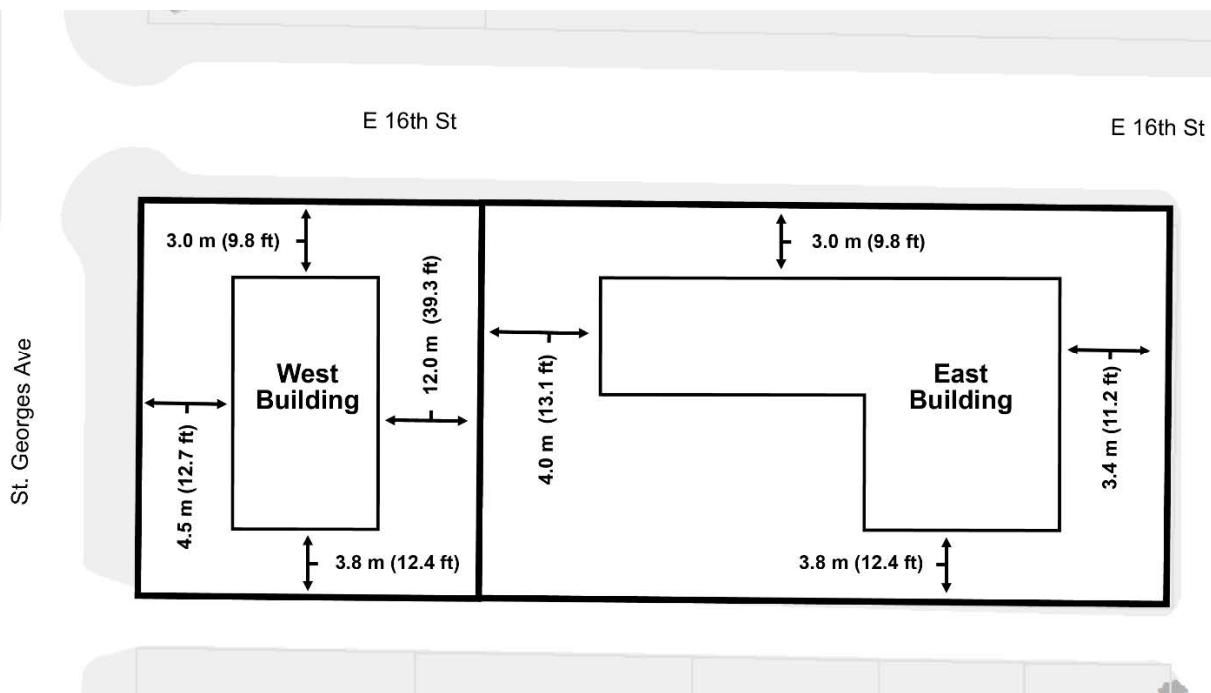
CD-306

SCHEDULE A

Page 1 of 1

Amending Bylaw No. 9132

BUILDINGS AND SETBACKS



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9133

**A Bylaw to enter into a Housing Agreement
(1540 St. Georges Avenue and 215-235 East 16th Street)**

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2025, No. 9133**” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments).
2. The Council hereby authorizes The Corporation of the City of North Vancouver to enter into a Housing Agreement to secure rental housing commitments with the owner of lands having a civic address of 1540 St. Georges Avenue and 215-235 East 16th Street, North Vancouver, legally described as below, substantially in the form attached to this bylaw.

Land Description				
Lot	Block	D.L.	Plan	PID
1	32	549	9874	007-355-084
2	32	549	9874	009-440-330
3	32	549	9874	009-440-381
1	32	549	9386	009-677-313

3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

READ a first time on the 3rd day of November, 2025.

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

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

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

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT,

BETWEEN:

RED EAST 16TH PROJECTS LTD., INC.NO. BC1290998
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 6667/10000 INTEREST

RED TWELVE E16 CONDO LANDS LTD., INC.NO. BC1486992
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 2333/10000 INTEREST

RED TWELVE E16 RENTAL LANDS LTD., INC.NO. BC1486987
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 1000/10000 INTEREST

(the “Owner”)

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER,
a municipal corporation pursuant to the *Local Government Act* and
having its offices at 141 West 14th Street, North Vancouver, British
Columbia, V7M 1H9

(the “City”)

WHEREAS:

- A. The Owner is the registered and beneficial owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Local Government Act*, RSBC 2015, c. 1 and the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 (the “**Land Title Act**”) permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant.
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing

units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.

- E. The City has adopted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

NOW THEREFORE in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

1. DEFINITIONS

- (a) **“Act”** means the *Local Government Act*, RSBC 2015, c.1 as amended from time to time;
- (b) **“Affordable Rent”** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) **“Agreement”** means this agreement as amended from time to time;
- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“Director, Planning and Development”** means the chief administrator of the Department of Planning of the City and their successors in function and their respective nominees;
- (h) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) **“Lands”** means those lands and premises legally described as:

Land Description				
Lot	Block	D.L.	Plan	PID
1	32	549	9874	007-355-084
2	32	549	9874	009-440-330
3	32	549	9874	009-440-381
1	32	549	9386	009-677-313

- (j) **“Mid-Market Rental Units”** means the 20 Dwelling Units in the Residential Buildings to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (l) **“Maximum Household Income”** means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divide by 30% (0.30) to meet the standard definition of affordability;
- (m) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;
- (o) **“Residential Buildings”** means the 12-storey and 6-storey buildings to be constructed on the Lands with 249 Dwelling Units, of which 176 Dwelling Units will be Market Rental Units, to be used for Rental Purposes, and 20 Dwelling Units will be Mid-Market Rental Units;
- (p) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (q) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit;
- (t) **“Tenant Relocation Plan”** means the Tenant Relocation Plan dated October 3, 2025, as prepared by the Owner and approved by the City, to meet the requirements of the City’s Residential Tenant Displacement Policy, version H18 and dated as of July 12, 2021, a copy of which is attached as Schedule A to this Agreement; and
- (u) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue & 215-235 East 16th Street, CD-306, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.

- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
- (a) the Lands must not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and
 - (c) no Rental Unit in the Residential Building must be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building must be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.
- 3.3 Section 7.1 and 7.2 of this Agreement are integral to and form part of this Section 219 Covenant.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Buildings will be no fewer than 29 three-bedroom units, 41 two-bedroom units, 133 one-bedroom units and 46 studio units or as otherwise approved in writing by the Director, Planning and Development in their discretion.
- 4.2 The Mid-Market Rental Units will be provided in the following unit mix: 3 studio unit(s), 11 one-bedroom unit(s), 3 two-bedroom unit(s), and 3 three-bedroom unit(s). The Owner may only change this mix with the approval in writing by the Director, Planning and Development with such approval to be granted in their discretion. The Owner will be entitled to determine the locations of the 20 Mid-Market Rental Units within the Residential Building.
- 4.3 Notwithstanding the number of Dwelling Units that are required to be Mid-Market Rental Units as specified in the definitions for Mid-Market Rental Units and Residential Building in this Agreement, the Director of Planning and Development may, at their discretion, approve a change to the number of Dwelling Units in the Residential Building and, consequently, the number of Dwelling Units that are required to be Mid-Market Rental Units, provided that such number remains equal to or greater than 10% of the total number of Dwelling Units in the Residential Building.

- 4.4 The Owner will enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:

- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing and all Mid-Market Rental Units must be managed by one rental agent;
- (b) Compliance with Tenant Relocation Plan: The Owner will fulfil all of the commitments set out in the Tenant Relocation Plan and if requested by the City at any time, will provide information to the City to confirm compliance with the Tenant Relocation Plan;
- (c) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units. When a Mid-Market Rental Unit becomes available for a subsequent, new tenancy, the Owner will advertise the unit in accordance with the foregoing requirements for a period of at least one week;
- (d) Tenant Selection: the Owner will make the Mid-Market Rental Units available, both at the first tenancy and each subsequent tenancy, in the following order of priority:
 - (i) If the Residential Building replaces an existing rental building, then tenants from the existing rental building on the Lands being replaced who have household incomes at or below the Maximum Household Income will be provided first right of refusal in the Mid-Market Rental Units, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (ii) Households who have been displaced from redevelopment elsewhere in the City who have household incomes at or below the Maximum Household Income will have second priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis

- (iii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (iv) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in sections 5.1(d)(i) to (iii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and
 - (v) Tenants in Mid-Market Rental Units must not have an ownership interest in a residential property in the City or in a neighbouring municipality which the tenant could otherwise occupy and the Owner will require confirmation from the prospective tenant that they meet this requirement at the time of tenancy;
 - (vi) In determining whether a tenant meets the Maximum Household Income requirements or the requirement in section 5.1(d)(v), the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (e) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased below or at the permitted annual rent increase then set under the RT Act;
 - (f) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
 - (g) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith;
 - (h) Information Regarding Unit Availability: If the City establishes a register for availability of Mid-Market Rental Units within the City, the Owner will provide to the City information regarding any Mid-Market Rental Units that become available for rent, in a form acceptable to the Director, Planning and Development;
 - (i) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act*, SBC 2003, c. 63 (as amended from time to time) the Owner will, on an annual basis at the time of Business License renewal

and upon any other request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.
- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

- 7.1 Pursuant to Section 219(6) of the *Land Title Act*, except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
 - (b) the Owner's default under this Agreement; and
 - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.
- 7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.
- 8. GENERAL PROVISIONS**
- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement and notice of this Agreement which is required to be filed pursuant to the *Act*. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.
- 8.2 Nothing in this Agreement:
 - (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
 - (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
 - (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.
- 8.3 The Owner and the City agree that:
 - (a) this Agreement is entered into only for the benefit of the City;
 - (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and

- (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.
- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner.
- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement and notice of this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning & Development
Facsimile: 604.985.0576
Email: planning@cnv.org

The Owner:

RED EAST 16TH PROJECTS LTD., INC.NO. BC1290998
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 6667/10000 INTEREST

RED TWELVE E16 CONDO LANDS LTD., INC.NO. BC1486992
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 2333/10000 INTEREST

RED TWELVE E16 RENTAL LANDS LTD., INC.NO. BC1486987
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 1000/10000 INTEREST

Attention: Mackenzie Biggar
Email: MackenzieB@adera.com
Phone: 604.648.4366

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

- 8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.
- 8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2025, No. 9133".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable therein.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.

**SCHEDULE A
TENANT RELOCATION PLAN**

[see attached]

Mackenzie Biggar
Direct Line: 604.648.4366
Email: makcenzieb@adera.com

October 15, 2025

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

To Whom It May Concern:

**Re: 215 East 16th Street, 235 East 16th Street, 1540 St. Georges Avenue, North Vancouver
Tenant Relocation Plan**

Please find below the Tenant Relocation Plan (TRP), prepared in accordance with the City of North Vancouver's Residential Tenant Displacement Policy (H18), for the proposed development at 215 East 16th Street, 235 East 16th Street, and 1540 St. Georges Avenue.

Current Occupancy Summary

A summary of existing tenancies for all three buildings is attached as **Appendix A**.

Tenant Communication Plan

Tenants will be actively engaged throughout the development application process. Support resources—including those offered through the Tenant Resource & Advisory Centre (TRAC)—will be made available to all tenants.

Correspondence to the tenants follows the timeline below. Copies of all correspondence will be submitted to City staff as required.

1. Introduction Meeting – COMPLETE (September 7, 2021)

Tenants were invited to a virtual meeting outlining the development process, the Tenant Displacement Policy, compensation information, and available support resources, including the Tenant Relocation Coordinator. The meeting was led by Prospero and the Developer did not attend. Correspondence/notification records are attached as **Appendix B**.

2. Tenant Information Meeting – COMPLETE (November 20, 2024)

Tenants were invited to a virtual meeting to provide an overview of the proposed plans, answer questions, and allow for open discussion. The meeting was intended to ensure tenants had a clear understanding of the project and available resources. The meeting was led by Prospero and the Developer did not attend. Eight tenants attended, with the primary questions and concerns focused on the BC Housing Rental Application process. Correspondence/notification records are attached as **Appendix C**.

3. Development Information Session – COMPLETE (November 26, 2024)

Tenants were invited to attend an in-person public Development Information Session to meet the project team, review the vision for the site, ask questions, and share feedback on the proposal. Two tenants attended the session. Correspondence/notification records are attached as **Appendix D**.

4. Town Hall Meeting – COMPLETE (September 9, 2025)

Tenants were invited to attend a public virtual Town Hall meeting for the project hosted by the Adera team. Correspondence/notification records are attached as **Appendix E**.

5. Public Hearing

Tenants will be provided with information to attend the Public Hearing for this development when it receives First and Second Reading. This letter will include an update on the municipal process and a reminder about the resources available to them.

6. Adoption of Bylaw letter

Tenants will be provided with confirmation of Rezoning and Development Permit approval should the project be approved by Mayor and Council. This letter will include information about S.49 of the Residential Tenancy Act (requiring 4 months' eviction notice once the Demolition Permit has been issued) and a reminder about the resources available to them.

7. Eviction Notice

After the Demolition Permit has been issued, tenants will receive an eviction notice in compliance with the Residential Tenancy Act. The letter will include a reminder of available relocation and compensation resources.

Tenant Relocation Coordinator

Prospero International Realty Inc. (Prospero) has been engaged as the Tenant Relocation Coordinator. Prospero specializes in the management of residential and commercial rental properties located in the Lower Mainland. They currently manage over 100 such properties; 5 of which are residential buildings located in the Lonsdale area.

Prospero has experience with tenant relocation in eight other residential buildings in various municipalities, including the City of North Vancouver. Jeff Nightingale, VP Residential Properties at Prospero, will act as the Tenant Relocation Coordinator.

Tenant Relocation

Per the Residential Tenant Displacement Policy, the maximum rent for a comparable home should not exceed the greater of:

- a) 10% above the tenant's current rent; or
- b) 10% above the most recently published CMHC median rent level, by number of bedrooms, for the City of North Vancouver.

The current average rent as established by the CMHC is as follows:

Number of Bedrooms	Average Rent (2024 CMHC Rental Market Report ¹)	Target Maximum Rent (Average Rent + 10%)
Bachelor	\$1,608.00	\$1,768.80
One Bedroom	\$1,802.00	\$1,982.20
Two Bedroom	\$2,309.00	\$2,539.90
Three Bedroom	\$3,888.00	\$4,276.80

¹ [North Vancouver CY - Average Rent by Bedroom Type by Neighborhood, October 2024, Apartment, CMHC](#)

A status report that tracks the units found for each tenant will be provided to the City prior to the issuance of a Demolition Permit. Tenants that opt out of this home search service will be required to provide written notice to the Tenant Relocation Coordinator for submission to the City. Tenants may also change the criteria of the alternative units with written notice.

Ongoing Tenant Support and Rental Options

Since early 2023, Prospero has been actively supporting tenants at 215 East 16th Street, 235 East 16th Street, and 1540 St. Georges Avenue by providing monthly rental listings tailored to tenant needs and current rental rates.

These listings regularly include nearby rental opportunities, many of which fall within the City's established tenant relocation rent thresholds. For example, in May 2025, Prospero offered multiple units to tenants, with sample listings attached as **Appendix F**. These are sent to the building manager at the beginning of each month, then printed and distributed to tenants by unit number. To date, no tenants have requested additional support with securing replacement units, so no tailored listings have been provided.

This consistent support gives tenants a greater window to plan their next steps and demonstrates an ongoing commitment to ensuring responsible and supported relocation. To date, no tenants have made special requests or asked for additional assistance in finding accommodation.

Compensation

All eligible tenants will be compensated with financial assistance equivalent to a minimum 4 months of their current rent.

In addition to this baseline amount, tenants whose tenancy began five or more years prior to the date the Development Application is submitted will receive additional financial assistance based on the length of time they have resided in the building. This will be calculated at a rate of \$25 per month for each full month's tenancy beyond five years. These compensation guidelines are directed by the City of North Vancouver Tenant Relocation Policy.

Length of Tenancy	Financial Compensation Amount
Less than 5 years	4 months' rent
More than 5 years	4 months' rent plus $((\text{total tenancy length in months} - 60) \times \$25)$

If an eligible tenant moves out prior to approval of the rezoning application, financial compensation (including the moving expenses detailed below) will be provided to the tenant no later than immediately following final adoption of the rezoning bylaw(s). For all other eligible tenants, financial compensation will be provided to the tenant no later than the date they move out, regardless of whether a demolition permit has been obtained or an eviction notice has been served.

Tenants will be compensated for moving expenses with a flat rate payment based on number of bedrooms. The below amounts should be adjusted upwards annually from the date the policy is adopted based on the Consumer Price Index (CPI):

- a) \$1,000 for studio and 1 bedroom units;
- b) \$1,250 for 2 bedroom units; and
- c) \$1,500 for 3 bedroom and larger units.

A copy of the Termination of Tenancy/Compensation Agreement is attached as **Appendix G**.

Right of First Refusal

Displaced tenants will be provided first right of refusal to live in the rental units of the new building. The Tenant Relocation Coordinator will document all tenants who want to return to the new building and the status of their tenancy prior to the issuance of an Occupancy Permit.

Under the City's Density Bonus and Community Benefits Policy, 10 percent of units will provide mid-market rent (MMR) units, as determined by CMHC. Displaced tenants will be provided first opportunity to rent these units if they meet eligibility requirements at the time the unit becomes available.

A template of the Right of First Refusal letter is attached as **Appendix H** of this document. This letter will be resent to any tenants who have previously moved out and expressed that they wish to exercise their first right of refusal and any tenants moving out in the future who express they wish to exercise their first right of refusal.

Development Application Approval

Tenants will be provided with at least four months' notice per the Residential Tenancy Act, after the Demolition Permit has been issued.

Please do not hesitate to contact us if you require any additional information.

Yours truly,

RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership

Mackenzie Biggar
Vice President, Development & Sustainability

Appendix A: Current Occupancy Summary

The following tables outline the current tenancy of the buildings:

215 East 16th Street

CURRENT TENANCY & COMPENSATION SUMMARY											REPLACEMENT UNIT INFORMATION (Unit Tenant Relocated To)	
Unit Number	Tenancy Type	Unit Size (SF)	Number Bedrooms	Tenancy Start (MM/DD/YYYY)	Tenancy End (MM/DD/YYYY)	Rent (\$)	Tenure Compensation Paid (\$)	Moving Expenses Paid (\$)	Right of First Refusal	Tenant Replacement Unit Preferences (Prior to Relocation)	Replacement Unit Number of Bedrooms	Replacement Unit Rent Deferrals
1	Month-to-Month	600	1	12/01/2017		1,459.00						
101	Month-to-Month	600	1	11/01/2016		1,449.00						
102	Month-to-Month	800	2	06/01/2015	09/30/2022	N/A	7,830.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
103	Month-to-Month	800	2	07/01/2013		1,705.00						
104	Month-to-Month	600	1	09/01/2018	07/31/2024	N/A	6,146.00	1,000.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
105	Month-to-Month	600	1	08/01/2015		1,465.00						
106	Month-to-Month	800	2	07/01/2019		2,088.00						
107	Month-to-Month	800	2	07/01/2013		1,705.00						
108	Month-to-Month	600	1	12/01/2007	04/30/2025	N/A	9,624.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
201	Month-to-Month	800	2	11/01/2002		1,615.00						
202	Month-to-Month	800	2	08/01/2013	02/29/2024	N/A	9,206.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
203	Month-to-Month	800	2	07/01/2020	09/30/2024	1,900.00	7,904.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
204	Month-to-Month	600	1	06/01/2020		1,395.00						
205	Month-to-Month	600	1	09/01/2014		1,406.00						
206	Month-to-Month	800	2	10/01/2010		1,747.00						
207	Month-to-Month	800	2	09/01/2012		1,880.00						
208	Month-to-Month	800	2	10/01/2015		1,918.00						
301	Month-to-Month	800	2	01/01/2018		1,907.00						
302	Month-to-Month	800	2	08/01/2021		1,925.00						
303	Month-to-Month	800	2	10/01/2018	04/20/2023	N/A	7,740.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
304	Month-to-Month	600	1	05/01/2016		1,486.00						
305	Month-to-Month	600	1	06/01/2021		1,551.00						
306	Month-to-Month	800	2	10/01/2004		1,450.00						
307	Month-to-Month	800	2	07/01/2018	12/31/2024	N/A	8,289.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
308	Month-to-Month	800	2	02/01/2015	09/30/2022	N/A	7,895.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
308	Month-to-Month	800	2	04/01/2023		2,771.00						

NON-ELIGIBLE (SHORT TERM) TENANCIES

102	Month-to-Month	800	2	12/15/2024		2,300.00	N/A	N/A	N/A	N/A	N/A	N/A
104	Month-to-Month	600	1	10/01/2024		1,900.00	N/A	N/A	N/A	N/A	N/A	N/A
202	Month-to-Month	800	2	11/01/2024		2,400.00	N/A	N/A	N/A	N/A	N/A	N/A
203	Month-to-Month	800	2	12/01/2024		1,900.00	N/A	N/A	N/A	N/A	N/A	N/A
303	Month-to-Month	800	2	11/01/2024		2,300.00	N/A	N/A	N/A	N/A	N/A	N/A

235 East 16th Street**CURRENT TENANCY & COMPENSATION SUMMARY****REPLACEMENT UNIT INFORMATION
(Unit Tenant Relocated To)**

Unit Number	Tenancy Type	Unit Size (SF)	Number Bedrooms	Tenancy Start (MM/DD/YYYY)	Tenancy End (MM/DD/YYYY)	Rent (\$)	Tenure Compensation Paid (\$)	Moving Expenses Paid (\$)	Right of First Refusal	Tenant Replacement Unit Preferences (Prior to Relocation)	Replacement Unit Number of Bedrooms	Replacement Unit Rent Deferrals
101	Month-to-Month	600	2	08/01/2021	06/30/2022	N/A	7,260.00	1,250.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
101	Month-to-Month	800	2	02/01/2023		1,442.00						
102	Month-to-Month	600	1	09/01/2012		1,027.00						
103	Month-to-Month	600	1	07/01/2021	08/31/2024	N/A	6,188.00	1,000.00	No	No Additional Assistance Requested		
104	Month-to-Month	600	1	10/15/2019	01/31/2025	N/A	4,419.00	1,000.00	No	No Additional Assistance Requested		
201	Month-to-Month	800	2	11/01/2020	03/31/2023	N/A	6,800.00	1,250.00	No	No Additional Assistance Requested		
202	Month-to-Month	600	1	08/15/2009	12/31/2024	N/A	7,260.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
203	Month-to-Month	600	1	11/01/2012		1,059.00						
204	Month-to-Month	600	1	04/01/2015	04/30/2022	N/A	4,320.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
205	Month-to-Month	600	1	10/1/2019	10/31/2021	N/A	N/A					
206	Month-to-Month	600	1	07/15/2014		1,086.00						
207	Month-to-Month	600	1	04/01/1989		1,033.00						
301	Month-to-Month	800	2	09/01/2000	09/30/2021	N/A	N/A					
302	Month-to-Month	600	1	06/22/2014	06/30/2023	N/A	5,300.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
303	Month-to-Month	600	1	07/01/2017	05/31/2023	N/A	4,850.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
304	Month-to-Month	600	1	11/01/2018	4/30/2022	N/A	5,480.00	1,000.00	No	No Additional Assistance Requested		
305	Month-to-Month	800	2	12/01/2013	09/30/2024	N/A	5,801.00	1,250.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
306	Month-to-Month	600	1	07/01/2019	9/30/2021	N/A	5,500.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
306	Month-to-Month	600	1	11/1/2021	9/30/2022	N/A	5,060.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
307	Month-to-Month	600	1	09/01/1989		1,071.00						

NON-ELIGIBLE (SHORT TERM) TENANCIES

103	Month-to-Month	600	1	10/01/2024		1,850.00	N/A	N/A	N/A	N/A	N/A	N/A
104	Month-to-Month	600	1	02/01/2025		1,300.00	N/A	N/A	N/A	N/A	N/A	N/A
304	Month-to-Month	600	1	10/01/2024		1,850.00	N/A	N/A	N/A	N/A	N/A	N/A

1540 St. Georges Avenue**CURRENT TENANCY & COMPENSATION SUMMARY****REPLACEMENT UNIT INFORMATION
(Unit Tenant Relocated To)**

Unit Number	Tenancy Type	Unit Size (SF)	Number Bedrooms	Tenancy Start (MM/DD/YYYY)	Tenancy End (MM/DD/YYYY)	Rent (\$)	Tenure Compensation Paid (\$)	Moving Expenses Paid (\$)	Right of First Refusal	Tenant Replacement Unit Preferences (Prior to Relocation)	Replacement Unit Number of Bedrooms	Replacement Unit Rent Deferrals
100	Month-to-Month	800	2	04/01/2003		1,331.00						
101	Month-to-Month	800	2	12/01/2020	10/31/2022	1,470.00	5,880.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
101	Month-to-Month	800	2	04/01/2023		2,558.00						
102	Month-to-Month	600	1	06/01/2010		1,086.00						
103	Month-to-Month	600	1	02/01/2014		1,129.00						
104	Month-to-Month	600	1	03/01/2011		1,086.00						
105	Month-to-Month	600	1	01/15/2021		1,209.00						
201	Month-to-Month	800	2	04/01/1990		1,336.00						
202	Month-to-Month	600	1	03/01/2010		1,097.00						
203	Month-to-Month	600	1	01/01/2013	04/31/2022	1,060.00	5,515.00	1,000.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
204	Month-to-Month	800	2	08/01/2014	10/31/2021	1,279.00	N/A					
204	Month-to-Month	800	2	05/01/2023	07/31/2024	2,484.00	Abandoned the unit		No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
205	Month-to-Month	600	1	09/01/2010	04/30/2022	990.00	5,935.00	1,000.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
206	Month-to-Month	600	1	10/01/2019		1,209.00						
207	Month-to-Month	800	2	07/01/2019	09/30/2022	1,520.00	6,080.00	1,250.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
207	Month-to-Month	800	2	03/01/2023		2,558.00						
301	Month-to-Month	800	2	04/01/2015		1,401.00						
302	Month-to-Month	600	1	04/01/2015		1,145.00						
303	Month-to-Month	600	1	09/01/2015	08/31/2021	1,078.00	4,587.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
303	Month-to-Month	600	1	10/01/2021	10/31/2022	1,420.00	5,680.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
304	Month-to-Month	800	2	08/01/2016	11/30/2021	1,279.00	5,191.00	1,250.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
305	Month-to-Month	600	1	06/01/2011	11/30/2023	1,030.00	6,345.00	1,000.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
306	Month-to-Month	600	1	08/01/2016		1,150.00						
307	Month-to-Month	800	2	12/01/2018		1,539.00						

NON-ELIGIBLE (SHORT TERM) TENANCIES

203	Month-to-Month	600	1	11/01/2024		1,800.00	N/A	N/A	N/A	N/A	N/A	N/A
204	Month-to-Month	800	2	01/01/2025		2,200.00	N/A	N/A	N/A	N/A	N/A	N/A
205	Month-to-Month	600	1	04/15/2025		1,500.00	N/A	N/A	N/A	N/A	N/A	N/A
303	Month-to-Month	600	1	05/1/2025		1,750.00	N/A	N/A	N/A	N/A	N/A	N/A
304	Month-to-Month	800	2	03/15/2025		1,850.00	N/A	N/A	N/A	N/A	N/A	N/A
305	Month-to-Month	600	1	03/01/2025		1,066.00	N/A	N/A	N/A	N/A	N/A	N/A

Appendix B: Introduction Meeting Correspondence

Prospero International Realty Inc.

517 – 1177 West Hastings,

Vancouver B.C.

V6E 2K3

August 20, 2021.

To: Residents of 1540 St. Georges, 215 E 16th Street and 235 E 16th Street, North Vancouver.

Re: Tenant Meeting - Tuesday September 7th, 2021.

