



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, DECEMBER 1, 2025 AT 6:00 PM

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

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, December 1, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 24, 2025

PROCLAMATIONS

International Day of Persons with Disabilities – December 3, 2025

National Day of Remembrance and Action on Violence Against Women
– December 6, 2025

PUBLIC INPUT PERIOD

PRESENTATION

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

REPORT

3. 2026 Utility Rates and Asset Management Update

BYLAW – FIRST, SECOND AND THIRD READINGS

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

REPORT

5. Rezoning Application – 341-347 West 4th Street

BYLAWS – FIRST, SECOND AND THIRD READINGS

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770)
7. “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments)

REPORT

8. Zoning Bylaw Update – Implementation of Mid-Rise Development Permit Guidelines

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines)

REPORT

10. 2026 General Local Election Planning – All-Candidates Meetings and Updates to the Election Bylaws

BYLAWS – FIRST, SECOND AND THIRD READINGS

11. “Local Election Bylaw, 2025, No. 9108”
12. “Election Sign Bylaw, 2025, No. 9117”
13. “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146”

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, December 1, 2025

ADOPTION OF MINUTES

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PROCLAMATIONS

International Day of Persons with Disabilities – December 3, 2025

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– December 6, 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”.

PRESENTATION

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

Item 3 refers.

REPORT

3. 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 4 refers.

Deferred from the Regular Council meeting of November 24, 2025.

BYLAW – FIRST, SECOND AND THIRD READINGS

4. “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.

REPORT

5. Rezoning Application – 341-347 West 4th Street – File: 08-3400-20-0138/1

Report: Planner 2, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated November 12, 2025, entitled “Rezoning Application – 341-347 West 4th Street”:

THAT the application submitted by Gradual Architecture Inc., to rezone the properties located at 341-347 West 4th Street from a Medium Density Apartment Residential 1 (RM-1) Zone to a new Comprehensive Development 770 (CD-770) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments) be considered for readings;

AND THAT the community benefits listed in the section “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.

Items 6 and 7 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770) be given first, second and third readings.

No Public Hearing held. Notice published on November 19 and November 26, 2025.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

7. “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments) be given first, second and third readings.

REPORT

8. Zoning Bylaw Update – Implementation of Mid-Rise Development Permit Guidelines – File: 09-3900-30-0014/1

Report: Manager, City Design and Planning, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, City Design and Planning, dated November 12, 2025, entitled “Zoning Bylaw Update – Implementation of Mid-Rise Development Permit Guidelines”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines) be considered for readings with no Public Hearing held;

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

Item 9 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines) be given first, second and third readings.

No Public Hearing held. Notice published on November 19 and November 26, 2025.

REPORT

10. 2026 General Local Election Planning – All-Candidates Meetings and Updates to the Election Bylaws – File: 09-4200-20-0077/1

Report: Director, Legislative Services and Corporate Officer,
November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 12, 2025, entitled “2026 General Local Election Planning – All-Candidates Meetings and Updates to the Election Bylaws”:

THAT Council grants for All-Candidates Meetings be discontinued and staff create an All-Candidates Meeting Toolkit to help support non-partisan, not-for-profit resident associations or community groups organize future All-Candidates Meetings;

AND THAT the following bylaws be considered for readings:

- “Local Election Bylaw, 2025, No. 9108”;
- “Election Sign Bylaw, 2025, No. 9117”; and
- “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146”.

Items 11, 12 and 13 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

11. “Local Election Bylaw, 2025, No. 9108”

RECOMMENDATION:

THAT “Local Election Bylaw, 2025, No. 9108” be given first, second and third readings.

12. “Election Sign Bylaw, 2025, No. 9117”

RECOMMENDATION:

THAT “Election Sign Bylaw, 2025, No. 9117” be given first, second and third readings.

13. “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146”

RECOMMENDATION:

THAT “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146” 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

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN



**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 24, 2025**

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

L. McCarthy, CAO
A. Cifarelli, 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
T. Ryce, Director, Development
J. Greig, Manager, Development Planning
L. Mulleder, Development Planner
E. Doran, General Manager, Corporate Services
V. Grammatico, Manager, Economic Development
A. Marginson, Manager, Business Services
D. Hutchison Koep, Chief Librarian
S. Peters, Manager, Special Projects & Initiatives
A. Neijens, Records Analyst

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Girard

1. Regular Council Meeting Agenda, November 24, 2025

CARRIED UNANIMOUSLY

R2025-11-24/1

ADOPTION OF MINUTES

Moved by Councillor Valente, seconded by Councillor Shahriari

2. Regular Council Meeting Minutes, November 17, 2025

CARRIED UNANIMOUSLY

R2025-11-24/2

PUBLIC INPUT PERIOD

- Erica Krutzen, North Vancouver, spoke in opposition to the proposed TransLink development.

CONSENT AGENDA

Moved by Councillor Valente, seconded by Councillor Bell

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

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

Moved by Councillor Valente, seconded by Councillor Bell

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.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-24/3

The Corporate Officer advised that a revised Acting Mayor Schedule, listed within the 2026 Council Appointments to Statutory, Management and Advisory Committees, will be distributed to Council.

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

Report: Manager, Economic Development, November 12, 2025

Moved by Councillor Valente, seconded by Councillor Bell

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;

Continued...

CONSENT AGENDA – Continued

REPORTS – Continued

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

- 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.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-24/4

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

Moved by Councillor Valente, seconded by Councillor Bell

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.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-24/5

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

Moved by Councillor Valente, seconded by Councillor Bell

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.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-24/6

END OF CONSENT AGENDA

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

Moved by Councillor Shahriari, seconded by Councillor Back

THAT the meeting recess to the Public Hearing regarding “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).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 6:04 pm and reconvened at 8:04 pm with all members of Council present.

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)

Moved by Councillor McIlroy, seconded by Councillor Back

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.

CARRIED

Councillor Shahriari opposed.
R2025-11-24/7

8. “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 McIlroy, seconded by Councillor Back

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.

CARRIED

Councillor Shahriari opposed.
R2025-11-24/8

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

Moved by Councillor McIlroy, seconded by Councillor Back

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.

CARRIED

Councillor Shahriari opposed.
R2025-11-24/9

Mayor Buchanan declared a recess at 8:36 pm and reconvened the meeting at 8:41 pm with all members of Council present.

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

Moved by Councillor Girard, seconded by Councillor Valente

Councillor Girard left the meeting at 8:43 pm.

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.

CARRIED UNANIMOUSLY
(by remaining members present)
R2025-11-24/10

PRESENTATION

Councillor Girard returned to the meeting at 8:46 pm.

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

City Library staff provided a PowerPoint presentation regarding the “City Library Long-Term Service Delivery Plan: Project Overview” and responded to questions from Council.

REPORT

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

Report: Chief Librarian, November 5, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

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.

CARRIED UNANIMOUSLY
R2025-11-24/11

Moved by Mayor Buchanan, seconded by Councillor Girard

THAT the presentation entitled “2026 Utility Budgets, Rates and Bylaw Updates”; the report entitled “2026 Utility Rates and Asset Management Update”; and “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148” (Schedules I, J, K), be deferred to the next Regular Council Meeting on December 1, 2025.

CARRIED UNANIMOUSLY

PRESENTATION

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

The presentation was removed from the agenda.

REPORT

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

Item 12 was removed from the agenda.

BYLAW – FIRST, SECOND AND THIRD READINGS

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

Item 13 was removed from the agenda.

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

COUNCIL REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Back, seconded by Councillor Shahriari

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:18 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

INTERNATIONAL DAY OF PERSONS WITH DISABILITIES

Whereas

the International Day of Persons with Disabilities has been commemorated since 1992 to promote action and raise awareness relating to the inclusion of persons with disabilities;

Whereas

the 2025 theme, “Amplifying the Leadership of Persons with Disabilities for an Inclusive and Sustainable Future”, focuses on the active role people with disabilities play in creating a more sustainable world, emphasizing their leadership and participation in decision-making processes that impact their lives and communities;

And Whereas

the City of North Vancouver is committed to following best practices in ensuring our community is accessible, user-friendly and inclusive of all people’s needs to empower and create opportunities for all people living with a disability to enjoy and fully participate in society;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **December 3, 2025** as **International Day of Persons with Disabilities** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, December 1, 2025

Linda C. Buchanan

Mayor Linda Buchanan



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

NATIONAL DAY OF REMEMBRANCE AND ACTION ON VIOLENCE AGAINST WOMEN

Whereas

the National Day of Remembrance and Action on Violence Against Women in Canada was established in 1991 to mark the anniversary of the 1989 murder of 14 young women at l'École Polytechnique de Montréal whose lives ended in an act of gender-based violence that shocked the nation;

Whereas

the National Inquiry into Missing and Murdered Indigenous Women and Girls has highlighted multigenerational and intergenerational trauma and marginalization that has resulted in the diminished status of women and girls in society, leaving them vulnerable to violence;

And Whereas

the Strength and Remembrance Totem Pole, erected in the City on October 25, 2019, honours and remembers all missing and murdered women and girls, and all women who suffer as victims of violence, and offers a place for victims, their family and friends to find strength and comfort;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **December 6, 2025** as **National Day of Remembrance and Action on Violence Against Women** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, December 1, 2025

Linda C. Buchanan

Mayor Linda Buchanan

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

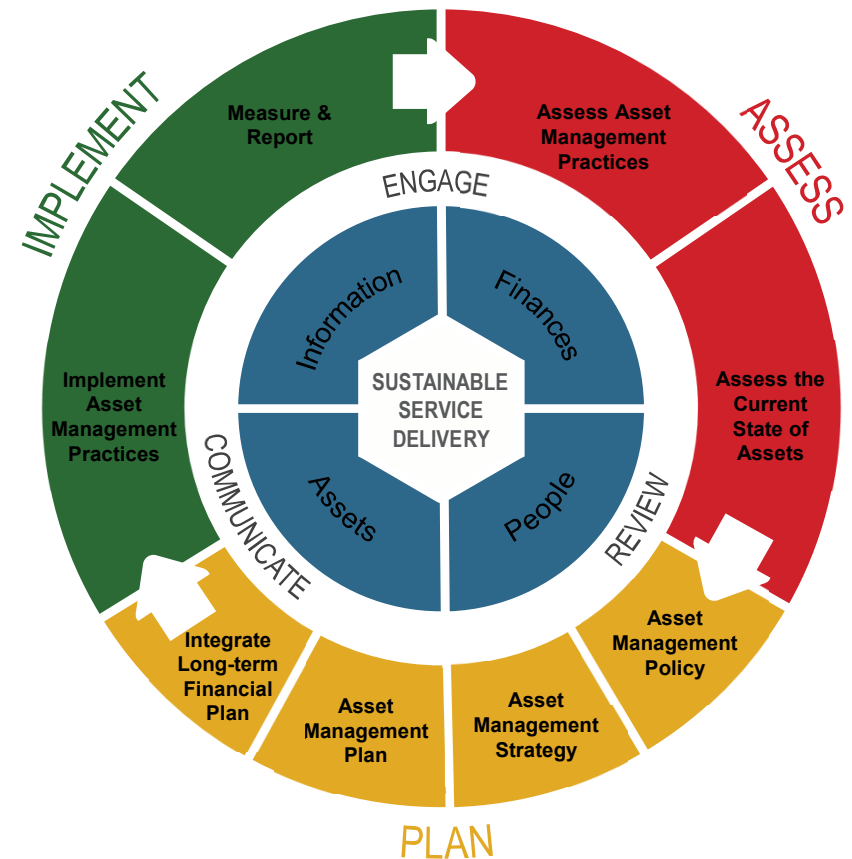
Council endorsed adoption of **AMBC Framework** to guide City's asset management approach

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

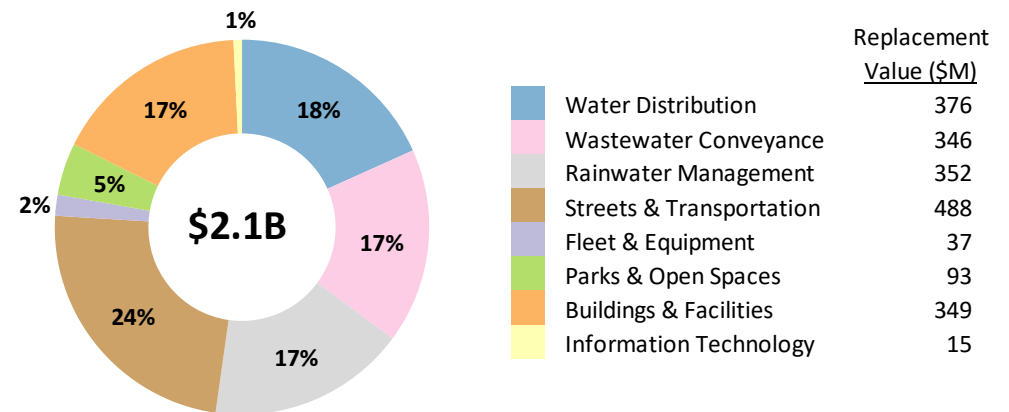


Services & Utility Assets Overview

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



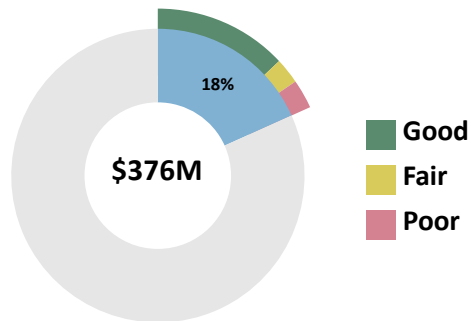
Notes:

- 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

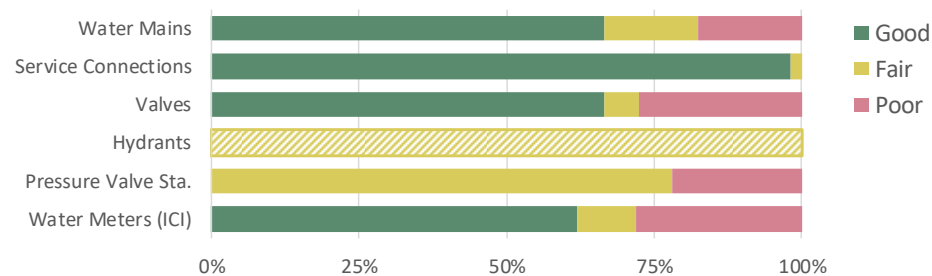
[2024]

- 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]

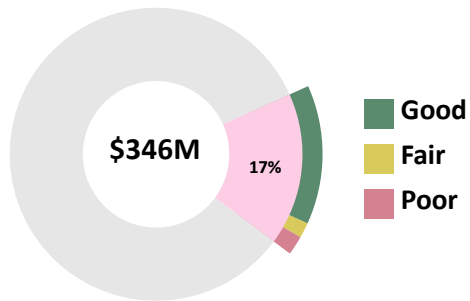


Wastewater Conveyance





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

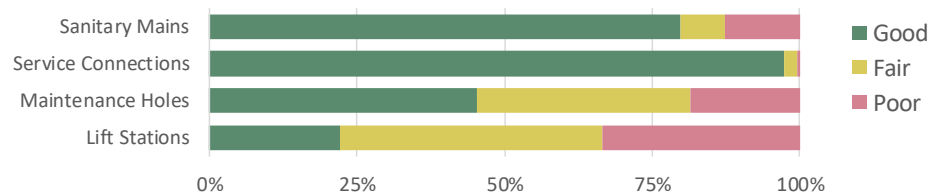
[2024]

- 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

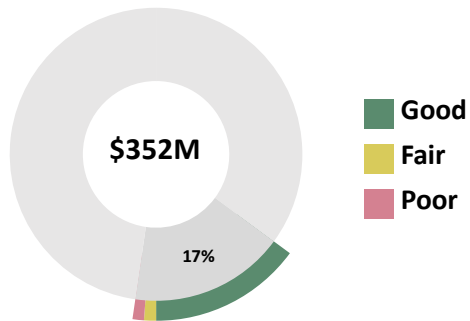


Rainwater Management





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

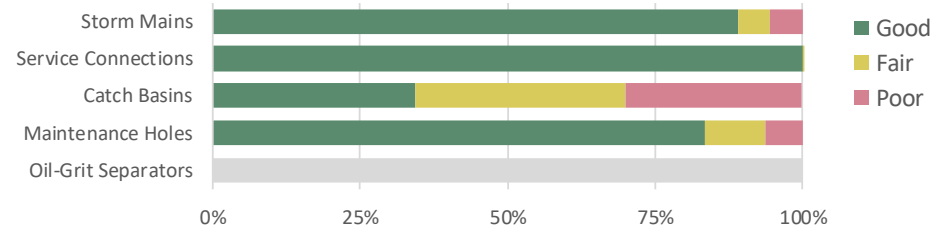
[2024]

- 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]



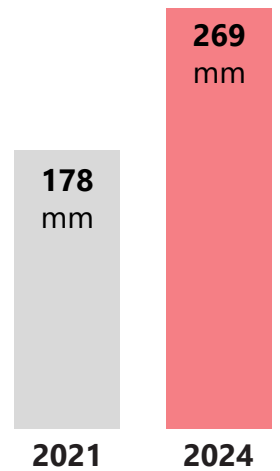
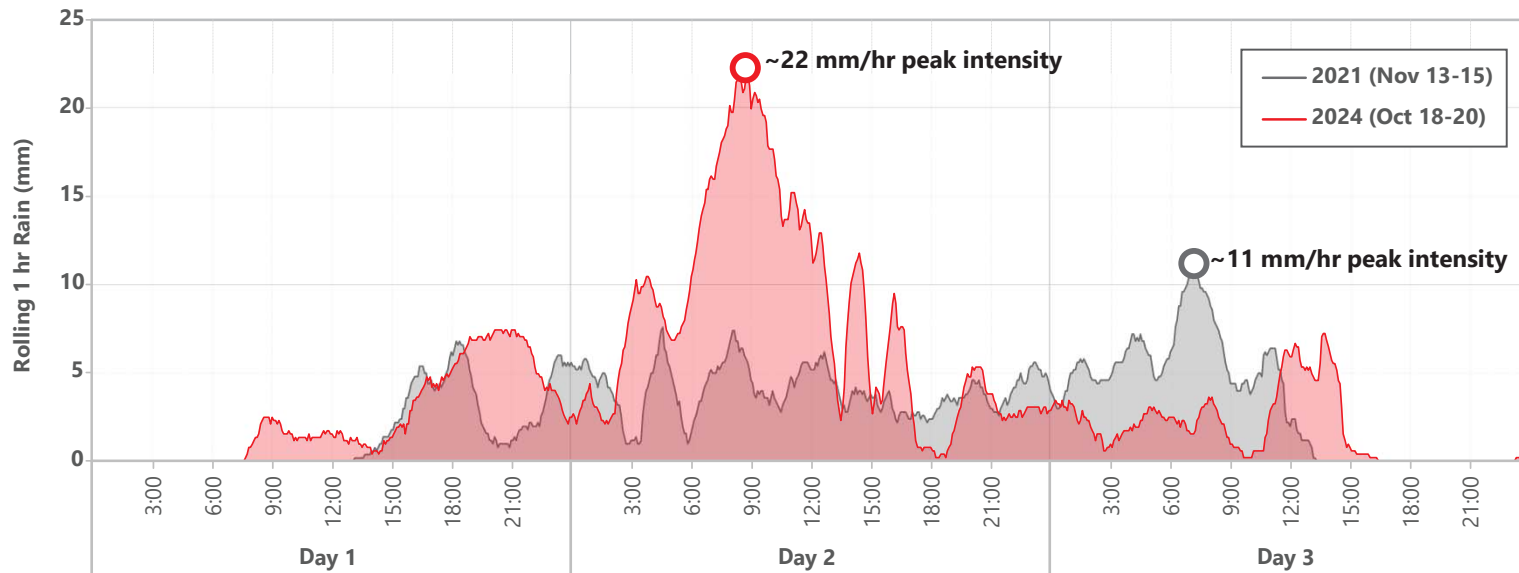
October 2024 Atmospheric River Event

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



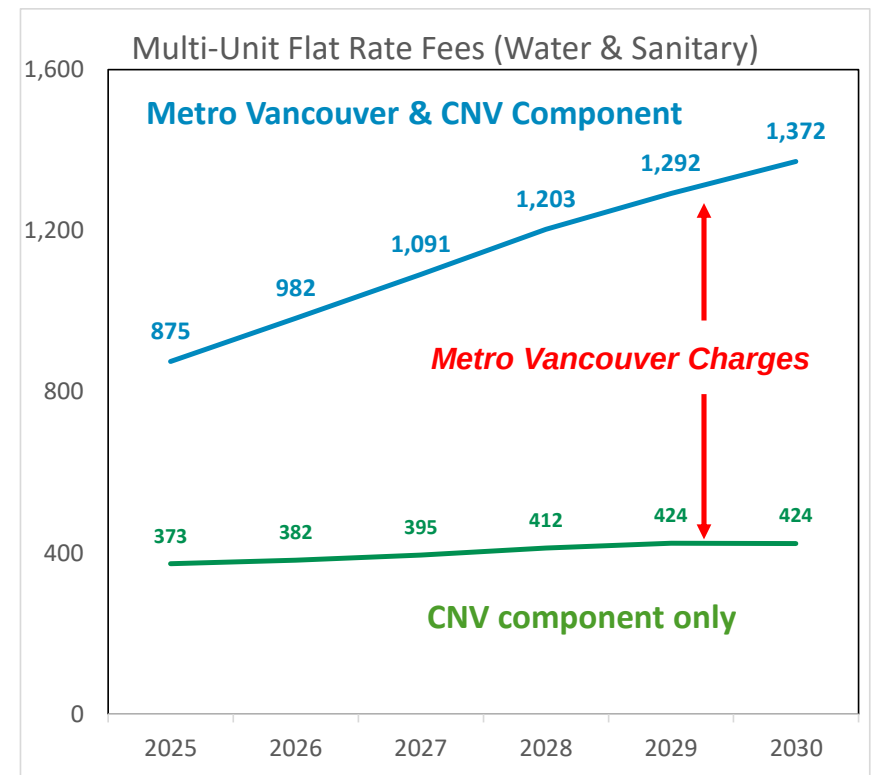
2026-2030 DRAFT Utility Rates

➤ 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	(681)	(2,374)

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)			
	6,205	2,369	(3,837)

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

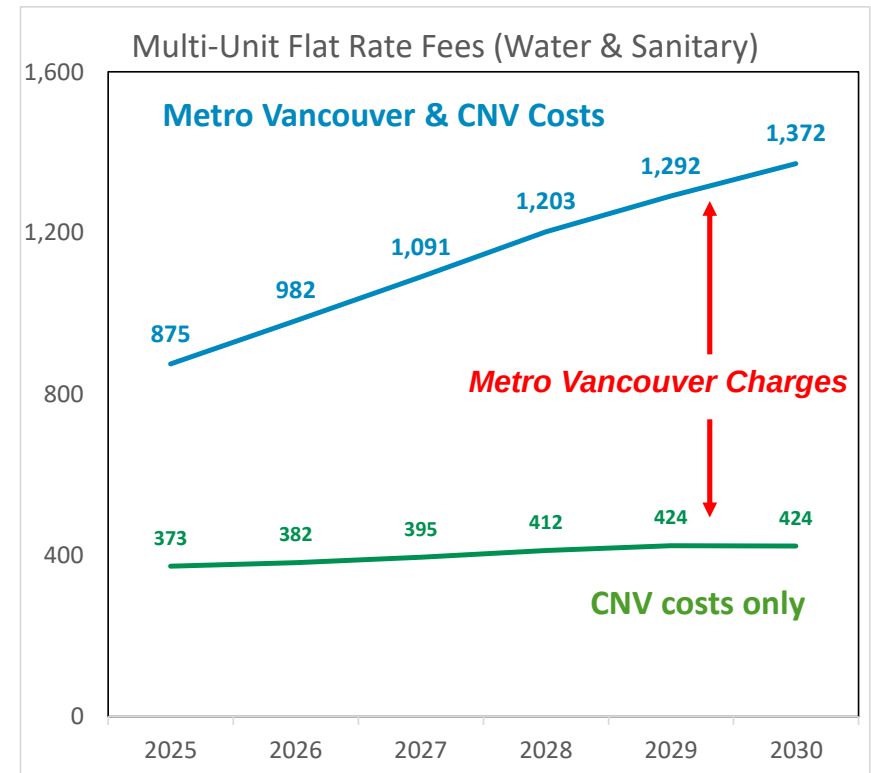
2026-2030 DRAFT Flat Rate Utility Rates

2025-2029 Plan	2025	2026	2027	2028	2029
Total Multi-Unit (Flat)	\$875	\$1,025	\$1,211	\$1,370	\$1,504

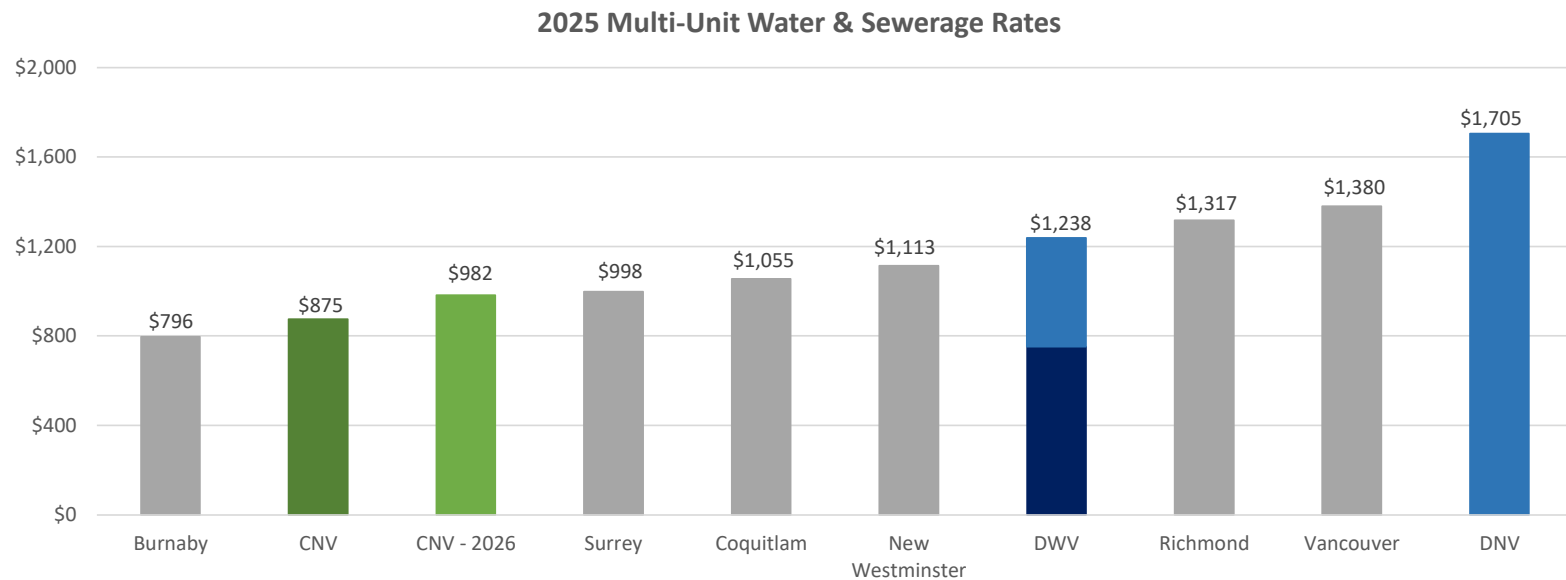
2026-2030 Plan	2025	2026	2027	2028	2029	2030
Water	\$390	\$390	\$398	\$406	\$415	\$424
CNV	206	197	200	202	206	209
Metro	184	193	198	204	209	215
Sanitary Sewer	\$485	\$592	\$693	\$797	\$877	\$948
CNV	167	185	195	210	218	214
Metro	318	407	498	587	659	734
Subtotal	\$875	\$982	\$1,091	\$1,203	\$1,292	\$1,372

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

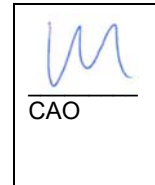
- Supports CNV's asset management program
 - Ensuring sustainable service delivery that residents expect
- Continues to smooth in rate increases needed to fund Metro Vancouver's North Shore Waste Water Treatment Plant, capital programs, and increasing rates



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.