As you may be aware, the above properties were recently purchased by Adera Development Corporation. The new owner has since applied to the City of North Vancouver to redevelop the property into a new larger rental building. Redevelopment signs will be put on the property in the coming weeks.

Adera is one of BC's leading real estate organizations, with 50 years of experience in the Lower Mainland. The company has a deep-rooted commitment to quality, integrity, and customer service, building on its corporate cornerstones of innovation, partnership, sustainability, and passion.

A Tenant Meeting is scheduled on Tuesday September 7th from 7 to 8 pm to discuss timelines and next steps with the residents.

Normally this meeting would be held in a hall or meeting room; however, due to Covid restrictions this meeting will be held online through Zoom, a video conferencing platform. We will give further details shortly on how this will work and how you can attend.

Tenant Compensation

The Residential Tenancy Act outlines compensation and notice for tenants such that; if a termination notice is given for the redevelopment of a property, such notice cannot be given until all permits have been issued and then 4 calendar months' notice must be given (and 1 months free rent shall be given).

Further, Adera is offering compensation based on the length of tenancy as follows:

- 3 months' total rent for tenancies up to 10 years;
- 4 months' total rent for tenancies between 10 years and 20 years; and
- 5 months' total rent for tenancies over 20 years.

Residents will have the choice of either accepting these monies in the form of free rent or a lump sum payment.

In addition, at the time of vacating the property, residents will receive \$750 towards their moving expenses.

Finally, this compensation is available to residents relocating out of the above buildings, immediately – should they wish to do so. You do not need to wait until the final permits are issued.

Right of First Refusal

Current tenants will have a right of first refusal to rent at the newly constructed building, should you wish to do so. We will be keeping your contact information so that we can advise you in advance of the new building being completed and ask if you wish to rent at the new building. 10% of the new units are to be rented out for 10% below the market level – with preference to be given to past tenants, for these units.

Tenant Resource and Advisory Centre

The Tenant Resource and Advisory Centre (TRAC) is a resource for tenants in BC at www.tenants.bc.ca. This site has information on a broad range of tenant issues and phone numbers for assistance.

Should you have any questions please contact me, Jeff Nightingale, at 604 669 7733.

Yours truly,

Prospero International Realty Inc.



Jeff Nightingale

Appendix C: Tenant Information Meeting Correspondence

Notice of Tenant Meeting



November 12, 2024

Attn Residents of:
1540 St Georges Ave, 215 16th Street East, and 235 16th Street East -North Vancouver, B.C

NOTICE OF TENANT MEETING – NOVEMBER 20

Dear Tenants,

We would like to keep you informed about some upcoming developments concerning the above properties, including a Developer Information Session scheduled between 4:30pm and 6:30pm on Tuesday, **November 26th** in the Friendship Room at St Andrew's United Church at 1044 St George's Avenue. The intent is to introduce you to the project team, share the vision for the site, answer any questions, and gather your feedback on the proposal. It is a drop-in format with display boards for review and project team members will be available to answer your questions.

As part of this process, information signs will be installed on our properties starting **November 15th**. In advance of these changes, we want to ensure that you have a full understanding of the project, which is why we have scheduled a **Tenant Information Meeting** (by Zoom) for **Wednesday, November 20th** at 6:00pm. This Tenant Information Meeting will give you an overview of the proposed plans, answer any questions you may have, and provide an opportunity for open discussion.

Following this, you are warmly invited to attend the Developer Information Session on **November 26th**, where more detailed information will be shared, and further feedback will be welcomed.

Thank you for your engagement and support as we move forward together.

Warm regards,

A handwritten signature in black ink, appearing to read "Amanda", written over a light blue horizontal line.

Amanda Porsild
Property Manager
aporsild@prospero.ca

PROSPERO INTERNATIONAL REALTY INC

#517 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3
(604) 669-7733 | prospero.ca

Details for the Zoom Meeting on November 20th at 6:00pm:

<https://zoom.us/j/98336993364?pwd=JPAW7Evhx76XnbN7hPtRhXdoOAQ0y7.1>

Meeting ID: 983 3699 3364

Passcode: Prospero

Tenant Meeting Minutes



Tenants of:
1540 St Georges Ave, 215 16th Street East, and 235 16th Street East -North Vancouver, B.C

MINUTES OF TENANT MEETING – NOVEMBER 20

Date: November 20, 2024

Time: Meeting called to order at 6:02 PM

Attendees: 8 Tenants

- Unit 100 – 1540 St Georges Ave
- Unit 101 – 1540 St Georges Ave
- Unit 105 – 1540 St Georges Ave
- Unit 207 – 1540 St Georges Ave
- Javin
- Grace
- Pon-an
- Anonymous 1

Purpose: To inform tenants about the upcoming meeting with the developer on **November 26** and provide project updates.

1. Developer Update:

- The developer has submitted an amendment related to the project.
- The timeline for development is currently undetermined but is estimated to begin in late 2025 or 2026.
- Necessary permits and approvals are still pending. Tenants will be updated as new information becomes available.

2. Mid-Market Rental Program:

- Tenants raised questions about the Mid-Market Rental program.
 - Under this program, 10% of units will be rented at 10% below the average market rate for similar units in the area.
 - For example, if the average rent for a 1-bedroom unit is \$1,500, the program would offer it at \$1,350.

3. BC Housing Concerns:

- A tenant expressed concerns about ongoing communication with BC Housing.
- Tenants requested a letter from Prospero stating that the building is being demolished.
 - Prospero agreed to prepare and distribute this letter to tenants for use in their communication with BC Housing.

4. Other Concerns:

- A tenant expressed concerns about Pest Control, Prospero to look into this further
- A tenant expressed concerns about the intercom at Regal Towers, Prospero noted that they are having technician attend to make repairs.

Meeting Adjourned: 6:25 PM

Next Steps:

- Tenants with more questions are suggested to attend the meeting with the developer on November 26.
- Prospero to prepare and deliver the requested letter for BC Housing.

Appendix D: Developer Information Session Invitations

Notice of Developer Information Session



November 12, 2024

Attn Residents of:
1540 St Georges Ave, 215 16th Street East, and 235 16th Street East -North Vancouver, B.C

NOTICE OF TENANT MEETING – NOVEMBER 20

Dear Tenants,

We would like to keep you informed about some upcoming developments concerning the above properties, including a Developer Information Session scheduled between 4:30pm and 6:30pm on Tuesday, **November 26th** in the Friendship Room at St Andrew's United Church at 1044 St George's Avenue. The intent is to introduce you to the project team, share the vision for the site, answer any questions, and gather your feedback on the proposal. It is a drop-in format with display boards for review and project team members will be available to answer your questions.

As part of this process, information signs will be installed on our properties starting **November 15th**. In advance of these changes, we want to ensure that you have a full understanding of the project, which is why we have scheduled a **Tenant Information Meeting** (by Zoom) for **Wednesday, November 20th** at 6:00pm. This Tenant Information Meeting will give you an overview of the proposed plans, answer any questions you may have, and provide an opportunity for open discussion.

Following this, you are warmly invited to attend the Developer Information Session on **November 26th**, where more detailed information will be shared, and further feedback will be welcomed.

Thank you for your engagement and support as we move forward together.

Warm regards,

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

Amanda Porsild
Property Manager
aporsild@prospero.ca

PROSPERO INTERNATIONAL REALTY INC

#517 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3
(604) 669-7733 | prospero.ca

Resident Mailer – Distributed to All Households Within 100m of the Site (Page 1 of 2)

PLANNING APPLICATION

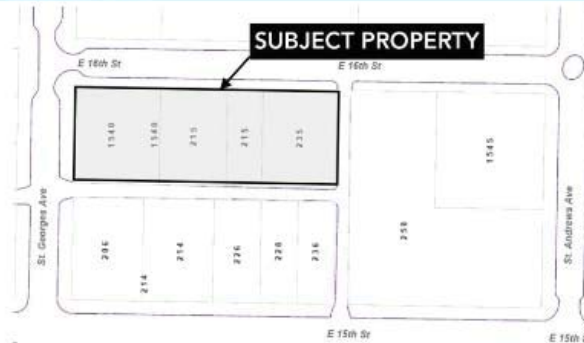
1540 St. Georges Avenue & 215-235 E 16th Street

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, six storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



IN-PERSON DEVELOPER INFORMATION SESSION

Please join us for an applicant-led Developer Information Session (DIS):

DATE: November 26, 2024

TIME: Drop in any time between 4:30PM – 6:30PM

LOCATION: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

REGISTER: Not required

The intent of this DIS is to introduce you to the project team, share our vision for the site, answer any questions you may have, and gather your feedback on the proposal. The DIS will be a drop-in format with display boards for review, as well as project team members available to answer your questions.

HOW TO PARTICIPATE

For those who are unable to join us in person, presentation materials will be posted on the project website (AderaEast16th.com) on **November 26**. You will have the chance to review them and provide feedback via the comment form online until **January 7, 2025**.

COMMENT PERIOD: November 26, 2024 to January 7, 2025

WEBSITE: AderaEast16th.com



APPLICANT

Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

CITY OF NORTH VANCOUVER

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

Resident Mailer – Distributed to All Households Within 100m of the Site (Page 1 of 2)

PLANNING APPLICATION COMMENT FORM

To provide input, please visit the project website: **AderaEast16th.com**

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit cnv.org/City-Hall/Council-Meetings

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

- I live in the City of North Vancouver
- I work in the City of North Vancouver
- I live AND work in the City of North Vancouver
- None of the above

Project Address: 1540 St. Georges Avenue & 215-235 E 16th Street, North Vancouver

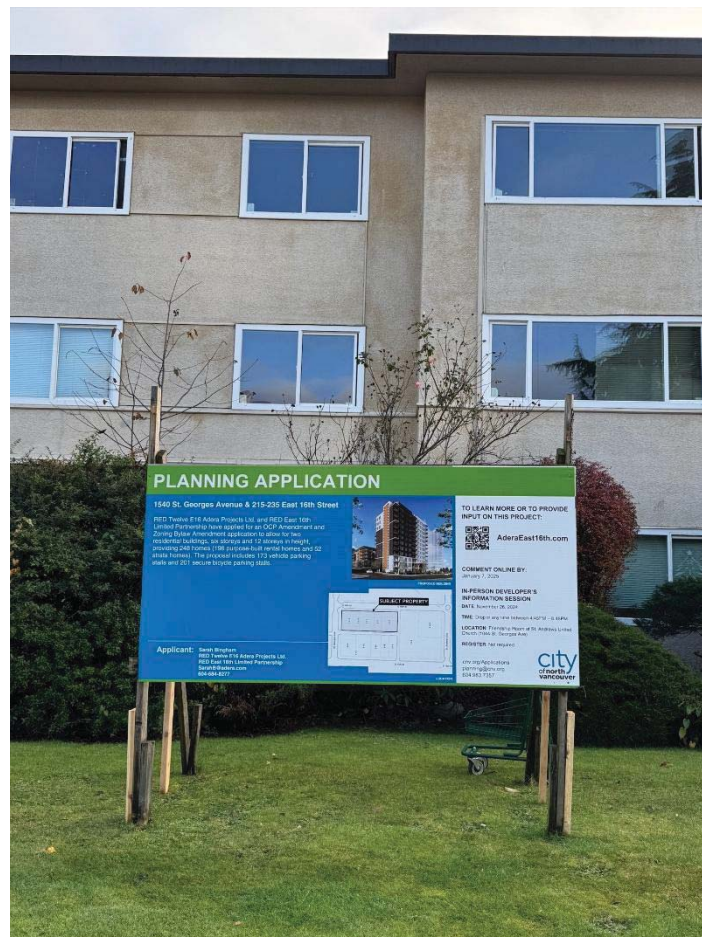
Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (Optional):

Phone Number (Optional):

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.

Notification Signs – Erected on Site



Appendix E: Town Hall Tenant Invitations

Virtual Town Hall Invitation – Residents of 1540 St. Georges Avenue



August 21, 2025

To: All Residents – 1540 St. Georges Ave.,

Re: Upcoming Virtual Town Hall – Redevelopment Project

We would like to provide you with an update regarding the redevelopment project. A virtual "Town Hall" will be hosted on:

 **Tuesday, September 9, 2025 at 6 P.M.**

 **Presentation followed by a comment/question period facilitated by a third party**

In addition, two project information signs will be installed on the property—one along St. Georges and one along East 16th. The installation is expected to take place on or around August 27, 2025.

Residents are welcome and encouraged to attend the Town Hall. Please use the link below to register:

https://us02web.zoom.us/webinar/register/WN_EYU6kflfRwO5I0ILta1G8w

We thank you for your continued cooperation and engagement as this project moves forward.

Sincerely,

PROSPERO INTERNATIONAL REALTY INC.

Virtual Town Hall Invitation – Residents of 215 East 16th Street



August 21, 2025

To: All Residents – 215 East 16th St. ,

Re: Upcoming Virtual Town Hall – Redevelopment Project

We would like to provide you with an update regarding the redevelopment project. A virtual "Town Hall" will be hosted on:

 **Tuesday, September 9, 2025, at 6 P.M.**

 **Presentation followed by a comment/question period facilitated by a third party**

In addition, two project information signs will be installed on the property—one along St. Georges and one along East 16th. The installation is expected to take place on or around August 27, 2025.

Residents are welcome and encouraged to attend the Town Hall. Please use the link below to register:

https://us02web.zoom.us/webinar/register/WN_EYU6kflfRwO5i0ILta1G8w

We thank you for your continued cooperation and engagement as this project moves forward.

Sincerely,

PROSPERO INTERNATIONAL REALTY INC.

Virtual Town Hall Invitation – Residents of 235 East 16th Street



August 21, 2025

To: All Residents – 235 East 16th St.,

Re: Upcoming Virtual Town Hall – Redevelopment Project

We would like to provide you with an update regarding the redevelopment project. A virtual "Town Hall" will be hosted on:

 **Tuesday, September 9, 2025, at 6 P.M.**

 **Presentation followed by a comment/question period facilitated by a third party**

In addition, two project information signs will be installed on the property—one along St. Georges and one along East 16th. The installation is expected to take place on or around August 27, 2025.

Residents are welcome and encouraged to attend the Town Hall. Please use the link below to register:

https://us02web.zoom.us/webinar/register/WN_EYU6kflfRwO5i0ILta1G8w

We thank you for your continued cooperation and engagement as this project moves forward.

Sincerely,

PROSPERO INTERNATIONAL REALTY INC.

Resident Mailer – Distributed to All Households Within 100m of the Site

VIRTUAL TOWN HALL – YOU'RE INVITED

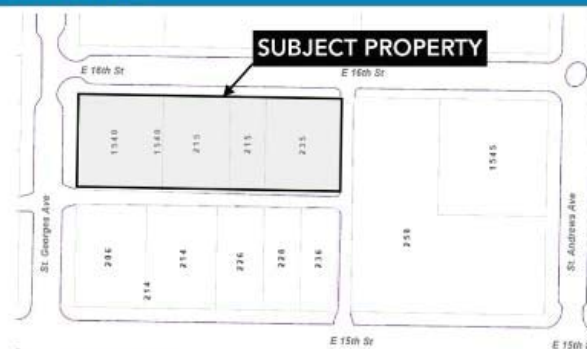
1540 St. Georges Avenue & 215-235 E 16th Street (Adera East 16th)

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have submitted an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings—one six storeys and one 12 storeys in height—providing a total of 249 homes (196 purpose-built rental units and 53 strata units).

PROPOSED BUILDING



LOCATION



VIRTUAL TOWN HALL

Please join us for an applicant-led Virtual Town Hall to learn more about the proposal:

DATE: Tuesday, September 9, 2025

TIME: 6:00PM

LOCATION: Zoom Meeting

The Virtual Town Hall will introduce the project team, share our vision for the site, outline changes made in response to previous public feedback, and provide an opportunity to ask questions and share your input on the proposal.

HOW TO PARTICIPATE

The Virtual Town Hall will be held via Zoom. Please use the registration link or scan the QR code below to sign up. Once registered, you will receive instructions on how to join the meeting.

ZOOM REGISTRATION LINK:

https://us02web.zoom.us/webinar/register/WN_EYU6kflfRwO5i0ILta1G8w



APPLICANT

Mackenzie Biggar
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
mackenzieb@adera.com
604-648-4366

CITY OF NORTH VANCOUVER

Linden Muller
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

Notification Signs – Erected on Site



Appendix F: Ongoing Rental Options Communication Example

MAY 2025 (Page 1 of 2)



Address: 235 East 16th Street
Unit#: _____

Tyler Ransom
Cell: 778.228.4489
Email: trleasing.prospiero@gmail.com
May 5, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: Near St. Davids and 3rd Street, North Vancouver

Studio: \$1,900 / 435SF / Available June 1st

Description: 11ft High ceilings. In floor heat in suite. Hot water, hydro, internet included. Laundry in suite. Pets may be considered. 1 year lease. No smoking, no sublease.



To make an appointment to view this private listing please contact Tyler at 778.228.4489.

Option 2

Address: 250 E 2nd Street, North Vancouver

1 Bedroom: \$1,900 / 625SF / Available June 1st

Description: Hot water included. Laundry on site. No smoking. No pets. No BBQ.



To make an appointment to view this private listing please contact 778-863-3098.

MAY 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

Option 3

Address: 140 5th Street West, North Vancouver

Studio: \$1,972 / 600SF / Available June 1st.

Description: Medford Apartments. 3rd floor unit. Elevator in building. \$95 for monthly parking underground. Hot water, heat, fridge and stove, storage locker included.



To make an appointment to view this private listing please contact at 604.904.8544.

JUNE 2025 (Page 1 of 2)



Address: 235 East 16th Street

Unit#: _____

Tyler Ransom

Cell: 778.228.4489

Email: trleasing.prospero@gmail.com

June 3, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: 234 W 3rd Street near Chesterfield, North Vancouver

Studio: \$1,550 / 450SF / Available July 1st

Description: Large Studio Apartment. Heat and water included. No pets. No smoking. No barbeque. Tenant insurance needed.



To make an appointment to view this private listing please contact 604.612.4614.

Option 2

Address: 120 W 17th Street, North Vancouver

Studio + Den: \$1,800 / 410SF / Available July 1st

Description: New paint, carpets, flooring, and kitchen. No pets. No smoking. Top floor unit.



JUNE 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

To make an appointment to view this private listing please contact Tyler at 778.228.4489.

Option 3

Address: 6th Street near Ridgeway Avenue, North Vancouver

Studio: \$1,700 / 750SF / Available July 1st.

Description: Heat and electricity included. You pay internet. Shower stall only/no tub. Shared free laundry. Ground floor suite.



To make an appointment to view this private listing please contact Tyler at 778.228.4489.

JULY 2025 (Page 1 of 2)



Address: 235 East 16th Street

Unit#: _____

Tyler Ransom

Cell: 778.228.4489

Email: trleasing.prospero@gmail.com

July 7, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: 215 St. Andrews Avenue, North Vancouver

Studio: \$1,750 / 625SF / Available August 1st

Description: Hot water included. Coin laundry on site. Tenant pays for hydro. No smoking no bbq. You need rental insurance.



To make an appointment to view this private listing please contact 778.863.3098.

Option 2

Address: 170 East Keith Road, North Vancouver

Studio: \$1,907 / 462SF / Available August 1st

Description: No smoking, no pets. Heat and hot water included. You pay BC Hydro.



JULY 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

To make an appointment to view this private listing please contact 604.985.8405.

Option 3

Address: 6th Street near Ridgeway Avenue, North Vancouver

1 Bedroom: \$2,000 / 676SF / Available August 1st.

Description: Fresh paint. Washer and dryer in unit. No pets or smoking. You pay BC Hydro.



To make an appointment to view this private listing please contact Tyler at 778.228.4489.

AUGUST 2025 (Page 1 of 2)



Address: 235 East 16th Street

Unit#: _____

Tyler Ransom

Cell: 778.228.4489

Email: trleasing.prospero@gmail.com

August 8, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: Grandview Boulevard and East 8th Street, North Vancouver

Studio: \$1,590 / 550SF / Available August 31st

Description: 2nd Floor unit. Balcony. Heat and hot water included. Cat and dog friendly.



To make an appointment to view this private listing please contact Tyler at 778.228.4489.

Option 2

Address: 170 East Keith Road, North Vancouver

Studio: \$1,844 / 450SF / Available September 1st

Description: Heat and Hot Water included. 7th floor suite. No smoking. No pets. Gym available.



To make an appointment to view this private listing please contact 604.985.8405.

AUGUST 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

Option 3

Address: 125 E. 5th and Lonsdale, North Vancouver

1 Bedroom: \$1,850 / 701SF / Available September 1st.

Description: Heat and water included in unit. New appliances. No dogs. Cats allowed. Coin laundry in building. Additional storage available.

To make an appointment to view this private listing please contact 604.307.1840.

SEPTEMBER 2025 (Page 1 of 2)



Address: 235 East 16th Street

Unit#: _____

Tyler Ransom

Cell: 778.228.4489

Email: trleasing.prospero@gmail.com

September 7, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: 120 w 17th Street, North Vancouver

Studio + Den: \$1,750 / Available October 1st

Description: Top floor studio. Available Sep 15th or Oct 1st. New paint, new carpets, kitchen and bathroom flooring refreshed. New fridge. Professionally cleaned. Coin laundry.

To make an appointment to view this private listing please contact Tyler at 778.228.4489.

Option 2

Address: 254 3rd Street West, North Vancouver

Studio: \$1,900 / 680SF / Available

Description: No Pets. 1 car parking \$80 per month. In suite storage pantry. Lower Lonsdale. Laminate floors. Elevator.



To make an appointment to view this private listing please contact 778.855.2501.

SEPTEMBER 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

Option 3

Address: 131 6th Street W, North Vancouver

1 Bedroom: \$2,000 / 686SF / Available

Description: No smoking. No pets. Heat and hot water included. 1 year lease. FOB access entry. Elevator.



To make an appointment to view this private listing please contact 604.813.4222.

Appendix G: Termination/Compensation Agreement



Date:

Re: Termination of Tenancy Agreement and Agreement on Compensation

This agreement is between Prospero International Realty Inc. (**Prospero**) – as agent for the owners of _____, North Vancouver, and _____ the (**Tenant**) of _____ North Vancouver (**The Suite**), as follows:

1. The **Tenant** hereby gives notice to terminate the tenancy of **The Suite** effective _____ 2025.
2. **Prospero** hereby accepts this notice.
3. It is acknowledged that the **Tenant** is eligible for a one time moving allowance at this time, in the amount of \$ _____
4. The **Tenant** is eligible for compensation in the total amount of \$ _____, calculated as follows:

- Four months' rent : \$ current monthly rent × 4 = \$ _____
- Moving expenses (based on suite size): \$ _____
- Additional compensation for tenancy over 5 years:
 - Move-in date: _____ Move-out date: _____
 - Total months: _____
 - Extra: (Total months – 60) × \$25 = \$ _____
- Total Compensation: _____ + _____ = \$ _____

The Tenant will be offered first right of refusal on new rental units in the project and first right of refusal on new rental units at 10% below market rate if deemed eligible when the units become available. If you would like to exercise this option please provide your details below

- Cell: _____
- Email: _____
- Mailing Address: _____

Signed and agreed on this _____ day of _____ 2025 _____
Tenant

Prospero International Realty Inc. per _____ Landlord's agent.
Jeff Nightingale

Appendix H: First Right of Refusal Letter



October 14th, 2025

[TENANT NAME]

Re: First Right of Refusal Explained– City of North Vancouver

As part of the redevelopment under the City of North Vancouver's Tenant Relocation Policy we are required to provide the displaced tenants with the **First Right of Refusal** for **Market & MMR** rental units in the new building once it is complete.

What It Means:

- All displaced tenants will have first right of refusal to live in any purpose-built rental unit in the new building.
- The new building will include both **Market and Mid-Market Rental (MMR) Units**, tenants will have the first right of refusal to rent either type of unit, as long as they meet the eligibility criteria at the time the unit becomes available.

Process:

- 6 months before the redevelopment is complete and units are ready for occupancy, we will contact you at the **most recent address, phone number, and/or email** you have provided, but only if you indicate your interest in exercising this right via the 'Action Required' section below.
- Only the tenants who have indicated Interest in Exercising their First Right of Refusal will be contacted
- You will have a **45 days to confirm** whether you wish to exercise your First Right of Refusal.
- The details of the unit will be determined at the time of signing the new lease, following your confirmation and contingent on the eligibility verification.

Action Required:

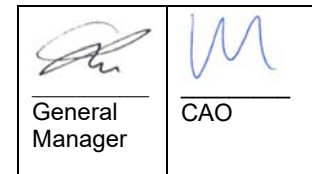
- **Please check one option to indicate if you wish to exercise your First Right of Refusal:**
 - YES _____
 - NO _____
- To ensure we can reach you once redevelopment is close to completion, please keep us updated with your current contact information. If your address, phone number, or email changes, notify us by writing to: info@prospero.ca

If you have any questions, please feel free to contact us directly at info@prospero.ca | 604-669-7733.

Sincerely,

PROSPERO INTERNATIONAL REALTY INC.

#517 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3
 (604) 669-7733 | prospero.ca



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Vito Grammatico, Manager, Economic Development

Subject: NORTH POINT BREWING CORP. – APPLICATION FOR CURBSIDE
PATIO LIQUOR SERVICE AREA

Date: November 12, 2025 File No: 09-4320-50-0002/2025

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

RECOMMENDATION

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “North Point Brewing Corp. – Application for Curbside Patio Liquor Service Area”:

THAT the City of North Vancouver undertakes a public consultation process with respect to the application from North Point Brewing Corp. located at 266 East 1st Street to add a curbside patio liquor service area;

AND THAT staff be directed to report back to Council with the results of the public consultation and seek direction for the application.

ATTACHMENTS

1. Maps of local area with zoning indicated (CityDocs [2733016](#))
2. Current Licensed Manufacturers, Liquor Primaries and Clubs in the City (CityDocs [2736200](#))

SUMMARY

North Point Brewing Corp. (doing businesses as, “North Point Brewing”) has submitted an application with the Liquor and Cannabis Regulation Branch (“LCRB”) for a curbside patio liquor service area.

Current LCRB policy requests that CNV choose whether to opt in or opt out of conducting the public consultation process and providing comment for Liquor Manufacturer licence applications seeking approval for a patio liquor service area. Staff recommend that the CNV opt in to conducting the public consultation process. This report seeks direction from Mayor and Council on a response to this application.

BACKGROUND

North Point Brewing was established in December 2019 and operates under a provincial Liquor Manufacturer licence with endorsements for on-site sales and a lounge. The business is a craft brewery located within the Shipyards Brewery District in the lower Lonsdale neighbourhood. North Point Brewing has two patio liquor service areas: a sidewalk patio, which received CNV approval in November 2019, and the subject curbside patio, which has been operating under the LCRB's provincial Temporary Expanded Service Area ("TESA") program since 2020. The TESA program concluded at the end of 2024, with all associated authorizations expiring on December 31, 2024.

North Point Brewing subsequently entered into an Outdoor Dining agreement with CNV for the continued use of the curbside patio space, which was finalized in September 2025. The business has now submitted an application to the LCRB seeking approval for the subject curbside patio to be endorsed as a liquor service area.

DISCUSSION

The LCRB provides guidance to local governments on the factors to consider when reviewing applications for a patio liquor service area. Local governments receive an invitation to participate in providing a recommendation to the LCRB for an application. In the process of providing input, local governments are asked to highlight the potential impact of noise on nearby residents and the potential impacts on the community if the application is approved. The LCRB requires that nearby residents be consulted as part of the application process (either by the LCRB or the local government – further information below), typically by the posting of site signage to inform the public regarding an application. The standing LCRB Liquor Policy provides that local governments complete both the public consultation process (part 1), and provide input regarding the application (part 2) in order to participate in the decision-making process for an application.

As an alternative, the LCRB Liquor Policy also provides that local governments may instead choose to "opt out" of an application. This provides that the LCRB would complete the public consultation process. The LCRB would then render a decision and provide information regarding the result of the application to CNV. If Council chooses to opt in (as recommended by staff), staff will coordinate the placement of site signage by the applicant for public consultation. Staff will review the input received and prepare a report to Council with recommendations on how to proceed with the application, taking into account the feedback received, and to seek direction from Council.

1. Location of the Premises

North Point Brewing is located in the Lower Lonsdale neighbourhood, at 266 East 1st Street which is zoned as Industrial-Commercial (M-4; reference **Attachment 1**: Maps of local area with zoning indicated). The M-4 Zone spans across three and a half blocks on East Esplanade and east First street, and is centered around a cluster of Comprehensive Development zones, a residential zone, and two parks: Derek Inman Park (north-west) and Hamersley Park (north-east). The M-4 Zone is located within the Mixed Employment (“ME”) Land Use Designated area of lower Lonsdale.

In the surrounding vicinity, though outside the 40-metre radius, is the new North Shore Neighbourhood House Hub development currently under construction in the 200 block of East 1st Street, adjacent to the new Derek Inman Park. Anticipated for completion in 2028, this multi-use redevelopment will include rental housing, a new North Shore Neighbourhood House, a respite centre with overnight beds and adult day-care spaces, and a redesigned Derek Inman Park.

The establishment’s storefront, along with its sidewalk and curbside patios, faces directly onto East 1st Street. While there are no residential properties immediately adjacent to the business premises, located across the street approximately 33 metres from the subject patio is St. Andrews Place, a family oriented 15 unit apartment complex offering one and two bedroom units managed by the Metro Vancouver Housing Corporation. Also within a 40 metre radius, which is the threshold established by the Planning, Development & Real Estate Department for public consultation notifications, there are two residential buildings located to the rear of the establishment, containing 24 and 79 apartment units respectively. Surrounding uses include a variety of retailers, industrial and food manufacturers, real estate leasing, medical professional offices, a restaurant, personal goods and automobile repair services, a childcare service, and a caterer.

North Point Brewing is part of the Shipyards Brewery District, located in the lower Lonsdale neighbourhood. The lower Lonsdale area is characterized by a mix of vibrant businesses, the Lonsdale Quay and SeaBus terminal, and The Shipyards waterfront area, which together create a lively and accessible destination for residents and visitors. The proposed patio supports this mixed-use environment by contributing to an active street frontage.

2. Hours of Liquor Service and Occupant Load

North Point Brewing holds a provincial Liquor Manufacturer licence as a brewery. The establishment has an indoor occupant capacity of 64 persons. The sidewalk patio is approved for 14 persons, and the curbside patio has a proposed occupancy of 17 persons. The current approved liquor service hours for North Point Brewing are from 9:00 a.m. to 11:00 p.m. daily.

There are ten other Liquor Manufacturer establishments within the Brewery District of the lower Lonsdale neighbourhood (reference **Attachment 2**: Current Licensed Manufacturers, Liquor Primaries and Clubs in the City). Businesses in this area that operate Outdoor Dining patios include:

- Braggot Brewing (brewery/ with a sidewalk patio): 370 E Esplanade, Unit 102
- Copperpenny Distilling (brewery, distillery/ with a sidewalk patio): 228 E Esplanade, Unit 105
- La Cerveceria Astilleros (brewery/ with a curbside patio): 226 E Esplanade
- Strathcona Beer (brewery, distillery/ with a sidewalk patio): 123 Carrie Cates Court, Unit 108
- Streetcar Brewing (brewery/ with a sidewalk patio): 123 E 1st Street, Unit A

3. Impact of Noise and Related Considerations

North Point Brewing was the subject of 21 bylaw complaints across a four-year period from 2021 to 2025. Those received were related to music (9), other noise (4), disturbances after operating hours (3), sidewalk obstructions (3), and smoking (2). Five of the complaints received were specific to the patio areas, and were related to disturbances after operating hours (3) and smoking (2).

Separately, during the period when social distancing regulations were in effect, an additional five complaints were received regarding social distancing practices (5).

As part of the application, the business has outlined several measures to ensure the patio operates responsibly and remains compatible with surrounding uses. Staff regularly monitor the patio to ensure respectful behaviour and appropriate noise levels, and are trained to respond promptly to any disturbances or concerns. The patio layout incorporates clear boundaries and adequate sidewalk clearance to maintain pedestrian accessibility and prevent crowding. The applicant has also expressed a commitment to maintaining a clean and uncluttered patio environment and to operating in a manner that supports both a vibrant public realm and the overall livability of the neighbourhood. In addition, the business is committed to continually improving the patio environment through materials and design features that help mitigate noise.

The popularity and recognition of the Brewery District is a testament to CNV's efforts to foster a diverse economy by facilitating integrated use of an industrial-commercial area that offers a diverse range of services for the growing local community. Staff acknowledge that a curbside patio liquor service area may potentially support further activation of the Brewery District; however, there may also be an increase in community disturbances. While established in the Brewery District, North Point Brewing is also notably located within a 40-metre radius of three apartment residential buildings.

In an effort to inform the review of potential impacts to the community, staff recommend undertaking a public consultation process to solicit feedback for this application. This would provide an opportunity for the public, including business operators, residents, and property owners (residential and commercial properties) that are situated within a 40-metre radius of the applicant's premises, to provide specific feedback toward this application. Feedback received may also prove informative if other local brewery operators submit similar applications within the vicinity of this operator.

CNV's Outdoor Dining program allows for outdoor patio music and service until 10:00 pm, and patio seating until 11:00 pm. It should also be noted that staff have authority under the *Business Licence Bylaw, 2018, No. 8640* to introduce business licence

conditions should issues arise at a later date. The LCRB also monitors complaints about business operations for businesses that hold Provincial Liquor Licences and can take action if warranted.

The following options are provided for Council's consideration regarding the application for a curbside patio liquor service area submitted by North Point Brewing:

Option 1 – Recommended: Staff undertake a public consultation process that involves soliciting written feedback from business operators, residents, and property owners (residential and commercial properties) in the immediate vicinity of the business premises. Staff would then return and present the feedback to Council, and seek further direction from Council for this application.

Option 2 – Not Recommended: CNV opts out of the public consultation process with respect to this application to allow the LCRB to complete the public consultation process. Should Council choose to opt out of the public consultation process, it is important to note a consultation will still be conducted by the LCRB, instead of CNV.

Next Steps

If CNV chooses to opt in to providing comment and conducting the public input process, staff will coordinate with the applicant to ensure site signage is placed for public consultation. Staff will then review the input received and prepare a report to Council with recommendations on how to proceed with the application, taking the feedback into consideration, and to seek direction from Council.

If CNV chooses to opt-out of providing comment and conducting the public input process, this Council Report and Council's resolution will be shared with the LCRB along with the decision to opt-out. The LCRB will then coordinate the placement of site signage by the applicant for public consultation, and will review the input received when preparing the decision for the application. The LCRB will then share a report of the application review with CNV, including information regarding the public input process and the application decision. Staff will retain a copy of the report within CNV records.

FINANCIAL IMPLICATIONS

If CNV chooses to opt in to providing comment and conducting the public input process, as recommended, the cost of advertising for public consultation will be assigned to the business. If CNV chooses to opt out, then there would be no financial implications for CNV.

INTER-DEPARTMENTAL IMPLICATIONS

Staff have consulted the Planning, Development & Real Estate department and the Public Safety department.

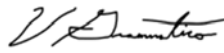
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The North Point Brewing application aligns with Council's 2022–2026 Strategic Plan priorities:

- A Prosperous City: Continue to explore opportunities to support local businesses.

It also aligns with the OCP's goals to support the growth and innovation of existing businesses, enhance recreational and social opportunities in dense neighbourhoods, support mixed-use vitality along key corridors, and strengthen Central and lower Lonsdale as regional centres for business and community activity.

RESPECTFULLY SUBMITTED:



Vito Grammatico
Manager, Economic Development

Attachment 1: Map of Local Area
Aerial View with Zoning Indicated

Applicant: North Point Brewing Corp.

Location: 266 East 1st Street

Applicant's Site: M-4 (Industrial-Commercial)

OCP Designation: ME (Mixed Employment)



LEGEND

CD-# Comprehensive Development Zone

M-4 Industrial Commercial Zone

RM-1 Medium Density Apartment Residential 1

P-1 Public Use and Assembly 1

Current Licensed Manufacturers, Liquor Primaries and Clubs in the City**Manufacturer - Brewery:**

#	Business Name	LCRB Licence Type	Address
1	Streetcar Brewing	Manufacturer - Brewery	123 1st Street E, Unit A
2	North Point Brewing	Manufacturer - Brewery	266 1st Street E
3	La Cerveceria Astilleros	Manufacturer - Brewery	226 Esplanade E
4	Windfall Cider	Manufacturer - Cidery	250 Esplanade E, No. 101
5	Garden of Granite	Manufacturer - Winery	228 Esplanade E
6	Copperpenny Distilling	Manufacturer - Distillery	288 Esplanade E, No. 101 & 103
7	Shaketown Brewing	Manufacturer - Brewery	288 Esplanade E, No. 105
8	Beere Brewing Company	Manufacturer - Brewery	312 Esplanade E
9	Braggot Brewing (API Crafts Inc)	Manufacturer - Brewery	370 Esplanade East, No. 102
10	Black Kettle Brewing Company	Manufacturer - Brewery	720 Copping Street, No. 105-106
11	Strathcona Beer Company - Shipyards	Manufacturer - Brewery	123 Carrie Cates Cr., No. 108

Liquor Primary:

#	Business Name	LCRB Licence Type	Address
1	Sailor Hagar's Brew Pub	Liquor Primary	86 Semisch Avenue
2	The (Rusty) Gull Bar & Kitchen	Liquor Primary	175 East First Street
3	The Polygon Gallery	Liquor Primary (Event Driven)	101 Carrie Cates Court
4	Lonsdale Quay Hotel	Liquor Primary	123 Carrie Cates Court
5	Jack Lonsdale's Pub	Liquor Primary	1433 Lonsdale Ave, No. 127
6	Presentation House	Liquor Primary (Event Driven)	333 Chesterfield Ave
7	Centennial Theatre Centre	Liquor Primary (Event Driven)	2300 Lonsdale Ave

Current Licensed Manufacturers, Liquor Primaries and Clubs in the City

Liquor Primary Club:

#	Business Name	LCRB Licence Type	Address
1	Army, Navy & Air Force Veterans in Canada No. 45	Liquor Primary Club	119 E 3rd St
2	Fraternal Order of Eagles No. 2638	Liquor Primary Club	170 W 3rd St
3	Royal Canadian Legion, Branch No. 118	Liquor Primary Club	123 W 15th St
4	Burrard Yacht Club	Liquor Primary Club	10 Gostick Place

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City Library Long-Term Service Delivery Plan: Project Overview

North Vancouver City Council
November 24, 2025

Outline

- Why a long-term library service delivery plan?
- What is it?
- Plan development
- Outcomes
- Next steps



Why a long-term library service delivery plan?

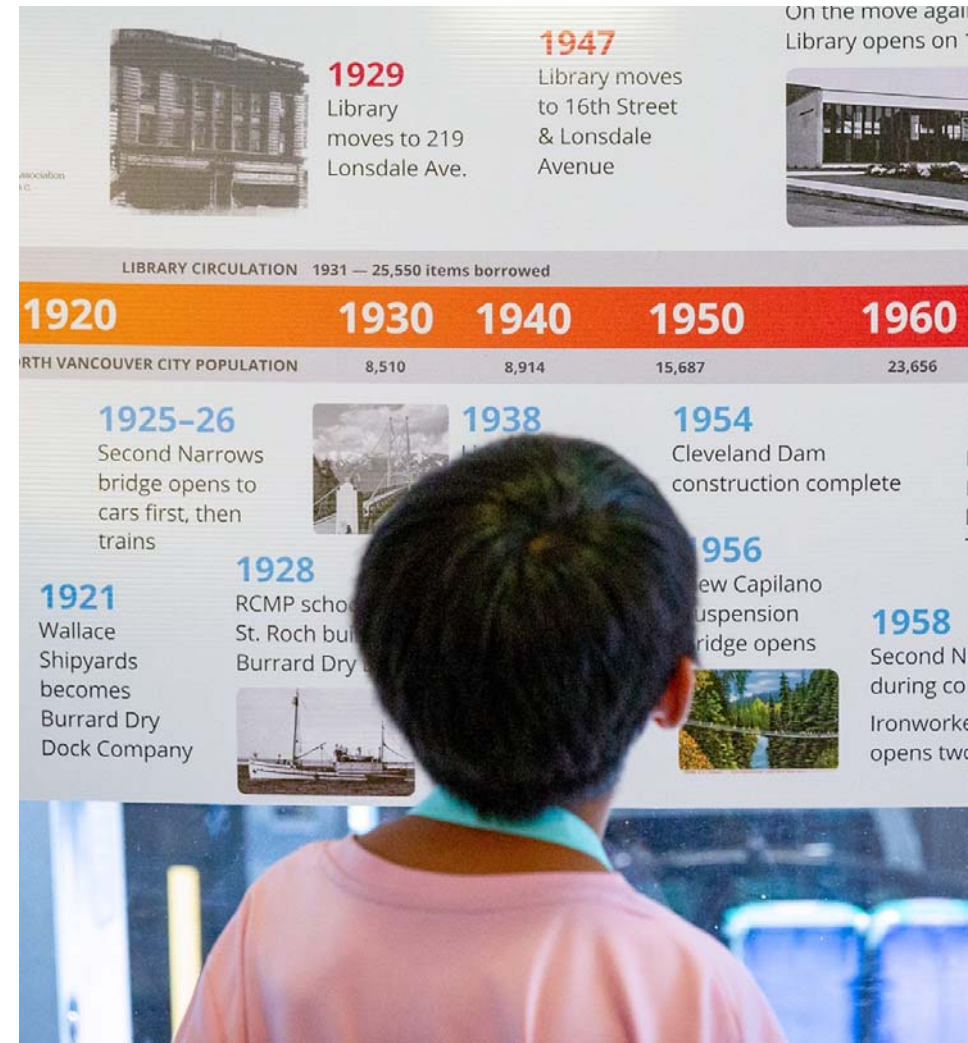
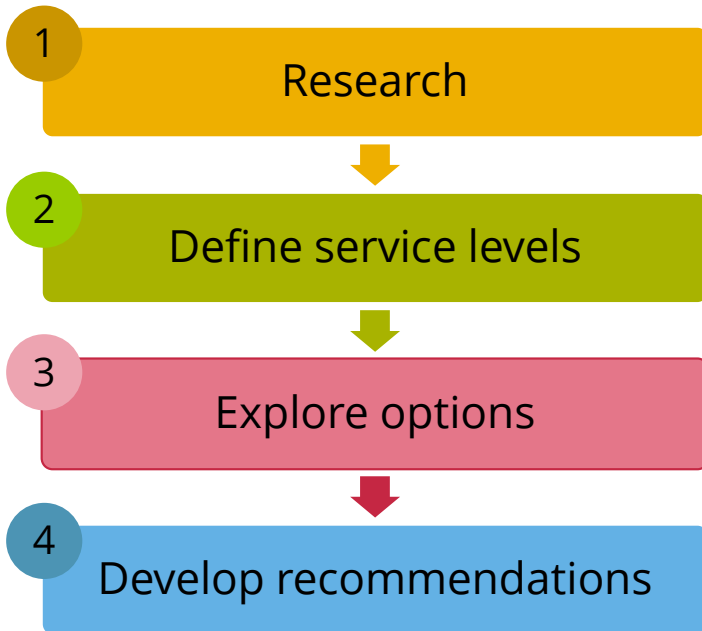
- **Prudent planning** for the long term
- **Readiness** to respond to opportunities
- **Alignment and coordination** with City priorities, planning and capacity

What is a long-term library service delivery plan?

A **25 year+ roadmap** for library service delivery to meet the needs of our growing community

- How do library services in CNV need to develop to meet the needs of our growing community?
- What form(s) can library services take?
- What service level is appropriate for a community of our size and composition?
- What options and opportunities will give us the best outcomes?
- How can we partner and collaborate to deliver service?

Plan development phases



1

First, research...

- **How many** people? **Who** are they? **Where** will they live?
- How are **libraries changing**?
- How is ***our library*** changing?
- What are the **City's plans** and strategies?
- What are our **neighbours** planning?

Second, define service levels ...

- What library services are **most used**? **Most important** to current and future residents of the City?
 - Collections (physical, digital)
 - Technology access & learning
 - Space to meet, connect with others
 - Information and research assistance
 - Literacy and learning programs
 - Space to study, read, reflect
- What are the **changing and emerging roles** of libraries?
- What **standards** and **best practices** can guide us?
- What is **unique** and **distinct** about the City?

3

Third, explore options...



Last, develop recommendations...

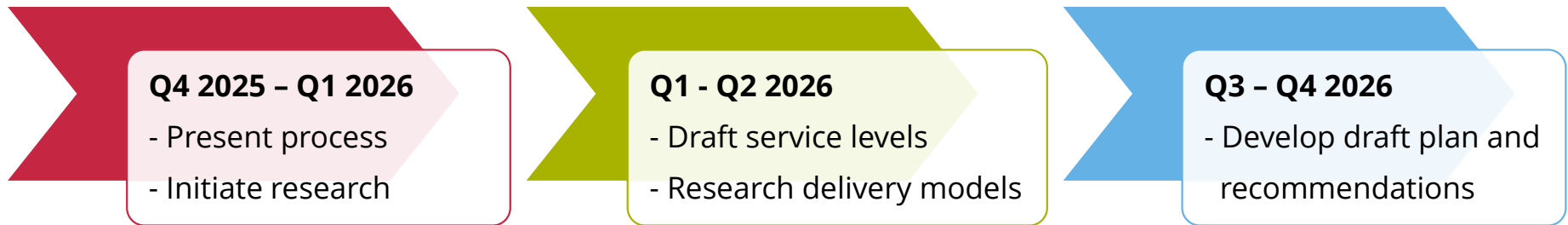
- **What services are needed**, in what form and quantity, where and when?
- Where is there opportunity for **partnership, collaboration or shared services**?
- What are the estimated **one-time and ongoing costs**?
- What is feasible in the **short-, medium-, and longer-term**?
- **How to evaluate** unplanned opportunities?

Anticipated outcomes

- Comprehensive, data-driven understanding of **needs and pressures** for library services
- Defined **service levels, calibrated** to our unique context
- A **25+ year roadmap** for service delivery development and investment
- A **framework for evaluating** future opportunities

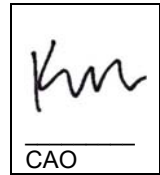
Next steps

An iterative approach, refined based on feedback from decision makers.



Thank You





The Corporation of **THE CITY OF NORTH VANCOUVER**
NORTH VANCOUVER CITY LIBRARY

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Deb Hutchison Koep, Chief Librarian

Subject: LONG-TERM LIBRARY SERVICE DELIVERY PLAN: PROJECT OVERVIEW

Date: November 5, 2025 File No: LB-0110-01-0001/2025

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

RECOMMENDATION

PURSUANT to the report of the Chief Librarian, dated November 5, 2025, entitled "Long-Term Library Service Delivery Plan: Project Overview":

THAT the report of the Chief Librarian, dated November 5, 2025, entitled "Long-Term Library Service Delivery Plan: Project Overview" be received for information;

AND THAT staff report back to Council in the spring of 2026 with an update on the development of the Long-Term Library Service Delivery Plan.

SUMMARY

The purpose of this report is to provide Council with an overview of the work being considered for the Long-Term Library Service Delivery Plan.

BACKGROUND

At present, the City of North Vancouver (CNV) does not have a comprehensive plan or other long-term framework to guide the development of library services. The last major assessment was completed in 2006 to inform planning for the current library facility, using assumptions and projections that are now out of date.

Since then, the service population for the North Vancouver City Library (NVCL), has grown from 47,100 to 67,900¹ and library services have evolved alongside dramatic changes in technology, learning and society in general. The library continues to serve as a valued space of information and learning, while taking on increasing importance as a welcoming third space, technology hub and social infrastructure.

In addition, while the Lonsdale corridor remains the most densely populated part of the City – and the library is very well-used by and accessible to residents of Central Lonsdale especially – other neighbourhoods farther from the library are also growing.

A Long-Term Library Service Delivery Plan is needed to provide a coordinated, equitable and forward-looking approach to library service delivery over the next 25 years. It will ensure that service development is aligned with municipal growth and infrastructure planning, support transparent and data-driven decision-making, and enable NVCL and CNV to respond to opportunities as they arise.

DISCUSSION

The Long-Term Library Service Delivery Plan will identify the types, levels and methods of library service delivery needed to meet the needs of a growing, diverse and evolving population in the City of North Vancouver.

Public libraries are grounded in principles of free, open, and equitable access to information and learning. Physical and digital collections, literacy-based programming, research and information services, and spaces for study and reflection are long-standing pillars of library service. Over recent decades, libraries including NVCL have taken on new roles such as public technology access hubs, community meeting spaces and “third places”, and even shelters during extreme weather.

Unlike a facility plan, which focuses primarily on buildings, this plan will look broadly at how, where, and through what models library services can be delivered. Beginning by clarifying which services, at what levels, are necessary to meet the unique needs of residents in our local context, the plan will explore a full range of traditional and innovative service delivery models, such as co-location in civic or community spaces, mobile or pop-up services, outreach programming, or small-scale access points like kiosks or holds lockers.

The plan will offer data-driven, equity-informed and context-specific recommendations that will help NVCL and CNV to:

- Attain clarity on what service levels are appropriate and achievable within CNV’s unique context;
- Calibrate investments in library services and infrastructure to population growth and community needs;
- Consider equity in library service delivery across neighbourhoods and population groups; and

¹ Source: BC Public Libraries Branch (Ministry of Municipal Affairs): service area population estimates for 2006, 2024

- Integrate library priorities with broader municipal planning initiatives, such as the Official Community Plan updates.

The plan will address key questions about how library services should evolve to meet community needs, including:

What services are needed, and in what quantity?

The plan will consider demographic data and projections, library trends, local usage patterns, and best-practice benchmarks to understand current and future needs – and will establish clear service level definitions tailored to CNV’s context.

Where should services be located or accessed?

The plan will map geographic and equity-based access to library services – identifying gaps and barriers related to distance, transportation and socio-economic factors – and recommend potential service points, partnerships, or alternative delivery models.

How should services be delivered?

The plan will evaluate alternative and complementary delivery models such as co-location, mobile services, pop-ups or kiosks, assessing feasibility, impact, and cost-effectiveness.

Who should be involved in delivering services?

The plan will consider opportunities for collaboration and partnership within CNV and with community organizations, educational institutions, and cultural agencies to strengthen service reach and resource efficiency.

How much will it cost — and what are the priorities?

Recommendations will include cost estimates, allowing NVCL and CNV to prioritize investments, pursue partnerships, and plan for phased implementation.

Plan Development Process

The plan will be developed collaboratively by NVCL, CNV planning staff and expert consultants and will unfold in four interconnected phases:



1. **Document & assess future service needs:** Review NVCL and CNV plans and policies and analyze community data and library trends to build an evidence-based understanding of current and future needs.
2. **Define service levels suited to our context:** Understand strategic priorities and operational realities, benchmark services, and review standards to draft meaningful and context-sensitive library service levels.

3. **Identify opportunities for service development:** Evaluate diverse service delivery models, develop draft recommendations, and refine based on feedback from decision-makers.
4. **Develop recommendations:** Present a draft plan with recommendations about service models, locations, partnerships, timeframes and cost estimates to support decision-making and planning.

Outcomes

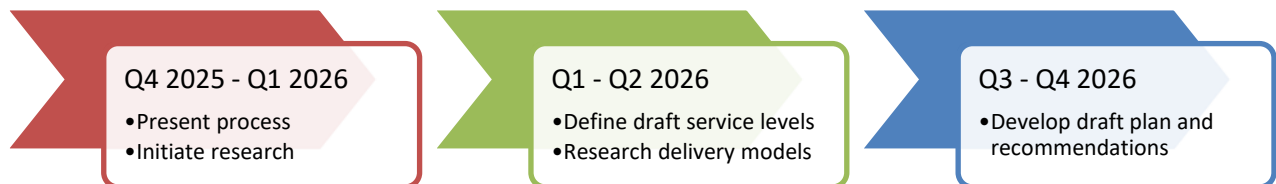
A Long-Term Library Service Delivery Plan is intended to provide:

- A comprehensive, data-driven understanding of current and future library service needs;
- Defined service levels aligned with CNV's community profile and growth patterns;
- A 25-year roadmap with costed recommendations for service and infrastructure development;
- A decision-making framework for evaluating future opportunities; and
- A shared vision for how NVCL can continue to deliver equitable, relevant, and innovative library services to the community.

NEXT STEPS

With feedback from Council, NVCL and CNV staff will work with consultants to complete the research phase and begin to define service levels.

Staff propose to return to Council with proposed service levels for further feedback before developing recommendations for long-term planning.



FINANCIAL IMPLICATIONS

To fund and resource the development of the plan, a total of \$65,000 has been committed from the library's budget. No further costs are anticipated.

INTER-DEPARTMENTAL IMPLICATIONS

Consultants and NVCL staff will work with CNV Planning staff and other CNV interest holders to ensure the work is aligned with CNV priorities and capacities.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This work aligns with Council's 2022-2026 Strategic Plan, notably Council's priority to be "**A City for People**", facilitating "access to equitable spaces and services for connection, recreation and community services to improve our residents' health and well-being."

A long-term library service delivery plan is also consistent with Council's commitment to be **responsible**: "by being strategic stewards of City resources in balancing our responsibility to forward-thinking planning, environmental conservation, fiscal responsibility, and community well-being, we ensure long-term sustainability."

This work is consistent with the following OCP Goals:

- 1.1 Develop a compact, complete community that meets the needs of its diverse residents and businesses
 - o 1.1.1 Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's Regional Growth Strategy
- 1.4 Enhance quality of life through the provision of amenities.
- 6.2 Enhance and expand on the development of a well-planned mix of cultural facilities and creative community spaces.



RESPECTFULLY SUBMITTED:

Deb Hutchison Koep
Chief Librarian

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2026 Utility Budgets, Rates, & Bylaw Updates



November 24, 2025 Council Presentation
Finance and Infrastructure, Transportation & Parks

Summary

➤ **2026 Flat Rate increases:**

- Multi-Unit dwelling of **\$107 (12%)** proposed*
- Duplex unit of **\$165 (10%)** proposed
- Single-Unit dwelling of **\$178 (10%)** proposed

➤ **Rate Drivers:**

- Metro Vancouver cost escalations are the major cost driver

➤ **Asset Management:**

- Advancing the practice of Asset Management following the AMBC Framework
- Updates provided through Asset Management Program & State of Utility Assets Update

**Multi-unit does not include Refuse or Green Can*

Outline



The Planning Environment - *Metro Vancouver Costs*

Metro Cost	2024 Budget	2025 Budget	2026 Budget
Water Purchases	\$8.8 M	\$10.1M	\$10.8M
GVS&DD Levy	\$10.0 M	\$16.7M	\$20.4M
Solid Waste Tipping Fees	\$0.6 M	\$0.7 M	\$0.7 M
Total	\$19.4 M	\$27.5 M	\$31.9M
Increase		\$8.1M (42%)	\$4.4 (16%)



- The budget for the NSWWTP remained at \$3.86 billion throughout 2025. (2013 cost estimate was \$700 million).
- In March 2025, Metro Vancouver announced a team to conduct an independent audit of the NSWWTP Program.
- In July 2025, Metro Vancouver paused the review, deeming it not to be in the public interest while the litigation with the former contractor is unresolved.
- The trial with the former contractor is scheduled for March 2027.