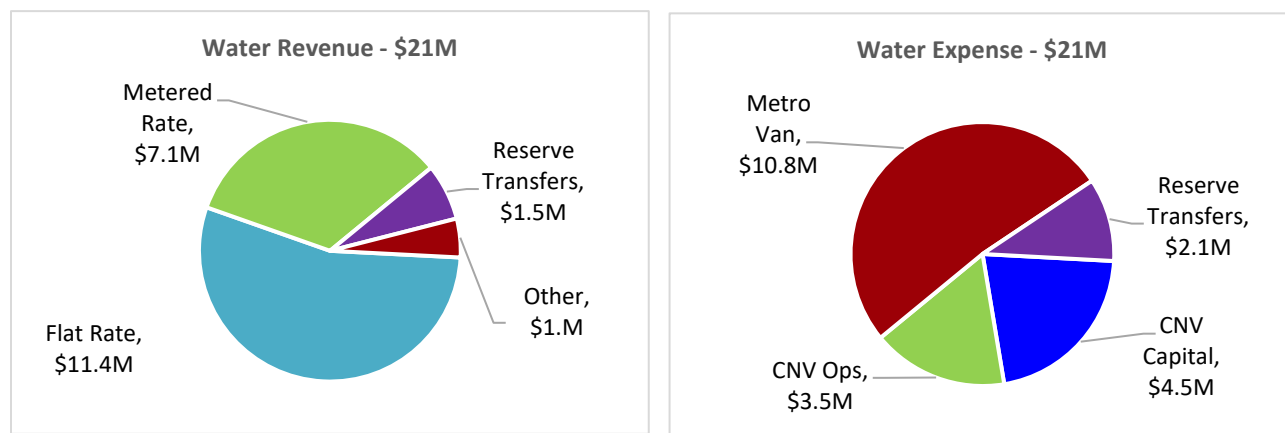
In addition, staff have completed work to consolidate and analyze past sanitary sewer inspection data, now covering approximately 45% of the network. Integrating this inspection information, and new flow monitors to gauge real time capacity, into CNV's asset models allows physical condition and capacity 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.

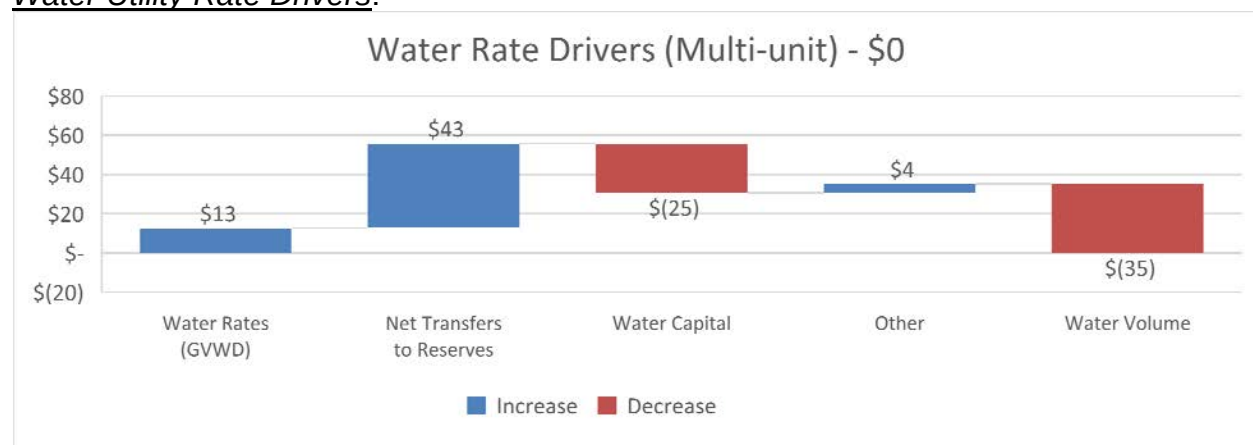
An increase is not proposed for CNV's flat rates in 2026, which are primarily residential properties, are shown in the table below.

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.

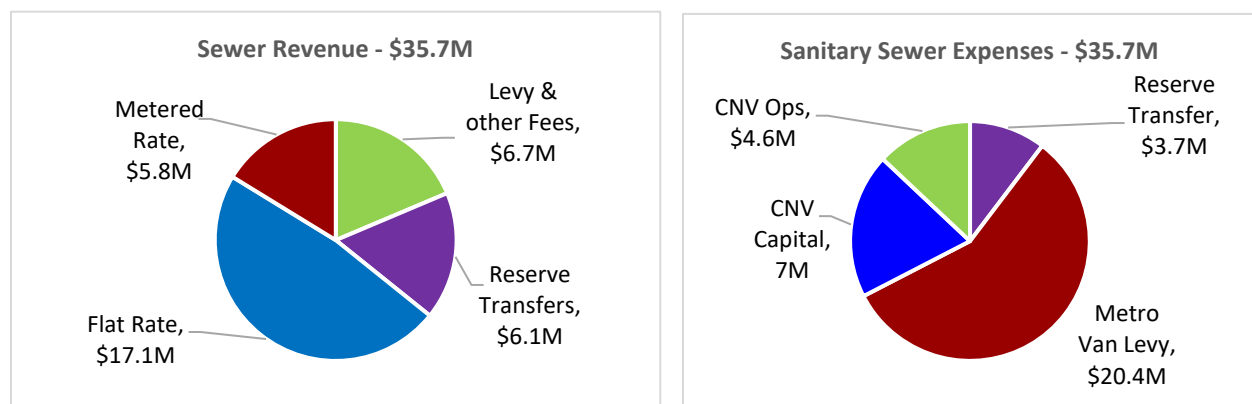
The second component of the 2026 Capital Budget totals \$0.7M for third party connections to new developments in the city consistent, and is consistent with 2025. Capital expenditures for third party connections are covered by a corresponding revenue increase and there is zero net impact to CNV.

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).



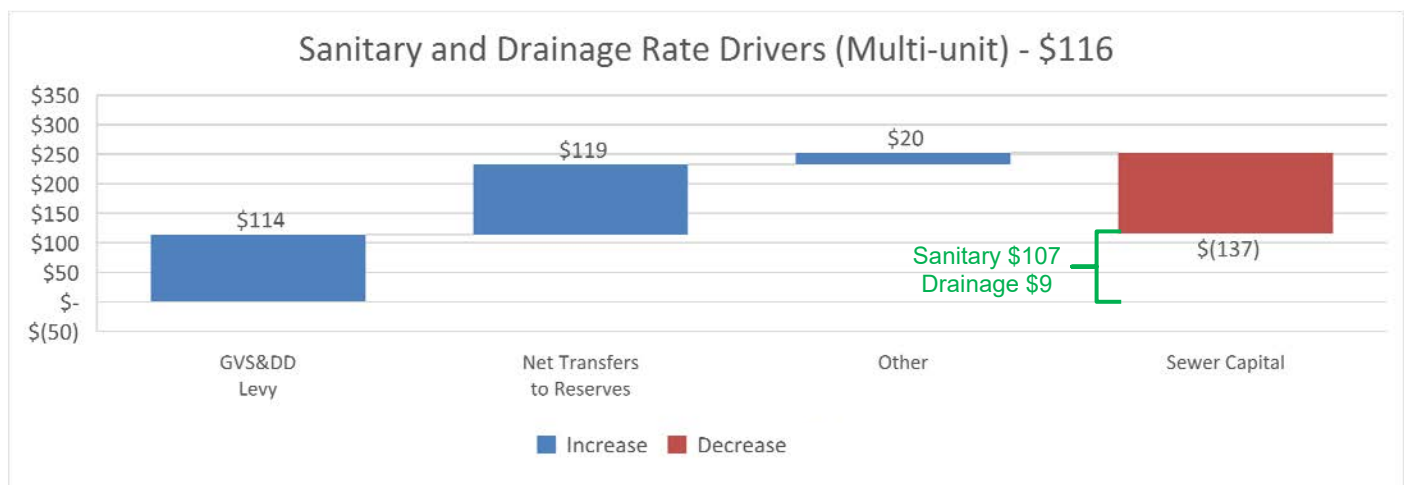
The proposed budget represents a \$0.4 million decrease over 2025. This decrease is primarily driven by reduced CNV capital and reserve transfers that are offset by

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.

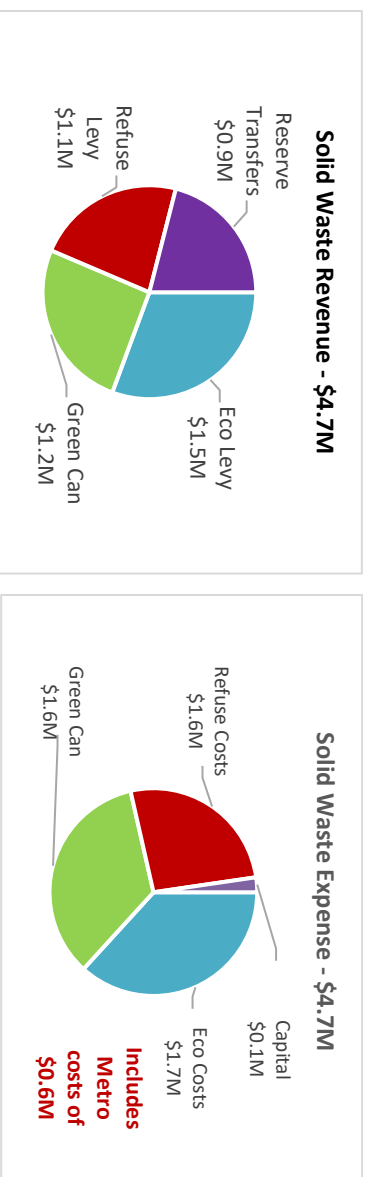
The Atmospheric River Repair and Restoration project resulted in a \$3.4M increase to the original 2025 Sewerage & Drainage budget endorsed by Council in November 2024, bringing the 2025 budget from \$32.7 million to \$36.1 million. Funds were drawn from the Sewerage & Drainage reserves and prior surpluses 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%

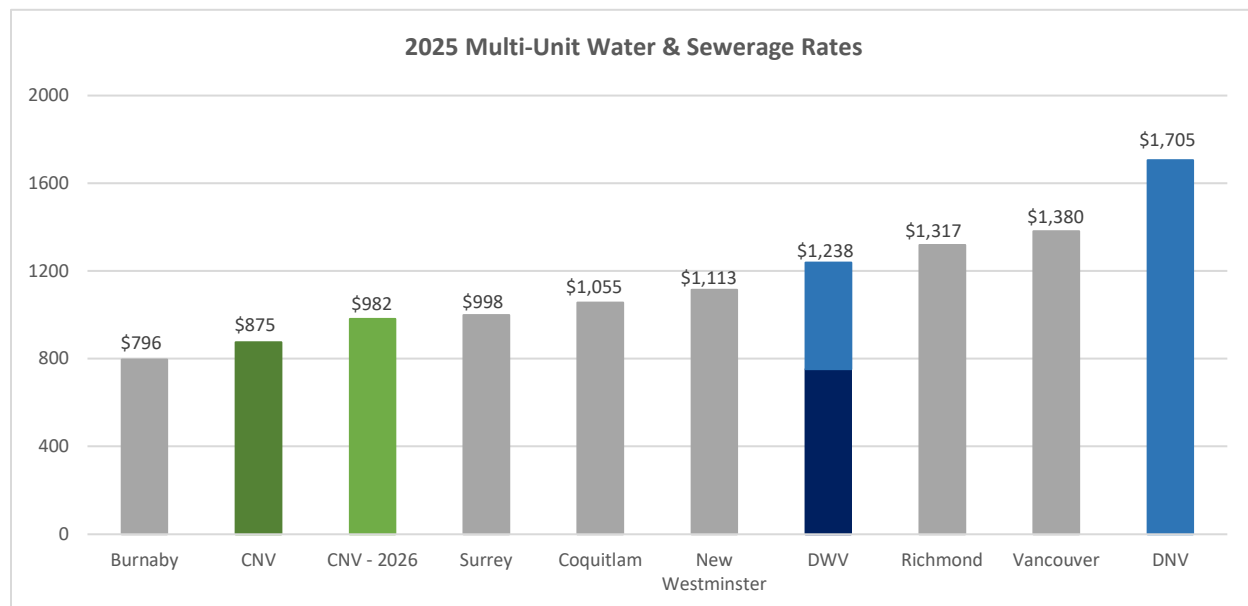
Multi unit dwellings are usually responsible for their own Refuse and Green Can disposal through third party entities, and only pay the Eco Levy. CNV's financial modelling assumes that, for 2026, the Eco Levy will be increased by 2.0% to cover increasing operational costs from collecting larger volumes 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				\$ 1,109.55	\$ 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				\$ 2,236.69	\$ 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	-680,611	-2,374,343	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)	6,205,467	2,368,670	-3,836,798	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.

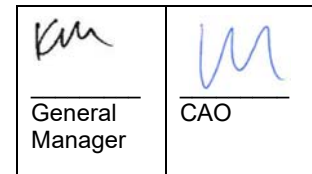
These contingency reserves are replenished annually as needed, to maintain current levels. Reserves are projected to be used in the year they are approved, resulting in a stable forecasted balance.



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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

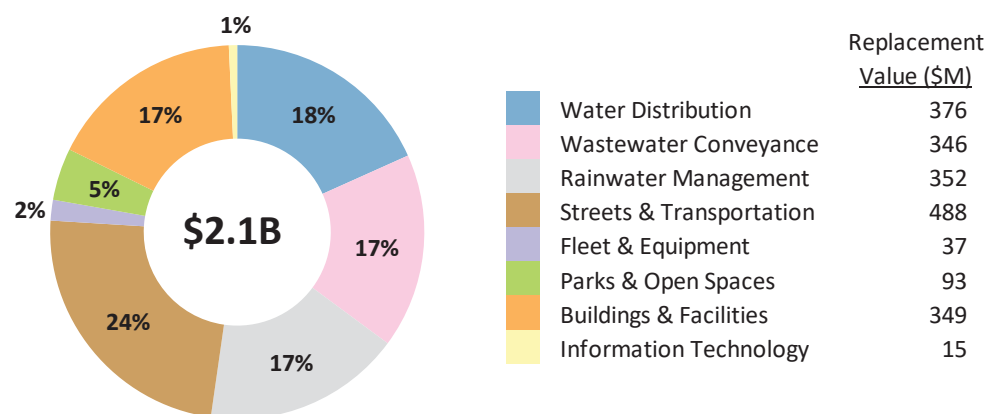


Services & Assets Overview

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.

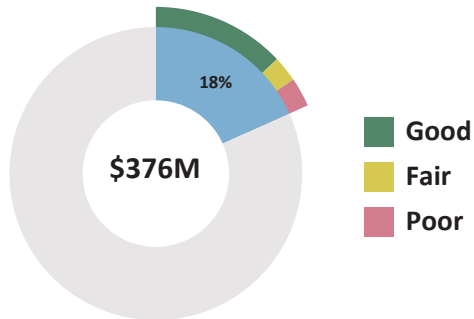
² Valuation of natural areas will be undertaken as part of the natural assets inventory and assessment in future years.

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

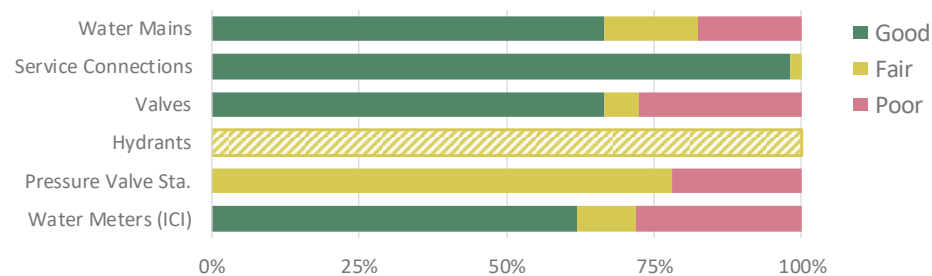
[2024]

- 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]

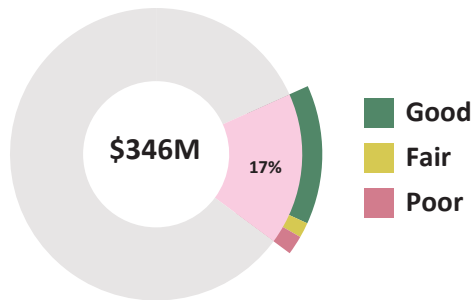


Wastewater Conveyance





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

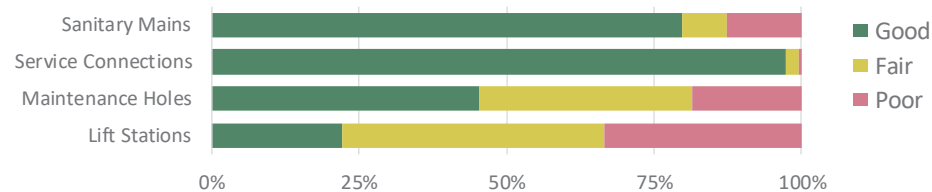
[2024]

- 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

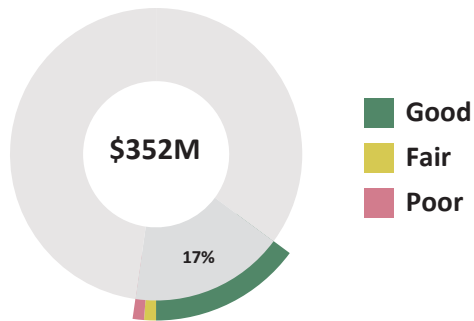


Rainwater Management





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

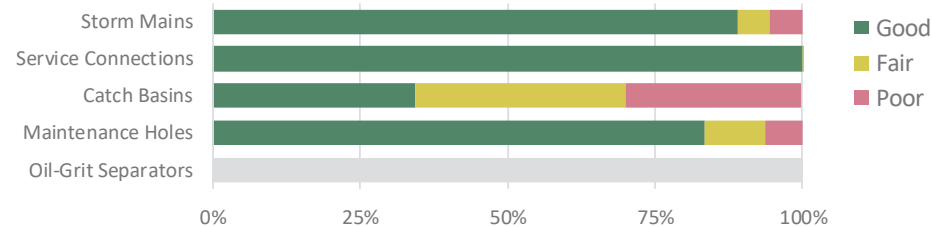
[2024]

- 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

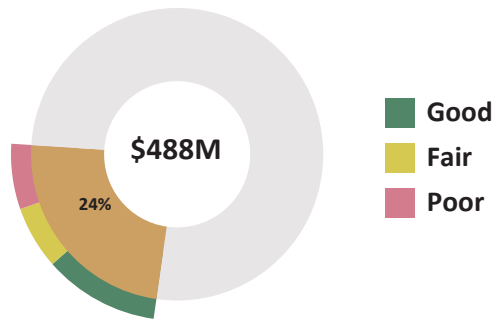


▲ Green infrastructure feature as part of St Andrews Safety Improvements [2024]



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

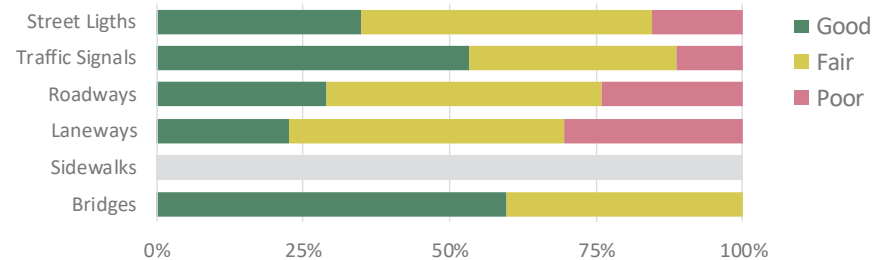
[2024]

- *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

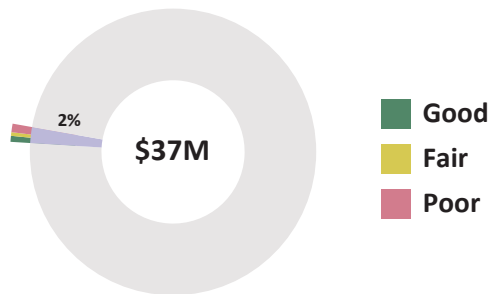


▲ New “Every Child Matters” decorative crosswalk at Forbes Ave. & West 6th St. [2025]



Fleet & Equipment





- 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.

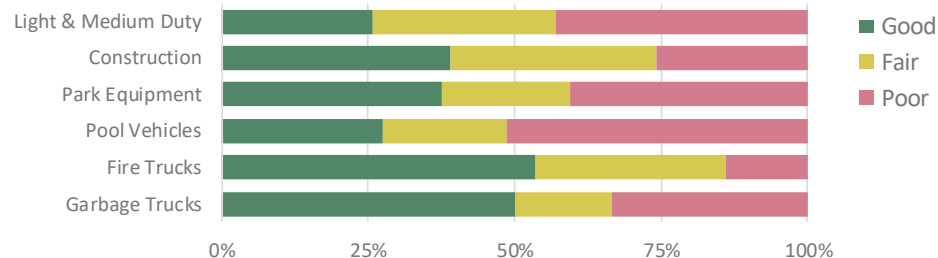
Strategic Objectives

- *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
--	--	-------------

4. TURN ON/OFF

		\$ 54.15
--	--	----------

5. INSTALLATION AND REMOVAL OF TEMPORARY METER

	flat fee	\$ 447.79
--	----------	-----------

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%
--	--	------------

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
--	----------

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	\$	-
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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.

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	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



 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: REZONING APPLICATION – 341-347 WEST 4TH STREET

Date: November 12, 2025 File No: 08-3400-20-0138/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated November 12, 2025, entitled “Rezoning Application – 341-347 West 4th Street”:

THAT the application submitted by Gradual Architecture Inc., to rezone the properties located at 341-347 West 4th Street from a Medium Density Apartment Residential 1 (RM-1) Zone to a new Comprehensive Development 770 (CD-770) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments) be considered for readings;

AND THAT the community benefits listed in the section “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 [2705459](#))
2. Architectural Drawings, dated October 17, 2025 (CityDocs [2732078](#))
3. Landscape Drawings, dated June 30, 2025 (CityDocs [2703187](#))
4. Public Consultation Summary (CityDocs [2625913](#))
5. Advisory Design Panel Resolution, October 23, 2024 (CityDocs [2588152](#))
6. Overview of Zoning Variances (CityDocs [2705810](#))
7. Tenant Relocation Plan, dated November 5, 2025 (CityDocs [2739074](#))
8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (CityDocs [2705423](#))
9. “Housing Agreement Bylaw, 2025, No. 9140” (CityDocs [2705427](#))

SUMMARY

This report presents, for Council’s consideration, a Zoning Bylaw Amendment application (rezoning) for the subject site, to enable the construction of a 6-storey residential rental building with 69 secured rental units, of which seven will be Mid-Market Rental units, secured in perpetuity.

BACKGROUND

Applicant:	Ian Guan, Gradual Architecture Inc.
Architect:	Ian Guan, Architect
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	RM-1
Applicable Guidelines:	N/A

PROJECT DESCRIPTION

The application proposes a 6-storey residential rental building with 69 units of secured rental housing. A summary of the proposal is found in Table 1.