The Planning Environment - *Metro Vancouver Costs*

Received October 2024:

\$M	2025	2026	2027	2028	2029	2030
Bulk Water	9.7	10.5	11.0	11.5	11.7	
GVS&DD Levy	16.7	21.2	24.6	28.1	31.6	
Tipping Fees	0.7	0.7	0.7	0.8	0.8	

Received October 2025:

\$M	2025	2026	2027	2028	2029	2030
Bulk Water		10.4	10.9	11.3	11.7	12.1
GVS&DD Levy		20.4	23.4	26.7	29.8	30.6
Tipping Fees		0.7	0.7	0.8	0.8	0.8

- Bulk Water and Solid Waste Tipping Fees generally consistent with prior forecast.
- GVS&DD levy increases slightly lower

2025 Asset Management Program & State of Utility Assets Update

November 2025



Asset Management Program Update

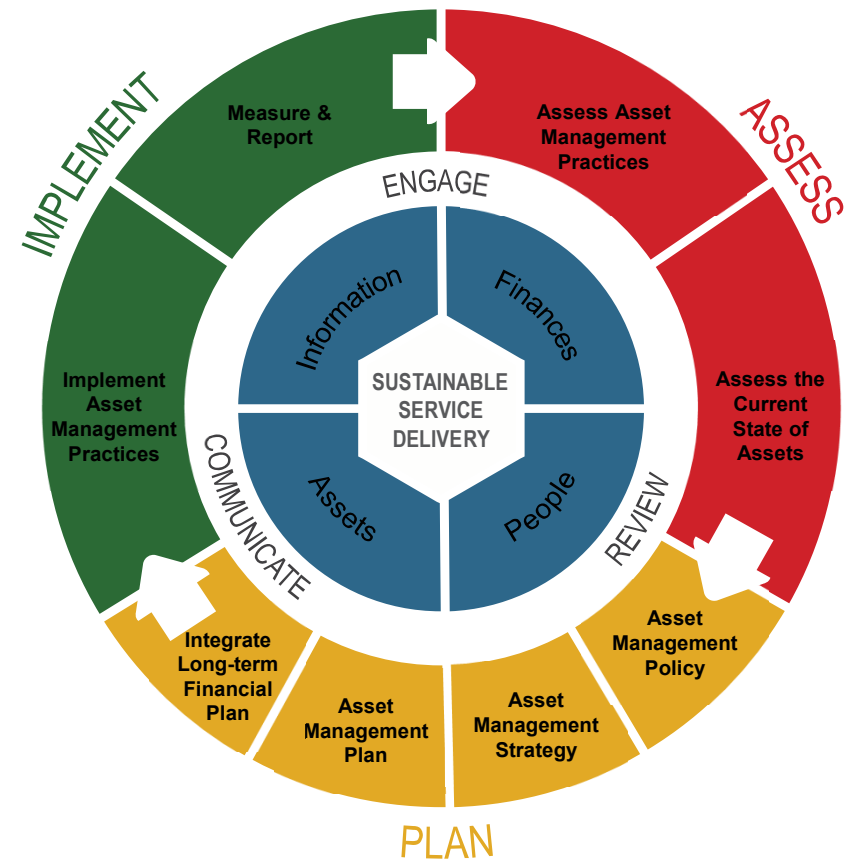
Council endorsed adoption of **AMBC Framework** to guide City's asset management approach

Key 2025 Accomplishments:

- Advanced a risk-based asset prioritization model to target highest-risk utility assets
- Added new sensors to improve modelling
- Consolidated sanitary and storm inspection data to improve condition-based renewal planning
- Supported DCC analysis to improve growth related funding alignment

Sustainable Service Delivery requires Council direction:

- Asset Management Strategy
- AMPs that set the service, risk and investment for each asset category
 - This is the focus for 2026

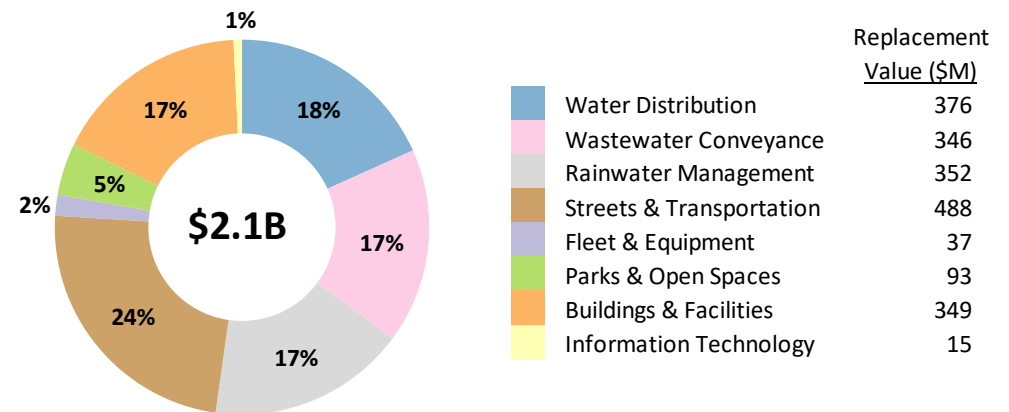


Services & Utility Assets Overview

Service Areas and Asset Categories

	Water Distribution
	Wastewater Conveyance
	Rainwater Management
	Streets & Transportation
	Fleet & Equipment
	Parks & Public Spaces
	Natural Areas
	Buildings & Facilities
	Information Technology

Estimated Asset Replacement Values



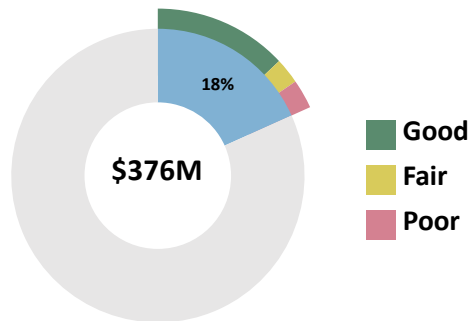
Notes:

- ¹ Estimated replacement value are based on currently available data as part of the Tangible Capital Assets reporting. Estimated replacement valuations will be updated on an ongoing basis to reflect changes in market conditions.
- ² Valuation of natural areas will be undertaken as part of the natural assets inventory and assessment in future years.
- ³ Land and Land Improvements are excluded from the asset categories and estimated asset replacement valuations.



Water Distribution





131 km water mains
6,718 service connections
3,690 valves
794 fire hydrants
9 pressure valve stations
599 water meters (ICI)
26 drinking fountains

Service Level Commitment

Provide clean drinking water at fire flow pressures to our community for the long term

Strategic Objectives

- Ensure long-term water quality
- Support growth & development
- Enhance resiliency & water conservation

Key Service Metrics

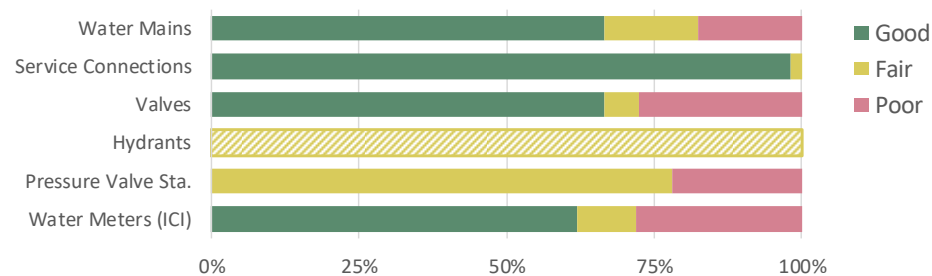
[2024]

- Water main breaks 6 ↑
- Customer complaints 68 ↑

Emerging Challenges

- Aging infrastructure impact on water quality
- Water conservation
- Draft metering targets
 - 2028 - all new builds
 - 2035 - 48% of properties

Major Asset Type Condition



Note: Condition for water assets is based on asset age and modeling of deterioration. Assets that are accessible like hydrants and valves are maintained annually to ensure serviceability. Over time, the condition records will be updated to reflect actual condition where data exists.



Key Achievements

Ensure long-term water quality

- *Renewed water mains (average 0.4% annually) focusing on problematic cast iron mains that generate highest water quality complaints*
- *Reduced water quality issues caused by aging infrastructure through annual flushing program (6-10% annually)*

Support growth & development

- *Updated and refined the water system hydraulic model to improve capacity and pressure predictions under future growth scenarios*
- *Coordinated main replacements and upgrades with development*

Enhance resiliency & water conservation

- *Continued water meter installation and maintenance to meet upcoming regional targets and achieve demand management goals*
- *Ensured serviceability of hydrants and pressure reducing valves (PRVs) through regular inspections and maintenance*
- *Piloted seismic water main installations to increase resiliency & reliability*

2021 - 2025 Infrastructure Investments

Renewed & New Assets

3.3 km	water mains
414	water connections
210	valves
250	water meters
47	hydrants



▲ 23rd St. & St. Andrews water main replacement [2021]



▲ Larson Rd. water main replacement (Bewicke & Larson and Westview & Larson segments shown) [2024]



Proposed Investments

Ensure long-term water quality

- *Ramp up to 1% annual renewal of aging water mains, valves, hydrants, and connections to maintain system reliability and overall condition rating of “good”*
- *Continue proactive inspection and modeling to guide replacements*

Support growth & development

- *Upgrade water system capacity and fire flow performance through targeted main replacements and upgrading pressure valve stations*
- *Coordinate system improvements with new development to meet service demands and maintain fire protection flow*

Enhance resiliency & water conservation

- *Assess the water system's vulnerability to climate change and develop strategies to adapt infrastructure and operations accordingly*
- *Strengthen resilience through improved redundancy and system control*
- *Expand education and enforcement to promote responsible water use*
- *Plan for metering in alignment with Metro’s draft Drinking Water Conservation Plan updates*

2026 - 2030 Infrastructure Investments

Renewed & New Assets

6-9 km	water mains
200-400	valves
6	valve chambers
3	pressure valve stations



▲ West 27th St. water main replacement [2024]

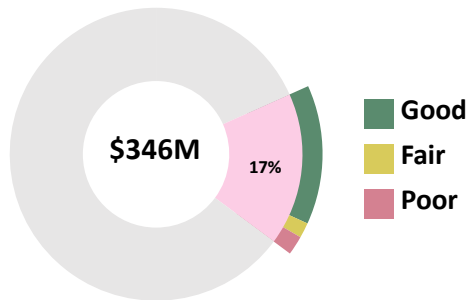


Wastewater Conveyance





Wastewater Conveyance Overview



125 km sanitary sewer mains
6,794 service connections
1,865 maintenance holes
6 lift stations

Service Level Commitment

Convey sewage to Metro Vancouver system at the lowest possible volumes and without discharge into the environment

Strategic Objectives

- Maintain state of good repair
- Support growth & development
- Minimize environmental impact & enhance resiliency

Key Service Metrics

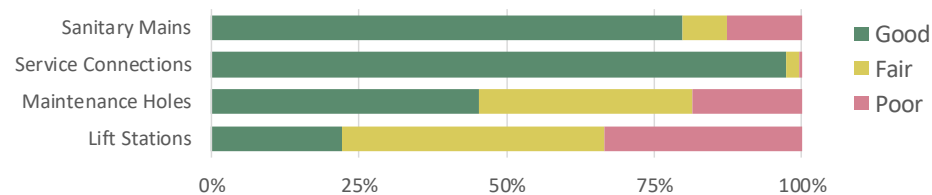
[2024]

- Sewer main blockages 4 ↓
- Service conn. blockages 16 ↑

Emerging Challenges

- Aging infrastructure
- Inflow & infiltration (I&I) and wet-weather pricing
- Future growth needs and downstream capacity limitations

Major Asset Type Condition



Note: Condition for wastewater assets is primarily based on asset age and modeling of deterioration. The condition of the lift station is reflective of the fact that mechanical and electrical systems for some stations are reaching end of their expected life and should be scheduled for refurbishment. However, lift stations are actively maintained and monitored to ensure they are serviceable.



Key Achievements

Maintain state of good repair

- Completed appx. 3 km (0.5% annually) of new sanitary mains, replacing aging & undersized segments
- Assessed the condition of sanitary lift stations and planned necessary repairs and improvements

Support growth & development

- Updated the sanitary hydraulic model to reflect recent and planned development, supporting servicing and capacity planning
- Coordinated sanitary upgrades to support ongoing development

Minimize environmental impact & enhance resiliency

- Installed sanitary flow monitoring sensors to identify catchments with wet-weather flows and prioritize for relining, repair or replacement
- Investigated areas suspected of I&I with smoke testing to identify possible cross-connections

2021 - 2025 Infrastructure Investments

Renewed & New Assets

3 km	sanitary sewer mains
153	sanitary service connections
39	sanitary maintenance holes



▲ East 13th Street sanitary decommissioning



Proposed Investments

Maintain state of good repair

- *Ramp up to 1% annual renewal of aging sanitary mains*
- *Replace end of life maintenance holes, and lift stations to sustain system reliability and capacity*
- *Continue condition assessment and CCTV inspection programs to guide data-driven renewal planning*

Support growth & development

- *Upgrade sanitary infrastructure to accommodate new housing and increased density*
- *Use updated flow data and modeling tools to inform long-term servicing*

Minimize environmental impact & enhance resiliency

- *Reduce inflow and infiltration (I&I) through analysis of flows and targeted renewal of mains, maintenance holes, and private service connections*
- *Identify and repair cross-connection from storm system*
- *Improve system resiliency and reduce overflow risk during extreme rainfall and climate events*

2026 - 2030 Infrastructure Investments

Renewed & New Assets

4-6 km	sanitary sewer mains
2	lift stations
35	sanitary maintenance holes

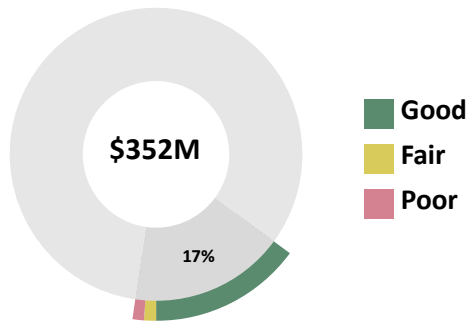


Rainwater Management





Rainwater Management Overview



164 km storm mains
5,429 service connections
3,635 catch basins
1,877 maintenance holes
10 km ditches & swales
5,124 m² rain gardens
9.2 km creeks & streams
2 detention ponds
22 oil-grit separators

Service Level Commitment

Reduce nuisance and risk of damage from flooding and protect aquatic health

Strategic Objectives

- Maintain & expand citywide storm system
- Improve urban watershed management
- Improve resiliency & climate adaptation

Key Service Metrics

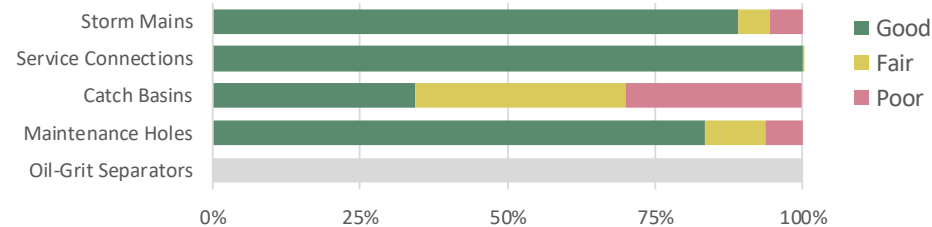
[2024]

- Reactive main repairs 9 ↓
- Properties flooded 86 ↑

Emerging Challenges

- Aging assets & system expansion
- Climate change impacts with higher intensity of rainfall events
- Increased impervious areas due to development & densification

Major Asset Type Condition



Note: Condition for rainwater management assets is primarily based on asset age and modeling of deterioration. Assets that are accessible like catch basins, manholes and oil-grit separators are maintained annually to ensure serviceability. Overtime the condition records will be updated to reflect actual condition where data exists



Key Achievements

Maintain & expand citywide storm system

- *Completed over 3 km of new storm mains to expand network*
- *Replaced over 1 km of aging & undersized segments*

Improve urban watershed management

- *Expanded flow monitoring and updated the stormwater hydraulic model to assess system performance and guide future investments*
- *Implemented the Stormwater Management Requirements for new developments*

Improve resiliency & climate adaptation

- *Completed creek restoration and slope stabilization projects following the 2024 atmospheric river event to repair damage and enhance resiliency*
- *Implemented source controls, such as raingardens and exfiltration catch basins, to manage runoff and mitigate flooding during extreme weather*
- *Collaborated with partners and stewardship groups to enhance riparian and aquatic habitat and increase biodiversity along City streams*

2021 - 2025 Infrastructure Investments

Renewed & New Assets

4.7 km	storm mains
147	storm connections
153	catch basins
85	maintenance holes
1,283 m ²	rain gardens
1	oil grit separators



▲ Raingarden installation at St Patricks & East 3rd [2025]



Rainwater Management

October 2024 Atmospheric River Event

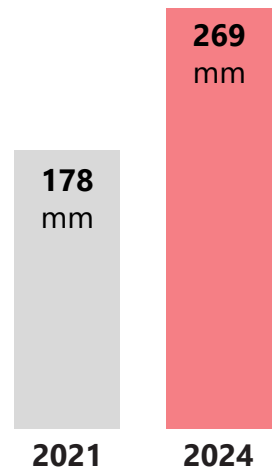
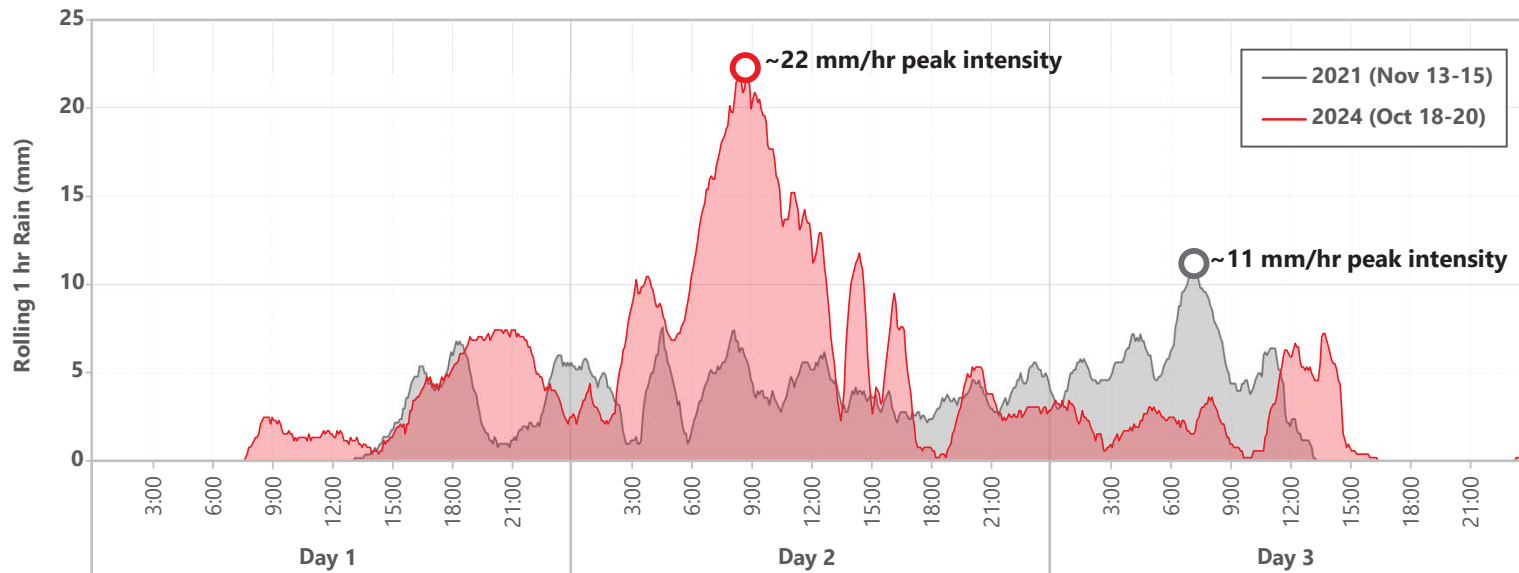


Hourly Rainfall Intensity

(over 72hrs, measured at District Hall)

72-hr Total Rainfall

(measured at District Hall)





Rainwater Management

Thain Creek Restoration

city
of north
vancouver



November 21, 2024



Rainwater Management

Thain Creek Restoration

city
of north
vancouver



November 3, 2025



Rainwater Management

Thain Creek Restoration

city
of north
vancouver



October 31, 2025



Proposed Investments

Maintain & expand citywide storm system

- *Ramp up annual storm main replacement to 0.6% per year*
- *Continue system inspections and condition assessments using CCTV and smoke testing to guide renewal priorities*
- *Expand storm service coverage (~16%) by replacing ditches or shallow drain tiles in coordination with development*

Improve urban watershed management

- *Improve receiving water health through pre-treatment facilities like rain gardens, infiltration galleries, detention ponds, and oil-grit separators*

Improve resiliency & climate adaptation

- *Proactively monitor, restore and reinforce creek channels, slopes, and culverts to reduce flood and erosion risks*
- *Incorporate climate-resilient designs and nature-based solutions to manage extreme rainfall and runoff*

2026 - 2030 Infrastructure Investments

Renewed & New Assets

3-5 km	storm mains
100	catch basins
35	maintenance holes
300 m	creek restoration



▲ Green infrastructure feature as part of St Andrews Safety Improvements [2024]



Solid Waste Management





- 2025 consolidated services in a Solid Waste team (SW and Fleet Branch)
- Dedicated team for:
 - Collection of residential curbside waste and organics
 - Servicing litter containers in streets and parks
 - Responding to reports of abandoned waste
 - Community waste reduction initiatives and education
 - Cigarette waste recycling
- Services funded by Solid Waste Utility and Eco Levy



▲ Curbside garbage collection



▲ new mini sweeper for paths and mobility lanes

Key Service Metrics

[2024]

- Missed collection calls 374 ↑
- Abandoned waste calls 364 ↑
- Dog Waste Bins 62 ↑
- Multi Stream Stations 68 ↑

Emerging Challenges

- Increasing waste volumes
- Rising service and disposal costs
- Regional organics processing

2026 - 2030 Infrastructure Investments

- 2 vehicles added to fleet
- 5 public multi stream stations

Utilities Budget Overview

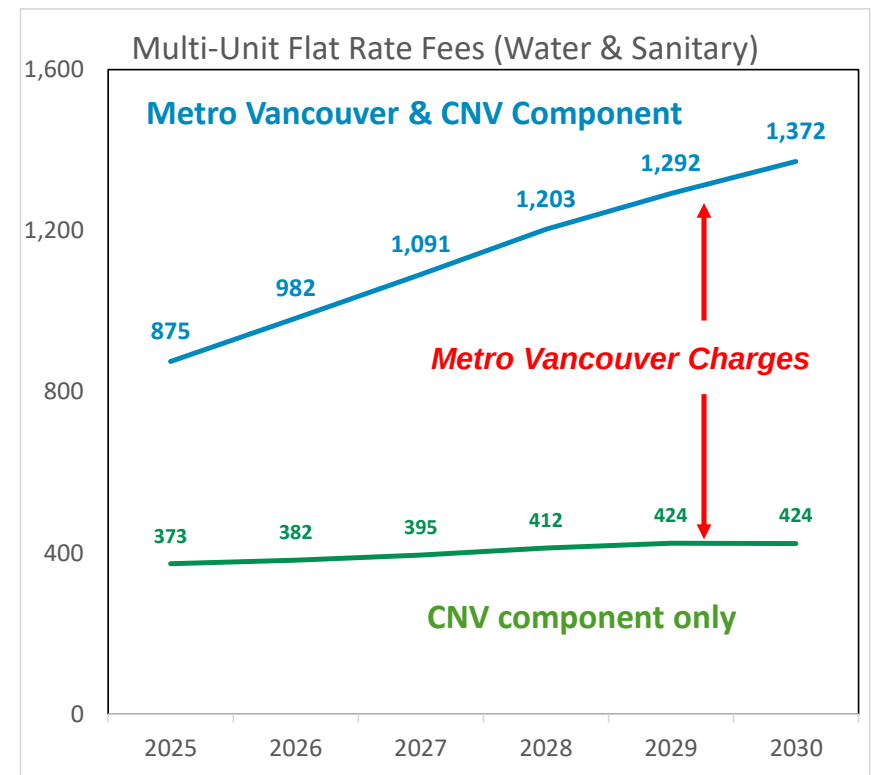
2026-2030 DRAFT Utility Rates

➤ Metro Vancouver cost drivers

- NSWWTP
- MV estimated increased water volumes

➤ CNV cost drivers

- General inflation



2026 Utilities Overview

Division	2025 Budget	2026 Budget	Increase	%
Water	\$21.5M	\$21M	-\$0.5M	-2%
Sewer & Drainage	\$36.1M	\$35.7M	-\$0.4M	-1%
Solid Waste	\$4.4M	\$4.7M	\$0.3M	7%
Total	\$62.0M	\$61.4M	-\$0.6M	-1%

- **Water:** 7% increase in Metro Vancouver's bulk water charges
- **Sewer & Drainage:** \$3.7M increase in Metro Vancouver's levy, offset by reduced capital expenditures (2025 included response to an atmospheric river event)
- **Solid Waste:** 5% increase in Metro Vancouver tipping fees, added supervisory functions.

2026 Water Utility Budget

Water (000's)	2025 Budget	2026 Budget	Variance
Revenue			
Flat Rate Sales	10,960	11,435	475
Metered Sales	5,651	7,067	1,415
Transfer from DNV	175	181	6
Water Connection Fees/Permits	840	769	(71)
Other	17	56	39
	17,643	19,507	1,865
CNV Expenses			
Wages and Benefits	1,524	1,615	92
Financial Services	1,490	1,560	70
Capital	5,858	4,509	(1,348)
Other	327	325	(3)
	9,199	8,009	(1,189)
Metro Expenses			
Water Purchases	10,137	10,817	679
Transfers from Reserves (net)	1,694	1,018	(675)

Increase due to increased number of flat rate users, and increased metered usage trends

See following slide

Increased Metro Vancouver Rates (See Slide 5)

Reserves drawn upon in 2025 off-setting rate impacts, while maintaining adequate contingency

2026-2030 Water Capital

Aligns with specific projects planned

Levels needed to maintain the asset over the long term

2026-2030 Plan (in \$000s)	2026	2027	2028	2029	2030	26-30 Avg.
Water Main Replacement	3,805	5,743	5,670	6,371	6,690	5,660
Connection Replacement	221	232	243	255	268	244
Water Meter Replacement	180	200	200	200	220	200
Valve Replacement Program	165	174	182	191	201	183
Hydrant Installations	55	58	61	64	67	61
Pressure Reducing Station Upgrades	50	50	50	50	50	50
Equipment Water	17	17	18	19	20	18
Water Sampling Station	17	18	19	20	21	19
Property Tax and Utility System Update	-	-	-	-	382	76
Total	4,509	6,491	6,463	7,171	7,919	6,510

2025-2029 Plan (in \$000s)	2026	2027	2028	2029	2030	26-29 Avg.
Total	6,208	6,527	6,841	7,171		6,687

2026-30 Plan consistent with prior plan

2026 Sewer & Drainage Budget

Sewer & Drainage (000's)	2025 Budget	2026 Budget	Variance
Revenue			
Flat Rate Sales	13,464	17,138	3,674
Metered Sales	6,202	5,803	(398)
Drainage Levy	4,768	5,197	429
Sewer Connection Fees	1,380	1,388	9
Other	29	85	56
	25,842	29,612	3,770
CNV Expenses			
Wages and Benefits	1,623	1,883	260
Financial Services	1,556	1,820	263
Capital	11,402	7,004	(4,398)
Other	745	887	142
	15,326	11,594	(3,732)
Metro Expenses			
GVS&DD Levy	16,722	20,387	3,665
Transfers from Reserves (Net)			
	2,861	2,439	(377)

Consistent with proposed rate increases and more flat rate users

Drainage levy estimated to increase to recover increased drainage capital (ie. past atmospheric river events/future mitigation)

Down due to reduction of one-off 2025 atmospheric river projects (also see next slides)

Increased Metro Vancouver Rates

Reserves drawn upon in 2025 to smooth rates, while maintaining adequate contingency

2026-2030 Sanitary Sewer Capital

Aligns with specific projects planned

Levels needed to maintain the asset over the long term

2026-2030 Plan (in \$000s)	2026	2027	2028	2029	2030	26-30 Avg.
Sewer Utility Main Replacement	2,266	3,028	3,249	3,419	3,590	3,110
Sanitary Sewer Private Side I&I Management	175	350	350	350	350	315
Sewer Utility Pump Station Major Upgrades	50	50	50	50	50	50
Sanitary Maintenance Hole Upgrading	-	77	161	169	177	117
Sanitary Inspection Chamber Connection Install and Replace	138	145	152	160	168	153
Flow Monitoring Station Install	60	60	60	60	60	60
Equipment Sewers	22	23	24	26	27	24
Property Tax and Utility System Update	-	-	-	-	428	86
Total	2,711	3,732	4,047	4,233	4,850	3,915

2025-2029 Plan (in \$000s)	2026	2027	2028	2029	2030	26-29 Avg.
Total	3,719	3,882	4,054	4,233		3,972

2026-30 Plan consistent with prior plan

2026-2030 Storm Drainage Capital

Aligns with specific projects planned

Levels needed to maintain the asset over the long term

2026-2030 Plan (in \$000s)	2026	2027	2028	2029	2030	26-30 Avg.
Storm Main Replacement	1,245	2,296	2,287	2,542	2,669	2,427
Storm Infill	-	1,302	1,367	1,436	1,508	1,371
Catch Basin Replacement and Conversion	227	317	500	525	551	501
Maintenance Hole Installations	-	134	282	296	311	283
Clean Storm Water Discharge	250	500	525	551	579	481
Culvert Replace and Rehabilitation	50	150	200	210	221	166
Creek Hazard Management Infrastructure	50	50	50	50	50	50
Storm Inspection Chamber & Connection Installation & Replacement	87	91	96	101	106	96
Flow Monitoring Station Installation	66	69	73	77	80	73
Driveway Culvert Installation	15	15	15	15	15	15
Mosquito Creek Channel Improvements	1,525	-	-	-	-	305
Storm Damage Creek Restoration	772	-	-	-	-	154
Property Tax and Utility System Update	-	-	-	-	121	24
Total	4,287	4,924	5,395	5,803	6,210	5,324

2025-2029 Plan (in \$000s)	2026	2027	2028	2029	2030	26-29 Avg.
Total	4,611	5,173	5,471	5,741		5,249

2026-30 Plan consistent with prior plan

Solid Waste Budget

Solid Waste (000's)	2025 Budget	2026 Budget	Variance	
Revenue				
Refuse Levy	1,028	1,063	35	Consistent with proposed inflationary rate increases
Green Can	1,196	1,220	24	
Eco Levy	1,424	1,452	29	
Refuse Tags	13	9	-4	
Transfers	776	995	219	
	4,437	4,739	303	
Expenses				
Wages and Benefits	2,434	2,636	202	New supervisory positions
Goods and Supplies	316	50	(266)	
Financial Services	890	943	54	Reallocations
Other	796	999	203	
Capital	-	110	110	Supervisory vehicles
	4,436	4,739	303	

2026-2030 Solid Waste Capital

2026-2030 Plan (in \$000s)	2026	2027	2028	2029	2030	26-30 Avg.
Hybrid Pickup Truck	55	-	-	-	-	11
Hybrid Pickup Truck	55	-	-	-	-	11
Total	110	-	-	-	-	22

2025-2029 Plan (in \$000s)	2026	2027	2028	2029	2030	26-30 Avg.
Total	-	-	-	-	-	-

- Dedicated vehicles to allow both Solid Waste supervisors to independently respond to operational needs. When vehicles are not in use, they will be assigned to crews.

Recommendations & Regional Comparative

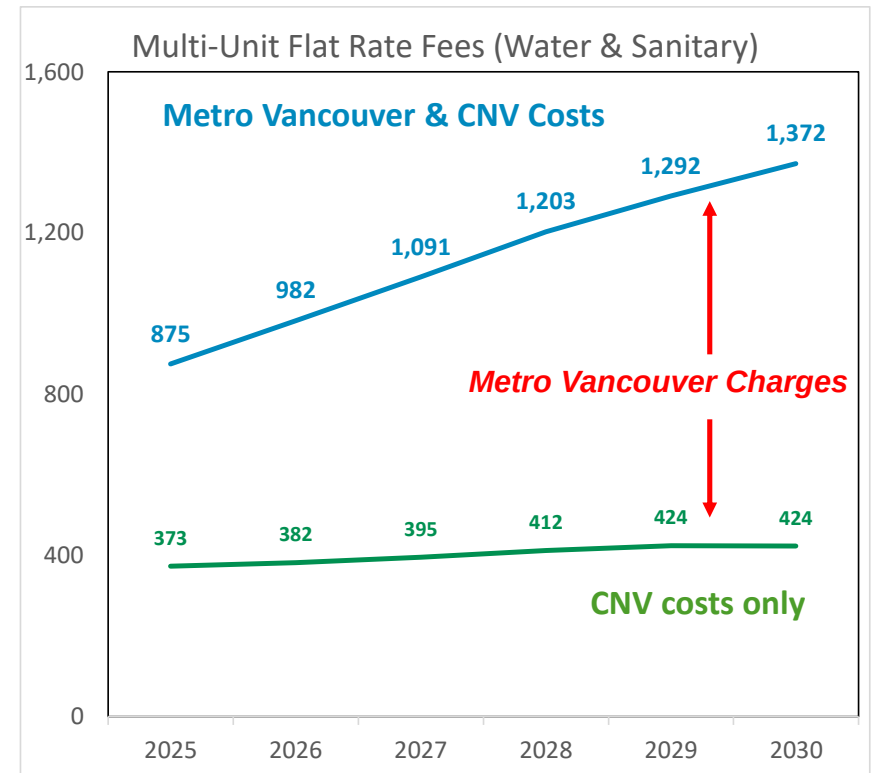
2026-2030 DRAFT Flat Rate Utility Rates

2025-2029 Plan	2025	2026	2027	2028	2029
Total Multi-Unit (Flat)	\$875	\$1,025	\$1,211	\$1,370	\$1,504

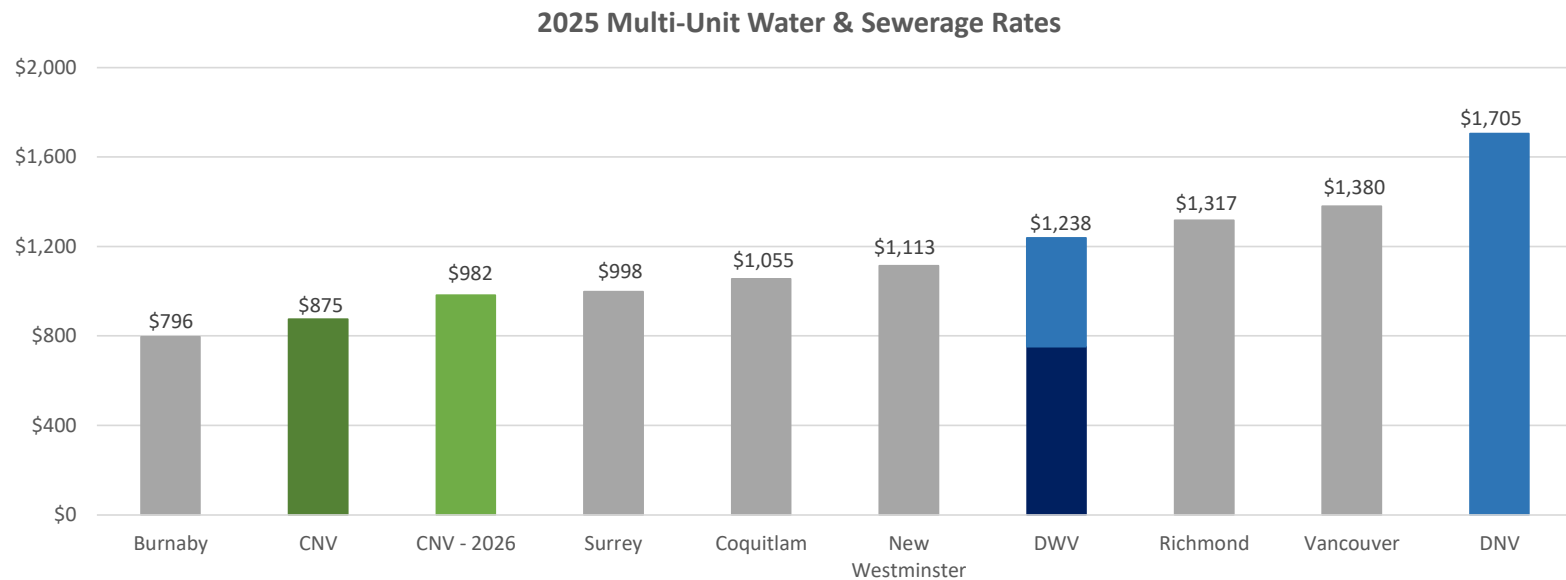
2026-2030 Plan	2025	2026	2027	2028	2029	2030
Water	\$390	\$390	\$398	\$406	\$415	\$424
CNV	206	197	200	202	206	209
Metro	184	193	198	204	209	215
Sanitary Sewer	\$485	\$592	\$693	\$797	\$877	\$948
CNV	167	185	195	210	218	214
Metro	318	407	498	587	659	734
Subtotal	\$875	\$982	\$1,091	\$1,203	\$1,292	\$1,372

YoY Change	\$107	\$107	\$109	\$112	\$89	\$80
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- 2026 Flat Rate Utility Rates **\$982**, \$43 less than the **\$1,025** rate projected in November 2024



Regional Rates



**DWV has metered rates. The two tiers are what they publish as an estimated median cost (\$752) and what the CNV has recalculated based on typical water consumption for a multi-unit dwelling (\$1,238).*

*** Richmond and New West also use meters for water, but have rates within their bylaws for units without meters.*

CNV's 2026 Flat Rate Utility fees will remain very competitive across the region

Recommendation

- THAT the 2026 Utilities Budgets and the 2026-2030 Utilities Capital Plan, dated October 29, 2025, be endorsed;
- AND THAT the following bylaw be considered:
 - “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148”.

Summary

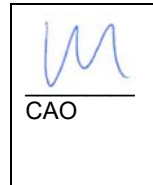
- Supports CNV's asset management program
 - Ensuring sustainable service delivery that residents expect
- Continues to smooth in rate increases needed to fund Metro Vancouver's North Shore Waste Water Treatment Plant, capital programs, and increasing rates



A balanced approach overall



Thank you.



The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE & ECONOMIC DEVELOPMENT DEPARTMENT
INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer
Karyn Magnusson, General Manager, Infrastructure, Transportation and Parks

Subject: 2026 UTILITY RATES AND ASSET MANAGEMENT UPDATE

Date: November 5, 2025 File No: 05-1820-04-0001/2026

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer and the General Manager, Infrastructure, Transportation and Parks, dated November 5, 2025, entitled “2026 Utility Rates and Asset Management Update”:

THAT the 2026 Utilities Budgets and the 2026-2030 Utilities Capital Plans, dated November 5, 2025, be endorsed;

AND THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148” (Schedules I, J, K) be considered for readings.

ATTACHMENTS

1. 2026 Utilities Operating Budget (CityDocs [2739504](#))
2. 2026-2030 Utilities Capital Plan (CityDocs [2738095](#))
3. Information Report – 2025 Asset Management Program Update (CityDocs [2741406](#))
4. “Fees and Charges Bylaw, 2024, No. 9000” – Schedules I, J, K – Tracked changes versions (CityDocs [2732243](#))
5. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2024, No. 9148” (CityDocs Pt. 1 [2732236](#), Pt. 2 [2734925](#))

PURPOSE

The purpose of this report is to provide Council with recommended budgets for the Water, Sewerage & Drainage, and Solid Waste utilities (**Attachments 1-2**), as well as recommended 2026 utility rates and bylaw amendments (**Attachments 4-5**).

BACKGROUND

CNV's utilities fees fund its Water, Sewerage & Drainage, and Solid Waste utilities. Utility rate levels are driven by CNV's requirements for reliable ongoing operations, capital maintenance/renewal programs, and prudent reserves. The rates charged to property owners also include the portion required to fund the Metro Vancouver component, which provides the regionally serving portion of the service. CNV's utility fees are typically set in the fall each year in order to allow the preparation of utility bills for mailing in January.

DISCUSSION

The proposed 2026 flat rate utility fees for a multi-unit dwelling are follows:

Flat Rate Utility Fees Multi-Unit Dwelling¹	2025	2026	Net Change
Water			
<i>City of North Vancouver</i>	206.00	197.00	-9.00
<i>Metro Vancouver²</i>	<u>184.00</u>	<u>193.00</u>	<u>9.00</u>
Total Water Fee	\$390.00	\$390.00	-
Sanitary Sewer			
<i>City of North Vancouver</i>	167.00	185.00	18.00
<i>Metro Vancouver²</i>	<u>318.00</u>	<u>407.00</u>	<u>89.00</u>
Total Sanitary Sewer Fee	\$485.00	\$592.00	\$107.00
Total			
<i>City of North Vancouver</i>	373.00	382.00	9.00
<i>Metro Vancouver²</i>	<u>502.00</u>	<u>600.00</u>	<u>98.00</u>
Total Flat Rate Utility Fees	\$875.00	\$982.00	\$107.00

Assessment based Utility Fees Multi-Unit Dwelling (average)	2025	2026	Net Change
<i>Storm Drainage³</i>	91.62	99.87	8.24
<i>Eco Levy³</i>	<u>27.14</u>	<u>27.68</u>	<u>0.54</u>
Total Assessment based	\$118.76	\$127.55	\$8.79

1 - Approximately ¾ of the CNV's flat rate residential utility customer base is multi-unit dwellings. Single family homes and duplexes make up the remainder. **Attachment 1** provides a summary of the proposed 2026 utility rates and levies for Multi-unit dwellings and other dwelling types.

2 – Metro component of the flat rate fee is calculated using Metro's percentage of the Utilities total operating expenditures, capital expenditures and contributions to reserves and applied to the total rate. The percentage is an annual average since the 2025 (first year with rates from the repriced NSWWTP) to reflect the CNV's smoothed-rate approach.

3 - Assessment based levies are current estimates and will be set with the Tax Rate Bylaw after final assessment values are provided by the BC Assessment Authority in early 2026.

Metro Costs

The above rates incorporate the latest increases to Metro Vancouver's regional rates as provided by Metro Vancouver in October 2025 over the next five years.

Metro Costs (\$M)	2025	2026	2027	2028	2029	2030	5-year
Bulk Water	9.7	10.4	10.9	11.3	11.7	12.1	1.7
GVS&DD Levy	16.7	20.4	23.4	26.7	29.8	30.6	13.9
Tipping Fees	0.7	0.7	0.7	0.8	0.8	0.8	0.1

The largest increases in Metro Vancouver's rates are from the Greater Vancouver Sewer & Drainage District ("GVS&DD") and are for the North Shore Waste Water Treatment Plant ("NSWWTP"). The original cost projection for this project was \$700 million, which was subsequently raised to \$1.06 Billion. On June 12, 2024, Metro Vancouver approved a cost allocation and phasing framework alongside an additional \$2.8 billion increase to the NSWWTP budget, raising the total budget to \$3.86 billion.

GVS&DD's rates come to CNV in the form of an annual levy. This levy is increasing from \$16.7 million to \$30.6 million over the plan period as shown in the table above.

Further information on CNV's Asset Management Program, the budgets proposed for each of CNV's three utilities, and the proposed rate increases needed to fund each budget is provided below:

Asset Management

CNV's utilities asset management program aims to provide a systematic and data-informed approach to managing utility infrastructure to ensure reliable, affordable, and sustainable service delivery over the long term. Through this program, CNV integrates asset data, condition information, and hydraulic and lifecycle modeling into capital planning and budget development to guide infrastructure investment decisions that are both cost-effective and aligned with community priorities.

The principles and objectives guiding CNV's asset management approach are established in the Asset Management Policy and the AMBC Framework, which was endorsed by Council in 2024. This approach guides initiatives and investment proposals that enhance CNV's understanding of the state of water, wastewater, and rainwater assets, improve data quality, and strengthen long-range analysis of demands.

Over the past year, staff have focused on maintaining and refining the foundational work completed in prior years, including the first-generation Asset Management Plans ("AMP"s) for utility assets. CNV continues to improve these plans and associated asset models to inform renewal and replacement strategies and to validate investment levels required to achieve the state of good repair and service performance over the long term.

To further strengthen CNV's ability to prioritize capital investments, staff are developing a more advanced risk model that incorporates likelihood and consequence of failure to identify and prioritize the highest-risk assets. This approach enables a shift from primarily age and condition-based renewal (worst first) toward a more proactive, risk-

informed framework. This new approach ensures that resources are focused where they can deliver the greatest service reliability and risk reduction benefits.

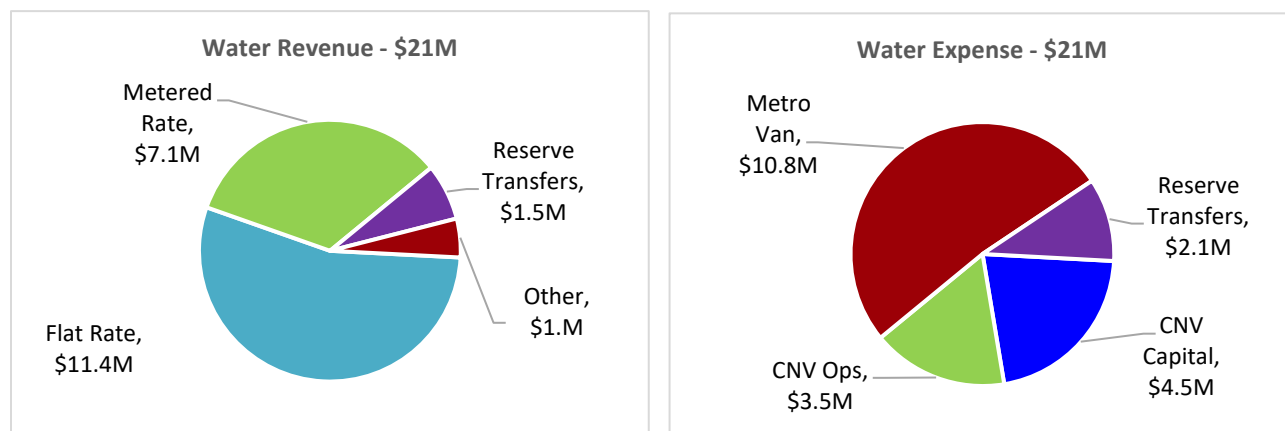
In addition, staff have completed work to consolidate and analyze past sanitary sewer inspection data, now covering approximately 45% of the network. Integrating this inspection information, and new flow monitors to gauge real time capacity, into CNV's asset models allows physical condition and capacity to supplement or replace age as the primary proxy for asset performance. This refinement improves confidence in renewal forecasting and focuses future data collection activities. This also allows us to effectively model for growth related priorities.

Looking ahead, CNV's focus will be on completing and formalizing the Asset Management Strategy, advancing condition assessment programs for storm drainage and sanitary sewer systems, and embedding risk-based asset management practices into ongoing planning and operations. These efforts will continue to refine data quality, improve forecasting of renewal needs, and support transparent, evidence-based decisions for capital investment.

As part of this year's utility budget and capital plan update, staff will again present the State of Assets Report. This annual update summarizes the condition and performance of CNV's water distribution, wastewater conveyance, and drainage/rainwater management systems and highlights progress made through ongoing investment in renewal and resilience. Further information on the Asset Management Program is provided in **Attachment 3**.

Water Utility

The Water Utility provides a water distribution system for residents and businesses in the city. The proposed overall 2026 Water Utility budget is \$21 million, and is comprised of a \$14.3 million Operating Budget and an \$6.6 million Capital Budget (including reserves transfers).



The proposed budget represents a \$0.5 million decrease over 2025. The decrease is primarily driven by reduced short term capital expenditures needed to maintain the condition of CNV's water distribution assets and reserve transfers, offset by increased bulk water purchase charges from Metro Vancouver.

CNV's 2026 Water revenues consist of flat rate utility fees, metered charges, and other fees (primarily connection and severance fees). CNV utilizes seasonal metered water rates to be consistent with Metro Vancouver's model for selling its bulk water to all member municipalities by charging a higher rate from June 1 to September 30 each year. Seasonal rates are designed to create a pricing strategy that values water more in the summer when alpine lake storage is most stressed. The Water Utility financial model assumes 35% of water usage will be in the peak periods and 65% in non-peak periods.

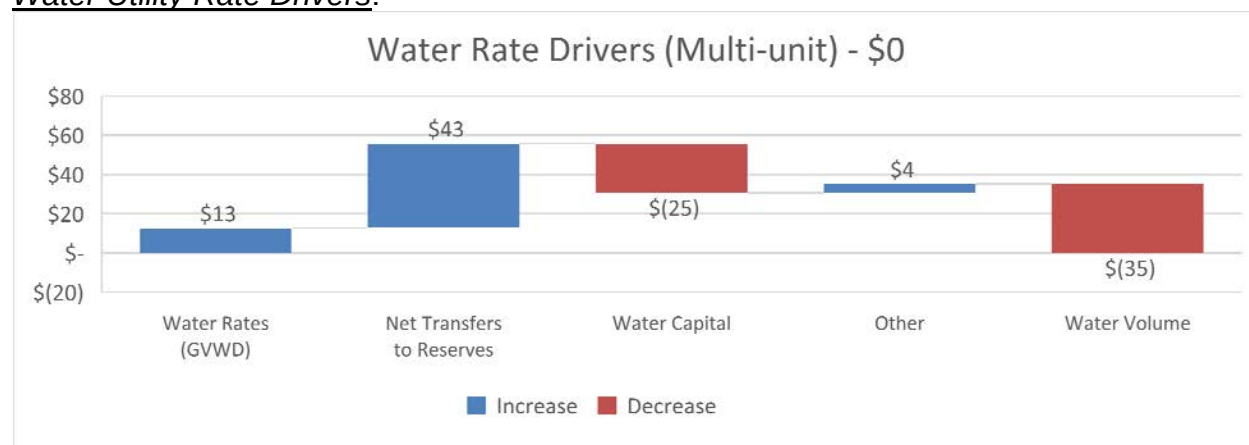
An increase is not proposed for CNV's flat rates in 2026, which are primarily residential properties, are shown in the table below.

Dwelling Type (\$ per annum)	2025	2026	Annual Net Change (\$)
Single Unit	663	663	-
Duplex	556	556	-
Multi-Unit	390	390	-
Commercial, Churches/Halls	150	150	-
Water Cooling units	1,029	1,029	-
Schools/classroom	475	475	-
Minimum charge	663	663	-

CNV's metered (per cubic meter) rates, which are primarily commercial/industrial/hospital/school properties, are shown in the table below. It's also proposed that the current tiered rate structure remain in place:

Period	2025	2026	Annual Net Change (\$)
Jan1 to May 31	1.6493	1.6493	-
June 1 to Sept 30	2.0616	2.0616	-
Oct 1 to Dec 31	1.6493	1.6493	-

Water Utility Rate Drivers:



Water Rates (GVWD):

Bulk water purchases from Metro Vancouver account for 76% of CNV's annual Water Utility's operating costs. Metro Vancouver has recently provided CNV with its estimated volumes and 2026 rates. Metro Vancouver's 2026 bulk water rates are increasing 6.4% over 2025.

Net Transfer to Reserves:

The net transfers to reserves have decreased from 2025. Less transfers are needed in 2026 to smooth in Metro rate increases and keep overall rates at reasonable levels.

Water Capital:

The first component of the proposed Water Utility Capital Budget totals \$4.5M, which is \$1.3M lower than the same budget in 2025. This budget is primarily for construction projects to renew aging mains identified through CNV's asset management program. In 2027-2030, this budget is at levels needed to maintain the asset over the long term. The budget is lower in 2026 to align with specific projects planned.

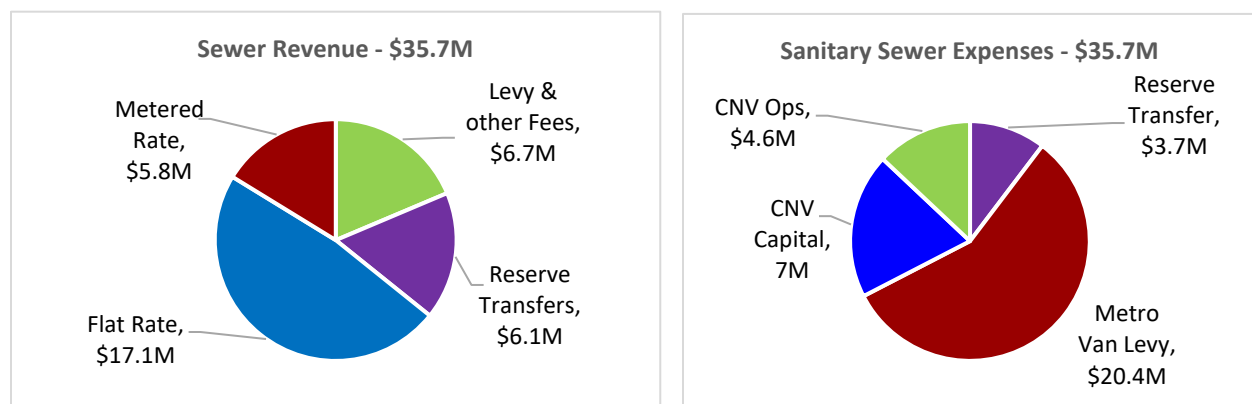
The second component of the 2026 Capital Budget totals \$0.7M for third party connections to new developments in the city consistent, and is consistent with 2025. Capital expenditures for third party connections are covered by a corresponding revenue increase and there is zero net impact to CNV.

Water Volumes:

Water volumes consumed in the City in 2026 are also generally expected to be increasing. Water volumes are anticipated to increase given growth in the number of flat rate customers. Metered volumes assumed in the 2026 budget have also increased by 25%, which aligns with historical usage trends.

Sewer & Drainage Utility

The Sewerage & Drainage Utility provides a sanitary and storm water collection system for the residents and businesses of the city. The proposed overall 2026 Sewerage & Drainage budget is \$35.7 million, and is comprised of a \$25 million Operating Budget and a \$10.7million Capital Budget (including reserves transfers).