Table 1. Development Proposal Overview

Element	Proposal
Density	2.60 FSR
Height	6 storeys
Unit Mix	69 residential rental units, including: • 25 studio units; • 20 one-bed units; • 0 two-bed units; and • 24 three-bed units (35%).
Adaptable Units	23, Level 2 adaptable units (33%), comprised of: • 12 studio units; • 5 one-bed units; and • 6 three-bed units.
Residential Amenity	Indoor – approx. 102 sq. m. (1,100 sq. ft.); and Outdoor – approx. 516 sq. m. (5,560 sq. ft.)

Site Context and Surrounding Use

The site is in the mid-block of West 4th Street, between Forbes Avenue and Mahon Avenue. It is close to the 3rd Street frequent transit and Rapid Bus routes, and within walking distance of the Lower Lonsdale mixed-use area where essential services can be accessed by active transportation.

Directly across the street to the north is Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) reserve land, namely a portion of the Eslhá7an village (Mission Indian Reserve No. 1). This land includes low rise residential development as well as the Eslhá7an Learning Centre. One block to the west, on the other side of Forbes Avenue, is the remaining portion of Eslhá7an village reserve land.

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

Table 2. Surrounding Uses

Direction	Address	Description	Zoning	OCP
North (across West 4 th St)	Eslhá7an village (Mission Indian Reserve No. 1)	Low-rise residential and educational	N/A – Squamish Nation Lands	N/A – Squamish Nation Lands
South (across the lane)	340 W 3 rd St	4 storey residential	RM-1	R5 (max 1.6 FSR + 1.0 bonus, 6 storeys)
East	333 W 4 th St	3 storey residential	RM-1	R5 (max 1.6 FSR + 1.0 bonus, 6 storeys)
West	357 W 4 th St	3 storey residential	RM-1	R5 (max 1.6 FSR + 1.0 bonus, 6 storeys)

POLICY FRAMEWORK

The Official Community Plan (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, which allows for three-storey apartment residential development up to 1.6 FSR.

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

Table 3. Policy Alignment

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 increases the density of the site to medium density residential within the Lonsdale Regional City Centre.
Objective 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale	The proposed development adds to the primacy of the Lonsdale Regional City Centre. While the proposal increases height beyond the existing zoning, it will provide a

Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.	consistent mid-rise character as anticipated in the R5 area of the OCP.
Objective 1.3.2 Avoid “zoning cliffs” at the edges of high and medium density residential areas by designating lower density multiple residential development between higher density and single-family areas.	The proposed development serves as part of a medium density residential area between higher density (Lower Lonsdale) and lower density areas beyond.
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 medium density residential with a mix of unit types, achieving an increase of housing types.
Tactic 2.21 Support renters using the City’s Tenant Displacement Policy and other regulatory tools.	The existing rental buildings are occupied, and tenants will receive relocation assistance and compensation as per the City’s Residential Tenant Displacement Policy.
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 higher-density residential buildings in an area close to the Frequent Transit Network.
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 medium density residential with a mix of unit types, achieving an increase of housing types, meeting needs established in the City’s Housing Action Plan.
Housing Action Plan	
Action 4a. Family Friendly Housing Family-Friendly Housing Policy that recommends the provision of a minimum of 10 percent of three or more bedroom units in all new multi-unit stratified and rental residential developments.	The proposed development includes 35% of units as three-bedrooms, well above the recommended 10% minimum.

PLANNING ANALYSIS

Proposed Zoning Variances

To allow for the construction of the proposed building, several variances from the standard zoning are required. A new Comprehensive Development Zone has been prepared for the site (Attachment #8), which includes variances for building height, setbacks, lot coverage, and building width and length. Staff are supportive of all the variances to enable construction of the intended building form in the Residential Level 5 area. An overview of the proposed variances can be found in Attachment #6.

Landscaping and Tree Retention

The City’s “Tree Bylaw, 2022, No. 8888”, will apply to the property and its new zoning. However, there are currently no trees on site. There are eight existing street trees which will be retained and protected throughout construction. Three trees on neighbouring properties will also be protected throughout construction.

As part of the development, five new street trees will be planted in the public realm, and six new trees will be planted on the property.

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. To help encourage sustainable transportation usage, the applicant has agreed to provide a transportation information package to all the first tenants of the units.

The vehicle and bicycle parking stalls proposed meet the minimum requirements in the Zoning Bylaw. Four disability parking stalls are provided, above the minimum requirement of three. Additionally, 10% of secure bike parking stalls are sized extra large for cargo bikes.

The proposed vehicle and bicycle parking is described in Table 4.

Table 4. *Proposed Vehicle and Bicycle Parking*

Requirement	Proposed Parking
Vehicle Parking	Total of 47 stalls, comprised of: • 34 Resident parking stalls • 13 Visitor parking stalls Disability parking (already included in total 47 above): • 1 Visitor Disability parking stall • 3 Resident Disability parking stalls
Bicycle Parking	Total of 110 stalls, comprised of: • 104 Secure Residential Bike Parking stalls • 6 Short-Term bicycle parking spaces

Off-Site Works and Infrastructure Upgrades

The proposed development will provide appropriate off-site public realm upgrades, consistent with the City’s Subdivision and Development Control Bylaw. This includes the reconstruction of the frontage upgrades on West 4th Street with new sidewalk, street lighting, and street furnishings. Existing street trees will be retained and additional street trees will be provided. The development will also repave West 4th Street and the lane adjacent to the proposed development site to the City’s standards. The proposed development will meet the 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 standard bylaw required infrastructure upgrades, the development will secure a contribution of \$50,000 for future bicycle infrastructure upgrades on West 4th Street. A sanitary main contribution of \$114,355 is required for future sewer main upgrades on West 4th Street. In addition, the capacity of the existing water main on West 4th Street is inadequate to serve the fire flow requirements of the proposed development, and so a water main upgrade from Mahon Avenue to the hydrant servicing the property is required to be completed by the developer.

The offsite works and infrastructure upgrade requirements will be secured through a Servicing Agreement with the City before the final adoption of the bylaws.

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 rental tenants. As the existing buildings on site are rental buildings, with 24 units total, the policy applies to this proposal. All tenants living in the buildings as of the date of application submission (December 2023) are eligible to receive relocation assistance and compensation.

At the time of writing this report, all 24 rental units are occupied by rental tenants. Four of the tenants have lived there for more than 10 years. Other tenants have lived in the buildings for anywhere from three to nine years.

The applicant has prepared a Tenant Relocation Plan (Attachment #7) in accordance with the requirements in the 2021 *Residential Tenant Displacement Policy*, including compensation and relocation assistance. The Tenant Relocation Plan will be secured as part of the Housing Agreement.

A Tenant Relocation Coordinator was engaged to communicate with tenants and provide relocation assistance. The Relocation Coordinator left the project team in September 2025, and a new Relocation Coordinator was hired to replace them. The tenants were provided with a letter informing them of the change, and there was no gap in service or communication.

Under the provincial *Residential Tenancy Act*, final eviction notices cannot be delivered to tenants until a demolition permit has been issued. The notice must provide a minimum of four months prior to the eviction date. Before issuance of the demolition permit, staff will request an update from the Relocation Coordinator regarding the process of relocating tenants and compensation as outlined in the Tenant Relocation Plan (Attachment #7).

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, along with the OCP, allows for density bonuses beyond 1.6 FSR in the Residential Level 5 designation, up to a maximum of 2.6 FSR. The policy provides several community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. 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 proposed development, the applicant will be providing secured market rental housing, and MMR units. This results in 62 secured market rental units and 7 MMR units – all secured in perpetuity through a Housing Agreement. 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.

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

- Public art incorporated into the project with a value of \$92,500.

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; and
- Community Good Neighbour Agreement.

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel on October 15, 2024.

The Panel unanimously endorsed the proposal, with comments:

- Further rain protection and seating is added to the rooftop amenity space.
- Ensure clear and meaningful communication with Indigenous creators and the Squamish Nation for the building design and public art, while following the City's public art process.
- Consider alternative locations for public art.
- Minimize the roof stairs height.

- Ensure appropriate materials and door treatments are utilized in the underground parking to reduce bicycle theft, and lighting and landscaping is appropriate to prioritize sightlines and safety for all building exits.
- Explore access for south-facing ground floor units into the building, including the potential to relocate the amenity room to that level.
- Consider full-height window installations to bring natural light into the stairs, encouraging their use.
- Clearly define the entrance, ensuring it's well lit and that the address is prominent for first responder access.
- Conduct a sun shade study to determine which sides of the windows the sunshades should be installed.
- Explore what will happen if [the development] achieve[s] the varied side yard setback and neighbours develop with similarly varied setbacks. Ensure that livability, privacy, and other impacts on neighbouring properties are addressed.

The development will go through the City's regular public art process, with an artist being selected by the North Vancouver Public Art Advisory Committee.

The roof stairs were adjusted to reduce their height and visual appearance, and the main front entrance was enlarged and enhanced through design. A sun shade study was provided to staff that included information on the passive shading elements, which will help keep building residents cool.

The south-facing ground floor units were adjusted in design to allow for internal, accessible access from the front entrance and lobby. This is in addition to the rear access from the patios on the lane, keeping the activation and 'eyes on the street', while improving accessibility and circulation for those residents.

The applicant provided a response regarding the side yard setbacks and potential future development with similar setbacks. Livability, privacy, and other impacts were limited, or could be addressed through design and site layout. All other comments have been addressed to the satisfaction of staff.

COMMUNITY CONSULTATION

The applicant was required to follow the City's procedures for community consultation, which includes neighbourhood notification including site sign, and mailed notification to nearby properties.

The applicant hosted a Virtual Developer Information Session on November 21, 2024. A total of 10 attendees were recorded at the meeting. Five additional comments were received through the City's comment form up to the comment period date of December 6, 2024. Given the site's location across the street from Skwxwú7mesh Úxwumixw (Squamish Nation) reserve land, the applicant reached out directly to the Nation through their Squamish Connects portal and received feedback on the proposal directly from the Nation.

A summary of all public engagement, prepared by the applicant, is available in Attachment #4.

The main topics of feedback at the VDIS and through the comment period included:

- Vehicle parking stalls;
- Displacement of current tenants;
- Concern about height and density;
- Local infrastructure;
- Lack of affordability; and
- Sustainable buildings.

The proposed building meets the vehicle parking requirements from the Zoning Bylaw for rental housing. Regarding height and density, the proposed building is within the permitted limits of the OCP R5 land use designation and will provide new rental housing within the Lonsdale Regional City Centre. The bonus density is subject to a Housing Agreement where the rental housing – and seven mid-market rental units – will be secured in perpetuity.

The Housing Agreement will also secure the Tenant Relocation Plan for the development, which outlines the necessary requirements for the proposal to meet the City's *Residential Tenant Displacement Policy*. Existing rental tenants have been provided with relocation assistance and will be paid financial compensation.

The applicant will be responsible for the necessary infrastructure upgrades to service the development, and will provide appropriate off-site public realm upgrades and service connections consistent with the Subdivision and Development Control Bylaw. The proposed building will also have to meet all sustainability and energy efficiency requirements in the Construction Regulation Bylaw and BC Building Code.

Staff are supportive of the application.

NO PUBLIC HEARING FOR OCP COMPLIANT RESIDENTIAL DEVELOPMENT

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

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 69 units

and the demolition of 24 units. Once completed, it would contribute 45 net new units toward meeting the City's Provincial housing targets.

CONCLUSION

By achieving goals in the Official Community Plan such as an increase of rental and mid-market rental housing within the Lonsdale Regional City Centre, the application represents good planning. Staff are supportive of the proposal and recommend the amendment to the Zoning Bylaw be approved.

RESPECTFULLY SUBMITTED:



Linden Mulleder
Planner 2



RENTAL HOUSING APARTMENT

341, 347 W 4TH ST, NORTH VANCOUVER, BC

REZONING DP APPLICATION



NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
3d	JULY 24, 2023	DP 13 - COORDINATION 2
3c	JULY 16, 2023	DP 13 - COORDINATION
3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

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PROJECT NAME
 RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
 DRAWN BY: ISSUE #
 GA 3g
 SCALE: PROJECT NO:
 AS SHOWN GA-G218

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SHEET TITLE
 COVER SHEET

REVISION NO: SHEET NO:
 A0.00

CITY STAMP:

CONSULTANT LIST

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DRAWING LIST		DRAWING LIST	
SHEET NAME	SHEET #	SHEET NAME	SHEET #
SITE ANALYSIS	A0.01	ROOF PATIO FLOOR PLAN	A3.08
SITE ANALYSIS	A0.02	ROOF PLAN	A3.09
PERSPECTIVE VIEWS	A0.10	NORTH ELEVATION ON W 4TH ST	A3.06
PERSPECTIVE VIEWS	A0.11	SOUTH ELEVATION	A3.07
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SITE PHOTOS	A0.14	MATERIAL AND COLOR BOARD	A3.04
CONTEXT MAP AT ROOM & ROOM	A0.15	BUILDING SECTIONS	A4.00
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SURVEY REFERENCE	A0.18	BUILDING SECTIONS	A4.03
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STREETSCAPE	A0.20	BUILDING SECTIONS	A4.05
SITE PLAN	A1.00	ADAPTABLE UNITS DESIGN GUIDELINES	A5.00
FIRE DEPARTMENT ACCESS PLAN	A1.01	ADAPTABLE UNIT PLAN A & B	A5.03
USE COVERAGE	A1.02	ADAPTABLE UNIT PLAN C	A5.04
PARKADE P2 FLOOR PLAN	A2.00	P2R OVERLAY - LEVEL 1 FLOOR PLAN	A6.00
PARKADE P1 FLOOR PLAN	A2.01	P2R OVERLAY - LEVEL 2 FLOOR PLAN	A6.01
LEVEL 1 FLOOR PLAN	A2.02	P2R OVERLAY - LEVEL 3 FLOOR PLAN	A6.02
LEVEL 2 FLOOR PLAN	A2.03	P2R OVERLAY - LEVEL 4 FLOOR PLAN	A6.03
LEVEL 3 FLOOR PLAN	A2.04	P2R OVERLAY - LEVEL 5 FLOOR PLAN	A6.04
LEVEL 4 FLOOR PLAN	A2.05	P2R OVERLAY - LEVEL 6 FLOOR PLAN	A6.05
LEVEL 5 FLOOR PLAN	A2.06	P2R OVERLAY - ROOF PATIO FLOOR PLAN	A6.06
LEVEL 6 FLOOR PLAN	A2.07		

PROJECT STATISTICS									
CIVIC ADDRESS		341, 347 W 4TH STREET, NORTH VANCOUVER							
LEGAL DESCRIPTION		LOTS E AND F, BOTH OF BLOCK 135, DISTRICT LOT 271, GROUP 1, NWD, PLAN VAP9122							
EXISTING ZONING		RM-1							
PROPOSED ZONING		CD							
USE		RENTAL APARTMENT							
OCF LAND USE DESIGNATION		RESIDENTIAL LEVEL 5 (MEDIUM DENSITY)							
LOT AREA		341		347		TOTAL		TOTAL	
SITE WIDTH		69.98 ft	21.33 m	69.98 ft	21.33 m	139.96 ft	42.66 m		
SITE DEPTH		119.90 ft	36.55 m	119.91 ft	36.55 m	119.91 ft	36.55 m		
SITE AREA		8391.00 sf	779.55 m2	8392.00 sf	779.64 m2	16783.00 sf	1559.19 m2		
PROPOSED NUMBER OF UNITS		42							
FSR		ALLOWED		PROPOSED					
MAX. FSR 1.40 OCP DENSITY		26852.80 sf	2494.71 m2						
MAX. BONUS FSR 1.0 WITH PUBLIC BENEFITS		16783.00 sf	1559.19 m2						
TOTAL MAX. FSR 2.40		43635.80 sf	4053.90 m2	43632.74 sf	4053.61 m2	2.60	-3.04		
LOT COVERAGE		ALLOWED		PROPOSED					
SITE COVERAGE AREA (50%)		8391.50 sf	779.60 m2	8512.90 sf	790.87 m2	50.72%			
SETBACKS (TO CLADDING)		REQUIRED		PROPOSED					
NORTH - FRONT YARD		(W 4TH ST)	20.00 ft	6.10 m	15.00 ft	4.57 m			
SOUTH - REAR YARD		(LANE)	20.00 ft	6.10 m	22.56 ft	6.88 m			
INTERIOR - SIDE YARD		(WEST PL)	15.00 ft	4.57 m	5.50 ft	2.90 m			
INTERIOR - SIDE YARD		(EAST PL)	15.00 ft	4.57 m	5.46 ft	2.88 m			
BUILDING HEIGHT		ALLOWED		PROPOSED					
MEASURED FROM AVERAGE GRADE		62.33 ft	19.00 m	62.33 ft	19.00 m				
AVERAGE FINISHED GRADE				109.50 ft	33.38 m				
PARKING SPACES		REQUIRED		PROPOSED					
RENTAL HOUSING - 0.60 SPACE / UNIT		41		47					
		100% RESIDENTIAL SPACE		34					
EV CHARGING INFRASTRUCTURE		10% OF VISITOR OR MIN. 1 SPACE, GREATER		1					
		100% SHARED VEHICLES		0					
BICYCLE SPACES		REQUIRED		PROPOSED					
SECURE SPACES		104		104					
SHORT-TERM SPACES		6		6					
OUTDOOR AMENITY		REQUIRED		PROPOSED					
		N/A		5510.84 sf		511.97 m2			
INDOOR AMENITY		REQUIRED		PROPOSED					
LESSER OF 1.4 SM (15.07 SF) PER UNIT OR 2% OF GFA		872.72 sf	81.08 m2	1110.37 sf	103.16 m2				
SITTING EXCEPTIONS		REQUIRED		PROPOSED					
EAVES, CORNICES, LEADERS, GUTTERS, AND CANOPIES TO FRONT, REAR LOT LINE		5.00 ft	1.52 m	13.00 ft	3.96 m				
EAVES, CORNICES, LEADERS, GUTTERS, AND CANOPIES TO INTERIOR SIDE LOT LINE		3.00 ft	0.91 m	7.48 ft	2.28 m				
BAY WINDOW TO ANY LOT LINES		3.00 ft	0.91 m	N/A					
UNENCLOSED BALCONIES, UNENCLOSED PORCHES, STEPS TO INTERIOR SIDE LOT LINE		2.50 ft	0.76 m	N/A					
UNENCLOSED BALCONIES, UNENCLOSED PORCHES, STEPS TO FRONT, REAR LOT LINE		5.00 ft	1.52 m	8.00 ft	2.44 m				
ADAPTABLE DESIGN		REQUIRED		PROPOSED					
ADAPTABLE GUIDELINE - 25% UNITS		17		23					
MID-MARKET RENTAL UNITS		REQUIRED		PROPOSED					
10% OF RENTAL UNITS		7		7					
RECYCLING AND GARBAGE STORAGE		REQUIRED		PROPOSED					
SM (5.23 SF) PER UNIT	0.486	342.77 sf	31.84 m2	388.50 sf	36.09 m2				

CNV ADAPTABLE UNIT SUMMARY						
	AD LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
TOTAL UNITS		25	20	0	24	69
ADAPTABLE UNITS LEVEL 2	AD L-2	12	5	0	6	23
ADAPTABLE UNIT DISTRIBUTION	AD L-2	48.00%	25.00%	0.00%	25.00%	33.33%

FSR EXCLUSION CALCULATION						
EXCLUSION SUMMARY	ALLOWED	REQUIRED	PROPOSED	PER UNIT	ELEC. CLOSET	TOTAL EXCLUSIONS
ADAPTABLE UNITS LEVEL 2 (20.025F PER UNIT)		17 UNITS	23 UNITS	20.00 sf		460.00 sf
INDOOR AMENITY (MIN. 2%)		872.72 sf	1110.37 sf			42.74 m ²
EXTERIOR WALL RAINSCREEN SYSTEM						334.96 sf
OPEN APPENDAGES (ACTIVE GUIDELINE)						2207.47 sf
UNITS BELOW AVERAGE GRADE	3490.86 sf		2207.47 sf			205.08 m ²
TOTAL EXCLUSION FROM GROSS FLOOR AREA						3093.37 sf
						287.38 m ²
						7206.17 sf
						669.48 m ²

GARBAGE & RECYCLING SPACE									
RESIDENTIAL (MULTI-FAMILY)									
WASTE STREAM		SIZE SQM							
240 L CART		0.42 m2							
360 L CART		0.63 m2							
2 YARD BIN (1529 L)		1.62 m2							
3 YARD BIN (2294 L)		1.98 m2							
NUMBER OF UNITS		69							
	L/UNIT/WK	VOLUME(L/WK)	240 L CART	360 L CART	2 YARD BIN	3 YARD BIN	4 YARD BIN	FOOTPRINT	
GARBAGE	95	6555				3		5.66 sf	
NEWSPRINT	8.5	587		1				0.63 sf	
MIXED PAPERS	15	1035		3				1.89 sf	
MIXED CONTAINERS	9	621		2				1.26 sf	
CARDBOARD	30	2070			1			1.62 sf	
FOOD SCRAPS	14	966	4					1.68 sf	
TOTALS			4	6	1	3	0	12.74 sf	
MANOEUVRE FACTOR						PROPOSED		2.5	
FLOOR AREA REQUIREMENTS		REQUIRED							
		Imperial	Metric	Imperial		Metric			
		342.77 sf	31.8 m2	388.50 sf		36.09 m2			
ESTIMATED SIZE OF STORAGE AMENITY = NUMBER OF STORAGE CONTAINERS X FOOTPRINT OF EACH STORAGE CONTAINER X MANOEUVRE FACTOR (2.5)									

OFF-STREET PARKING ANALYSIS					
BYLAW 6700 - PART 9					
NOTE: No driveway ramp shall exceed a slope of 10% (1:10) in the first 6.096 meters (20 feet) from the property line, and 12.5 % beyond the first 6.1m: The maximum allowable crossfall in a Parking area is 5%					
	WIDTH		LENGTH		
PARKING DIMENSIONS (NO COLUMN ENCROACHMENT)	m	ft	m	ft	
STANDARD CAR	2.50 m	8.20 ft	5.49 m	18.00 ft	
SMALL CAR	2.44 m	8.00 ft	4.65 m	15.25 ft	
DISABILITY PARKING	4.00 m	13.12 ft	5.49 m	18.00 ft	
ADDITIONAL WIDTH AT WALLS	0.30 m	1.00 ft			
MIN. MANEUVERING ABLE (TWO-WAY TRAFFIC)	6.71 m	22.00 ft			
PROP. NUMBER OF DWELLING UNITS:			69		
REQUIRED RESIDENTIAL PARKING STALLS (APARTMENT)		REQUIRED		PROPOSED	
0.4 STALLS PER UNIT		41		34	
VISITOR PARKING		REQUIRED		PROPOSED	
0.10 STALLS PER UNIT		7		13	
SHARED VEHICLE		PROPOSED		COUNT	
1 SHARED SPACE TO REDUCE 4 PARKING SPACES		0		0	
OVERALL PARKING SPACES		41		47	
MAX. 5% OF STALLS FOR OBSTRUCTION PROJECTION		2.35		2	
SMALL CAR - 35% OF TOTAL PARKING STALLS		14		10	
DISABLED PARKING PER ADAPTABLE GUIDELINES					
UNIT NUMBER		REQUIRED		PROPOSED	
0.038 STALLS PER UNIT		69		3	
ADAPTABLE UNITS - LEVEL 1		46		2	
ADAPTABLE UNITS - LEVEL 2/3		23		12	
DISABLED PARKING REQUIRED		4		2	