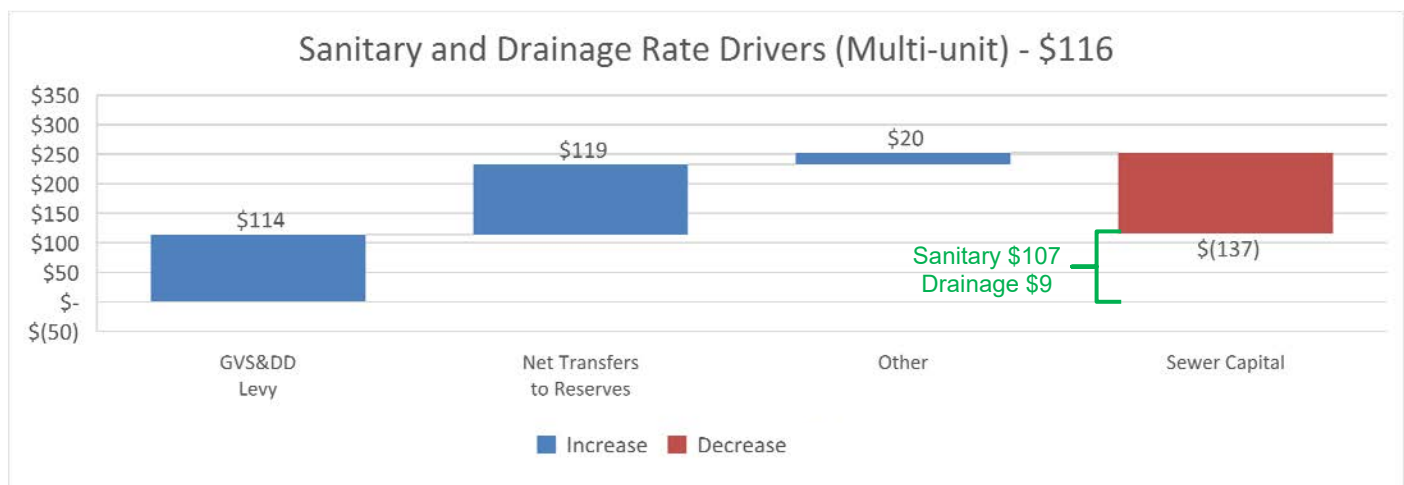
The proposed budget represents a \$0.4 million decrease over 2025. This decrease is primarily driven by reduced CNV capital and reserve transfers that are offset by

increased charges from Metro Vancouver. The Metro Vancouver levy accounts for approximately 81% of the operating expenses of the Sewerage & Drainage utility, and 57% of the total \$35.7M budget. Metro Vancouver has recently indicated its 2026 levy is increasing from \$16.7M in 2025 to \$20.4M in 2026.

CNV's 2026 Sewer & Drainage revenue sources consist of sanitary sewerage flat rates and metered charges, a storm drainage levy, and other revenue streams (primarily connection and severance fees). The 2026 increases proposed for CNV's flat rates (primarily residential) and metered rates per cubic meter (primarily commercial, industrial, hospitals, schools) are shown in the table below:

Dwelling type	2025	2026	Annual Net Change (\$)
Flat Rates			
Single unit	778	950	172
Duplex	720	879	159
Multi-unit	485	592	107
Commercial, churches/public halls	190	232	42
Combine/Minimum	778	950	172
Metered Rates	3.1600	3.8552	0.6952

Sewer and Drainage Utility Rate Drivers:



GVS&DD Charges:

The GVS&DD levy from Metro Vancouver accounts for approximately 81% of CNV's annual Sanitary & Drainage Utility's operating costs. Metro Vancouver has recently provided CNV with its 2026 increase, from \$16.7M in 2025 to \$20.4M in 2026.

Net Transfer to Reserves:

The net transfer to reserves has decreased from 2025, which creates an added pressure on the utility rates. Sewer reserves were drawn on more heavily in 2025 to help smooth rate increases that would have resulted from Metro Vancouver cost increases, as well as fund remediation for Atmospheric River events. In 2026, less reserves are available to smooth rates. In 2026, the draft Sewer & Drainage budget shows a net transfer from Sewer & Drainage reserves of \$2.4M as CNV can draw down

reserve balances to offset needed rate increases, while maintaining amounts required to fund previously appropriated projects and maintain a general contingency of 5-10% of expenditures.

Sewer & Drainage Capital:

Capital expenditures of \$7 million are planned for 2026, a decrease of \$4.4 million vs 2025. In 2027-2030, this budget is at levels needed to maintain the asset over the long term. The budget is lower in 2026 to align with specific projects planned. However, the majority of the decrease (\$3.4 million) is related to the Atmospheric River Repair and Restoration work that was done as a one-off capital program in 2025.

In the aftermath of the extreme rainfall brought to the North Shore by an atmospheric river in October 2024, CNV conducted rapid damage assessments to document and develop a repair and restoration plan to CNV's infrastructure and systems. The event highlighted vulnerabilities in the sewer and drainage systems. Inflow and infiltration significantly impacted sanitary sewer capacity, while sediment deposition and creek erosion created urgent restoration needs.

Three major repair and restoration projects were identified as part of the "Atmospheric River Repair and Restoration Project" and were deemed necessary to address the impacts of the event. Projects included; Thain Creek Slope Stabilization, Mosquito Creek at Marine Drive Bridge In-Stream Works and Park Trail Repairs and Creek Restoration.

The Atmospheric River Repair and Restoration project resulted in a \$3.4M increase to the original 2025 Sewerage & Drainage budget endorsed by Council in November 2024, bringing the 2025 budget from \$32.7 million to \$36.1 million. Funds were drawn from the Sewerage & Drainage reserves and prior surpluses to accommodate the change, without requiring an immediate change to the 2025 drainage levy.

With the significant draw from reserves in 2025 for the above, less reserves are available to smooth rates in 2026. CNV is believed to eventually be eligible for provincial Disaster Financial Assistance ("DFA") funding to offset some of the response and recovery costs, and this anticipated recovery would help to increase future reserve balances. Results on DFA reimbursement are not assumed and are only expected to be known later in 2026.

Solid Waste Utility

CNV's Solid Waste Utility provides for the collection and disposal of residential curbside garbage and the recycling of Green Can materials (yard trimmings and food scraps) from single-family homes and smaller multi-family buildings. It also provides for public realm litter collection (including parks, streetscape, and plazas) and community waste reduction initiatives funded by the Eco Levy.

The proposed overall 2026 Solid Waste Utility budget is \$4.7 million, and is comprised of a \$4.6 million Operating Budget and a \$110K Capital Budget.



The proposed 2026 budget represents a \$0.3M increase over 2025 and is primarily driven by inflationary pressures and transfers to capital for the purchase of 2 hybrid pickup trucks to support the on-going operational work of the solid waste team.

Since the onset of the COVID-19 pandemic, the use of city parks, streetscapes and plazas has increased significantly, driving increased litter collection costs funded by the Eco Levy (Multi unit dwelling estimated rate increase of \$0.53). Additional multi-stream refuse and recycling receptacles in the public realm are needed to help manage these increased litter volumes and to support CNV's waste diversion goals. The budget also includes funding for the replacement of aging single stream waste bins with more animal resilient multi-stream bins to improve aesthetics, operations, and encourage recycling of materials.

The increases to Refuse (single unit dwelling increase of \$3) and Green Can (single unit rate dwelling increase of \$3) can be attributed to increased costs from Metro Vancouver, and capital and inflationary increases to CNV costs. Each year, Metro Vancouver establishes the rate or "tipping fee" for materials received at regional Waste and Recycling Centres, with separate rates for garbage and organics (Green Can). The 2026 Metro Vancouver tipping fee for municipal garbage disposal will be \$148 per tonne, representing a \$7 per tonne increase from 2025, while the 2026 tipping fee for municipal organics will be \$117 per tonne, an increase of \$2 per tonne. 2026 projected tipping fees total \$0.6M (\$0.2M and \$0.4M for Refuse and Green Can, respectively), and represent 14% of the Solid Waste Utility annual budget.

In 2011, CNV implemented an Eco Levy so that waste diversion programs are funded by both residential and non-residential sectors. The Eco Levy ensures that CNV's litter program and additional waste diversion initiatives, such as the provision of public realm recycling and the dog waste collection (red bin) program, are managed and funded through CNV's solid waste utility. The use of city parks, streetscapes and plazas increased significantly during the pandemic and the expectation is that this usage will continue. There was approximately 327 tonnes of streetscape and parks litter collected in 2024 representing an increase of approximately 0.6% from 2023. Additional funding for the Eco Levy program has been used for the associated costs from increased collection of larger volumes of litter, along with a number of multi-stream refuse and recycling receptacles placed in the public realm. These initiatives will support CNV's waste diversion goals and continue to keep parks and streets clean.

Solid Waste Utility revenues are primarily generated by annual per dwelling user fees that vary by type of dwelling and an annual Eco levy based on property assessment values. CNV's Solid Waste Utility also benefits from a reserve generated from past surpluses that has sufficient funds to cover some of the Utility's operating costs.

The 2026 recommended rate increases for Refuse and Green Can are 2.0%, resulting in overall flat rate solid waste fee increases of 2.0% for single unit dwellings.

Single Unit Rates	2025	2026	Change	%
Refuse	\$142.00	\$145.00	\$3.00	2.11%
Green Can	\$170.00	\$173.00	\$3.00	1.76%

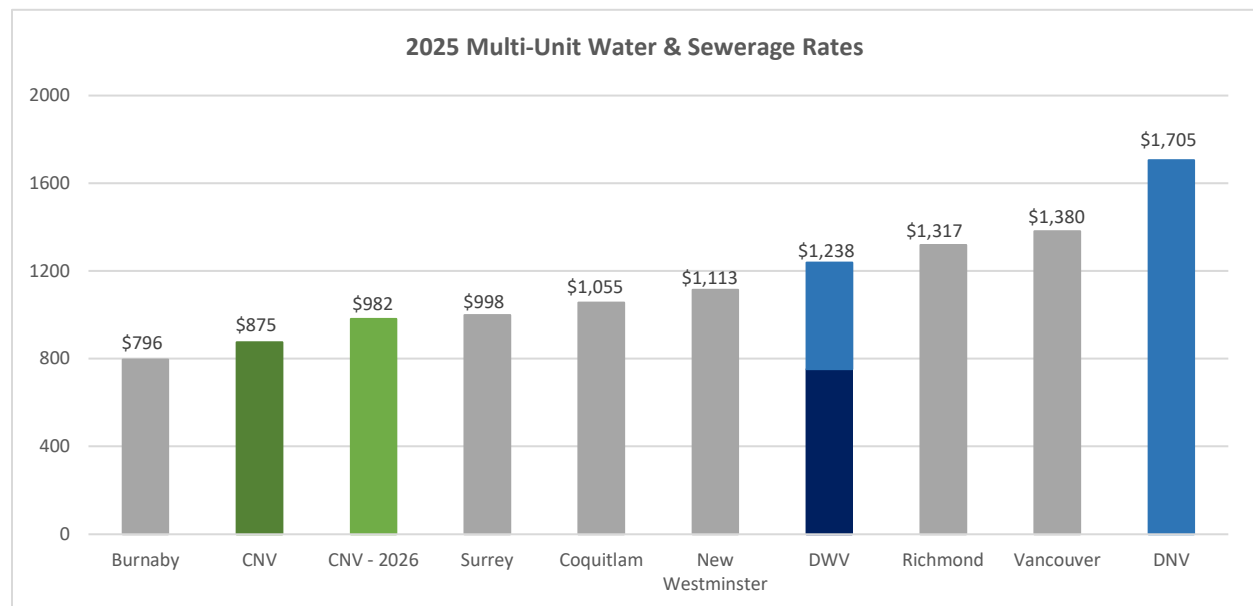
Multi unit dwellings are usually responsible for their own Refuse and Green Can disposal through third party entities, and only pay the Eco Levy. CNV's financial modelling assumes that, for 2026, the Eco Levy will be increased by 2.0% to cover increasing operational costs from collecting larger volumes of litter. Recommended changes to levies will be made to Council when it reviews the recommended 2025 Tax Rate Bylaw in Q2 2026.

FINANCIAL IMPLICATIONS

To summarize, the proposed 2026 flat rate utility fees by dwelling type are the following:

Dwelling Type	2025 Net Flat Rate	2026 Net Flat Rate (proposed)	Net Change \$	Change %
Multi-Unit	\$875	\$982	\$107	12%
Duplex	\$1,276	\$1,435	\$159	12%
Single Unit	\$1,441	\$1,613	\$172	12%

CNV's utility rates are currently the lowest on the North Shore and continue to be competitive through the region.



**DWV has metered rates. The two tiers are what they publish as an estimated median cost (\$752) and what the CNV has recalculated based on typical water consumption for a multi-unit dwelling (\$1,238).*

*** Richmond and New West also use meters for water, but have rates within their bylaws for units without meters.*

Council adopted the “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” on November 3, 2025. The bylaw provides for the collection of DCC’s for the Water and Sewerage & Drainage utilities. The fees collected under the new Bylaw are now an increasingly important funding source for CNV’s utilities as the systems are upgraded and expanded to meet increasing service demands.

INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared collaboratively by CNV’s Finance & Economic Development and Infrastructure, Transportation & Parks departments.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The recommended rates provide the funding to support the following goals and objectives of the 2014 Official Community Plan:

- 8.1.3 Consider stormwater management opportunities in streets, laneways and open spaces where appropriate;
- 8.1.9 Pursue the reduction of waste throughout the full lifecycle of production, consumption, recycling and disposal to achieve local and regional waste management goals;
- 8.2.1 Maintain or improve service levels related to water supply, sewers, transportation, communication and energy infrastructure;
- 8.2.2 Identify and monitor the condition of our infrastructure on a regular basis in order to identify the remaining operational life of individual elements, and to identify

and rectify weaknesses before failure, thereby optimizing capital and maintenance program expenditures;

The proposed utility rates also support Council's commitment to being fiscally responsible through rates that balance operational and capital renewal needs with the impact on the ratepayer.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

RESPECTFULLY SUBMITTED:



Karyn Magnusson
General Manager, Infrastructure,
Transportation & Parks

2026 DRAFT UTILITY OPERATING BUDGET

November 5, 2025



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Executive Summary

Finance and Public Works staff have worked together to prepare and review all budgetary forecasts with the goal of funding service delivery of the water, sewer & drainage and solid waste utilities and adhering to CNV's budget objectives that emphasize efficiency, accountability, and value for money.

The Utilities Budget is funded by CNV's utilities fees. Utility rate levels are driven by CNV's requirements for reliable ongoing operations, capital maintenance/renewal programs, and prudent reserves. The rates charged to property owners also include the portion required to fund the Metro Vancouver component, which provides the regionally serving portion of the service.

The proposed 2026 utility fees along with a regional comparison with utility rates for District of North Vancouver ("DNV") and District of West Vancouver ("DWV") are as follows:

	2025 **DWV	2025 ***DNV	2025 CNV	2026 CNV	Increase	
					\$	%
MULTI-UNIT DWELLING						
Flat Rate Water	\$ 524.28	\$ 767.70	\$ 390.00	\$ 390.00		
Flat Rate Sanitary Sewer	713.55	937.00	485.00	592.00		
Multi-Unit (Flat Rate Water and Sanitary)	1,237.83	1,704.70	875.00	982.00	107.00	12.2%
Storm Drainage Levy (estimate)	17.71	-	91.62	99.87 *		
Eco Levy (estimate)	85.65	-	27.14	27.68 *		
Multi-Unit Net (Other Rates)	\$ 103.36	\$ -	\$ 118.76	127.55	8.79	7.4%
TOTAL MULTI-UNIT ALL LEVIES						
	\$ 1,341.19	\$ 1,704.70	\$ 993.76	\$ 1,109.55	\$ 115.79	11.7%
SINGLE UNIT DWELLING						
Flat Rate Water	\$ 330.10	\$ 901.30	\$ 663.00	\$ 663.00		
Flat Rate Sanitary Sewer	1,127.04	1,126.10	778.00	950.00		
Single Unit (Flat Rate Water and Sanitary)	1,457.14	2,027.40	1,441.00	1,613.00	172.00	11.9%
Storm Drainage Levy (estimate)	\$ 584.73	\$ -	\$ 225.00	\$ 245.25 *		
Refuse	272.46	330.10	142.00	145.00		
Green Can	-	-	170.00	173.00		
Eco Levy (estimate)	85.65	35.80	59.25	60.44 *		
Single Unit (Other Rates)	942.84	365.90	596.25	623.69	27.44	4.6%
TOTAL SINGLE UNIT ALL LEVIES						
	\$ 2,399.98	\$ 2,393.30	\$ 2,037.25	\$ 2,236.69	\$ 199.43	9.8%

	2025 **DWV	2025 ***DNV	2025 CNV	2026 CNV	Increase \$ %	
DUPLEX Including Infills & Strata SFD)						
Flat Rate Water	\$ 264.08	\$ 767.70	\$ 556.00	\$ 556.00		
Flat Rate Sanitary Sewer	901.63	937.00	720.00	\$ 879.00		
Duplex (Flat Rate Water and Sanitary)	1,165.71	1,704.70	1,276.00	1,435.00	159.00	12.5%
Storm Drainage Levy (estimate)	\$ 467.78	-	\$ 180.00	\$ 196.20		
Refuse	272.46	330.10	142.00	145.00		
Green Can	-	-	170.00	173.00		
Eco Levy (estimate)	85.65	-	47.40	48.35 *		
Duplex (Other Rates)	\$ 825.89	\$ 330.10	\$ 539.40	\$ 562.55	\$ 23.15	4.3%
TOTAL DUPLEX ALL LEVIES	\$ 1,991.61	\$ 2,034.80	\$ 1,185.40	\$ 1,997.55	\$ 182.15	10.1%

*Average storm and eco levy based on average property assessment

**DWV is fully metered, therefore the water and sewer rates are estimates based on expected usages

***DNV does not have a separate storm drainage levy.

Base Increase for Existing Operations – Significant Drivers:

The above rates incorporate the latest increases to Metro Vancouver's regional rates as provided by Metro Vancouver in October 2025 over the next five years. The largest increases in Metro Vancouver's rates are from the Greater Vancouver Sewer and Drainage District ("GVS&DD") and are for the North Shore Waste Water Treatment Plant ("NSWWTP").

New Items:

Only the highest priority New Items are being brought forward to Council. The table below provides detailed information on the proposed items, including costs and benefits.

2026 NEW ITEMS LISTING				
Department & Division	New Item Name	Description	2026 Budget (\$)	Annual Cost (\$)
Infrastructure, Transportation & Parks				
Public Works – Water, Sewer and Drainage & Solid Waste Utility	Clerical Support – Engineering Operations	This funding is for critical administrative support services for the Engineering Operations Division, including service requests and providing customer service to members of the public.	50,400	50,400
Grand Total			50,400	50,400

ALL UTILITIES FINANCIAL SUMMARY

	2025 Annual Budget	2026 Annual Budget	Variance 2025 Annual to 2026 Annual
REVENUES			
Water Utility	21,457,672	20,965,580	-492,092
Sanitary Sewer and Drainage Utility	36,123,467	35,720,357	-403,110
Solid Waste Utility	4,436,210	4,738,728	302,518
Total Operating Revenues	62,017,349	61,424,665	-592,684
EXPENSES			
Water Utility	21,457,672	20,965,580	-492,092
Sanitary Sewer and Drainage Utility	36,123,467	35,720,357	-403,110
Solid Waste Utility	4,436,210	4,738,728	302,518
Total Operating Expenses	62,017,349	61,424,665	-592,684

Detailed information on the changes impacting each Utilities' budgets are outlined in the following pages.

Water Utility

The Water Utility provides clean drinking water at fire flow pressures to our community for the long term.



KEY RESPONSIBILITIES

- Ensuring the continuous and safe distribution of high-quality drinking water to all residents and businesses within the City
- Conduct routine inspection, maintenance, and repair of watermain, PRV stations, valves, hydrants, and service connections
- Conduct annual watermain flushing to remove sediment, improve water quality, and minimize discolored water events
- Plan, review, and implement system upgrades, extensions, and renewals to support strategic asset management
- Model and monitor the performance of the water system to provide capacity for future demands and system resilience
- Respond to watermain breaks, leaks, and other emergency events to minimize service interruptions and protect public safety
- Provide information and support to residents and businesses regarding water quality, usage, and conservation initiatives

WATER UTILITY BUDGET

	2025 Annual Budget	2026 Annual Budget	Variance 2025 to 2026	Notes
Water Revenues				
Flat Rate Sales	10,960,000	11,435,200	475,200	Increased number of flat rate customers.
Metered Sales	5,651,400	7,066,600	1,415,200	Increased due to volume trends.
Transfer from DNV	174,500	180,600	6,100	
Water Connection Fees/Permits	839,900	768,600	-71,300	Reduced connection and severance fees based on historical trend.
Other	16,500	56,000	39,500	Increased penalties based on historical trend.
Total Water Revenues	17,642,300	19,507,000	1,864,700	
CNV Water Expenses				
Wages and Benefits	1,524,205	1,615,820	91,615	Increase due to 2025 New items and provision for contractual increase.
Financial Services	1,489,700	1,559,856	70,156	
Capital	5,857,577	4,509,391	-1,348,187	Projects identified through Asset Management studies. Less planned capital projects in 2026.
Other	327,150	324,623	-2,527	
Total CNV Water Expenses	9,198,632	8,009,690	-1,188,942	
Metro Expenses				
Water Purchases	10,137,400	10,816,700	679,300	MV rate increase in cost of bulk water and supervision.
Transfers from Reserves (net)	1,693,732	1,018,418	-675,314	Reserves drawn upon in 2025 off-setting rate impacts, while maintaining adequate contingency

Sewerage and Drainage Utility

The Sewer & Drainage Utility ensures the safe and efficient transport of wastewater from homes and businesses to the regional treatment facility, while also managing the City's stormwater network to reduce flooding risks and protect local waterways.



KEY RESPONSIBILITIES

- Collect wastewater drained from showers, toilets and dishwashers, and private property floor drains and convey it to the Lions Gate Waste Water Treatment Plant
- Conduct routine inspection, maintenance, and repair of sewage and drainage mains, lift stations, maintenance holes, catch basins, raingardens and service connections
- Plan, review, and implement system upgrades, extensions, and renewals to support strategic asset management
- Model and monitor the performance of the sanitary system to provide capacity for future demands and system resilience
- Reduce infiltration of rainwater into the sanitary system to best utilize existing capacity of the system and reduce potential for Sewer System Overflows
- Implement and integrate stormwater management practices that improve rain water infiltration and consider watershed health, ecosystem protection, and long-term climate adaptation
- Respond to flooding, blockages, and system failures to minimize risk to people, property, and the environment.

SEWERAGE AND DRAINAGE BUDGET

	2025 Annual Budget	2026 Annual Budget	Variance 2025 to 2026	Notes
Sewerage and Drainage Revenues				
Flat Rate Sales	13,464,200	17,138,080	3,673,880	Rate increase and greater number of users.
Metered Sales	6,201,500	5,803,623	-397,877	Metered volumes reduced to realign with historical trends, offset by increased rate.
Drainage Levy	4,768,100	5,197,200	429,100	To recover spending increased on atmospheric river mitigation.
Sewer & Drainage Connection Fees	1,379,700	1,388,200	8,500	Increased severance fees based on trend analysis.
Other	28,800	85,000	56,200	Increased penalties based on historical trends.
Total Sewerage & Drainage Revenues	25,842,300	29,612,103	3,769,803	
CNV Sewerage and Drainage Expenses				
Wages and Benefits	1,623,385	1,883,506	260,121	Provisions for contractual increase and impacts of 2025 New Items.
Financial Services	1,556,146	1,819,514	263,368	Changes to CNV allocations based on FTE.
Capital	11,401,851	7,003,996	-4,397,855	Reduced due to reduction of one-off projects in 2025 (Atmospheric River events) and to align with specific 2026 project delivery.
Other	744,523	886,702	142,179	Increase based on contracted expenditure trends and storm utility studies in 2026.
Total CNV Sewerage & Drainage Expenses	15,325,905	11,593,718	-3,732,187	
Metro Expenses				
GVS&DD Levy	16,721,861	20,387,055	3,665,194	Increased Metro Vancouver Levy
Transfers from Reserves (Net)	2,816,500	2,439,684	-376,816	Reserves drawn upon in 2025 to smooth rates, while maintaining adequate contingency

Solid Waste Utility

CNV'S Solid Waste Utility provides the collection of residential curbside garbage and Green Can materials (yard trimmings and food scraps) from single family homes and smaller multi-family buildings. It also provides for public realm litter collection (including parks, streetscape and plazas) and community waste reduction initiatives funded by the Eco Levy.



KEY RESPONSIBILITIES

- Provide curbside garbage and green can (food scraps and yard trimmings) collection to households in the city.
- Deliver street sweeping and bike lane sweeping programs to maintain clean and safe public spaces while supporting stormwater management and environmental protection.
- Manage litter collection in streets, parks, and other public spaces
- Manage the dog waste only bins across the city, ensuring regular collection and safe disposal through the wastewater treatment facility.
- Implement and maintain innovative waste reduction programs, including three-stream collection in key locations, cigarette butt recycling, and waste audit programs.
- Support public education and engagement initiatives to encourage waste diversion, litter reduction, and responsible environmental practices.

SOLID WASTE BUDGET

	2025 Annual Budget	2026 Annual Budget	Variance 2026 to 2025	Notes
Solid Waste Revenues				
Green Can	1,195,900	1,219,800	23,900	Consistent with proposed inflationary rate increases.
Refuse Tags Commercial	3,500	-	-3,500	
Refuse Tags Residential	9,000	9,000	-	
Refuse Levy	1,027,725	1,062,793	35,068	
Refuse	1,040,225	1,071,793	31,568	Consistent with proposed inflationary rate increases.
Eco Levy	1,423,700	1,452,200	28,500	Consistent with proposed inflationary rate increases.
Reserve Transfers	776,385	994,935	218,550	Reserves used to smooth rate increases.
Total Solid Waste Revenues	4,436,210	4,738,728	302,518	
Solid Waste Expenses				
Wages and Benefits	618,700	726,192	107,492	Contractual increases, staff reorganization and new item.
Goods and Supplies	48,300	5,236	-43,064	Savings achieved over time, and reallocations.
Services	440,252	457,481	17,229	2% increase in volume and new MV rate for tipping fees.
Solid Waste Capital	-	36,667	36,667	New vehicles added (shared across Solid Waste).
Financial Services	414,975	453,875	38,900	Reallocations
Green Can	1,522,228	1,679,451	157,223	
Wages and Benefits	476,789	538,663	61,874	Contractual increases, staff reorganization and new item.
Goods and Supplies	2,000	2,000	-	
Services	232,356	241,743	9,387	
Solid Waste Capital	-	36,667	36,667	New vehicles added (shared across Solid Waste).
Financial Services	435,220	460,720	25,500	
Refuse	1,146,365	1,279,793	133,428	
Wages and Benefits	1,338,317	1,370,880	32,563	Contractual increases, staff reorganization and new item offset by reallocation charges.
Goods and Supplies	265,828	43,137	-222,691	Savings achieved over time and reallocations.
Services	123,873	300,000	176,127	Increased based on reallocations and historical trend for contracted services (waste disposal, dog waste program, shipyards waste).
Solid Waste Capital	-	36,667	36,667	New vehicles added (shared across Solid Waste).
Financial Services	39,600	28,900	-10,700	
Eco Levy Programs	1,767,617	1,779,584	11,967	
Total Solid Waste Expenses	4,436,210	4,738,828	302,618	





2026-2030 UTILITIES DRAFT CAPITAL PLAN

NOVEMBER 5, 2025



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Summary

The Capital Plan provides a framework to organize and prioritize capital projects for the construction of new infrastructure in the city, the maintenance and replacement of existing capital assets, and delivery of various other projects related to the Utilities (Water, Sewerage & Drainage, and Solid Waste Utility). The Plan lays out the projects and their descriptions and timing. It also enables planning for the funding of these projects. CNV is planning capital spending on its Utilities of \$79 million over the next 5 years.

2026-2030 Utilities Capital Plan Summary

\$s	Total
Water Utility	32,552,633
Sewer & Drainage Utility	46,193,835
Solid Waste Utility	110,000
Total	78,856,46

2026 Utilities Capital Plan Summary

\$s	2026
Water Utility	4,509,391
Sewer & Drainage Utility	6,997,996
Solid Waste Utility	110,000
Total	11,617,387

Water Utility (\$s)

Ref#	Project Name	2026	2027	2028	2029	2030	2026-2030	Description
11-01	Water Main Replacement	3,804,890	5,742,629	5,689,969	6,371,474	6,690,047	28,299,009	To increase function, capacity, and resiliency of the water system. The project will deliver approximately 1,000 meters of water main, replacing existing aging and undersized mains. 2026 projects will cover mains in Central and Lower Lonsdale, Moodyville, Cap Mall areas and Kennard Avenue.
11-02	Connection Replacement	220,500	231,525	243,101	255,256	268,019	1,218,402	To replace existing water connections at a value set by projected asset management needs.
11-03	Water Meter Replacement	180,000	200,000	200,000	200,000	200,000	1,000,000	To install new and replace existing water meters.
11-04	Valve Replacement Program	165,375	173,644	182,326	191,442	201,014	913,801	To install new and replace existing water valves.
11-05	Hydrant Installations	55,125	57,881	60,775	63,814	67,005	304,600	Capital repairs to fire hydrants throughout the City when either damaged or needing replacement due to age or condition.
11-06	Pressure Reducing Station Upgrades	50,000	50,000	50,000	50,000	50,000	250,000	Capital repairs to pressure reducing stations, which moderate water pressure throughout the City.
11-07	Equipment Water	16,538	17,364	18,233	19,144	20,101	91,380	To purchase new and replace aging small equipment used for construction, operation, and maintenance of CNV's Water Utility.
11-08	Water Sampling Station	16,963	17,811	18,702	19,637	20,619	93,731	To keep water monitoring stations working correctly.
11-09	Property Tax and Utility System Update	-	-	-	-	381,710	381,710	To replace the property tax and utility system that aligns with the City's focus on being a Modern Organization. The current system was put in place in 1994 and additional capability to handle more volume and complex transactions. With property taxes and utilities fees accounting for the largest source of revenue for the City, a modernized and evolving software solution will help safeguard these revenues.
	Total	4,509,391	6,490,854	6,463,106	7,170,767	7,918,515	32,552,634	

Sewerage and Drainage Utility (\$s)

Ref#	Project Name	2026	2027	2028	2029	2030	2026-2030	Description
12-01	Sewer Utility Main Replacement	2,266,218	3,028,416	3,249,943	3,419,159	3,590,117	15,553,851	To increase function, capacity, and resiliency of the sanitary sewer system. 2026 projects will cover mains in Lower Lonsdale, Cap Mall and Harbourside areas.
1 2-02	Sanitary Sewer Private Side I&I Management	175,000	350,000	350,000	350,000	350,000	1,575,000	Supports the repair of private side sanitary connections to minimize the amount of inflow and infiltration entering the City's sanitary network.
12-03	Sewer Utility Pump Station Major Upgrades	50,000	50,000	50,000	50,000	50,000	250,000	To increase function, capacity, and resiliency of the sewer system.
12-04	Sanitary Maintenance Hole Upgrading	-	76,624	160,910	168,955	177,403	538,892	Installation of new and replacement and upgrading of existing sanitary maintenance holes.
12-05	Sanitary Inspection Chamber Connection Install and Replace	137,813	144,703	151,938	159,535	167,512	761,501	Installation and replacement of sanitary sewer inspection chambers and connections.
12-06	Flow Monitoring Station Install	60,000	60,000	60,000	60,000	60,000	300,000	To install new flow monitoring stations.
12-07	Equipment Sewers	22,050	23,153	24,310	25,526	26,802	121,840	To purchase new and replace aging equipment.
12-08	Property Tax and Utility System Update	-	-	-	-	428,260	428,260	To replace the property tax and utility system that aligns with the City's focus on being a Modern Organization. The current system was put in place in 1994 and additional capability to handle more volume and complex transactions. With property taxes and utilities fees accounting for the largest source of revenue for the City, a modernized and evolving software solution will help safeguard these revenues.
Total – Sewerage Projects		2,711,080	3,732,896	4,047,101	4,233,175	4,850,094	19,574,345	

Ref#	Project Name	2026	2027	2028	2029	2030	2026-2030	Description
13-01	Storm Main Replacement	1,245,120	2,295,658	2,286,963	2,541,867	2,668,960	11,0398,568	To increase function, capacity, and resiliency of the storm sewer system. 2026 projects will cover mains in Lower Lonsdale and Moodyville areas.
13-02	Storm Infill	-	1,302,328	1,367,445	1,435,817	1,507,608	5,613,197	Design and construct storm sewers where none exist.
13-03	Catch Basin Replacement and Conversion	226,548	317,167	499,538	524,515	550,741	2,118,510	To install new and replace catch basins.
13-04	Maintenance Hole Installations	-	134,357	282,149	296,257	311,070	1,023,833	To install new and replace existing maintenance holes.
13-05	Clean Storm Water Discharge	250,000	500,000	525,000	551,250	578,813	2,405,063	To fund the installation of stormwater quality infrastructure.
13-06	Culvert Replace and Rehabilitation	50,000	150,000	200,000	210,000	220,500	830,500	To maintain, rehabilitate and replace culverts.
13-07	Creek Hazard Management Infrastructure	50,000	50,000	50,000	50,000	50,000	250,000	Proactive monitoring, assessment and mitigation of slope stability, erosion, and localized creek flood hazards.
13-08	Storm Inspection Chamber and Connection Installation	87,098	91,453	96,025	100,868	105,868	481,269	To install inspection chambers and repair connections.
13-09	Flow Monitoring Station Installation	66,150	69,458	72,930	76,577	80,406	365,521	To install new flow monitoring stations.
13-10	Driveway Culvert Installation	15,000	15,000	15,000	15,000	15,000	75,000	To repair and replace driveway culverts.
13-11	Mosquito Creek Channel Improvements	1,525,000	-	-	-	-	1,525,000	Channel improvements to Mosquito Creek to restore and improve creek hydraulics and improve resiliency.

Ref#	Project Name	2026	2027	2028	2029	2030	2026-2030	Description
13-12	Storm Drainage Creek Restoration	772,000	-	-	-	-	772,000	Mahon and Heywood Park streambank stabilization, habitat creation and trails restoration for sections of the trail that had been damaged by the October 2024 Atmospheric River storm events. Restoration of the streambank at both sites will incorporate resilient designs to withstand future storm events, improve the natural capabilities of Wagg and Mosquito Creeks to be more resilient to stormwater flows as green infrastructure assets, and enhance habitat quality for aquatic and terrestrial wildlife. Resilient trail designs will enhance user experience and enjoyment of these natural areas.
13-13	Property Tax and Utility System Update	-	-	-	-	121,030	121,030	To replace the property tax and utility system that aligns with the City's focus on being a Modern Organization. The current system was put in place in 1994 and additional capability to handle more volume and complex transactions. With property taxes and utilities fees accounting for the largest source of revenue for the City, a modernized and evolving software solution will help safeguard these revenues.
	Total – Drainage Projects	4,286,916	4,925,420	5,395,050	5,802,109	6,209,994	26,619,489	
	Total Sewerage & Drainage	6,997,996	8,658,316	9,442,151	10,035,284	11,060,088	46,193,835	

Solid Waste Utility (\$s)

Ref#	Project Name	2026	2027	2028	2029	2030	2026 - 2030	Description
14-01	Hybrid Pickup Truck	55,000	-	-	-	-	55,000	CNV's Operation Centre requires 1 new pickup truck for the new Solid Waste Group. This vehicle will be used by crews during the day for activities such as street cleaning, random dumping, and other sanitation related functions. This is a 7 day a week operation.
14-02	Hybrid Pickup Truck	55,000	-	-	-	-	55,000	CNV's Operation Centre requires 1 new pickup truck for the new Solid Waste Group. This vehicle will be used by crews during the day for activities such as street cleaning, random dumping, and other sanitation related functions. This is a 7 day a week operation.
	Total	110,000					110,000	

2026-2030 Funding:

CNV's utilities fees fund its Water, Sewerage & Drainage, and Solid Waste utilities. Utility rate levels are driven by requirements for reliable ongoing operations, capital maintenance/renewal programs, and prudent reserves.

Draws from each of CNV's Utility reserve funds are shown in the table below:

\$	Opening	2026	2027	2028	2029	2030
Unappropriated Surplus	13.0 M	14.4 M	9.3 M	7.3M	5.9 M	4.8 M

Unappropriated surpluses are held within each Utility and are targeted at a level of 5-10% of total expenditures, in line with CNV's Policy on the maintenance and use of Accumulated Surplus. Unappropriated Surpluses within the utilities occur when expenditures are lower than budgeted.

CNV has Unappropriated Surpluses due to past expenditures being lower than budgeted in some prior years. Proposed rate increases are set lower than would otherwise be needed as part of CNV's rate smoothing program and expected to bring the surplus back to within the 5-10% range over the plan period.

\$	Opening	2026	2027	2028	2029	2030
Waterworks Reserve	3.4 M	3.5 M	3.6 M	3.7 M	3.8 M	3.9 M

The waterworks reserve was established by bylaw in the early 20th century to provide for the replacement and refurbishment of City waterworks. Funds were received into the reserve until the mid 2000s.

Balances are increasing in this reserve as interest income is earned.

\$	Opening	2026	2027	2028	2029	2030
DCC Reserves	7.4 M	7.9 M	8.5 M	7.9 M	7.2 M	7.0 M

Development Cost Charges are levies collected to assist in financing the costs of infrastructure required to service new growth. Any funds collected must be retained in a separate reserve fund and set aside for eligible future growth projects. CNV’s most recent DCC review was completed in 2025. Funds are only used for specific projects, as per the restrictive nature of this reserve.

The reserve shown is being funded by projected Developer Contribution Charges as well as interest revenue earned on reserve balances. Now that CNV’s 2025 DCC review is complete, there is more opportunity to utilize these funds and offset tax dollars going to growth related projects.

\$	Opening	2026	2027	2028	2029	2030
Extreme Weather Reserve	1.0 M	0.5 M	0.5 M	0.5 M	0.5 M	0.5 M

Contingencies are held in Water and Sewer & Drainage Utilities for extreme weather events and unforeseen events or risks that could impact the budgets of capital projects.

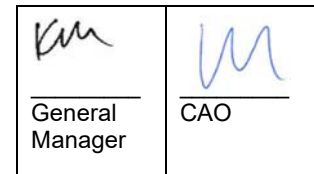
These contingency reserves are replenished annually as needed, to maintain current levels. Reserves are projected to be used in the year they are approved, resulting in a stable forecasted balance.



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The Corporation of **THE CITY OF NORTH VANCOUVER**
INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Ali Nayeri, Manager, Infrastructure Policy, Planning and Analysis

Subject: 2025 ASSET MANAGEMENT PROGRAM UPDATE

Date: November 5, 2025 File No: 11-5240-10-0001/1

ATTACHMENTS

1. 2025 State of Assets Report (CityDocs [2741495](#))

SUMMARY

The City continues to advance its Asset Management Program and strengthen its asset management practices, guided by the City's *Asset Management Policy* and the *Asset Management for Sustainable Service Delivery – A BC Framework (AMBC Framework)*. Over the past year, staff have focused on consolidating information and data gathered in recent years, advancing risk-based planning, improving data integration, and supporting staff development across departments.

Key achievements in 2025 include developing a more detailed multi-criteria risk model to optimize capital investments for utility assets, consolidating and analyzing sanitary and storm sewer inspection data to improve condition-based planning, completing pavement long-range planning and producing the first drafts of state of the asset reports for Streets and Transportation and Fleet and Equipment asset categories (as attached). The City also advanced documentation of asset-related workflows and system integrations to inform upcoming digital enhancements projects.

Looking ahead, priorities for 2026 focus on finalizing the Asset Management Strategy for Council consideration, presenting Asset Management Plans (AMPs) of the 3 utility asset classes for Council endorsement, completing citywide building and facility condition assessments, advancing sidewalk and retaining wall inventories, building organizational capacity to ramp up critical asset replacement to meet long term sustainable service levels and continuing to embed asset management practices through improved governance and staff training.

BACKGROUND

In 2024, Council received two key reports that advanced the City's asset management program:

- The *Asset Management Approach and Strategy* report (August 21, 2024) introduced the *AMBC Framework* as the City's reference model and outlined the process for developing the City's Asset Management Strategy.
- The *Annual Reporting Framework and Progress Update* (September 4, 2024) established an annual reporting format using the four AMBC core elements, —Assets, Information, People, and Finances—and presented the first Citywide progress update.

Together, these reports set out the foundation for consistent and transparent annual reporting on the state of the City's infrastructure and progress of its asset management practices. This Information Report builds on this framework to provide an update on the work completed over the last year.

ASSET MANAGEMENT PROGRAM UPDATE

The City's Asset Management Program continues to evolve as a cross-departmental effort to ensure sustainable service delivery through effective management of physical assets and supporting data, systems, and processes. This work is support through the implementation of the *AMBC Framework*, which provides a structured approach to sustainable service delivery.

The following sections summarize the key actions completed in 2025 and highlights some of the planned priorities for 2026 under the four AMBC core elements: Assets, Information, People, and Finances.

Assets

The Assets theme focuses on understanding the City's physical infrastructure—what we own, where it is, what condition it is in, and how it performs. Reliable asset information forms the foundation of sustainable service delivery. Through inspection, modeling, and long-range planning, the City continues to refine its understanding of asset condition and performance across utilities and other core infrastructure systems. This enables better prioritization of renewal work, more accurate forecasting of investment needs, and greater confidence in maintaining service levels over time.

The following are the priorities which were advanced in 2025 under this theme:

- Consolidated storm and sanitary sewer inspection data and completed a sewershed-level inflow and infiltration (I&I) analysis to support future rehabilitation planning. The combined inspection dataset now covers approximately 45% of the sanitary network, providing a more detailed picture of physical condition of the network;

- Expanded the City's network of sanitary flow sensors to improve calibration of utility models, enabling more accurate assessment of system performance under wet-weather and growth scenarios;
- Improved tracking of selected maintenance activities within the City's computerized maintenance management system (CMMS);
- Completed long-range planning for pavement assets based on the latest condition data, aligning renewal needs with upcoming capital budget cycles and informing sustainable funding targets.

The planned priorities for 2026 include:

- Complete condition assessments and long-range rehabilitation planning for City buildings and facilities;
- Complete citywide sidewalk and retaining wall inventories and condition assessments to inform risk-based capital planning;
- Implement a multi-year sanitary and storm sewer inspection program to fill gaps in the current condition data;
- Advance integration of natural and constructed assets within asset management planning through collaboration with the Parks & Public Spaces Comprehensive Plan.

Information

The Information theme captures the data, systems, and processes that support evidence-based decision-making. As asset management matures, emphasis is placed not only on collecting data but on improving its quality, accessibility, and integration across platforms. The City continues to strengthen its digital foundations by linking GIS, CAD, and maintenance management systems, while also advancing modeling and analysis capabilities to better assess performance and investment options.

The following are the priorities which were advanced in 2025 under this theme:

- Advanced a multi-criteria risk model within the Utilities Asset Management Plans to identify and prioritize highest-risk assets based on likelihood and consequence of failure, enabling more proactive and cost-effective renewal planning;
- Documented existing workflows and information systems across multiple service areas to ensure succession and business continuity and guide digital enhancement initiatives that improve efficiency and data accessibility.

The planned priorities for 2026 include:

- Finalize the Asset Management Strategy for Council endorsement, establishing clear linkages between organizational objectives, service delivery outcomes, and asset management practices;
- Finalize the Natural Asset Management Roadmap in collaboration with the Natural Assets Initiative (NAI) to inform priority initiatives and integration of natural asset management within the Asset Management Strategy;
- Enhance the integration between GIS, CAD, and maintenance management systems to improve data consistency and reporting accuracy across asset classes;
- Continue consolidation of asset data across various systems and data sources (single source of truth) to support more comprehensive asset reporting;

- Contribute to and integrate outputs from the Parks & Public Spaces Comprehensive Plan and other corporate planning initiatives to ensure alignment of asset information across departments.

People

The People theme recognizes that asset management is a corporate responsibility shared amongst everyone involved in service delivery (i.e. across the service delivery line-of-sight) and throughout assets' full lifecycle. It reflects the skills, culture, and governance structures needed to embed asset management into everyday business practices. The City continues to invest in staff development, interdepartmental collaboration, and the establishment of clear roles and accountabilities to sustain progress and ensure that asset management remains part of how the City plans, operates, and delivers services.

The following are the priorities which were advanced in 2025 under this theme:

- Supported staff professional development through completion of the NAMS Canada Certificate in Asset Management;
- Hosted the Lower Mainland Asset Management Community of Practice meeting in July which brought staff from local municipalities and other public sector organizations to discuss challenges and share insights.

The planned priorities for 2026 include:

- Continue developing the internal governance model for advancing asset management practices through the Asset Management Steering Committee, formalizing corporate roles and accountabilities;
- Assess organizational roles and responsibilities as well as capacity based on CNAM's *Asset Management Competency Framework*;
- Develop an internal Asset Management Resource Library and promote cross-departmental learning and knowledge sharing opportunities.

Finances

The Finances theme focuses on linking asset management outcomes with sustainable funding and long-term financial planning. By integrating lifecycle costs, renewal forecasts, and risk-based priorities into financial models, the City can better balance affordability with service reliability. This ensures that resources are allocated strategically—maintaining the state of good repair, supporting growth, and advancing the City's long-term fiscal sustainability objectives.

The following are the priorities which were advanced in 2025 under this theme:

- Supported Development Cost Charge (DCC) and Amenity Cost Charge (ACC) updates to strengthen alignment between growth-related infrastructure and funding sources;
- Continued long-range utility rate modeling and sustainable funding analysis to maintain state-of-good-repair investment levels;
- Completed annual infrastructure and regulatory benchmarking, including participation in the Canadian Infrastructure Benchmarking Initiative (CIBI), Local Government Data Entry (LGDE) and Statistics Canada's Core Public Infrastructure Survey.

The planned priorities for 2026 include:

- Integrate risk-based renewal priorities and outputs from Asset Management Plans into long-term financial planning and capital forecasting;
- Contribute to the citywide Service Inventory and Performance Metrics Initiative to support discussions on service levels and community priorities;
- Advance long-term financial plan development to link asset management with financial decision-making through lifecycle costing.

2025 STATE OF ASSETS REPORT

The 2025 State of Assets Report (attached as Appendix A) provides an annual summary of the strategic objectives and service level comments for key service area as well as the inventory, condition, performance, and replacement value of the City's assets used to support these services. The State of Assets Report also highlights progress made through ongoing capital investment as well as highlights of proposed investments included in the 2026-2030 Draft Financial Plan & 2026 Utility Rates.

This year's report expands beyond the core utilities (water distribution, wastewater conveyance, and rainwater management) to include new sections for Streets & Transportation and Fleet & Equipment, providing a more complete picture of the City's asset portfolio and replacement value.

The 2025 State of Assets Report is intended to provide Council and the community with a consistent, repeatable reporting format that supports transparency and evidence-based decision-making. The utility-focused sections will be presented in conjunction with the Draft 2026 Utility Rates Report. As AMPs are brought to Council for consideration and endorsement the state of the assets become a key input to track progress.

FINANCIAL IMPLICATIONS

Funding to support the ongoing Asset Management Program and the 2026 priority initiatives identified in this report have been identified in the Draft 2026-2030 Financial Plan for Council's review and consideration.

INTER-DEPARTMENTAL IMPLICATIONS

The Asset Management Steering Committee is being established as an interdepartmental working group representing Finance and departments that stewards City assets including Infrastructure, Transportation & Parks, Facilities, Strategic Initiatives and Information Technology. The Steering Committee will provide strategic and tactical oversight of the asset management program, including development of Asset Management Strategy as well as prioritization of the ongoing initiatives to advance citywide asset management objectives.

Staff across departments and work groups are engaged in development and completion of the various initiatives outlined in this report and will continue to help advance the City's asset management practices.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The principle policy direction for the Asset Management Program is through the City's Asset Management Policy (A18). The ongoing work supports the following directions within the Policy:

- Preparation of asset management plans for major service and asset categories.
- Collection of data and information required for evidence-based decision making.

The asset management program and initiatives outline in the report also support the following objectives of the 2014 Official Community Plan:

8.1.4 Improve financial models to include cash flow projections that meet capital asset replacement needs, and explore opportunities from senior levels of government in the financing of all capital assets.

8.2.2 Identify and monitor the condition of our infrastructure on a regular basis in order to identify the remaining operational useful life of individual elements, and to identify and rectify weaknesses before failure, thereby optimizing capital and maintenance expenditures.

The program is also well aligned with the Corporate Business Plan's organizational enabler to be "A Responsible Organization" through the implementation of asset management planning for resilient infrastructure.

Finally, the City's assets and the services they enable support Council's Strategic Priorities of a Resilient City, A Vibrant City and a Connected City.

RESPECTFULLY SUBMITTED:



Ali Nayeri, P.Eng.
Manager, Infrastructure Policy, Planning & Analysis

2025 State of Assets Report

November 2025

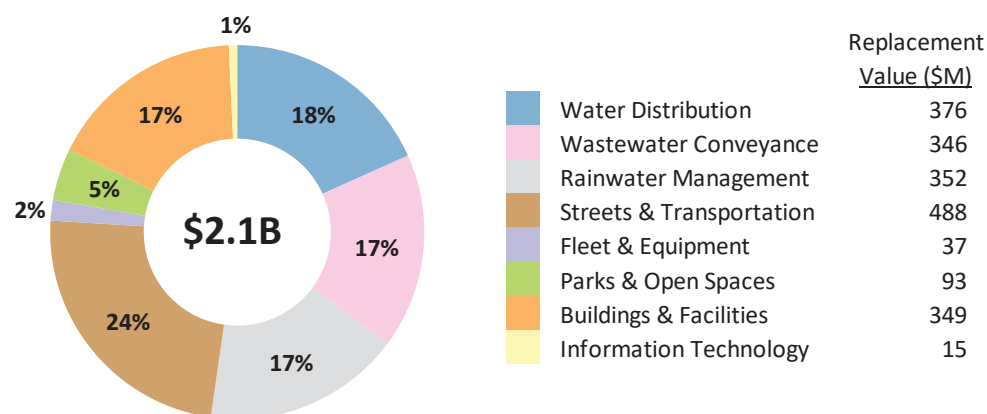


Services & Assets Overview

Service Areas and Asset Categories

	Water Distribution
	Wastewater Conveyance
	Rainwater Management
	Streets & Transportation
	Fleet & Equipment
	Parks & Public Spaces
	Natural Areas
	Buildings & Facilities
	Information Technology

Estimated Asset Replacement Values



Notes:

¹ Estimated replacement value are based on currently available data as part of the Tangible Capital Assets reporting. Estimated replacement valuations will be updated on an ongoing basis to reflect changes in market conditions.

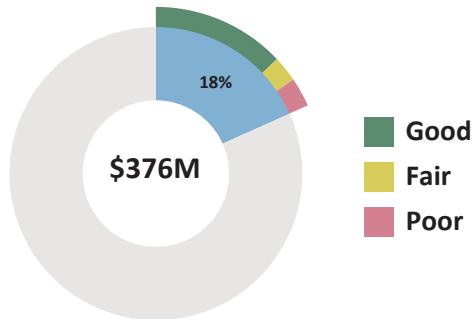
² Valuation of natural areas will be undertaken as part of the natural assets inventory and assessment in future years.

³ Land and Land Improvements are excluded from the asset categories and estimated asset replacement valuations.



Water Distribution





131 km water mains
6,718 service connections
3,690 valves
794 fire hydrants
9 pressure valve stations
599 water meters (ICI)
26 drinking fountains

Service Level Commitment

Provide clean drinking water at fire flow pressures to our community for the long term

Strategic Objectives

- Ensure long-term water quality
- Support growth & development
- Enhance resiliency & water conservation

Key Service Metrics

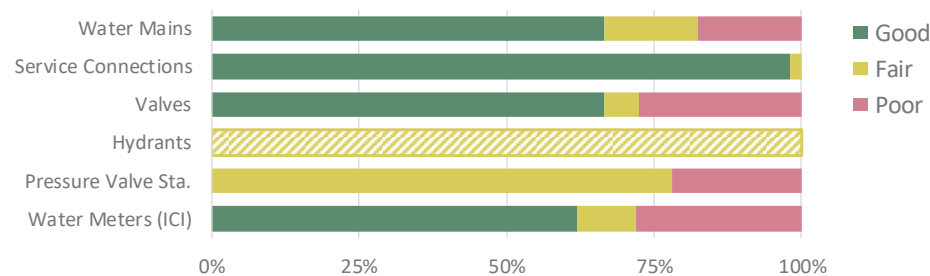
[2024]

- Water main breaks 6 ↑
- Customer complaints 68 ↑

Emerging Challenges

- Aging infrastructure impact on water quality
- Water conservation
- Draft metering targets
 - 2028 - all new builds
 - 2035 - 48% of properties

Major Asset Type Condition



Note: Condition for water assets is based on asset age and modeling of deterioration. Assets that are accessible like hydrants and valves are maintained annually to ensure serviceability. Over time, the condition records will be updated to reflect actual condition where data exists.



Key Achievements

Ensure long-term water quality

- *Renewed water mains (average 0.4% annually) focusing on problematic cast iron mains that generate highest water quality complaints*
- *Reduced water quality issues caused by aging infrastructure through annual flushing program (6-10% annually)*

Support growth & development

- *Updated and refined the water system hydraulic model to improve capacity and pressure predictions under future growth scenarios*
- *Coordinated main replacements and upgrades with development*

Enhance resiliency & water conservation

- *Continued water meter installation and maintenance to meet upcoming regional targets and achieve demand management goals*
- *Ensured serviceability of hydrants and pressure reducing valves (PRVs) through regular inspections and maintenance*
- *Piloted seismic water main installations to increase resiliency & reliability*

2021 - 2025 Infrastructure Investments

Renewed & New Assets

3.3 km	water mains
414	water connections
210	valves
250	water meters
47	hydrants



▲ 23rd St. & St. Andrews water main replacement [2021]



▲ Larson Rd. water main replacement (Bewicke & Larson and Westview & Larson segments shown) [2024]



Proposed Investments

Ensure long-term water quality

- *Renew aging water mains, valves, hydrants, and connections to maintain system reliability and overall condition rating of “good”*
- *Continue proactive inspection and modeling to guide replacements*

Support growth & development

- *Upgrade water system capacity and fire flow performance through targeted main replacements and upgrading pressure valve stations*
- *Coordinate system improvements with new development to meet service demands and maintain fire protection flow*

Enhance resiliency & water conservation

- *Assess the water system's vulnerability to climate change and develop strategies to adapt infrastructure and operations accordingly*
- *Strengthen resilience through improved redundancy and system control*
- *Expand education and enforcement to promote responsible water use*
- *Plan for metering in alignment with Metro’s draft Drinking Water Conservation Plan updates*

2026 - 2030 Infrastructure Investments

Renewed & New Assets

6-9 km	water mains
200-400	valves
6	valve chambers
3	pressure valve stations



▲ West 27th St. water main replacement [2024]

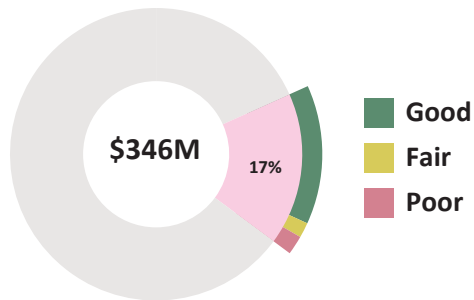


Wastewater Conveyance





Wastewater Conveyance Overview



125 km sanitary sewer mains
6,794 service connections
1,865 maintenance holes
6 lift stations

Service Level Commitment

Convey sewage to Metro Vancouver system at the lowest possible volumes and without discharge into the environment

Strategic Objectives

- Maintain state of good repair
- Support growth & development
- Minimize environmental impact & enhance resiliency

Key Service Metrics

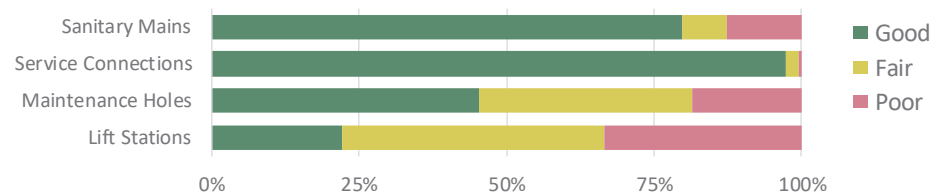
[2024]

- Sewer main blockages 4 ↓
- Service conn. blockages 16 ↑

Emerging Challenges

- Aging infrastructure
- Inflow & infiltration (I&I) and wet-weather pricing
- Future growth needs and downstream capacity limitations

Major Asset Type Condition



Note: Condition for wastewater assets is primarily based on asset age and modeling of deterioration. The condition of the lift station is reflective of the fact that mechanical and electrical systems for some stations are reaching end of their expected life and should be scheduled for refurbishment. However, lift stations are actively maintained and monitored to ensure they are serviceable.