RESIDENTIAL UNIT AREA BREAKDOWN									
	UNIT #	TYPE	BDR NO.	GROSS FLOOR AREA	EXCLUSION	NET FLOOR AREA	BALCONY/PATIO		
LEVEL 1									
BELOW AVERAGE GRADE UNITS	101	D	3-BEDROOM	801.54 sf	74.47 m ²	0.00 sf	0.00 m ²	801.54 sf	74.47 m ²
	102	A	STUDIO	431.59 sf	40.10 m ²	20.00 sf	1.86 m ²	411.59 sf	38.24 m ²
	103	A	STUDIO	424.16 sf	39.41 m ²	20.00 sf	1.86 m ²	404.16 sf	37.55 m ²
	104	A2	STUDIO	425.06 sf	39.49 m ²	0.00 sf	0.00 m ²	425.06 sf	39.49 m ²
	105	D5	3-BEDROOM	872.28 sf	81.54 m ²	20.00 sf	1.86 m ²	852.28 sf	79.18 m ²
	106	D2	3-BEDROOM	846.75 sf	78.67 m ²	0.00 sf	0.00 m ²	846.75 sf	78.67 m ²
	107	A1	STUDIO	425.25 sf	39.51 m ²	0.00 sf	0.00 m ²	425.25 sf	39.51 m ²
	108	A1	STUDIO	414.34 sf	38.49 m ²	0.00 sf	0.00 m ²	414.34 sf	38.49 m ²
	109	B4	1-BEDROOM	547.07 sf	50.82 m ²	0.00 sf	0.00 m ²	547.07 sf	50.82 m ²
	110	D3	3-BEDROOM	859.96 sf	79.89 m ²	0.00 sf	0.00 m ²	859.96 sf	79.89 m ²
				6048.00 sf	561.88 m ²	3153.37 sf	292.96 m ²	2894.63 sf	268.92 m ²
LEVEL 1 TOTAL RESIDENTIAL AREA				1914.76 sf	177.89 m ²	682.07 sf	63.37 m ²	1232.69 sf	114.52 m ²
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR, LOBBY)				483.93 sf	44.96 m ²	483.93 sf	44.96 m ²	0.00 sf	0.00 m ²
INDOOR AMENITY (EXCLUDED)								302.73 sf	28.12 m ²
EXTERIOR WALL RAINSCREEN EXCLUSION						31.27 sf	2.91 m ²	-31.27 sf	-2.91 m ²
LEVEL 1 TOTAL FLOOR AREA				8446.69 sf	784.72 m²	4350.64 sf	404.19 m²	4096.05 sf	380.54 m²
UNIT COUNT				10				2142.20 sf	199.02 m ²
ADAPTABLE UNIT COUNT				3					
LEVEL 2									
BELOW AVERAGE GRADE UNITS	201	D	3-BEDROOM	801.54 sf	74.47 m ²	0.00 sf	0.00 m ²	801.54 sf	74.47 m ²
	202	A	STUDIO	431.59 sf	40.10 m ²	20.00 sf	1.86 m ²	411.59 sf	38.24 m ²
	203	A	STUDIO	434.39 sf	40.36 m ²	20.00 sf	1.86 m ²	414.39 sf	38.50 m ²
	204	B1	1-BEDROOM	579.44 sf	53.83 m ²	0.00 sf	0.00 m ²	579.44 sf	53.83 m ²
	205	B	1-BEDROOM	563.95 sf	52.39 m ²	0.00 sf	0.00 m ²	563.95 sf	52.39 m ²
	206	D5	3-BEDROOM	877.72 sf	81.54 m ²	20.00 sf	1.86 m ²	857.72 sf	79.68 m ²
	207	D1	3-BEDROOM	846.75 sf	78.67 m ²	0.00 sf	0.00 m ²	846.75 sf	78.67 m ²
	208	A0	STUDIO	425.25 sf	39.51 m ²	0.00 sf	0.00 m ²	425.25 sf	39.51 m ²
	209	A0	STUDIO	414.34 sf	38.49 m ²	0.00 sf	0.00 m ²	414.34 sf	38.49 m ²
	210	B3	1-BEDROOM	547.07 sf	50.82 m ²	0.00 sf	0.00 m ²	547.07 sf	50.82 m ²
	211	D4	3-BEDROOM	859.96 sf	79.89 m ²	0.00 sf	0.00 m ²	859.96 sf	79.89 m ²
LEVEL 2 TOTAL RESIDENTIAL AREA				6782.00 sf	630.07 m ²	80.00 sf	7.43 m ²	6702.00 sf	622.64 m ²
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)				958.54 sf	89.05 m ²	305.08 sf	28.34 m ²	653.46 sf	60.71 m ²
GYM (EXCLUDED)				626.44 sf	58.20 m ²	626.44 sf	58.20 m ²	0.00 sf	0.00 m ²
EXTERIOR WALL RAINSCREEN EXCLUSION						57.97 sf	5.39 m ²	-57.97 sf	-5.39 m ²
LEVEL 2 TOTAL FLOOR AREA				8366.98 sf	777.32 m²	1589.49 sf	146.82 m²	7297.49 sf	677.96 m²
UNIT COUNT				11				1314.42 sf	122.11 m ²
ADAPTABLE UNIT COUNT				4					
LEVEL 3									
BELOW AVERAGE GRADE UNITS	301	D	3-BEDROOM	801.54 sf	74.47 m ²	0.00 sf	0.00 m ²	801.54 sf	74.47 m ²
	302	A	STUDIO	431.59 sf	40.10 m ²	20.00 sf	1.86 m ²	411.59 sf	38.24 m ²
	303	A	STUDIO	434.39 sf	40.36 m ²	20.00 sf	1.86 m ²	414.39 sf	38.50 m ²
	304	B1	1-BEDROOM	579.44 sf	53.83 m ²	0.00 sf	0.00 m ²	579.44 sf	53.83 m ²
	305	B	1-BEDROOM	563.95 sf	52.39 m ²	0.00 sf	0.00 m ²	563.95 sf	52.39 m ²
	306	D5	3-BEDROOM	877.72 sf	81.54 m ²	20.00 sf	1.86 m ²	857.72 sf	79.68 m ²
	307	D1	3-BEDROOM	846.75 sf	78.67 m ²	0.00 sf	0.00 m ²	846.75 sf	78.67 m ²
	308	A0	STUDIO	425.25 sf	39.51 m ²	0.00 sf	0.00 m ²	425.25 sf	39.51 m ²
	309	A0	STUDIO	426.02 sf	39.58 m ²	0.00 sf	0.00 m ²	426.02 sf	39.58 m ²
	310	B2	1-BEDROOM	606.42 sf	56.34 m ²	0.00 sf	0.00 m ²	606.42 sf	56.34 m ²
	311	B3	1-BEDROOM	555.40 sf	51.60 m ²	0.00 sf	0.00 m ²	555.40 sf	51.60 m ²
	312	D4	3-BEDROOM	859.96 sf	79.89 m ²	0.00 sf	0.00 m ²	859.96 sf	79.89 m ²
LEVEL 3 TOTAL RESIDENTIAL AREA				7408.43 sf	688.27 m ²	80.00 sf	7.43 m ²	7328.43 sf	680.83 m ²
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)				958.54 sf	89.05 m ²	305.08 sf	28.34 m ²	653.46 sf	60.71 m ²
EXTERIOR WALL RAINSCREEN EXCLUSION						61.43 sf	5.71 m ²	-61.43 sf	-5.71 m ²
LEVEL 3 TOTAL FLOOR AREA				8366.97 sf	777.32 m²	466.51 sf	41.48 m²	7920.46 sf	735.83 m²
UNIT COUNT				12				1314.42 sf	122.11 m ²
ADAPTABLE UNIT COUNT				4					
LEVEL 4									
BELOW AVERAGE GRADE UNITS	401	D	3-BEDROOM	801.54 sf	74.47 m ²	0.00 sf	0.00 m ²	801.54 sf	74.47 m ²
	402	A	STUDIO	431.59 sf	40.10 m ²	20.00 sf	1.86 m ²	411.59 sf	38.24 m ²
	403	A	STUDIO	434.39 sf	40.36 m ²	20.00 sf	1.86 m ²	414.39 sf	38.50 m ²
	404	B1	1-BEDROOM	579.44 sf	53.83 m ²	0.00 sf	0.00 m ²	579.44 sf	53.83 m ²
	405	B	1-BEDROOM	563.95 sf	52.39 m ²	0.00 sf	0.00 m ²	563.95 sf	52.39 m ²
	406	D5	3-BEDROOM	877.72 sf	81.54 m ²	20.00 sf	1.86 m ²	857.72 sf	79.68 m ²
	407	D1	3-BEDROOM	846.75 sf	78.67 m ²	0.00 sf	0.00 m ²	846.75 sf	78.67 m ²
	408	A0	STUDIO	425.25 sf	39.51 m ²	0.00 sf	0.00 m ²	425.25 sf	39.51 m ²
	409	A0	STUDIO	426.02 sf	39.58 m ²	0.00 sf	0.00 m ²	426.02 sf	39.58 m ²
	410	B2	1-BEDROOM	606.42 sf	56.34 m ²	0.00 sf	0.00 m ²	606.42 sf	56.34 m ²
	411	B3	1-BEDROOM	555.40 sf	51.60 m ²	0.00 sf	0.00 m ²	555.40 sf	51.60 m ²
	412	D4	1-BEDROOM	859.96 sf	79.89 m ²	0.00 sf	0.00 m ²	859.96 sf	79.89 m ²
LEVEL 4 TOTAL RESIDENTIAL AREA				7408.43 sf	688.27 m ²	80.00 sf	7.43 m ²	7328.43 sf	680.83 m ²
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)				958.54 sf	89.05 m ²	305.08 sf	28.34 m ²	653.46 sf	60.71 m ²
EXTERIOR WALL RAINSCREEN EXCLUSION						61.43 sf	5.71 m ²	-61.43 sf	-5.71 m ²
LEVEL 4 TOTAL FLOOR AREA				8366.97 sf	777.32 m²	466.51 sf	41.48 m²	7920.46 sf	735.83 m²
UNIT COUNT				12				1314.42 sf	122.11 m ²
ADAPTABLE UNIT COUNT				4					

LEVEL 5											
AD-12	501	D	3-BEDROOM	801.54 sf	74.47 m ²	0.00 sf	0.00 m ²	801.54 sf	74.47 m ²	63.02 sf	5.85 m ²
	502	A	STUDIO	431.59 sf	40.10 m ²	20.00 sf	1.86 m ²	411.59 sf	38.24 m ²	81.00 sf	7.53 m ²
	503	A	STUDIO	434.39 sf	40.36 m ²	20.00 sf	1.86 m ²	414.39 sf	38.50 m ²	72.69 sf	6.75 m ²
	504	B1	1-BEDROOM	579.44 sf	53.83 m ²	0.00 sf	0.00 m ²	579.44 sf	53.83 m ²	183.78 sf	17.07 m ²
	505	B	1-BEDROOM	563.95 sf	52.39 m ²	0.00 sf	1.86 m ²	543.95 sf	50.53 m ²	110.69 sf	10.28 m ²
	506	D5	3-BEDROOM	877.72 sf	81.54 m ²	20.00 sf	1.86 m ²	857.72 sf	79.68 m ²	145.50 sf	13.52 m ²
	507	D1	3-BEDROOM	846.75 sf	78.67 m ²	0.00 sf	0.00 m ²	846.75 sf	78.67 m ²	73.08 sf	6.79 m ²
	508	Aa	STUDIO	425.25 sf	39.51 m ²	0.00 sf	0.00 m ²	425.25 sf	39.51 m ²	87.75 sf	8.15 m ²
	509	Aa	STUDIO	426.02 sf	39.58 m ²	0.00 sf	0.00 m ²	426.02 sf	39.58 m ²	78.74 sf	7.32 m ²
	510	B2	1-BEDROOM	606.42 sf	56.34 m ²	0.00 sf	0.00 m ²	606.42 sf	56.34 m ²	140.63 sf	13.06 m ²
	511	B3	1-BEDROOM	555.40 sf	51.60 m ²	0.00 sf	0.00 m ²	555.40 sf	51.60 m ²	119.91 sf	11.14 m ²
	512	D4	1-BEDROOM	859.96 sf	79.89 m ²	0.00 sf	0.00 m ²	859.96 sf	79.89 m ²	157.63 sf	14.64 m ²
LEVEL 5 TOTAL RESIDENTIAL AREA				7408.43 sf	688.27 m ²	80.00 sf	7.43 m ²	7328.43 sf	680.83 m ²		
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)				958.54 sf	89.05 m ²	305.08 sf	28.34 m ²	653.46 sf	60.71 m ²		
EXTERIOR WALL RAINSCREEN EXCLUSION						61.43 sf	5.71 m ²	-61.43 sf	-5.71 m ²		
LEVEL 5 TOTAL FLOOR AREA				8366.97 sf	777.32 m ²	466.51 sf	41.48 m ²	7920.46 sf	735.83 m ²	1314.42 sf	122.11 m ²
UNIT COUNT				12							
ADAPTABLE UNIT COUNT				4							
LEVEL 6											
AD-12	601	D	3-BEDROOM	801.54 sf	74.47 m ²	0.00 sf	0.00 m ²	801.54 sf	74.47 m ²	63.02 sf	5.85 m ²
	602	A	STUDIO	431.59 sf	40.10 m ²	20.00 sf	1.86 m ²	411.59 sf	38.24 m ²	81.00 sf	7.53 m ²
	603	A	STUDIO	434.39 sf	40.36 m ²	20.00 sf	1.86 m ²	414.39 sf	38.50 m ²	72.69 sf	6.75 m ²
	604	B1	1-BEDROOM	579.44 sf	53.83 m ²	0.00 sf	0.00 m ²	579.44 sf	53.83 m ²	183.78 sf	17.07 m ²
	605	B	1-BEDROOM	563.95 sf	52.39 m ²	0.00 sf	1.86 m ²	543.95 sf	50.53 m ²	110.69 sf	10.28 m ²
	606	D5	3-BEDROOM	877.72 sf	81.54 m ²	20.00 sf	1.86 m ²	857.72 sf	79.68 m ²	145.50 sf	13.52 m ²
	607	D1	3-BEDROOM	846.75 sf	78.67 m ²	0.00 sf	0.00 m ²	846.75 sf	78.67 m ²	73.08 sf	6.79 m ²
	608	Aa	STUDIO	425.25 sf	39.51 m ²	0.00 sf	0.00 m ²	425.25 sf	39.51 m ²	87.75 sf	8.15 m ²
	609	Aa	STUDIO	426.02 sf	39.58 m ²	0.00 sf	0.00 m ²	426.02 sf	39.58 m ²	78.74 sf	7.32 m ²
	610	B2	1-BEDROOM	606.42 sf	56.34 m ²	0.00 sf	0.00 m ²	606.42 sf	56.34 m ²	140.63 sf	13.06 m ²
	611	B3	1-BEDROOM	555.40 sf	51.60 m ²	0.00 sf	0.00 m ²	555.40 sf	51.60 m ²	119.91 sf	11.14 m ²
	612	D4	1-BEDROOM	859.96 sf	79.89 m ²	0.00 sf	0.00 m ²	859.96 sf	79.89 m ²	157.63 sf	14.64 m ²
LEVEL 6 TOTAL RESIDENTIAL AREA				7408.43 sf	688.27 m ²	80.00 sf	7.43 m ²	7328.43 sf	680.83 m ²		
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)				958.54 sf	89.05 m ²	305.08 sf	28.34 m ²	653.46 sf	60.71 m ²		
EXTERIOR WALL RAINSCREEN EXCLUSION						61.43 sf	5.71 m ²	-61.43 sf	-5.71 m ²		
LEVEL 6 TOTAL FLOOR AREA				8366.97 sf	777.32 m ²	466.51 sf	41.48 m ²	7920.46 sf	735.83 m ²	1314.42 sf	122.11 m ²
UNIT COUNT				12							
ADAPTABLE UNIT COUNT				4							
ROOF PATIO											
OUTDOOR AMENITY										5067.48 sf	470.78 m ²
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)				557.36 sf	51.78 m ²						0.00 m ²
TOTAL UNIT COUNT				69							
TOTAL ADAPTABLE UNIT COUNT				23							
TOTAL INDCOR AMENITY SPACE				1110.37 sf	103.16 m ²	1110.37 sf	103.16 m ²	0.00 sf	0.00 m ²		
BUILDING TOTAL RESIDENTIAL UNIT AREA				42643.72 sf	3945.01 m ²	3553.37 sf	330.12 m ²	38910.35 sf	3614.89 m ²		
TOTAL COMMON AREAS				7264.82 sf	674.92 m ²	2207.47 sf	205.09 m ²	5057.35 sf	469.84 m ²		
TOTAL EXTERIOR WALL RAINSCREEN						334.96 sf	31.12 m ²	-334.96 sf	-31.12 m ²		
TOTAL OUTDOOR AMENITY SPACE										5510.84 sf	511.97 m ²
BUILDING TOTAL FLOOR AREA				50638.91 sf	4721.09 m ²	7206.17 sf	669.43 m ²	43632.74 sf	4053.61 m ²		

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SEAL:



2025-10-17

PROJECT NAME

**RENTAL HOUSING
APARTMENT ON WEST
4TH STREET**

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

DRAWN BY:	ISSUE #
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GA

GA	39
SCALE	PROJECT NO:

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SHEET TITLE:

PERSPECTIVE VIEWS

REVISION NO:

SHEET NO:

A0.10

CITY STAMP:

CITY STAMP:

H-SHAPED BUILDING PLANS TO MAXIMIZE NATURAL LIGHT & VENTILATION



- DURABLE MATERIALS
- TEXTURED FIBER CEMENT PANELS, VERTICAL CERCLAD WITH REVEAL



- DECORATIVE PERGOLA ABOVE WINDOWS TO BLOCK SUNLIGHT ON WEST & SOUTH ELEVATIONS



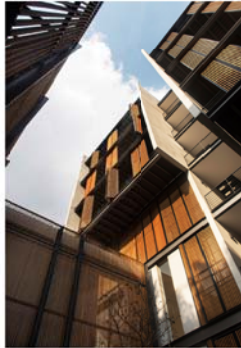
- OUTDOOR AMENITY SPACE ON ROOF DECKS LANDSCAPED WITH SEATING AREAS - INVITING LOBBY ENTRANCE



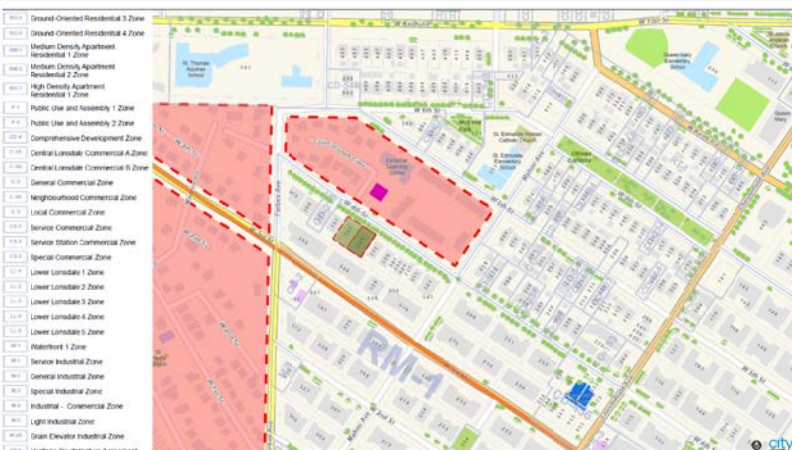
- ACCENT ELEMENTS, CONTRASTING LONGBOARD FACADE AND WOODGRAIN SOFFIT



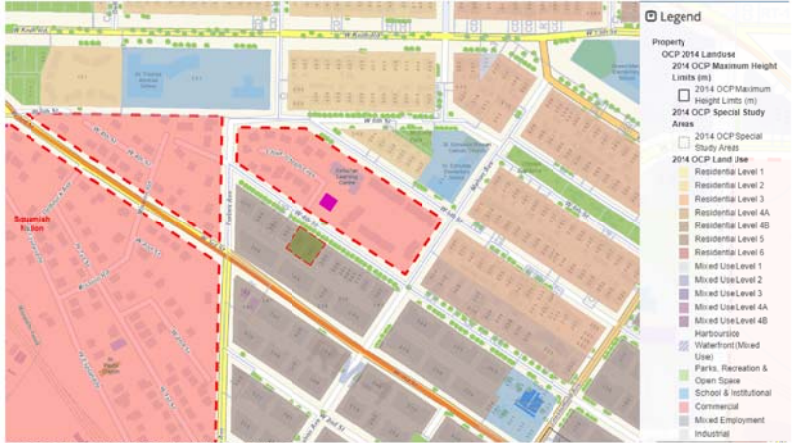
A photograph showing the exterior of a modern house. The house features white horizontal siding and large, dark-framed windows. A wooden fence is visible in the foreground.



REVISION NO:	SHEET NO: A0.12
QUALITY STAMP:	



EXISTING ZONING - RM1

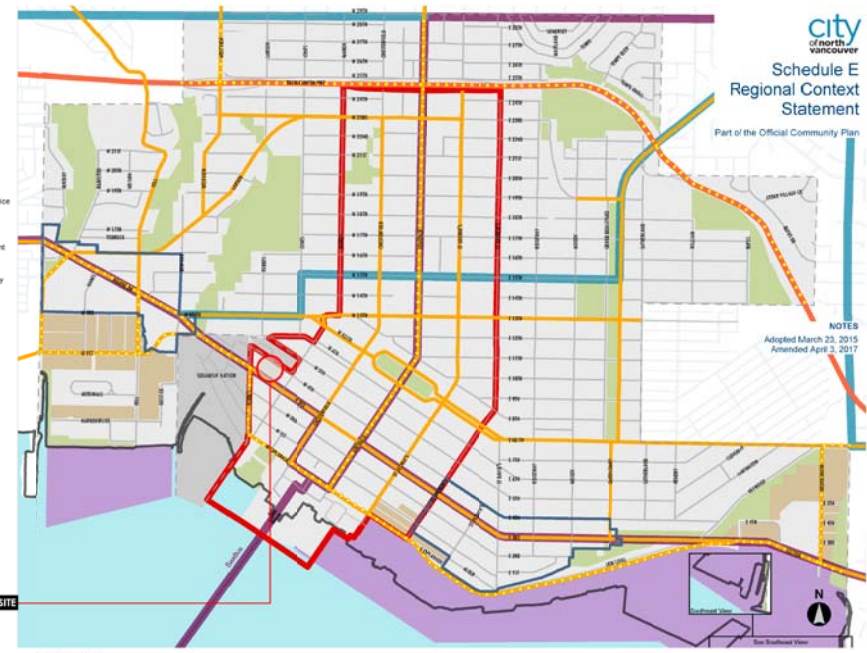


OCP 2014 - LAND USE RESIDENTIAL LEVEL 5



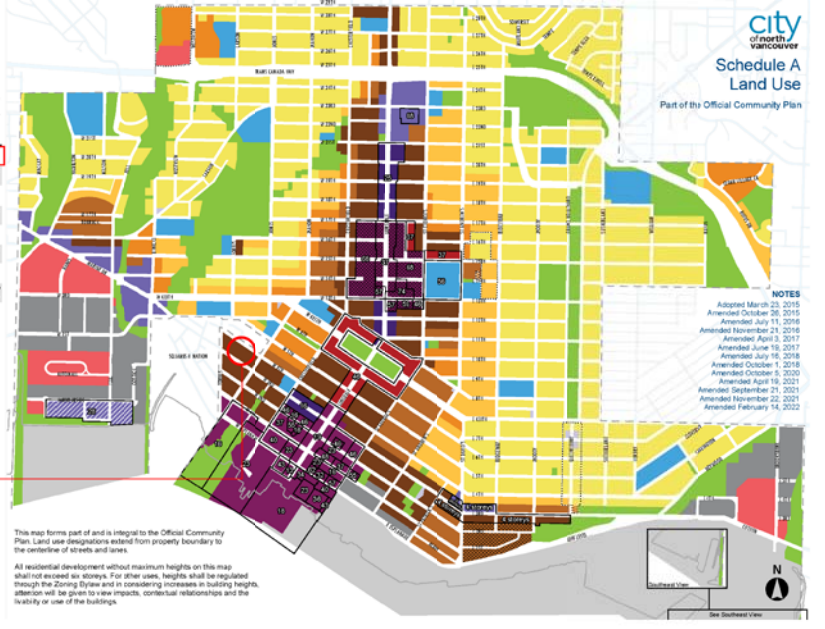
EXISTING SITE CONTEXT

- Legend**
- Truck Routes
 - City Boundary
 - Roads
 - Highway
 - Arterial (Major and Minor)
 - Collector and Local
 - North Shore Area Transit Plan
 - Future Frequent Transit Service
 - Future Rapid Transit Service
 - Frequent Transit Development Areas
 - Urban Containment Boundary
 - Regional City Centre
 - Regional Context Land Use Designations
 - General Urban
 - Mixed Employment
 - Industrial
 - Squamish First Nation
 - Conservation & Recreation



REGIONAL CONTEXT STATEMENT

- Land Use Designation**
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1
- | Designation | Residential Level | Residential Level 5 | Residential Level 6 | Residential Level 7 | Residential Level 8 | Residential Level 9 | Residential Level 10 | Residential Level 11 | Residential Level 12 | Residential Level 13 | Residential Level 14 | Residential Level 15 | Residential Level 16 | Residential Level 17 | Residential Level 18 | Residential Level 19 | Residential Level 20 | Residential Level 21 | Residential Level 22 | Residential Level 23 | Residential Level 24 | Residential Level 25 | Residential Level 26 | Residential Level 27 | Residential Level 28 | Residential Level 29 | Residential Level 30 | Residential Level 31 | Residential Level 32 | Residential Level 33 | Residential Level 34 | Residential Level 35 | Residential Level 36 | Residential Level 37 | Residential Level 38 | Residential Level 39 | Residential Level 40 | Residential Level 41 | Residential Level 42 | Residential Level 43 | Residential Level 44 | Residential Level 45 | Residential Level 46 | Residential Level 47 | Residential Level 48 | Residential Level 49 | Residential Level 50 | Residential Level 51 | Residential Level 52 | Residential Level 53 | Residential Level 54 | Residential Level 55 | Residential Level 56 | Residential Level 57 | Residential Level 58 | Residential Level 59 | Residential Level 60 | Residential Level 61 | Residential Level 62 | Residential Level 63 | Residential Level 64 | Residential Level 65 | Residential Level 66 | Residential Level 67 | Residential Level 68 | Residential Level 69 | Residential Level 70 | Residential Level 71 | Residential Level 72 | Residential Level 73 | Residential Level 74 | Residential Level 75 | Residential Level 76 | Residential Level 77 | Residential Level 78 | Residential Level 79 | Residential Level 80 | Residential Level 81 | Residential Level 82 | Residential Level 83 | Residential Level 84 | Residential Level 85 | Residential Level 86 | Residential Level 87 | Residential Level 88 | Residential Level 89 | Residential Level 90 | Residential Level 91 | Residential Level 92 | Residential Level 93 | Residential Level 94 | Residential Level 95 | Residential Level 96 | Residential Level 97 | Residential Level 98 | Residential Level 99 | Residential Level 100 |
|-------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
|-------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|



Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
27	10
40	15
56-58	22
65	25
74	28
85	30

OCP DESIGNATION

city of north vanancouver
Schedule E
Regional Context Statement
Part of the Official Community Plan

NOTES
Adopted March 23, 2015
Amended April 3, 2017

REVISIONS

NO.	DATE	DESCRIPTION
3g	OCT 17, 2025	DP 14- STAFF REVIEW M540 #2
3f	AUG 29, 2023	DP 13- SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13- SUBMISSION
3d	JULY 24, 2023	DP 13- COORDINATION 2
3c	JULY 16, 2023	DP 13- COORDINATION
3b	JULY 12, 2024	DP 12- DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

ISSUE

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SEAL

PRO/RET NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

DRAWN BY: ISSUE #
GA 3g

SCALE: PROJECT NO:
AS SHOWN GA-G218

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SHEET TITLE
ZONING OCP

REVISION NO. SHEET NO.
A0.13

CITY STAMP:



VIEW ALONG THE LANE AT 333 W 4TH ST



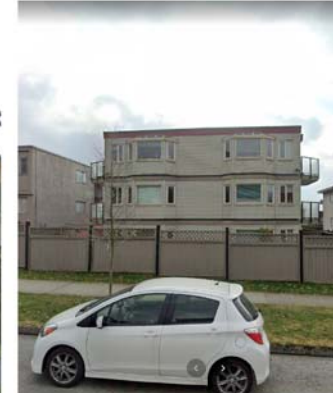
VIEW ALONG THE LANE AT 357 W 4TH ST



357 W 4TH ST



EXISTING BUILDINGS - 347 341 W 4TH ST



333 W 4TH ST

[illegible]

REVIEWS:		
3g	OCT 17, 2025	DP 44 - STAFF REVIEW MEMO #2
3f	AUG 29, 2025	DP 43 - SUBMISSION (JI RE DEP.)
3e	JULY 31, 2025	DP 43 - SUBMISSION
3d	JULY 24, 2025	DP 43 - COORDINATION 2
3c	JULY 16, 2025	DP 43 - COORDINATION
3b	JULY 12, 2024	DP 43 - DRAFT
3a	FEB 07, 2024	REWORKING DP 01 - FIRE ACCESS ROAD
3	NOV 30, 2023	REWORKING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION



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2025-10-17

PROJECT NAME:
**RENTAL HOUSING
APARTMENT ON WEST
4TH STREET**

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC	
DRAWN BY:	ISSUE #
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SCALE	PROJECT NO:
AS SHOWN	GA-G218

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SITE PHOTOS

SITE PHOTOS

REVISION NO:	SHEET NO:
	A0.14
CITY STAMP:	



NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
3d	JULY 24, 2023	DP 13 - COORDINATION 2
3c	JULY 16, 2023	DP 13 - COORDINATION
3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 11 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 11 - SUBMISSION
NO.	DATE	DESCRIPTION

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PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

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SCALE:	PROJECT NO:
AS SHOWN	GA-G218

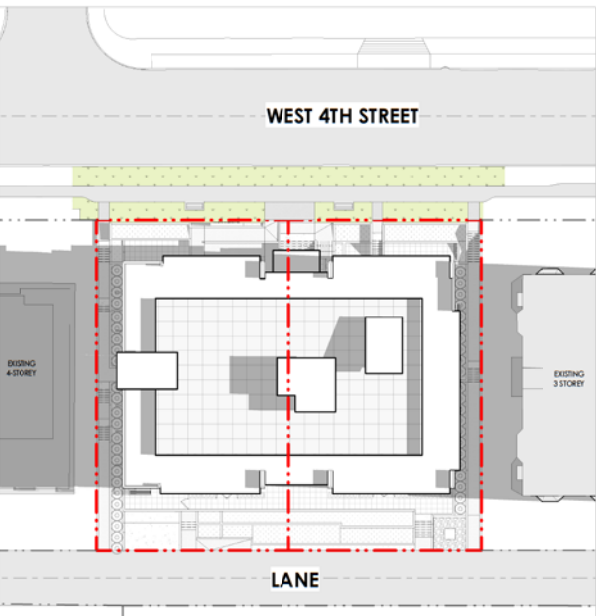
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SHEET TITLE
CONTEXT MAP 400M & 800M

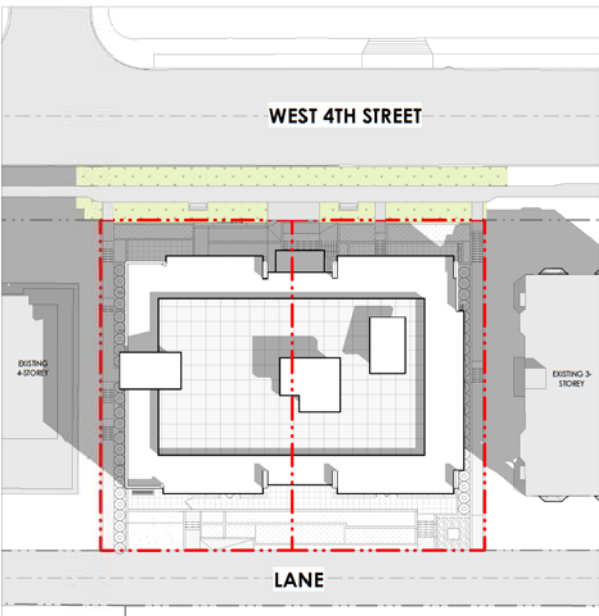
REVISION NO.	SHEET NO.
	A0.15

CITY STAMP:

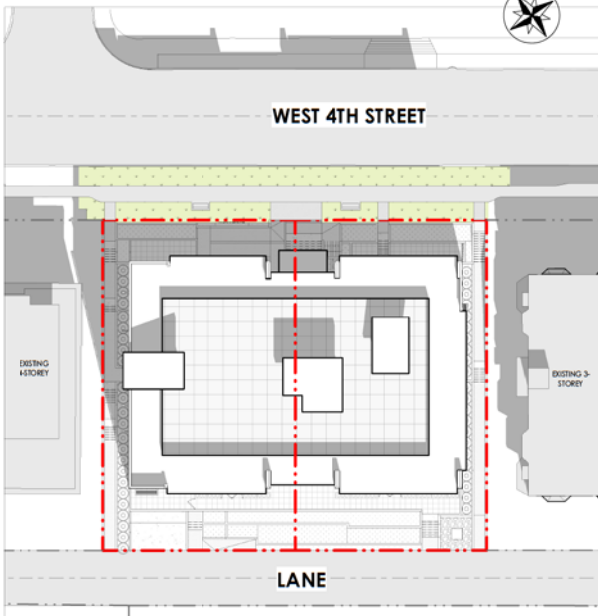
SPRING EQUINOX - MARCH 21



MARCH 21 @10AM
SCALE: 3/64" = 1'-0"

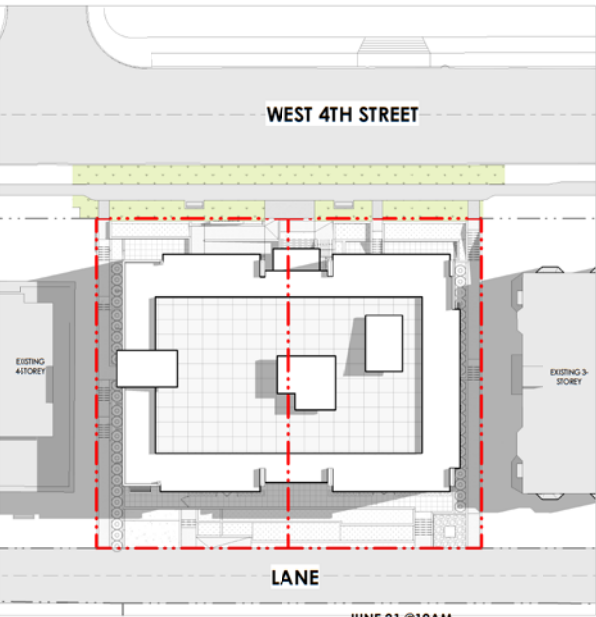


MARCH 21 @12PM
SCALE: 3/64" = 1'-0"

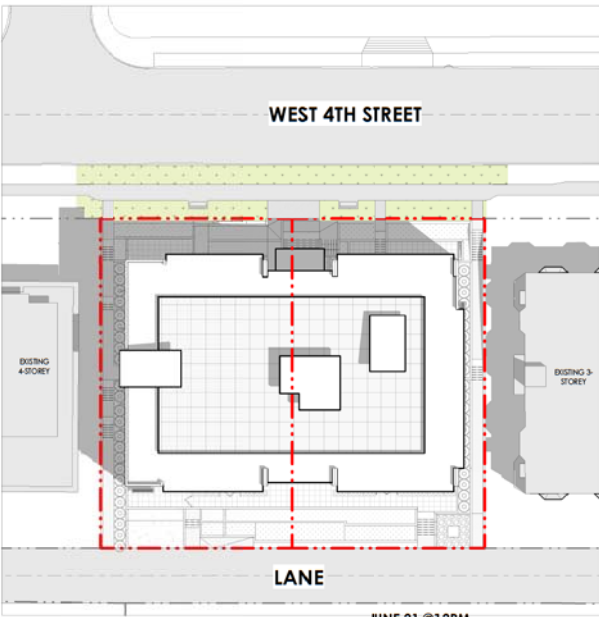


MARCH 21 @2PM
SCALE: 3/64" = 1'-0"

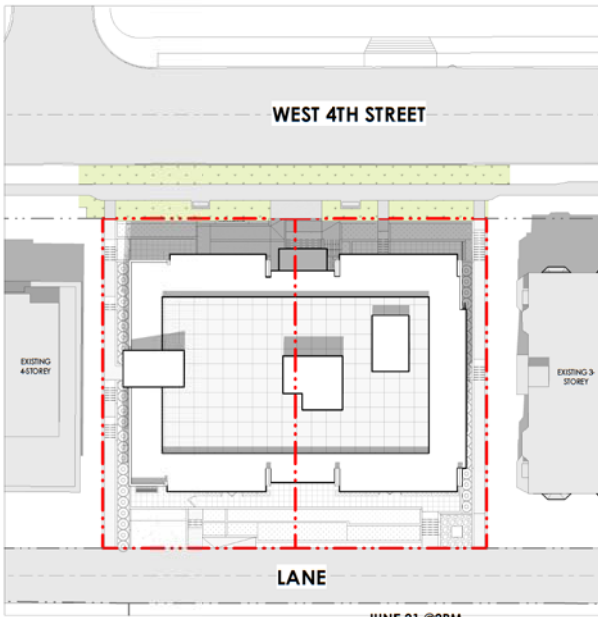
SUMMER SOLSTICE - JUNE 21



JUNE 21 @10AM
SCALE: 3/64" = 1'-0"



JUNE 21 @12PM
SCALE: 3/64" = 1'-0"



JUNE 21 @2PM
SCALE: 3/64" = 1'-0"

NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
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3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION

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2023-10-17

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PROJECT NAME:
**RENTAL HOUSING
APARTMENT ON WEST
4TH STREET**

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

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SCALE: AS SHOWN
PROJECT NO: GA-G218

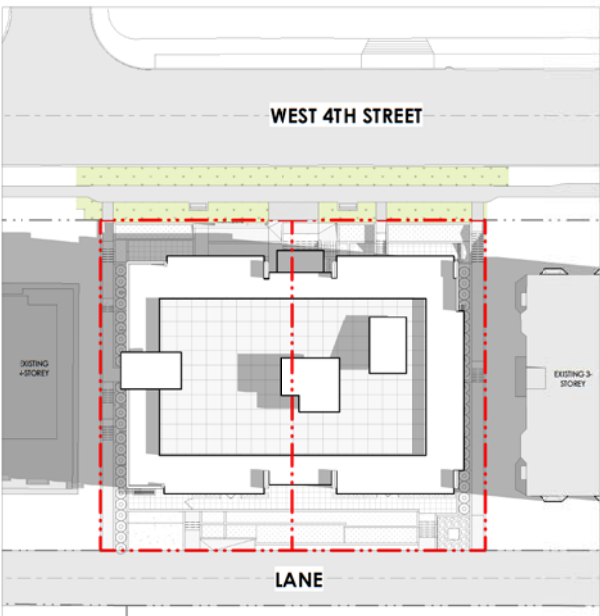
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SHEET TITLE:
SHADOW STUDY

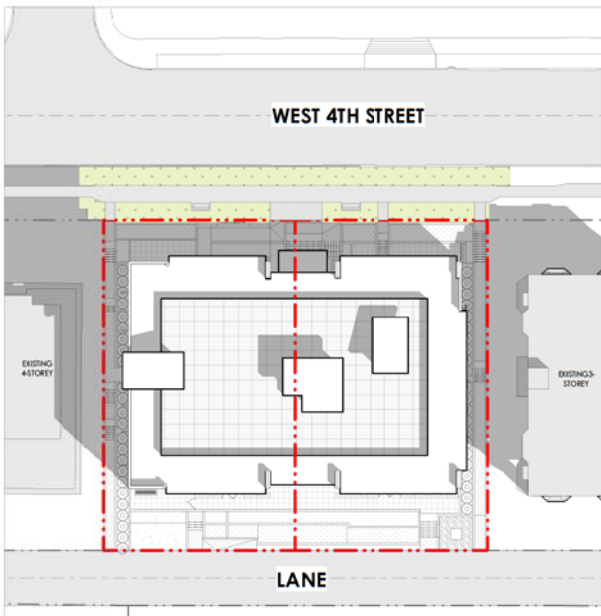
REVISION NO.	SHEET NO.
	A0.16

CITY STAMP:

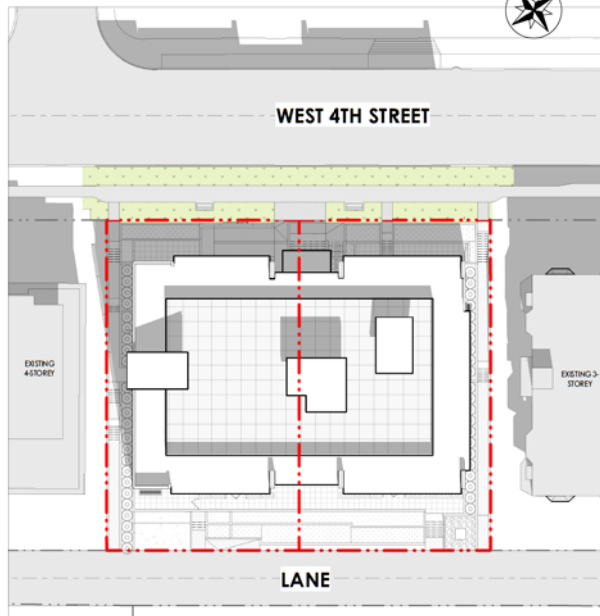
FALL EQUINOX - SEPTEMBER 21



SEP 21 @10AM
SCALE: 3/64" = 1'-0"



SEP 21 @12PM
SCALE: 3/64" = 1'-0"



SEP 21 @2PM
SCALE: 3/64" = 1'-0"



NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
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3c	JULY 16, 2023	DP 13 - COORDINATION
3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

ISSUE:

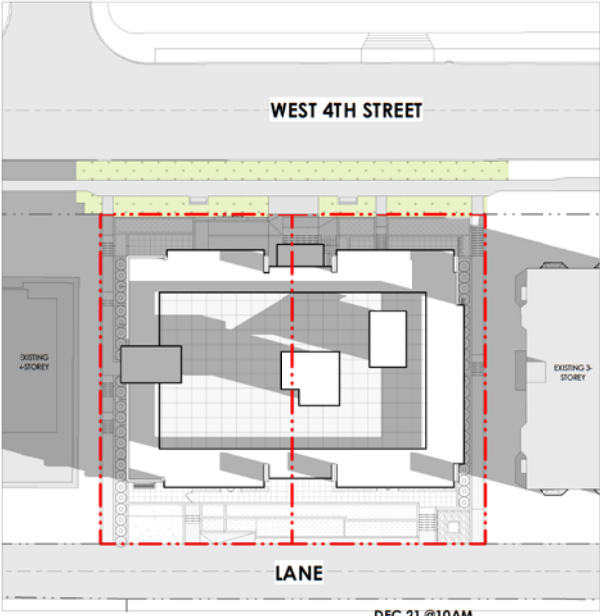
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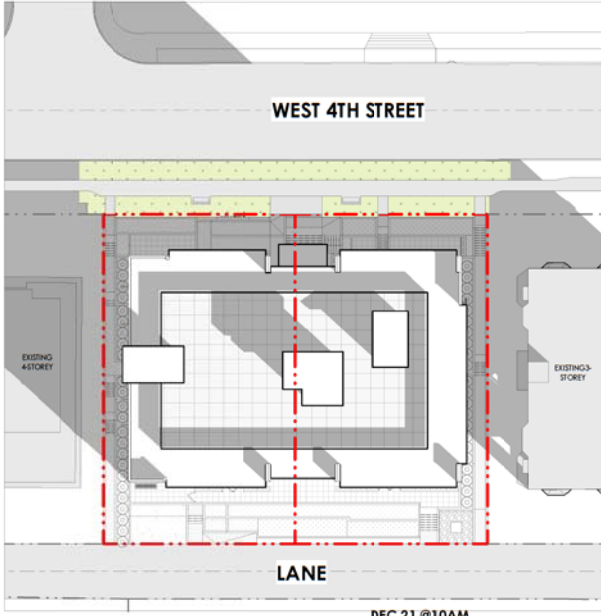
SEAL:

REGISTERED ARCHITECT
BRITISH COLUMBIA
2023-10-17

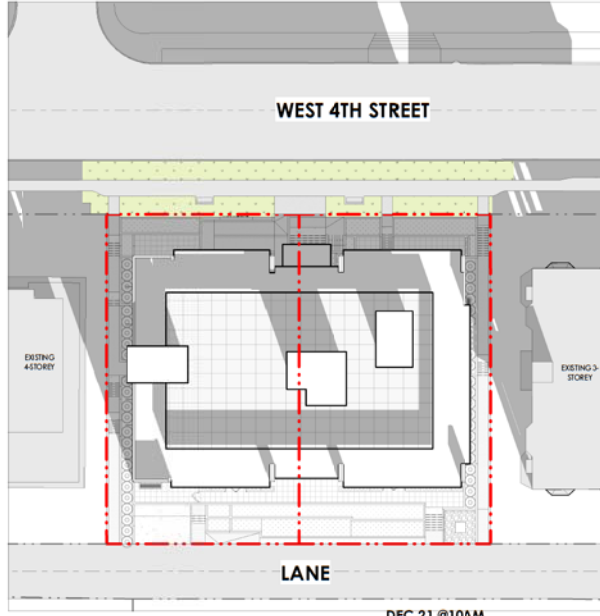
WINTER SOLSTICE - DECEMBER 21



DEC 21 @10AM
SCALE: 3/64" = 1'-0"



DEC 21 @10AM
SCALE: 3/64" = 1'-0"



DEC 21 @10AM
SCALE: 3/64" = 1'-0"

PROJECT NAME:
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

DRAWN BY: 3g
GA

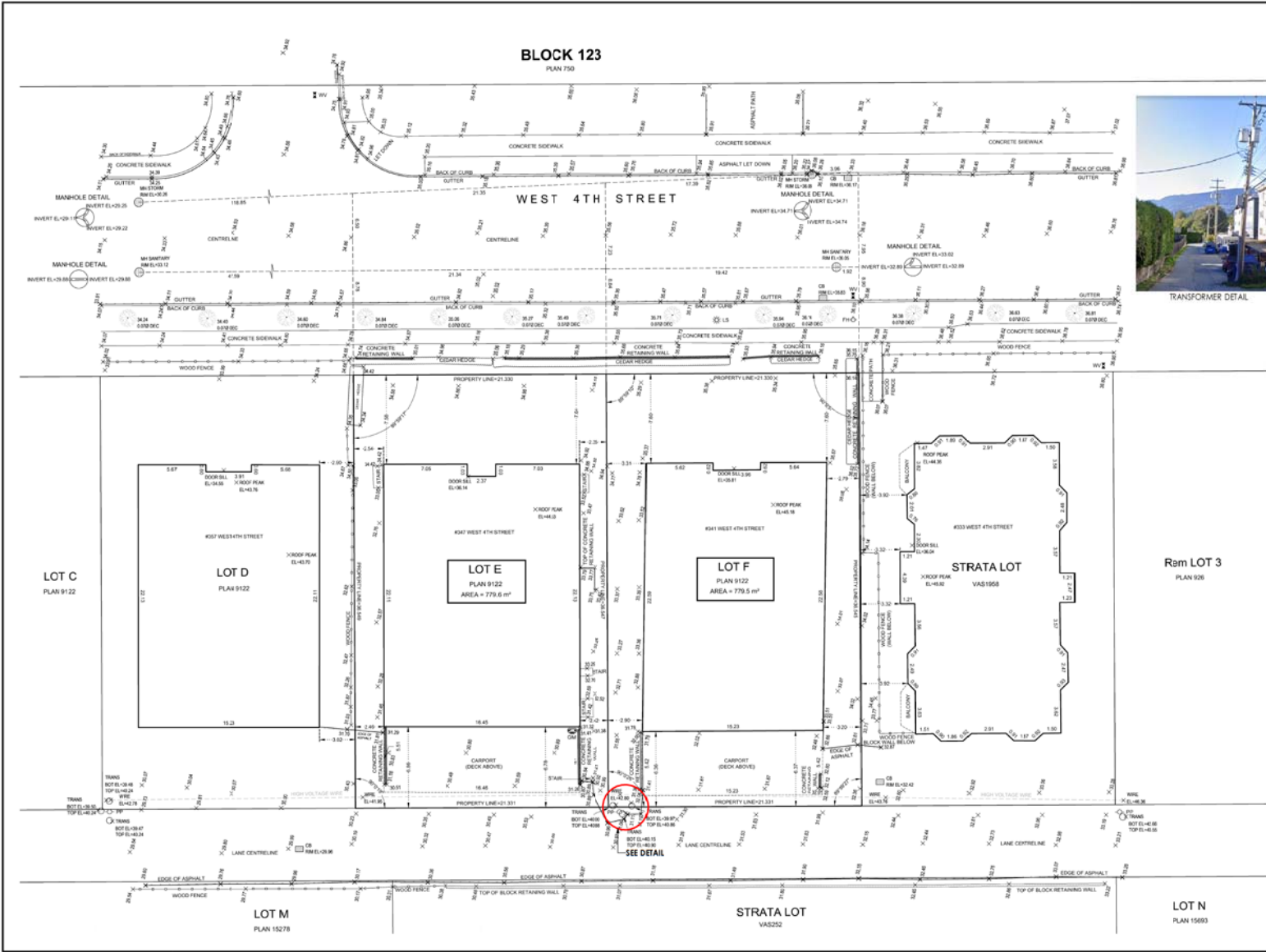
SCALE: AS SHOWN
PROJECT NO: GA-G218

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SHEET TITLE:
SHADOW STUDY

REVISION NO. SHEET NO:
A0.17

CITY STAMP:



TOPOGRAPHIC SURVEY OF LOTS E AND F, BOTH OF BLOCK 135, DL 271, GROUP 1, NWD, PLAN 9122

CITY OF NORTH VANCOUVER
INTEGRATED SURVEY AREA #44
CIVIC ADDRESS: 347 WEST 4TH STREET - (LOT E)
341 WEST 4TH STREET - (LOT F)
PID: 009-746-650 - (LOT E)
009-746-668 - (LOT F)

SCALE 1:150

LEGEND:

- SPOT ELEVATION
- POWER POLE
- LAMP STANDARD
- MANHOLE
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- TRANSFORMER
- BOTTOM ELEVATION
- 50' METRE QUARTER SECTION TREE WITH A GROUND ELEVATION OF 35.81 METRES

DATE:
ELEVATIONS ARE TO NORTH VANCOUVER CITY GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT T31021, PUBLISHED ELEVATION = 45.800 METRES (151.81 FEET), (S.A. NO. 15, NAD 83, (C.V.2008) (P.000)).

PROPERTY:
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY. DIFFERENCES TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES. REFER TO CURRENT CERTIFICATES OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.
BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. IF NO AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

bennett LAND SURVEYING LTD.
275 PELL AVENUE NORTH VANCOUVER, BC V7P 3P5
TEL: 604 980-8888 www.bennettsurvey.com

DATE	BY
AUG 05, 2022	MS
SEP 15, 2022 (UPDATE PROPERTY LINES)	MS
CHECK, 2022 (TRANSFORMERS, TREES)	MS

REVISION:

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CERTIFIED CORRECT

THIS _____ DAY OF _____ 2023.

TYSON COTNAM, S.C.L.S.

FIELD SURVEY COMPLETED ON NOVEMBER 30th, 2023.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

F11152 P12 92 & F11152 P12 98 & F11152 P18 & F11148 P12 35 - (LNR)

NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
3d	JULY 24, 2023	DP 13 - COORDINATION 2
3c	JULY 16, 2023	DP 13 - COORDINATION
3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

ISSUE:

GA GRADUAL ARCHITECTURE INC.

1. 604.735.7679
e. info@gradualarchitecture.com
c. 255 - 5148 Granville Street, Vancouver, BC, Canada, V6P 4T4
www.gradualarchitecture.com

SEALED:

REGISTERED ARCHITECT
2025-10-17
BRITISH COLUMBIA

PRO/RET NAME:
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

DRAWN BY: ISSUE #
GA 3g

SCALE: PROJECT NO:
AS SHOWN GA-G218

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SHEET TITLE:
SURVEY REFERENCE

REVISION NO.	SHEET NO.
	A0.18

CITY STAMP:



NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
3d	JULY 24, 2023	DP 13 - COORDINATION 2
3c	JULY 16, 2023	DP 13 - COORDINATION
3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

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PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

DRAWN BY: ISSUE #

GA 3g

SCALE: PROJECT NO: GA-G218

AS SHOWN

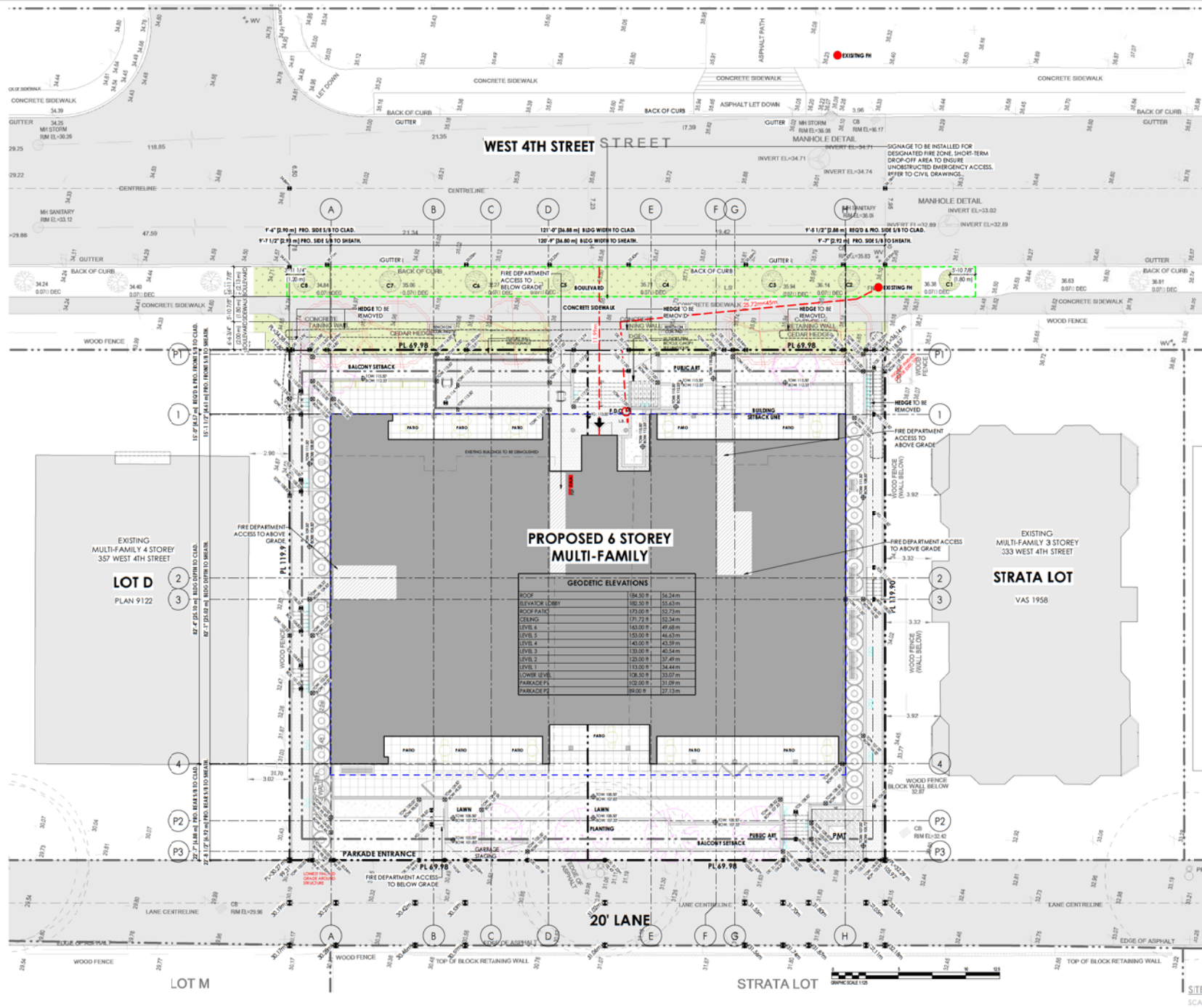
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SHEET TITLE
SITE CONTEXT PLAN

REVISION NO. SHEET NO. A0.19

CITY STAMP:

SITE CONTEXT PLAN
SCALE: 1" = 20'-0"



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NO.	DATE	DESCRIPTION
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3h	AUG 29, 2023	DP 13 - SUBMISSION (RHE DEP)
3i	JULY 31, 2023	DP 13 - SUBMISSION
3j	JULY 24, 2023	DP 13 - COORDINATION 2
3k	JULY 16, 2023	DP 13 - COORDINATION
3l	JULY 12, 2024	DP 12 - DRAFT
3m	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3n	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

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PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
 DRAWN BY: ISSUE #
 GA 3g
 SCALE: PROJECT NO:
 AS SHOWN GA-G218

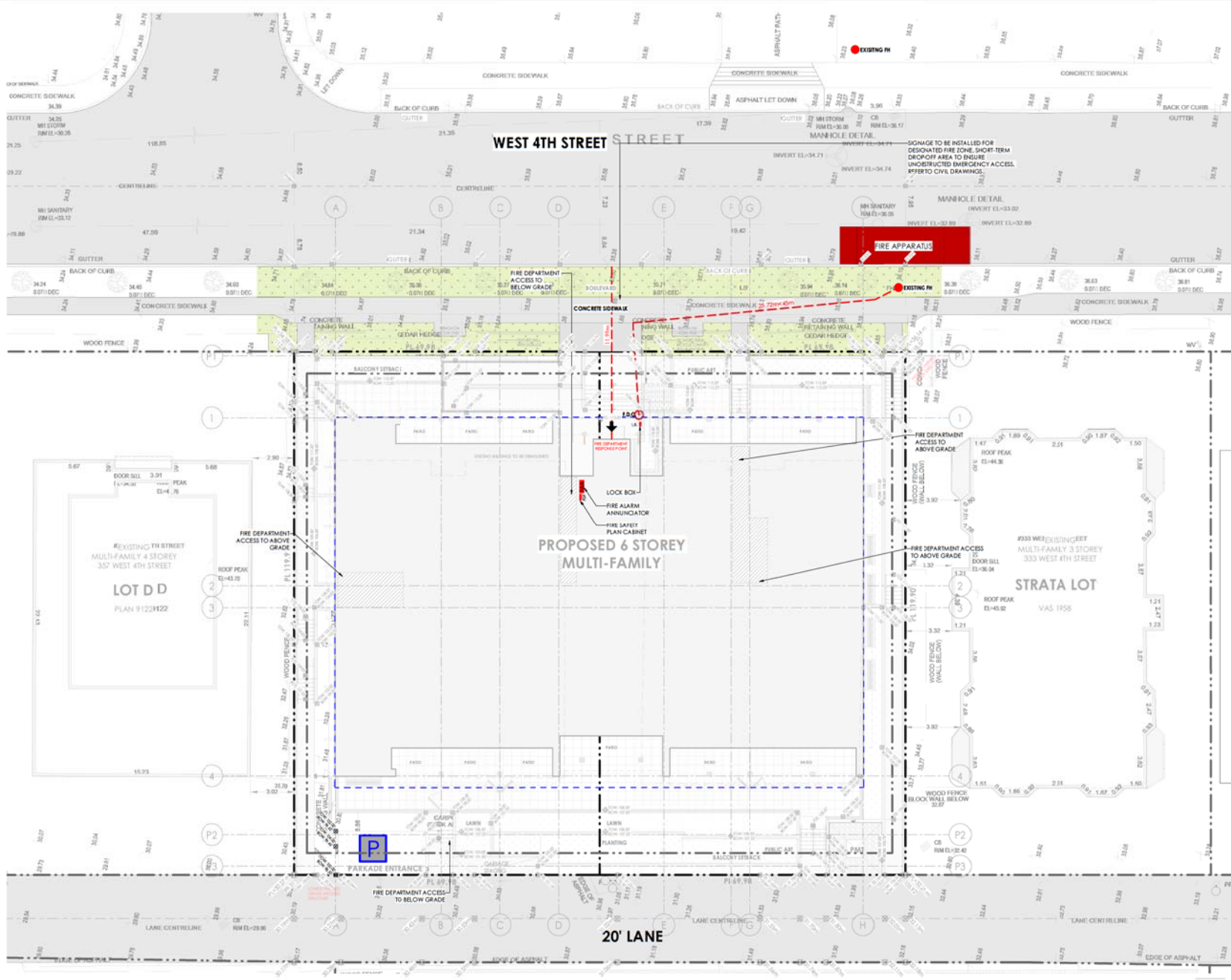
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SHEET TITLE:
SITE PLAN

REVISION NO. SHEET NO.
A1.00

CITY STAMP:

SITE PLAN
 SCALE: 1" = 10'-0"



FIRE DEPARTMENT ACCESS PLAN

SCALE: 1" = 10'-0"

- LEGEND**
- TRAVEL DISTANCE PATH
 - FIRE HYDRANT
 - PROPOSED FIRE ALARM ANNUNCIATOR
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - LOCK BOX
 - FIRE SAFETY PLAN CABINET

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PROJECT NAME
 RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
 DRAWN BY: ISSUE #
 GA 30
 SCALE: PROJECT NO:
 AS SHOWN GA-G218

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SHEET TITLE
 FIRE DEPARTMENT ACCESS PLAN

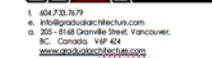
REVISION NO.	SHEET NO.
	A1.01
CITY STAMP:	



NO.	DATE	DESCRIPTION
REVISIONS:		

3g	OCT 07, 2025	DP 64 - STAFF REVIEW MEMO
3f	AUG 29, 2025	DP 63 - SUBMISSION (IR REP.
3e	JUL 31, 2025	DP 63 - SUBMISSION
3d	JUL 24, 2025	DP 63 - COORDINATION 2
3c	JUL 16, 2025	DP 63 - COORDINATION
3b	JUL 12, 2024	DP 62 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
ISSUE:		

SEAL: 

PROJECT NAME: _____

RENTAL HOUSING
APARTMENT ON WEST
4TH STREET

341, 347 WEST 4TH STREET, NORTH VANCOUVER, BC

DRAWN BY:	ISSUE #
GA	3g
SCALE:	PROJECT NO:
AS SHOWN	GA-G218

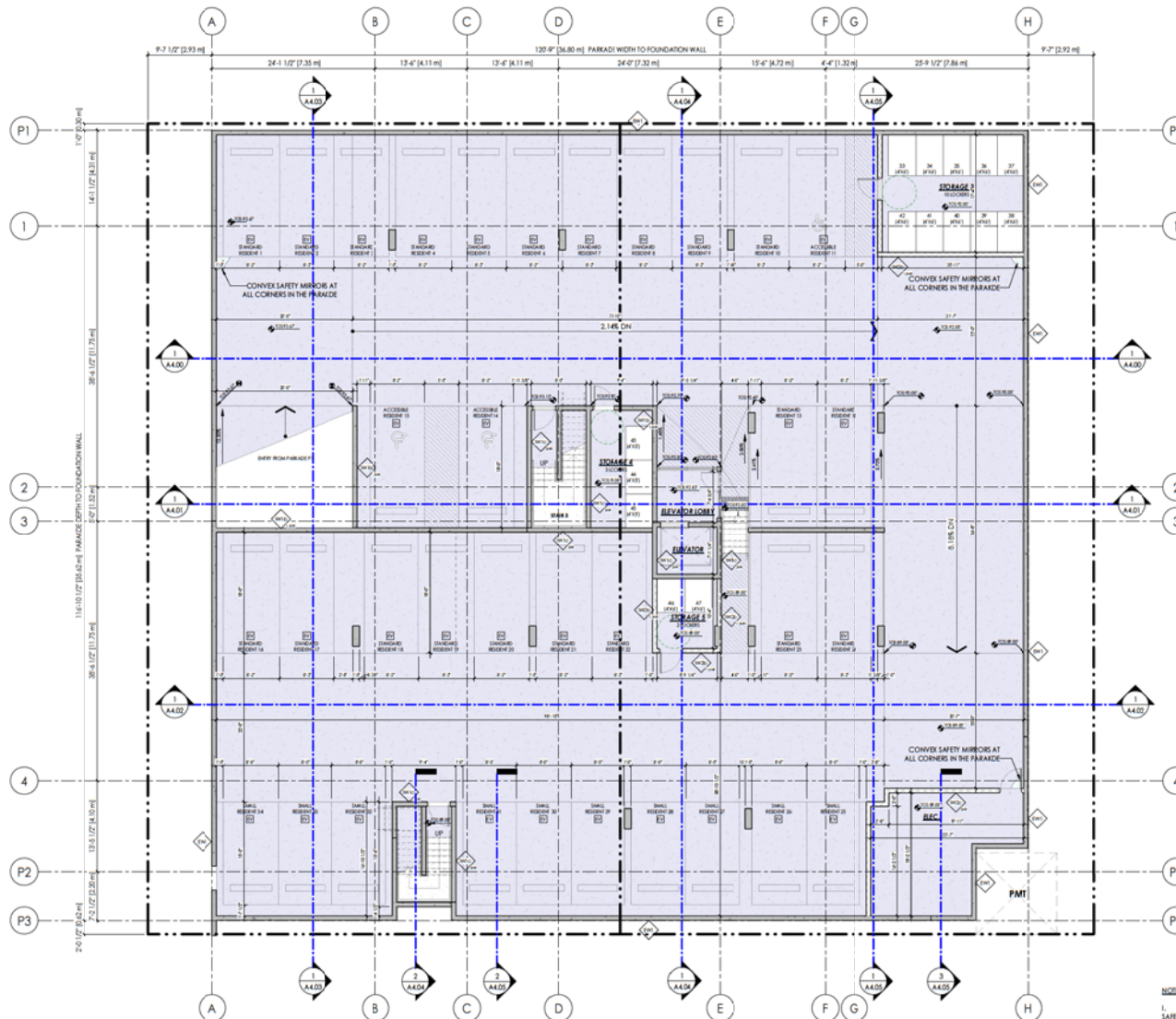
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SHEET TITLE:

SITE COVERAGE

REVISION NO:	SHEET NO: A1.02
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CITY STAMP: _____



PARKADE P2
SCALE: 1/8" = 1'-0"

NOTES:

- I. "THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH PART 9 OF THE PARKING BY-LAW".
- II. "A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EVERY FOUR SECURE BICYCLE SPACES".
- III. "THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOM, COMPOUNDS, LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF PARTS OF THE ZONING BY-LAW".
- IV. "ALL BICYCLE SPACES IN UNDERGROUND PARKING SHALL BE CONSTRUCTED OF THEFT-RESISTANT MATERIAL, WITH LOCKABLE DOOR WHICH OPENS TO THE FULL WIDTH AND HEIGHT OF BICYCLE SPACES".

SHOP DRAWINGS ARE REQUIRED.

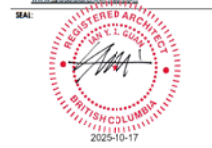


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PROJECT NAME:
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

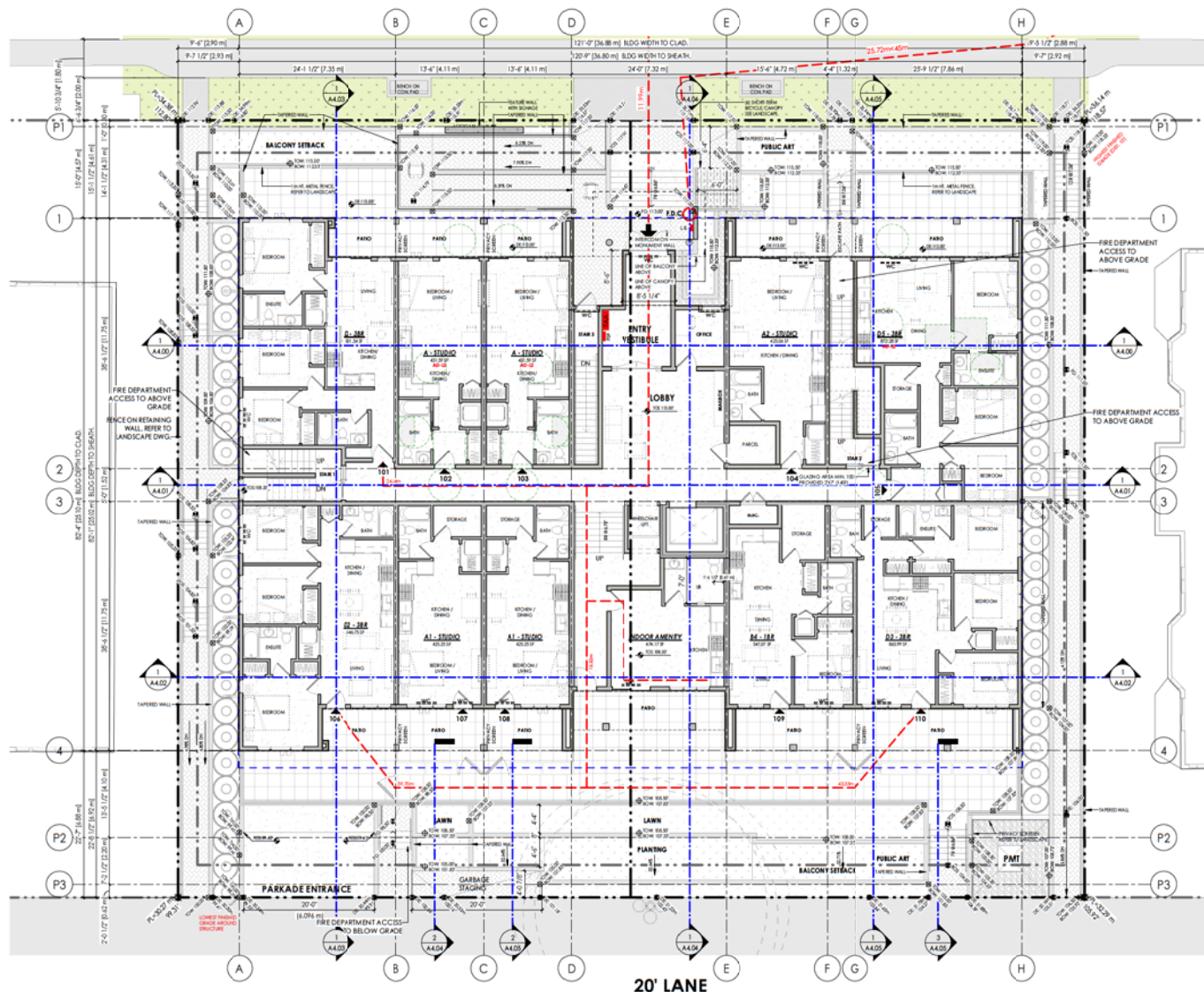
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SCALE: AS SHOWN
PROJECT NO: GA-G218

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SHEET TITLE:
PARKADE P2 FLOOR PLAN

REVISION NO: SHEET NO: **A2.00**

CITY STAMP:



NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14- STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13- SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13- SUBMISSION
3d	JULY 24, 2023	DP 13- COORDINATION 2
3c	JULY 16, 2023	DP 13- COORDINATION
3b	JULY 12, 2024	DP 12- DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

REVISIONS:		
NO.	DATE	DESCRIPTION

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PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
DRAWN BY: GA
SCALE: AS SHOWN
PROJECT NO: GA-G218

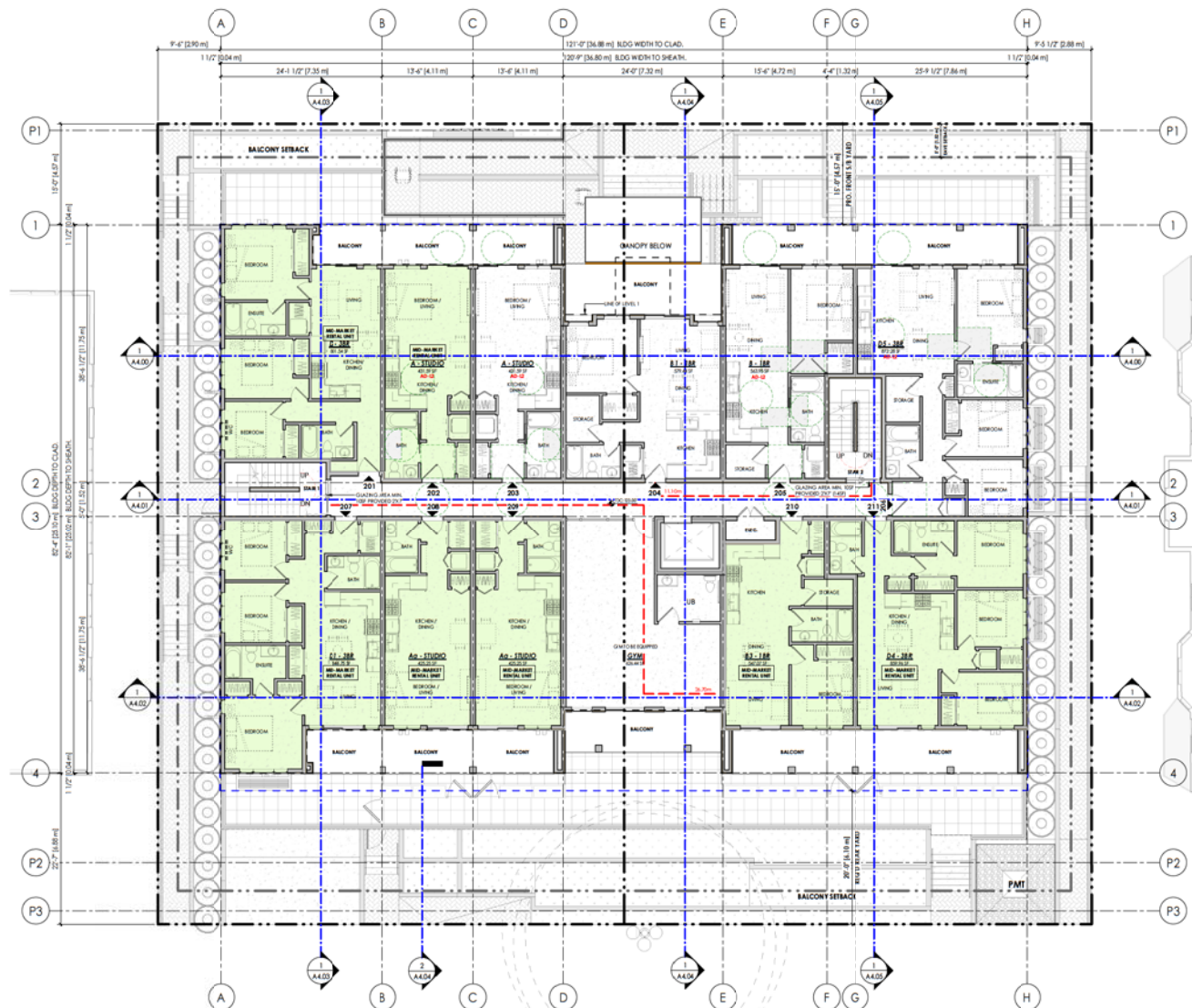
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SHEET TITLE
LEVEL 1 FLOOR PLAN

REVISION NO.	SHEET NO.
	A2.02
CITY STAMP:	

LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

- LEGEND**
- TRAVEL DISTANCE PATH
 - FIRE HYDRANT
 - PROPOSED FIRE ALARM ANNUNCIATOR
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - LOCK BOX
 - FIP
 - FIRE SAFETY PLAN CABINET

[illegible]

PROJECT NAME:
**RENTAL HOUSING
APARTMENT ON WEST
4TH STREET**

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC	
DRAWN BY:	ISSUE #
GA	3g
SCALE:	PROJECT NO:
AS SHOWN	GA-G218

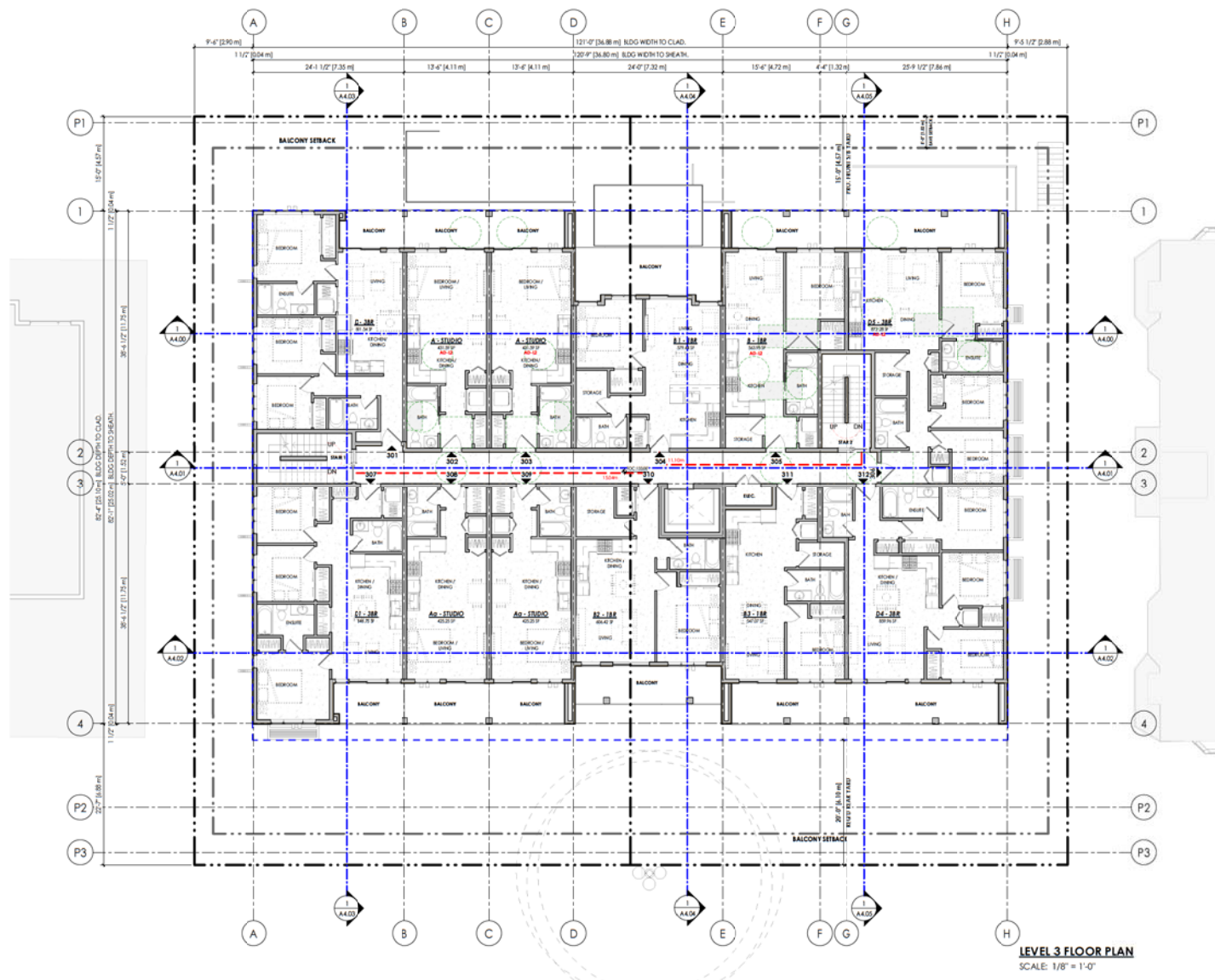
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SHEET TITLE:

LEVEL 2 FLOOR PLAN

REVISION NO:	SHEET NO: A2.03
CITY STAMP:	

CITY STAMP:



LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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1. 604.733.7679
e. info@gradualarchitecture.com
c. 255 - 5168 Granville Street, Vancouver, BC, Canada, V6P 4K4
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PROJECT NAME
RENTAL HOUSING
APARTMENT ON WEST
4TH STREET

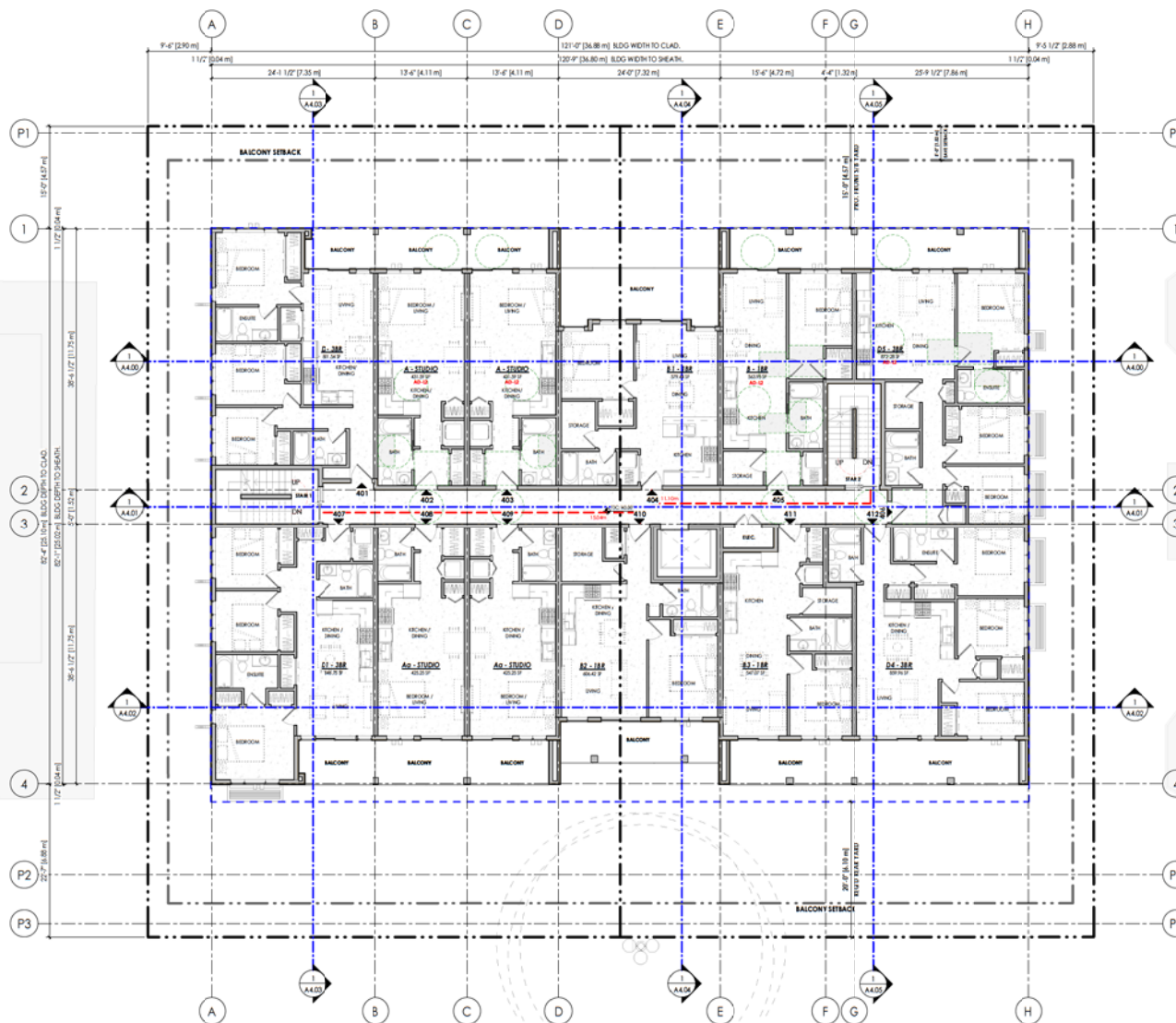
341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
DRAWN BY: GA
SCALE: AS SHOWN
PROJECT NO: GA-G218

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SHEET TITLE
LEVEL 3 FLOOR PLAN

REVISION NO:	SHEET NO:
	A2.04

CITY STAMP:



LEVEL 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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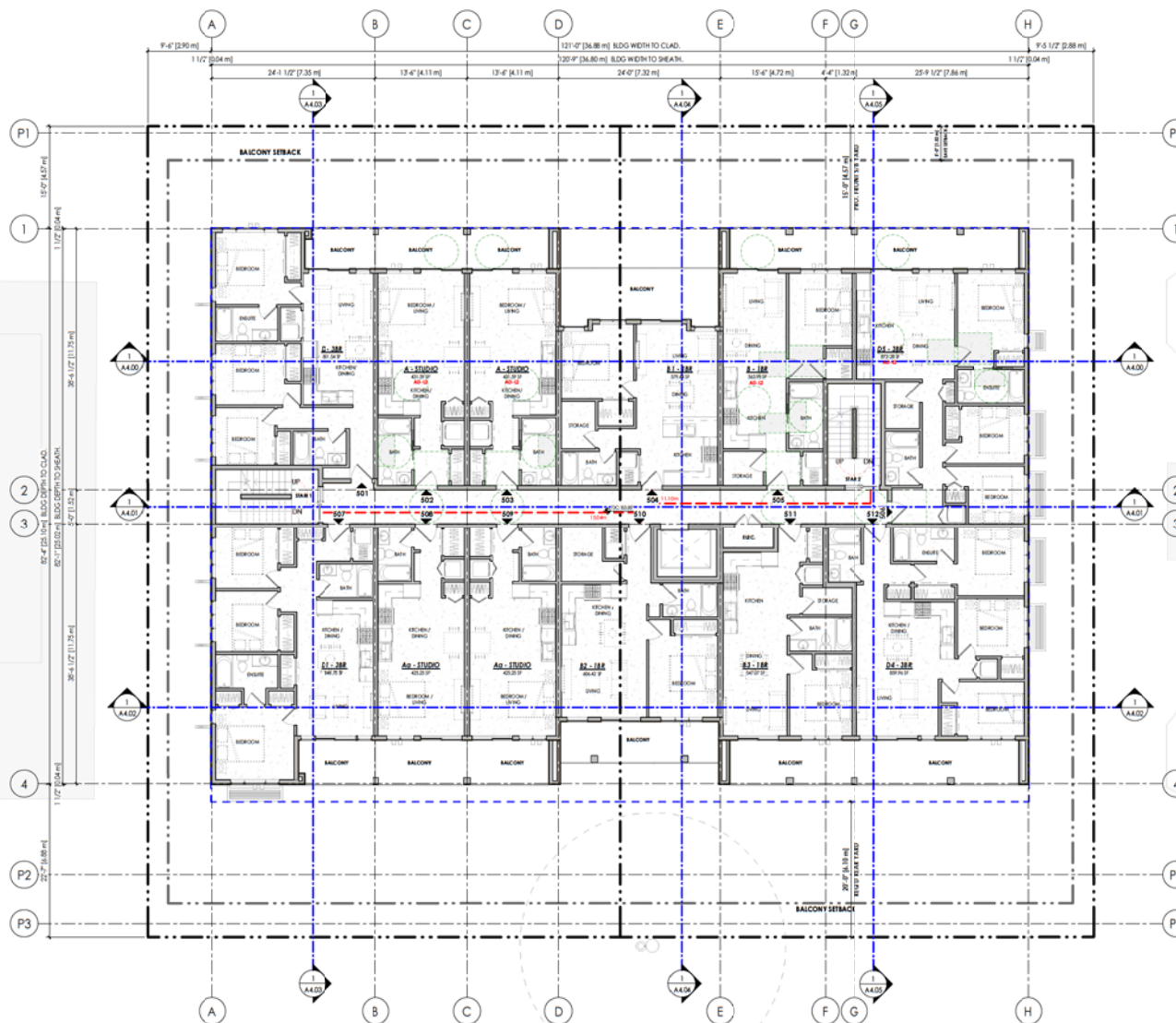
PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC	
DRAWN BY:	ISSUE #
GA	3g
SCALE:	PROJECT NO:
AS SHOWN	GA-G218

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SHEET TITLE
LEVEL 4 FLOOR PLAN

REVISION NO:	SHEET NO:
	A2.05
CITY STAMP:	



LEVEL 5 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

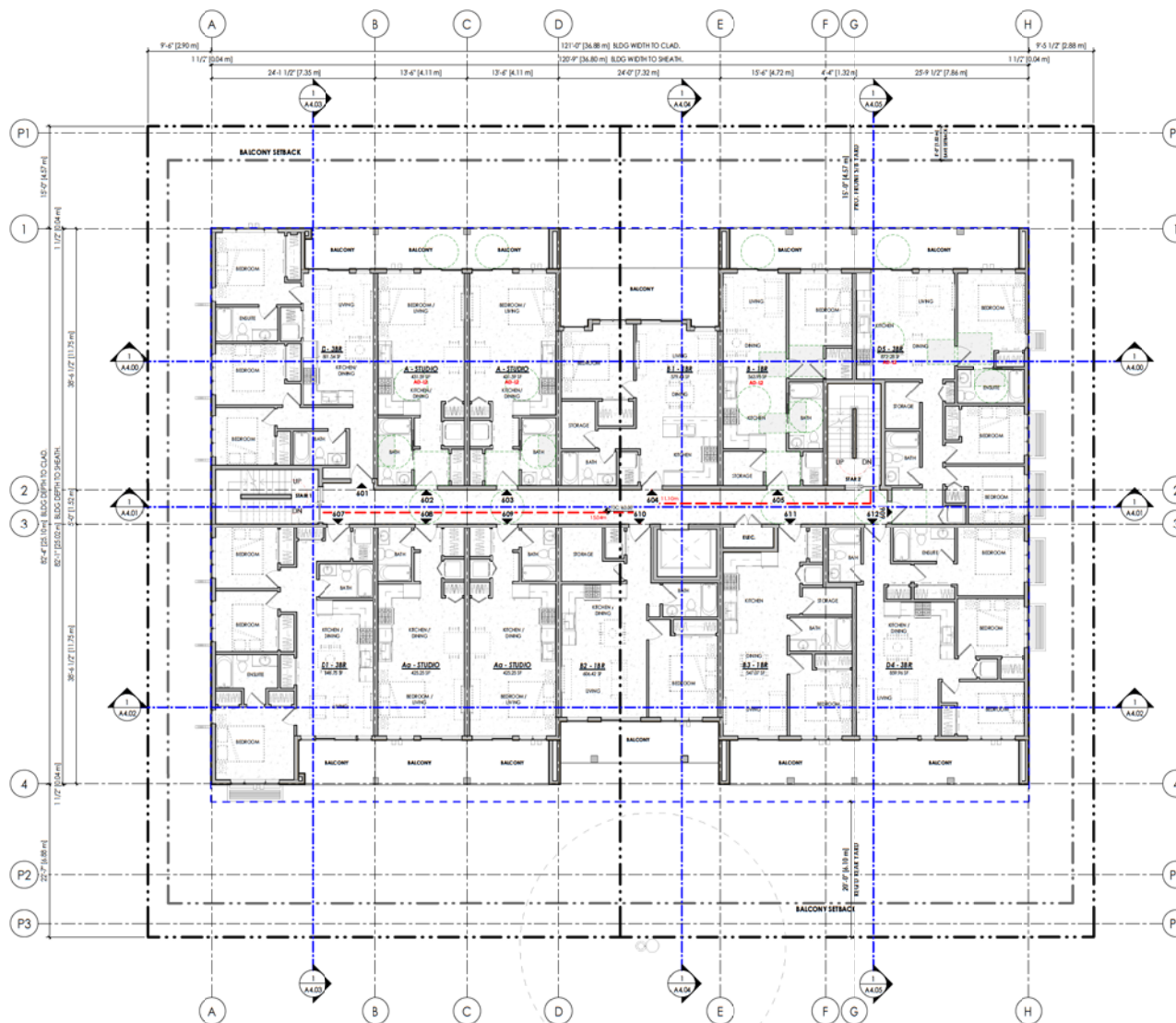
341 347 WEST 4TH STREET, NORTH VANCOUVER, BC	
DRAWN BY:	ISSUE #
GA	3g
SCALE:	PROJECT NO:
AS SHOWN	GA-G218

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SHEET TITLE
LEVEL 5 FLOOR PLAN

REVISION NO:	SHEET NO: A2.06
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CITY STAMP:



LEVEL 6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

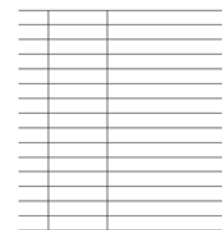
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SCALE: AS SHOWN
PROJECT NO: GA-G218

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SHEET TITLE
LEVEL 6 FLOOR PLAN

REVISION NO: SHEET NO:
A2.07

CITY STAMP:



38	AUG 29, 2025	OP 63 - SUBMISSION (PLR DEP.)
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3d	JULY 24, 2025	OP 03 - COORDINATION 2
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3b	JULY 12, 2024	OP 02 - DRAFT
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3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
110	DATE	DESCRIPTION

[illegible]t. 604.733.7679
e. info@montgomerybooks.com, www.montgomerybooks.com

BC, Canada, V6P 4Z4
www.gradupointtechnics.com





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PROJECT NAME: _____

APARTMENT ON WEST

4TH STREET341 347 WEST 454 STREET, NORTH VANCOUVER, BCGA 3g

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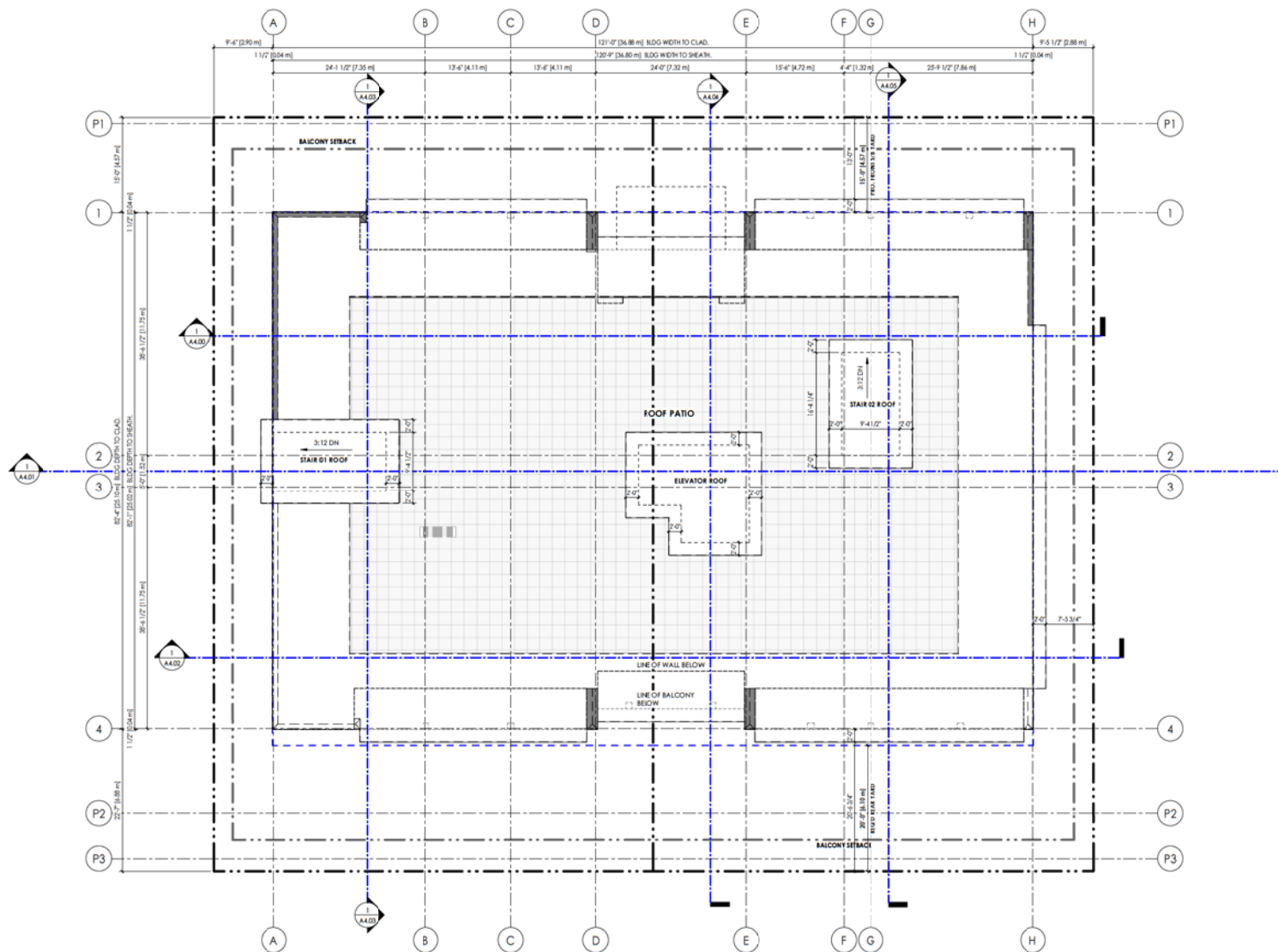
(GAL) THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAL AND CAN BE REPRODUCED ONLY WITH GAL'S WRITTEN PERMISSION. 2015-01-01, 10:00 AM, 2015-01-01, 10:00 AM, 2015-01-01, 10:00 AM

ROOF PATIO FLOOR

PLAN

REVISION NO:	SHEET NO:
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[illegible]



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

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PROJECT NAME
RENTAL HOUSING
APARTMENT ON WEST
4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
DRAWN BY: GA
SCALE: AS SHOWN
PROJECT NO: GA-G218

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REVISION NO.	SHEET NO.
	A2.09
CITY STAMP:	



MATERIAL LIST

1. FINISHED ALUMINUM FLASHING / COPING
COLOR a = SILVER
COLOR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
2. HARDIE SIDING 4" EXPOSURE
COLOR a = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
COLOR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
3. TITANUM FIBER CEMENT PANEL
CERACLAD 8 REVEAL "SLATE" - HMMF130RU
4. LONGBOARD CLADDING
DARK KNOTTY PINE, STAIN
5. COLUMN AND WOOD BEAM AT ENTRANCE AND ROOF OVERHANG
HEAVY TIMBER, DARK KNOTTY PINE, STAIN
6. SHOWN WOOD COLUMN, PAINTED
DARK KNOTTY PINE, STAIN
7. DARK GREY FRAME VINYL WINDOW/DOOR THERMALLY BROKEN EURO WINDOW
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
8. STOREFRONT ALUMINUM DOOR
BENJAMIN MOORE, 2134-30 IRON MOUNTAIN
9. SOLID WOOD PANEL DOOR
STAINED DEER GREY
10. FACE-MOUNTED ALUMINUM RAILING WITH GLASS PANEL
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
11. OVERHEAD GATE
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
12. ALUMINUM PRIVACY SCREEN
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
13. TRIM AND FASCIA BOARD, PAINTED
COLOR a = WHITE
COLOR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
14. SHADING DEVICE
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
15. ALUMINUM SPOKE
WHITE
16. 2-Ply 185 TORCH-ON ROOFING MEMBRANE
BLACK

NORTH ELEVATION (W 4TH ST)
SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION
1	2023-10-17	ISSUE
2	2023-10-17	ISSUE
3	2023-10-17	ISSUE
4	2023-10-17	ISSUE
5	2023-10-17	ISSUE
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14	2023-10-17	ISSUE
15	2023-10-17	ISSUE
16	2023-10-17	ISSUE

NO.	DATE	DESCRIPTION
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14	2023-10-17	ISSUE
15	2023-10-17	ISSUE
16	2023-10-17	ISSUE

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e. info@gradualarchitecture.com
c. 255 - 5148 Granville Street, Vancouver, BC, Canada, V6P 4K4
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PROJECT NAME
RENTAL HOUSING
APARTMENT ON WEST
4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
DRAWN BY: 3g
SCALE: AS SHOWN
PROJECT NO: GA-G218

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SHEET TITLE
NORTH ELEVATION ON
W 4TH ST

REVISION NO: SHEET NO:
A3.00

CITY STAMP:



MATERIAL LIST

1. FINISHED ALUMINUM FLASHING / COPING
COLOR a = SILVER
COLOR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
2. HARDIE SIDING 4" EXPOSURE
SHADE HARDIE PLANK, 1888 CEMENT CEDAR/MILL, ARCTIC WHITE
3. TITANIZED FIBER CEMENT PANEL
CERACLAD 8 REVEAL "SLATE" - HNMF133RU
4. LONGBOARD CLADDING
DARK KNOTTY PINE, STAIN
5. COLUMN AND WOOD BEAM AT ENTRANCE AND ROOF OVERHANG
HEAVY TIMBER, DARK KNOTTY PINE, STAIN
6. SHOWN WOOD COLUMN, PAINTED
DARK KNOTTY PINE, STAIN
7. DARK GREY FRAME VINYL WINDOW/DOOR THERMALLY BROKEN EURO WINDOW
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
8. STOREFRONT ALUMINUM DOOR
BENJAMIN MOORE, 2134-30 IRON MOUNTAIN
9. SOLID WOOD PANEL DOOR
STAINED DEER GREY
10. FACE-MOUNTED ALUMINUM RAILING WITH GLASS PANEL
11. OVERHEAD GATE
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
12. ALUMINUM PRIVACY SCREEN
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
13. TRIM AND FASCIA BOARD, PAINTED
COLOR a = WHITE
COLOR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
14. SHADING DEVICE
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
15. ALUMINUM SPOKE
WHITE
16. 2-Ply 185 TORCH-ON ROOFING MEMBRANE
BLACK

SOUTH ELEVATION (LANE)

SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
3d	JULY 24, 2023	DP 13 - COORDINATION 2
3c	JULY 16, 2023	DP 13 - COORDINATION
3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION
ISSUE:		
		
1. 604.733.7679		
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SEAL:		
		
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PROJECT NAME:		
RENTAL HOUSING APARTMENT ON WEST 4TH STREET		
341 347 WEST 4TH STREET, NORTH VANCOUVER, BC		
DRAWN BY: ISSUE #		
GA 3g		
SCALE: PROJECT NO:		
AS SHOWN GA-G218		
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SHEET TITLE:		
SOUTH ELEVATION		
REVISION NO. SHEET NO.		
CITY STAMP: A3.01		

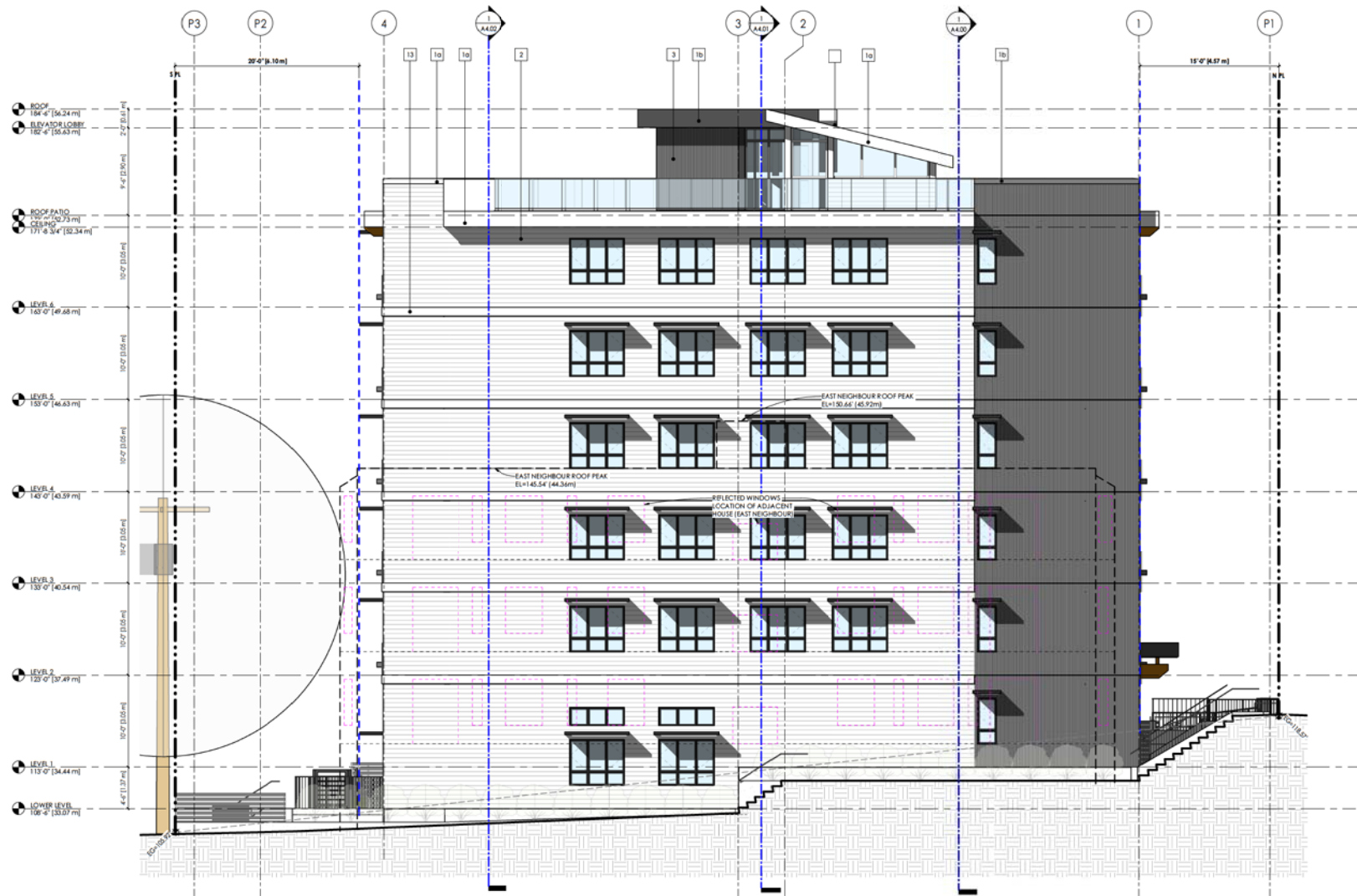
REVISION NO:	SHEET NO: A3.02
CITY STAMP:	

MATERIAL LIST

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COLOR a = SILVER
COLOR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
2. HARDIE SIDING 4" EXPOSURE
CAMEL HIDE PLANK FIBER CEMENT CEDARMILL, ARCTIC WHITE
3. TEXTURED FIBER CEMENT PANEL
CEKACLAD 8 REVEAL - SLATE - HINNY1359RU
4. LONGBOARD CLADDING
DARK KNOTTY PINE, STAIN
5. COLUMN AND WOOD BEAM AT ENTRANCE AND ROOF OVERHANG
HEAVY TIMBER, DARK KNOTTY PINE, STAIN
6. SMOOTH WOOD COLUMN, PAINTED
DARK KNOTTY PINE, STAIN
7. DARK GREY FRAME VINYL WINDOW/DOOR THERMALLY BROKEN-DOUBLE WINDOW
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
8. SKID-PROOF ALUMINUM DOOR
BENJAMIN MOORE, 2134-30 IRON MOUNTAIN
9. SOLID WOOD PANEL DOOR
STAINED GRAY GREY
10. FACE MOUNTED ALUMINUM RAILING WITH GLASS PANEL
11. OVERHEAD GATE
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
12. ALUMINUM PRIVACY SCREEN
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
13. TRIM AND FASCIA BOARD, PAINTED
COLOR a = WHITE
COLOR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY
14. SHADING DEVICE
BENJAMIN MOORE, 2128-10 BLACK BEAUTY
15. ALUMINUM SORBIT
WHITE
16. 3-PIT 88 TORCH-ON ROOFING MEMBRANE
BLACK

EAST ELEVATION

SCALE: 3/16" = 1'-0"



NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
3d	JULY 24, 2023	DP 13 - COORDINATION 2
3c	JULY 16, 2023	DP 13 - COORDINATION
3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 11 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 11 - SUBMISSION
NO.	DATE	DESCRIPTION



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e. info@gradualarchitecture.com
c. 255 - 8148 Granville Street, Vancouver, BC, Canada, V6P 4K4
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PROJECT NAME
**RENTAL HOUSING
APARTMENT ON WEST
4TH STREET**

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
DRAWN BY: ISSUE #
GA 3g
SCALE: PROJECT NO:
AS SHOWN GA-G218

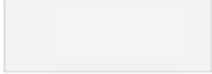
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SHEET TITLE
EAST ELEVATION

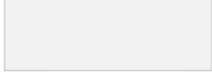
REVISION NO. SHEET NO.
A3.03

CITY STAMP:

1. **PREFINISHED ALUMINIUM FLASHING / COPING**
COLOR a = BENJAMIN MOORE, OC-25 CLOUD COVER



COLOR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY



2. **HARDIE SIDING 4" EXPOSURE**
JAMES HARDIE PLANK FIBER CEMENT CEDARMILL, ARCTIC WHITE



3. **TEXTURED FIBER CEMENT PANEL**
CERCLAD 8 REVEAL - "SLATE" - HNM91359RU



4. **LONGBOARD CLADDING**
DARK KNOTTY PINE, STAIN



5. **COLUMN AND WOOD BEAM AT ENTRANCE & ROOF OVERHANG**
HEAVY TIMBER, DARK KNOTTY PINE, STAIN



6. **SMOOTH WOOD COLUMN, PAINTED**
DARK KNOTTY PINE, STAIN



7. **DARK GREY FRAME VINYL WINDOW/DOOR THERMALLY BROKEN-
EUROLINE WINDOW**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



8. **STOREFRONT ALUMINIUM DOOR**
BENJAMIN MOORE, 2134-30 IRON MOUNTAIN



9. **SOLID WOOD PANEL DOOR**
STAINED DRAX GREY



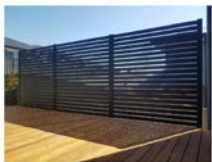
10. **FACE-MOUNTED ALUMINIUM RAILING WITH GLASS PANEL**



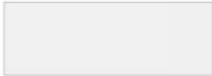
11. **OVERHEAD GATE**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



12. **ALUMINIUM PRIVACY SCREEN**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



13. **TRIM AND FASCIA BOARD, PAINTED**
COLOR a = WHITE



COLOR b = BENJAMIN MOORE, 2128-10 BLACK BEAUTY



14. **SHADING DEVICE**
BENJAMIN MOORE, 2128-10 BLACK BEAUTY



15. **ALUMINIUM SOFFIT**
WHITE



16. **2-PLY SBS TORCH-ON ROOFING MEMBRANE**
BLACK

MATERIAL BOARD

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MATERIAL BOARD - FRONT

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MATERIAL BOARD - REAR



NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14- STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13- SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13- SUBMISSION
3d	JULY 24, 2023	DP 13- COORDINATION 2
3c	JULY 16, 2023	DP 13- COORDINATION
3b	JULY 12, 2024	DP 12- DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

ISSUE:

GA GRADUAL ARCHITECTURE INC.

1. 604.733.7679
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c. 255-5148 Granville Street, Vancouver, BC, Canada, V6P 4T4
www.gradualarchitecture.com

SEAL:

REGISTERED ARCHITECT
2025-10-17
BRITISH COLUMBIA
JIM L. GUNN

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PROJECT NAME:
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

DRAWN BY: 3g

SCALE: AS SHOWN

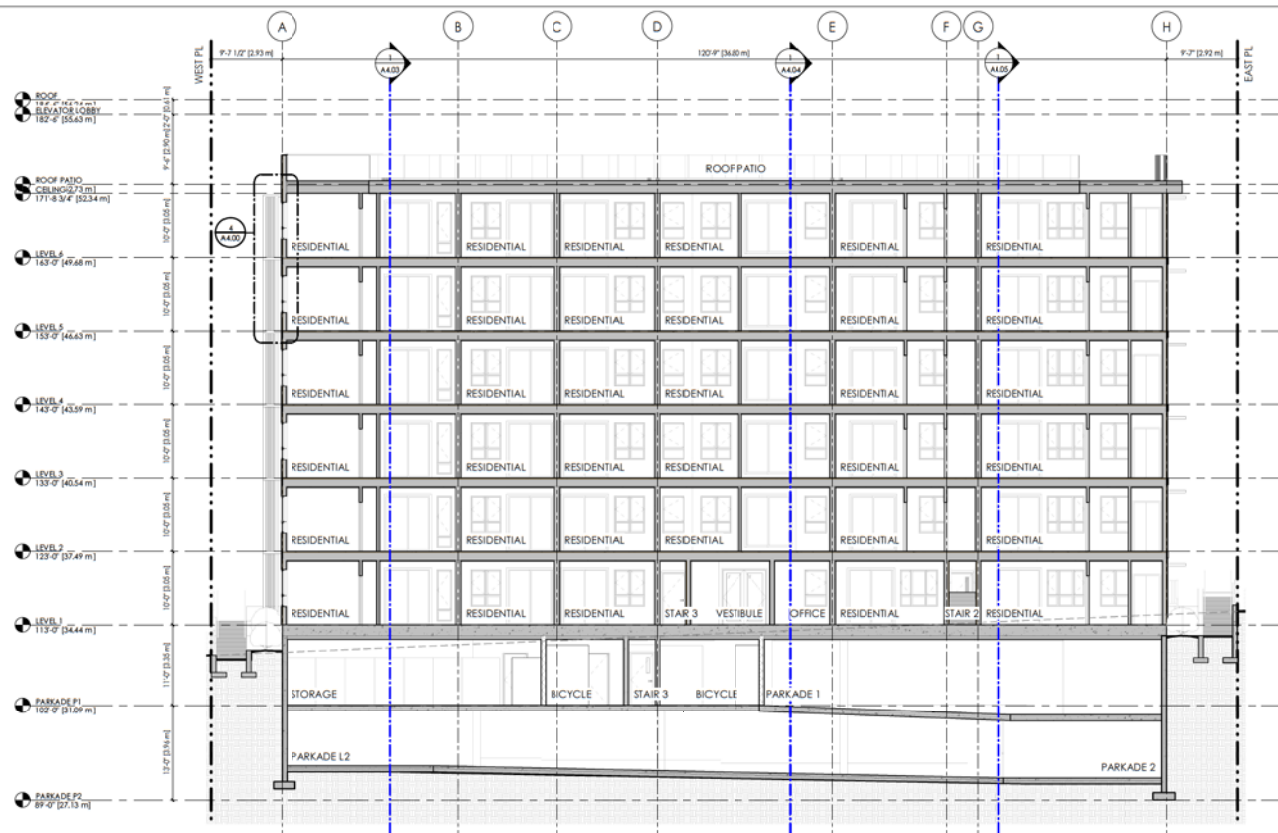
PROJECT NO: GA-G218

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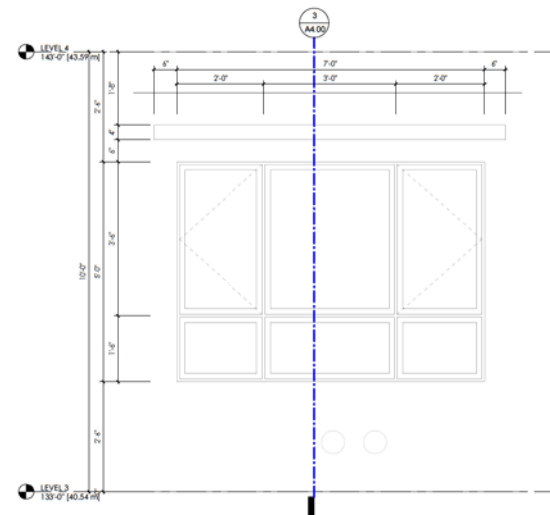
SHEET TITLE:
MATERIAL AND COLOR BOARD

REVISION NO: SHEET NO: A3.04

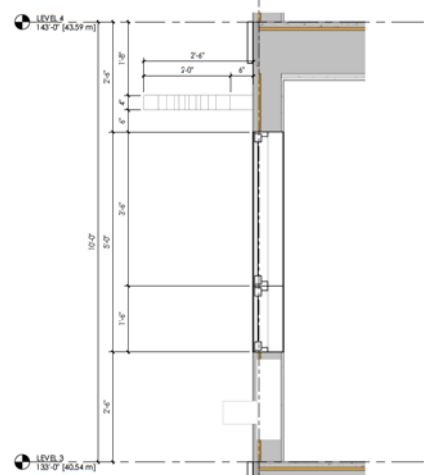
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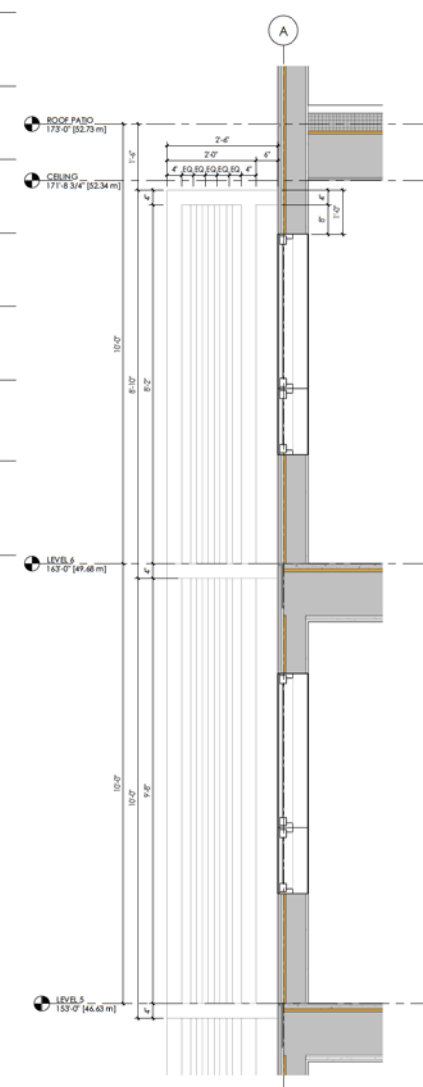
1 LONGITUDINAL SECTION 1
SCALE: 1/8" = 1'-0"



2 HORIZONTAL SHADING DEVICE FRONT ELEVATION
SCALE: 3/4" = 1'-0"



3 HORIZONTAL SHADING DEVICE SECTION
SCALE: 3/4" = 1'-0"



4 VERTICAL SHADING DEVICE DETAIL
SCALE: 3/4" = 1'-0"

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ISSUE:
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 REGISTERED ARCHITECT
 BRITISH COLUMBIA
 2025-10-17

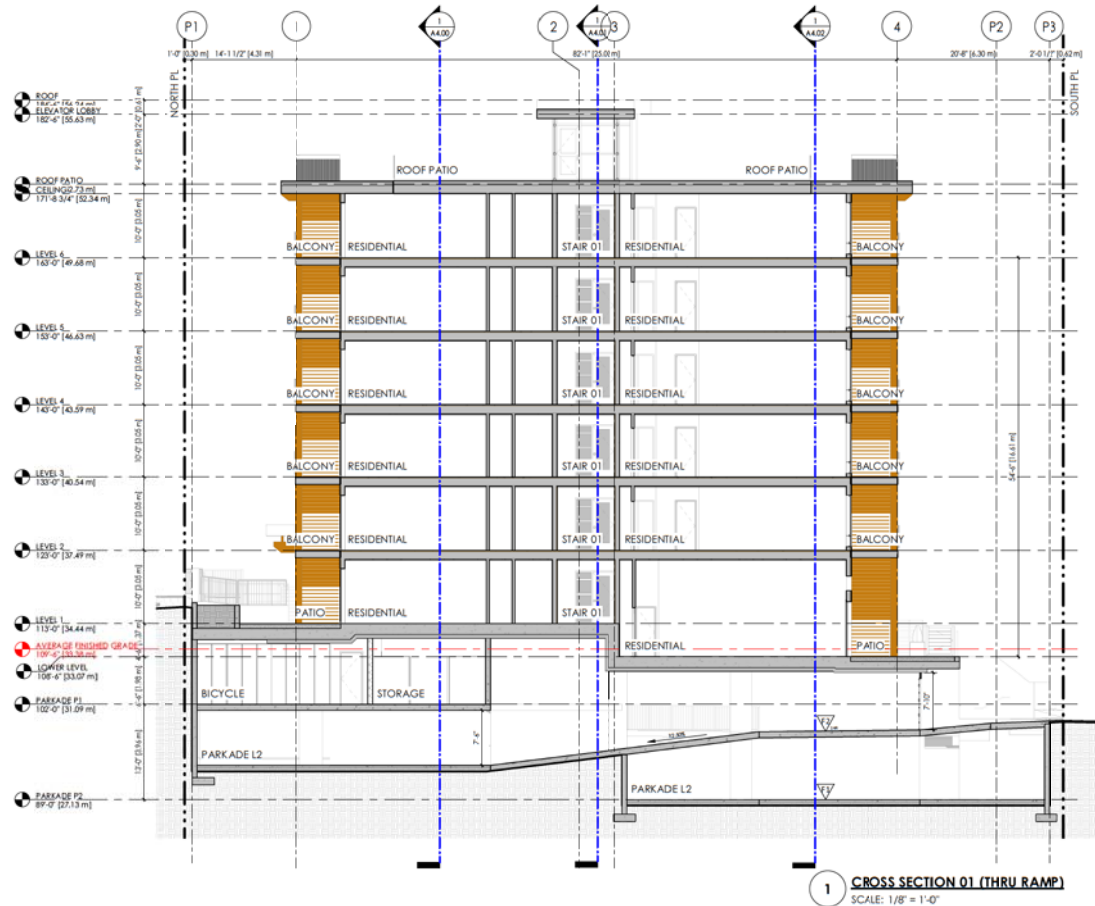
PROJECT NAME:
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
 DRAWN BY: ISSUE #
 GA 3g
 SCALE: PROJECT NO:
 AS SHOWN GA-G218

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SHEET TITLE:
BUILDING SECTIONS

REVISION NO. SHEET NO.
A4.00
 CITY STAMP:



NO.	DATE	DESCRIPTION
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GRADUAL ARCHITECTURE INC.
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 e. info@gradualarchitecture.com
 c. 255 - 5168 Granville Street, Vancouver, BC, Canada, V6P 4K4
 www.gradualarchitecture.com



PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

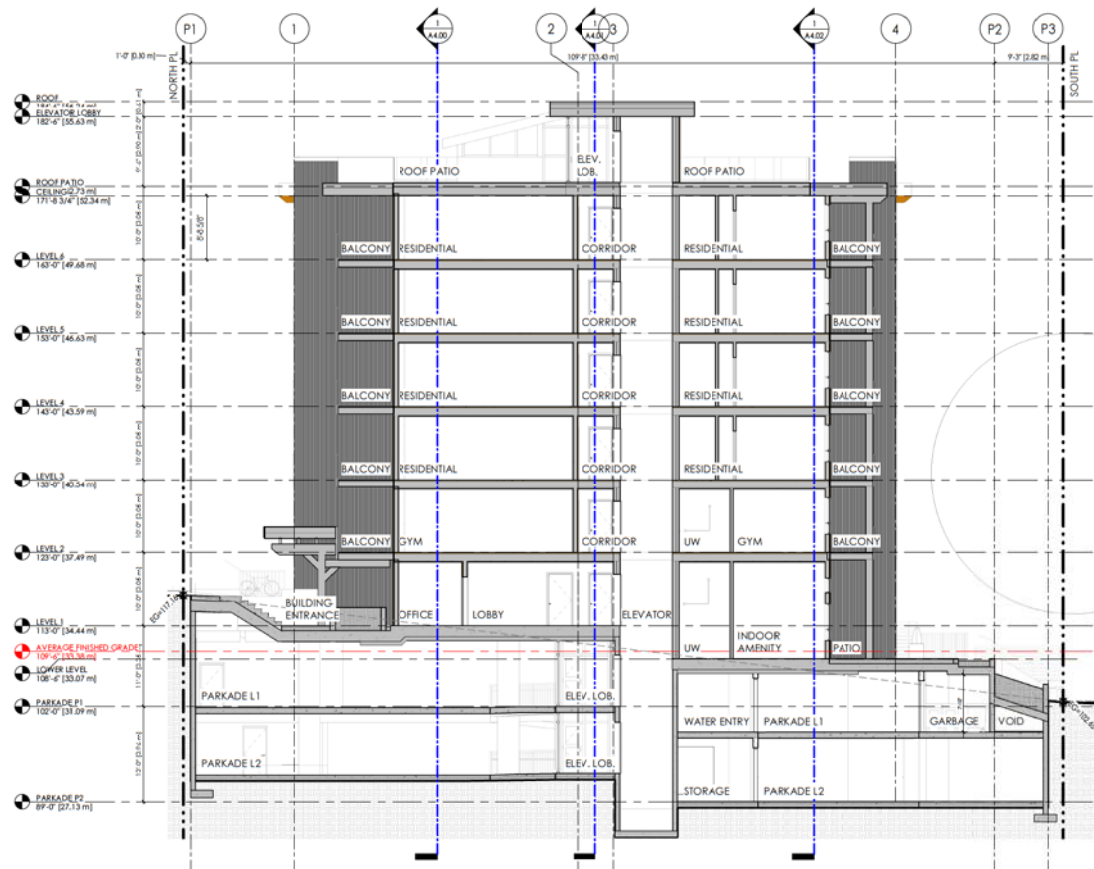
341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
 DRAWN BY: GA 3g
 SCALE: AS SHOWN
 PROJECT NO: GA-G218

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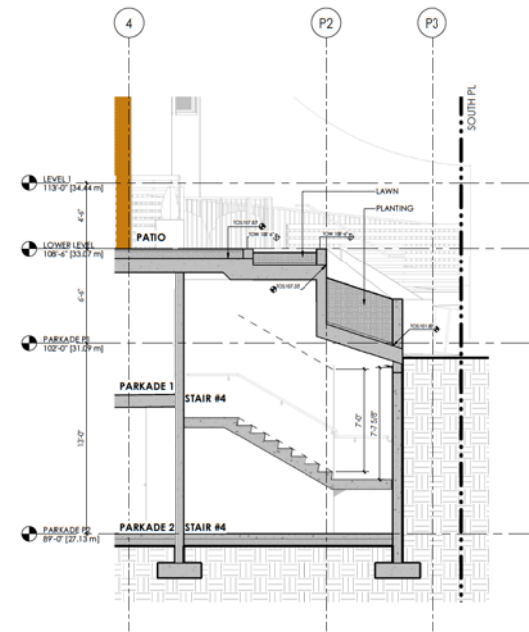
SHEET TITLE
BUILDING SECTIONS

REVISION NO. SHEET NO.
A4.03

CITY STAMP:



1 CROSS SECTION 02 (THRU ELEVATOR SHAFT)
SCALE: 1/8" = 1'-0"



2 CROSS SECTION THRU STAIR 4
SCALE: 1/4" = 1'-0"

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GRADUAL ARCHITECTURE INC.
 1. 604.733.7679
 e. info@gradualarchitecture.com
 c. 255 - 5168 Granville Street, Vancouver, BC, Canada, V6P 4K4
 www.gradualarchitecture.com



PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

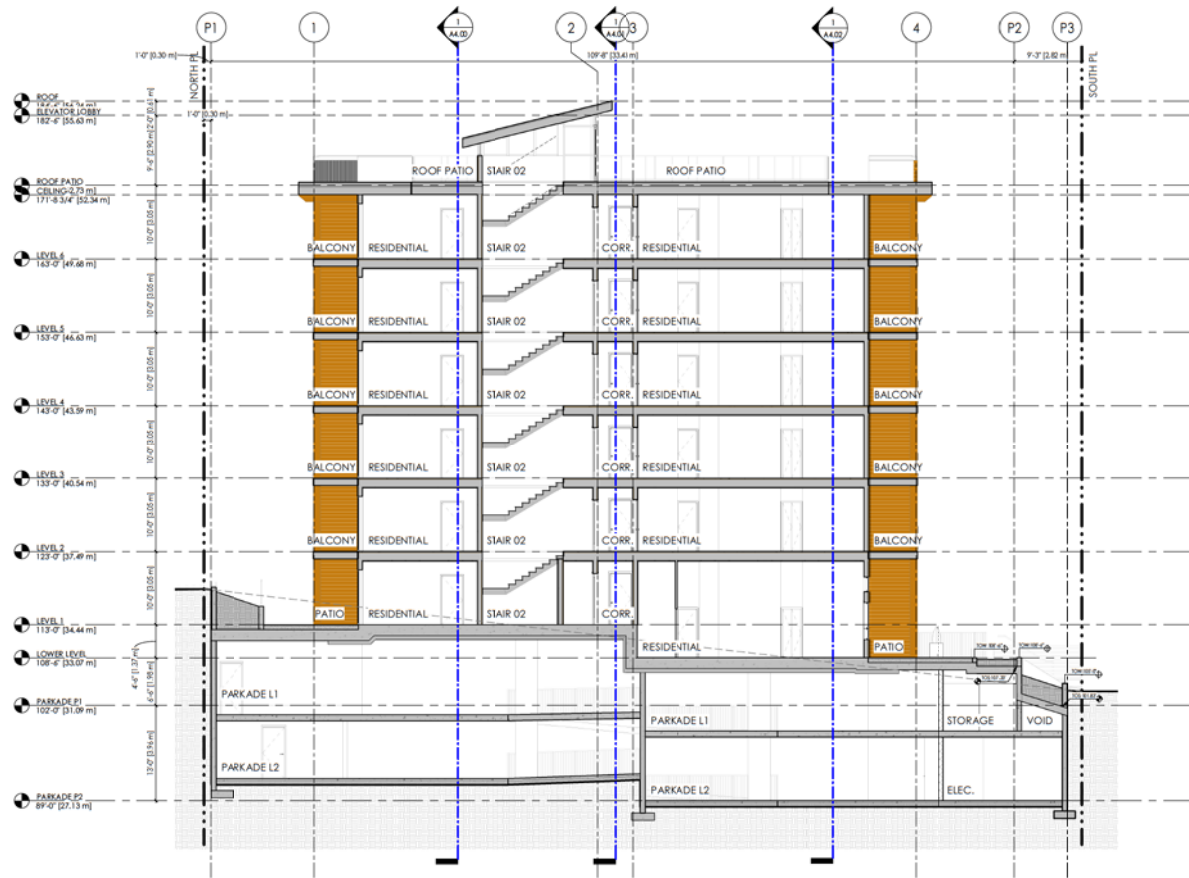
341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
 DRAWN BY: ISSUE #
 GA 3g
 SCALE: PROJECT NO:
 AS SHOWN GA-G218

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