Key Achievements

Maintain state of good repair

- Completed appx. 3 km (0.5% annually) of new sanitary mains, replacing aging & undersized segments
- Assessed the condition of sanitary lift stations and planned necessary repairs and improvements

Support growth & development

- Updated the sanitary hydraulic model to reflect recent and planned development, supporting servicing and capacity planning
- Coordinated sanitary upgrades to support ongoing development

Minimize environmental impact & enhance resiliency

- Installed sanitary flow monitoring sensors to identify catchments with wet-weather flows and prioritize for relining, repair or replacement
- Investigated areas suspected of I&I with smoke testing to identify possible cross-connections

2021 - 2025 Infrastructure Investments

Renewed & New Assets

3 km	sanitary sewer mains
153	sanitary service connections
39	sanitary maintenance holes



▲ East 13th Street sanitary decommissioning



Proposed Investments

Maintain state of good repair

- *Ramp up to 1% annual replacement of aging sanitary mains*
- *Replace end of life maintenance holes, and lift stations to sustain system reliability and capacity*
- *Continue condition assessment and CCTV inspection programs to guide data-driven renewal planning*

Support growth & development

- *Upgrade sanitary infrastructure to accommodate new housing and increased density*
- *Use updated flow data and modeling tools to inform long-term servicing*

Minimize environmental impact & enhance resiliency

- *Reduce inflow and infiltration (I&I) through analysis of flows and targeted renewal of mains, maintenance holes, and private service connections*
- *Identify and repair cross-connection from storm system*
- *Improve system resiliency and reduce overflow risk during extreme rainfall and climate events*

2026 - 2030 Infrastructure Investments

Renewed & New Assets

4-6 km	sanitary sewer mains
2	lift stations
35	sanitary maintenance holes

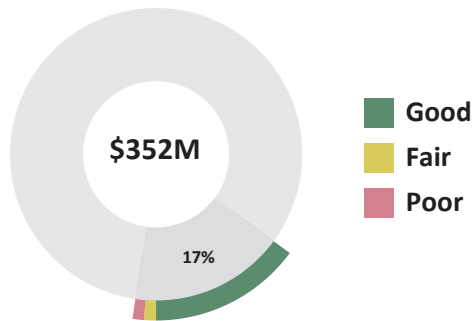


Rainwater Management





Rainwater Management Overview



164 km storm mains
5,429 service connections
3,635 catch basins
1,877 maintenance holes
10 km ditches & swales
5,124 m² rain gardens
9.2 km creeks & streams
2 detention ponds
22 oil-grit separators

Service Level Commitment

Reduce nuisance and risk of damage from flooding and protect aquatic health

Strategic Objectives

- Maintain & expand citywide storm system
- Improve urban watershed management
- Improve resiliency & climate adaptation

Key Service Metrics

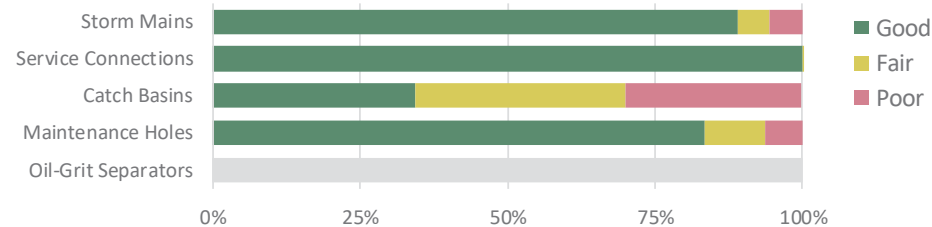
[2024]

- Reactive main repairs 9 ↓
- Properties flooded 86 ↑

Emerging Challenges

- Aging assets & system expansion
- Climate change impacts with higher intensity of rainfall events
- Increased impervious areas due to development & densification

Major Asset Type Condition



Note: Condition for rainwater management assets is primarily based on asset age and modeling of deterioration. Assets that are accessible like catch basins, manholes and oil-grit separators are maintained annually to ensure serviceability. Overtime the condition records will be updated to reflect actual condition where data exists



Key Achievements

Maintain & expand citywide storm system

- *Completed over 3 km of new storm mains to expand network*
- *Replaced over 1 km of aging & undersized segments*

Improve urban watershed management

- *Expanded flow monitoring and updated the stormwater hydraulic model to assess system performance and guide future investments*
- *Implemented the Stormwater Management Requirements for new developments*

Improve resiliency & climate adaptation

- *Completed creek restoration and slope stabilization projects following the 2024 atmospheric river event to repair damage and enhance resiliency*
- *Implemented source controls, such as raingardens and exfiltration catch basins, to manage runoff and mitigate flooding during extreme weather*
- *Collaborated with partners and stewardship groups to enhance riparian and aquatic habitat and increase biodiversity along City streams*

2021 - 2025 Infrastructure Investments

Renewed & New Assets

4.7 km	storm mains
147	storm connections
153	catch basins
85	maintenance holes
1,283 m ²	rain gardens
1	oil grit separators



▲ Raingarden installation at St Patricks & East 3rd [2025]



Proposed Investments

Maintain & expand citywide storm system

- *Ramp up annual storm main replacement to 0.6% per year*
- *Continue system inspections and condition assessments using CCTV and smoke testing to guide renewal priorities*
- *Expand storm service coverage (~16%) by replacing ditches or shallow drain tiles in coordination with development*

Improve urban watershed management

- *Improve receiving water health through pre-treatment facilities like rain gardens, infiltration galleries, detention ponds, and oil-grit separators*

Improve resiliency & climate adaptation

- *Proactively monitor, restore and reinforce creek channels, slopes, and culverts to reduce flood and erosion risks*
- *Incorporate climate-resilient designs and nature-based solutions to manage extreme rainfall and runoff*

2026 - 2030 Infrastructure Investments

Renewed & New Assets

3-5 km	storm mains
100	catch basins
35	maintenance holes
300 m	creek restoration

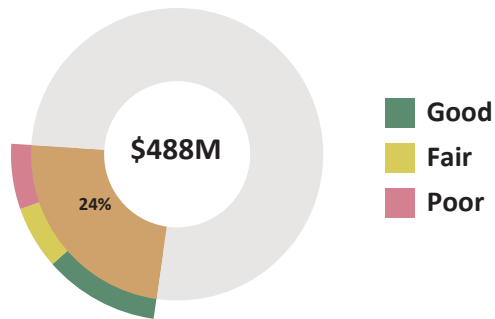


▲ Green infrastructure feature as part of St Andrews Safety Improvements [2024]



Streets & Transportation





1,755	street lights
126	signalized intersections
131 km	roadways
60 km	laneways
169 km	sidewalks
14 km	multi-use paths
42	parking meters
12	major bridges

Service Level Commitment

Provide a multimodal transportation system that prioritizes safety, accessibility, and sustainability.

Strategic Objectives

- *Prioritize safety & accessibility within a multimodal network*
- *Support public life & activation*
- *Maintain state of good repair*

Key Service Metrics

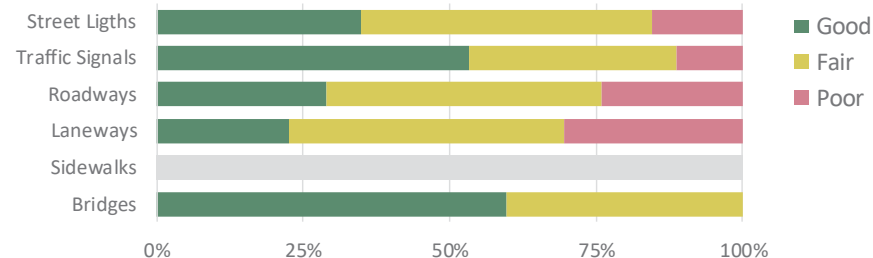
[2024]

- *Pothole repairs* 89 ↑
- *Sidewalk repairs* 59 ↑

Emerging Challenges

- *Safety & accessibility*
- *Lack of connectivity & integration of multimodal options*
- *Transit reliability*
- *Competing demands for space*

Major Asset Type Condition



Note: City conducts annual inspection of sidewalks in accordance with Council approved Sidewalk Policy. A more detailed sidewalk assessment will be completed in 2026.



Esplanade Complete Street

- *Redesigned Esplanade to create a safer, more comfortable experience for people of all ages and abilities, no matter how you choose to travel in the City*

Marine-Main R2 Rapid Bus Upgrades

- *Addressed the segment experiencing the greatest delay along the R2 corridor by extending transit priority lanes – improving travel times and reliability for the 40,000 transit riders on the corridor each month*

Pedestrian Safety & Traffic Signal Improvements

- *Delivered 57 new/renewed signalized intersections including 12 pedestrian crossings and 10 flashing beacons*

Pavement Management Program

- *Repaved ~3 km of roadways (primarily arterial routes) to minimize overall system degradation*

2021 - 2025 Infrastructure Investments

Renewed & New Assets

3 km	roadway segments (repaved)
2.4 km	mobility paths
155	street lights
57	signalized intersections
0.83 km	sidewalks (replacement)
1.4 km	sidewalks (new)
34	parking meters
1,221	parking signs



▲ North abutment of Casano-Loutet overpass under construction [2025]



Casano-Loutet Overpass

- *Complete construction of pedestrian and cyclist highway overpass, creating a safe & accessible link between neighbourhoods*

Expansion of the Mobility Network

- *Deliver priority projects to expand the mobility network including the Upper Levels Greenway, the Midtown Connector, and the Chesterfield corridor*

New Sidewalk Construction

- *Deliver 2 sidewalk segments per year prioritizing filling gaps in the sidewalk network connecting to schools and transit stops*

Pavement Management Program

- *Rehabilitate 7.5 km (1.1% annually) of arterial roadways citywide to maintain current pavement condition*

2026 - 2030 Infrastructure Investments

Renewed Assets

7.5 km	roadway segments (repave)
40	street lights
15	signal poles
1 km	sidewalks

New & Upgraded Assets

3.5 km	mobility paths
10	signalized intersections
12	pedestrian crossings
1.5 km	sidewalks
1	bridge



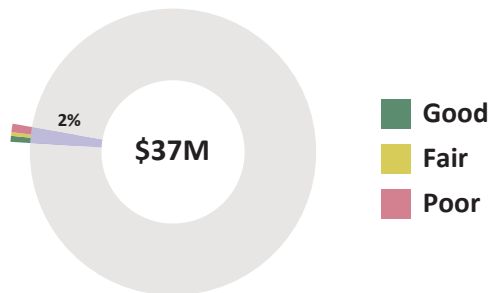
▲ New “Every Child Matters” decorative crosswalk at Forbes Ave. & West 6th St. [2025]



Fleet & Equipment



city
of north
vancouver



- 33 light duty vehicles
- 37 medium duty trucks
- 5 heavy duty trucks
- 16 construction equipment
- 36 park equipment
- 31 pool vehicles
- 6 fire trucks
- 4 garbage trucks
- 4 sweepers
- 618 tools & small equipment

Service Level Commitment

Provide safe, reliable and efficient vehicles and equipment to support the delivery of City services.

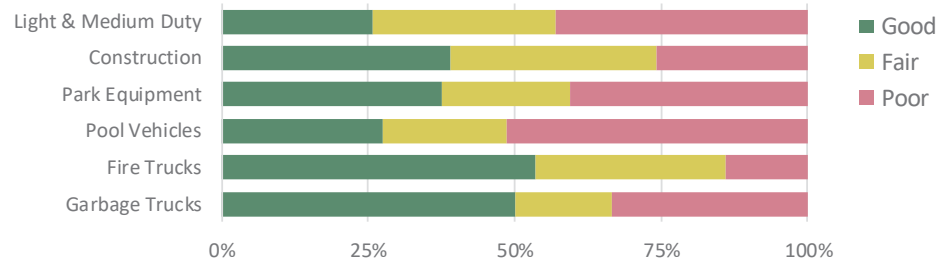
Strategic Objectives

- *Ensure fleet reliability state of good repair*
- *Optimize fleet utilization and lifecycle management*
- *Advance emission reduction*

Emerging Challenges

- *Aging vehicles and equipment impacting reliability and cost*
- *Transition to zero-emission*
- *Limited charging infrastructure*
- *Aging fuel pump system*

Major Asset Type Condition



Note: Fleet and equipment asset conditions are primarily based on asset age and remaining service life. However, fleet assets are actively maintained and monitored to ensure they are serviceable.



Key Achievements

Ensure fleet reliability & state of good repair

- *Improved reliability and reduced maintenance downtime through systematic fleet renewal of more than 60 assets*

Optimize fleet utilization and lifecycle management

- *Implemented a fleet management system providing real-time insights into vehicle usage, driver performance, and maintenance trends to optimize asset utilization and reduce lifecycle costs*

Advance emission reduction

- *Initiated pilot to convert gasoline vehicles to propane with goal of using renewable propane as fuel source*
- *Expanded the use of hybrid and electric vehicles, including new electric pool vehicles and equipment replacements with lower-emission alternatives*

2021 - 2025 Infrastructure Investments

Renewed Assets

- 11 light duty vehicles
- 9 medium duty trucks
- 3 heavy duty trucks
- 3 backhoes
- 22 park equipment
- 14 pool vehicles
- 2 fire trucks
- 2 garbage trucks
- 1 street sweeper



▲ New Case 580 backhoes [2025]



Proposed Investments

Ensure fleet reliability & state of good repair

- *Replace aging and high-maintenance vehicles and equipment to maintain service reliability and reduce downtime*
- *Replace fuel pump infrastructure (supporting city operations, bylaw, NSEM and NVFD) to ensure operational continuity*
- *Continue investment in modernization of small tools and equipment support safe and efficient field operations*

Optimize fleet utilization and lifecycle management

- *Implement scheduled fleet replacement based on asset age and usage to optimize total lifecycle costs*
- *Add and upgrade attachments (plows, hoe packs, ...) for existing equipment to increase versatility and extend the useful life of fleet assets*

Advance emission reduction

- *Continue investment in electric vehicles and equipment to reduce fuel use and emissions from daily operations*

2026 - 2030 Infrastructure Investments

Renewed Assets

- 19 light duty vehicles
- 12 medium duty trucks
- 2 heavy duty trucks
- 1 roller
- 9 park equipment
- 6 pool vehicles
- 1 garbage trucks
- 2 street sweeper
- 2 utility e-bikes

New Assets

- 2 light duty vehicles
- 1 e-bike & trailer



▲ New garbage truck and compactor [2025]

SCHEDULE I

WATER UTILITY SERVICES FEES

Water Utility Bylaw, 1994, No. 6417

2026 CONNECTIONS AND SEVERANCE RATES

1. WATER SERVICE CONNECTIONS

Size		Fee
Standard 38 mm		\$ 11,500.00
> 38 mm		at cost with a minimum charge equal to the standard fee.

2. WATER SERVICE SEVERANCE

Size		Fee
For Standard 19 mm Replacement		\$ 1,343.46
> 19 mm service replacement		at cost with a minimum charge equal to the standard fee.

3. WATER CONNECTION REUSE

		\$ 2,801.43
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4. TURN ON/OFF

		\$ 54.15
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5. INSTALLATION AND REMOVAL OF TEMPORARY METER

	flat fee	\$ 447.79
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A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.

2026 WATER USE RATES

1. WATER RATES

1.1 Water For Temporary Service during construction

Building Size (Total Floor Area)	Fee
46 sq. m to 460 sq. m	\$ 199.00
Over 460 sq. m but not exceeding 4,600 sq. m	\$ 392.00
Over 4,600 sq. m but not exceeding 23,000 sq. m	\$ 650.00
Over 23,000 sq. m	\$ 1,035.00

1.2 Flat Rates (un-metered premises)

	Per year
Single Unit Dwelling	\$ 663.00
Duplexes (including infills) per unit	\$ 556.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	\$ 390.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	\$ 150.00
Water Cooling Units	\$ 1,029.00
Schools per Classroom	\$ 475.00
Minimum charge for any service	\$ 663.00

2. METERED WATER RATES

2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

	Per cubic metre
January 1 to May 31	\$ 1.6493
June 1 to September 30	\$ 2.0616
October 1 to December 31	\$ 1.6493
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed	min charge

2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

3. MISCELLANEOUS CHARGES

Testing a Meter as Provided in Section 703

Water Utility Bylaw, 1994, No. 6417

	Fee
For meters 50 mm and smaller	\$ 390.53
For meters over 50 mm	\$ 558.33

4. DATE OF PAYMENT AND PENALTIES

4.1 For Flat Rate (un-metered premises)

Rates set out above shall be due on the last business day in February each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February		penalty 5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.		penalty + 5%

4.2 For Metered Premises

A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.		penalty 5%
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Lawn Watering			
Lawn Watering Permit - Single Family / Duplex			\$ 31.22
Lawn Watering Permit - Multi-Family			\$ 78.11
Lawn Watering Permit - Commercial / Industrial			\$ 156.21
Lawn Watering Permit - Lawn with Clover			No fee

SCHEDULE J

SEWER AND DRAINAGE UTILITY SERVICES FEES

Sewerage and Drainage Utility Bylaw, 1995, No. 6746

2026 CONNECTIONS AND SEVERANCE FEES

1. SANITARY CONNECTION

Size	Fee
Standard 100 mm Replacement or Relining	\$ 8,955.70
> 100 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,790.65
Private Sewer Connection Inspection and Certification Deposit	\$ 2,790.65
Sanitary Severance	\$ 1,343.46

2. STORM CONNECTION

Size	Fee
Standard 150 mm Replacement or Relining	\$ 7,186.12
> 150 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,790.65
Storm Sewer Extension and Connection for Single Unit Developments exceeding \$150,000 and excluding subdivision	per linear metre based on the total width of the lot serviced \$ 1,395.32
Storm Severance	\$ 1,343.46
Off-Site Stormwater Management Facility Fees	per sq. m of premises lot area or at cost to provide works on public property \$ 35.41
Storm Collection System Ditch Culvert	per linear metre based on Construction the length of the culvert pipe \$ 281.18

2026 SEWER AND DRAINAGE RATES

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

1. SANITARY SEWER		2025 Rates per year	2026 Rates per year
1.1 Annual Sewer Parcel Tax		\$ —	\$ -
1.2 Flat Rates (un-metered premises)			
Single Unit Dwelling		\$ 778.00	\$ 950.00
Duplexes (including infills) per unit		\$ 720.00	\$ 879.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses)	for each dwelling	\$ 485.00	\$ 592.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls	per fixture	\$ 190.00	\$ 232.00
Minimum charge for any service is		\$ 778.00	\$ 950.00
Rate surcharge for combined connections		\$ 778.00	\$ 950.00
1.3 Metered Rates			
For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:			
Per cubic metre		\$ 3.1600	\$ 3.8552
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.			
Rate surcharge for combined connections	per cubic metre	\$ 3.1600	\$ 3.8552
1.4 GVS & DD Special Industrial User Charge			
Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:			
A. the charges payable under this Schedule, 2025 Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or			
B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.			
1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer			
Ground Water Discharges	per m ³	\$	0.38
or as determined by the GVS & DD.			

1.6 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

1.7 Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, 2025 Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.

In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

1.8 Date of Payment, Penalties and Surcharge Fees

A. For Flat Rate (un-metered premises)	
Rates set out above shall be due on the last business day in February each year.	
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty 5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty + 5%
A 100% surcharge fee will be applied to any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge 100%
B. For Metered Premises	
A penalty of 5% shall be added to rates that are not paid on or before the due date as indicated on metered account bills.	penalty 5%
A 100% surcharge fee will be applied to the unit rate for any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge 100%

2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

- Residential
- Utility
- Major Industry
- Light Industry
- Business
- Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, 2025 Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

2.3 Penalty

5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty	5%
and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty	+ 5%

SCHEDULE K

SOLID WASTE MANAGEMENT SERVICES FEES

<i>Solid Waste Management Service Bylaw, 1997, No. 6920</i>		
Definitions		
Standard Residential Service		
A maximum of two (2) garbage containers per dwelling unit collected every other week.		
Green Can Collection Service		
Weekly collection of a maximum total of six (6) Green Can designated containers, kraft bags and/or tied bundles of yard trimmings. With an additional maximum of twelve tags per household in a calendar year.		
ANNUAL USER CHARGE		
Garbage	2025 Rates	2026 Rates
Per dwelling unit for single unit dwelling, duplex and infill	\$ 142.00	\$ 145.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$ 96.00	\$ 98.00
Per Residential garbage tag	\$ 7.00	\$ 8.00
Per Residential Green Can tag	\$ 7.00	\$ 8.00
Green Can	2025 Rates	2026 Rates
Per dwelling unit for single unit dwelling, duplex and infill	\$ 170.00	\$ 173.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$ 103.00	\$ 105.00
Eco Levy		
The Eco Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of: - Residential - Utility - Major Industry - Light Industry - Business - Recreation / non-profit and is included on the Property Tax Notice payable annually in July of each year as set by Council.		

PENALTY		
A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty 5%	
and a further penalty of 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty + 5%	

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9148

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. 9148” (Schedules I, J, K).**
2. “Fees and Charges Bylaw, 2024, No. 9000” is amended as follows:
 - A. By deleting Schedules I, J and K in their entirety, and replacing them with the new Schedules I, J and K attached to this bylaw.

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

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

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

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

MAYOR

CORPORATE OFFICER

SCHEDULE I

WATER UTILITY SERVICES FEES

Water Utility Bylaw, 1994, No. 6417

2026 CONNECTIONS AND SEVERANCE RATES

1. WATER SERVICE CONNECTIONS

Size	Fee
Standard 38 mm	\$ 11,500.00
> 38 mm	at cost with a minimum charge equal to the standard fee.

2. WATER SERVICE SEVERANCE

Size	Fee
For Standard 19 mm Replacement	\$ 1,343.46
> 19 mm service replacement	at cost with a minimum charge equal to the standard fee.

3. WATER CONNECTION REUSE

	\$ 2,801.43
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4. TURN ON/OFF

	\$ 54.15
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5. INSTALLATION AND REMOVAL OF TEMPORARY METER

flat fee	\$ 447.79
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A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.

2026 WATER USE RATES

1. WATER RATES

1.1 Water For Temporary Service during construction

Building Size (Total Floor Area)	Fee
46 sq. m to 460 sq. m	\$ 199.00
Over 460 sq. m but not exceeding 4,600 sq. m	\$ 392.00
Over 4,600 sq. m but not exceeding 23,000 sq. m	\$ 650.00
Over 23,000 sq. m	\$ 1,035.00

1.2 Flat Rates (un-metered premises)

	Per year
Single Unit Dwelling	\$ 663.00
Duplexes (including infills) per unit	\$ 556.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	\$ 390.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	\$ 150.00
Water Cooling Units	\$ 1,029.00
Schools per Classroom	\$ 475.00
Minimum charge for any service	\$ 663.00

2. METERED WATER RATES

2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

	Per cubic metre
January 1 to May 31	\$ 1.6493
June 1 to September 30	\$ 2.0616
October 1 to December 31	\$ 1.6493
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed	min charge

2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

3. MISCELLANEOUS CHARGES

Testing a Meter as Provided in Section 703 Water Utility Bylaw, 1994, No. 6417

	Fee
For meters 50 mm and smaller	\$ 390.53
For meters over 50 mm	\$ 558.33

4. DATE OF PAYMENT AND PENALTIES

4.1 For Flat Rate (un-metered premises)

Rates set out above shall be due on the last business day in February each year.	
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty 5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty + 5%

4.2 For Metered Premises

A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.	penalty 5%
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Lawn Watering		
Lawn Watering Permit - Single Family / Duplex		\$ 31.22
Lawn Watering Permit - Multi-Family		\$ 78.11
Lawn Watering Permit - Commercial / Industrial		\$ 156.21
Lawn Watering Permit - Lawn with Clover		No fee

SCHEDULE J

SEWER AND DRAINAGE UTILITY SERVICES FEES

Sewerage and Drainage Utility Bylaw, 1995, No. 6746

2026 CONNECTIONS AND SEVERANCE FEES

1. SANITARY CONNECTION	
Size	Fee
Standard 100 mm Replacement or Relining	\$ 8,955.70
> 100 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,790.65
Private Sewer Connection Inspection and Certification Deposit	\$ 2,790.65
Sanitary Severance	\$ 1,343.46

2. STORM CONNECTION	
Size	Fee
Standard 150 mm Replacement or Relining	\$ 7,186.12
> 150 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,790.65
Storm Sewer Extension and Connection for Single Unit Developments exceeding \$150,000 and excluding subdivision	per linear metre based on the total width of the lot serviced \$ 1,395.32
Storm Severance	\$ 1,343.46
Off-Site Stormwater Management Facility Fees	per sq. m of premises lot area or at cost to provide works on public property \$ 35.41
Storm Collection System Ditch Culvert	per linear metre based on Construction the length of the culvert pipe \$ 281.18

2026 SEWER AND DRAINAGE RATES

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

1. SANITARY SEWER	2026 Rates per year
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1.1 Annual Sewer Parcel Tax	\$ -
------------------------------------	------

1.2 Flat Rates (un-metered premises)		
Single Unit Dwelling		\$ 950.00
Duplexes (including infills) per unit		\$ 879.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses)	for each dwelling	\$ 592.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls	per fixture	\$ 232.00
Minimum charge for any service is		\$ 950.00
Rate surcharge for combined connections		\$ 950.00

1.3 Metered Rates		
For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:		
Per cubic metre		\$ 3.8552
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.		
Rate surcharge for combined connections	per cubic metre	\$ 3.8552

1.4 GVS & DD Special Industrial User Charge	
Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:	
A. the charges payable under this Schedule, 2025 Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or	
B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.	

1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer		
Ground Water Discharges	per m ³	\$ 0.38
or as determined by the GVS & DD.		

1.6 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

1.7 Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, 2025 Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

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Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.

In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

1.8 Date of Payment, Penalties and Surcharge Fees

A. For Flat Rate (un-metered premises)	
Rates set out above shall be due on the last business day in February each year.	
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty 5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty + 5%
A 100% surcharge fee will be applied to any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge 100%
B. For Metered Premises	
A penalty of 5% shall be added to rates that are not paid on or before the due date as indicated on metered account bills.	penalty 5%
A 100% surcharge fee will be applied to the unit rate for any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge 100%

2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

- Residential
- Utility
- Major Industry
- Light Industry
- Business
- Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, 2025 Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

2.3 Penalty

5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty	5%
and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty	+ 5%

SCHEDULE K

SOLID WASTE MANAGEMENT SERVICES FEES

<i>Solid Waste Management Service Bylaw, 1997, No. 6920</i>	
Definitions	
Standard Residential Service	
A maximum of two (2) garbage containers per dwelling unit collected every other week.	
Green Can Collection Service	
Weekly collection of a maximum total of six (6) Green Can designated containers, kraft bags and/or tied bundles of yard trimmings. With an additional maximum of twelve tags per household in a calendar year.	
ANNUAL USER CHARGE	
Garbage	2026 Rates
Per dwelling unit for single unit dwelling, duplex and infill	\$ 145.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$ 98.00
Per Residential garbage tag	\$ 8.00
Per Residential Green Can tag	\$ 8.00
Green Can	2026 Rates
Per dwelling unit for single unit dwelling, duplex and infill	\$ 173.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$ 105.00
Eco Levy	
The Eco Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of: - Residential - Utility - Major Industry - Light Industry - Business - Recreation / non-profit and is included on the Property Tax Notice payable annually in July of each year as set by Council.	

PENALTY	
A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty
and a further penalty of 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty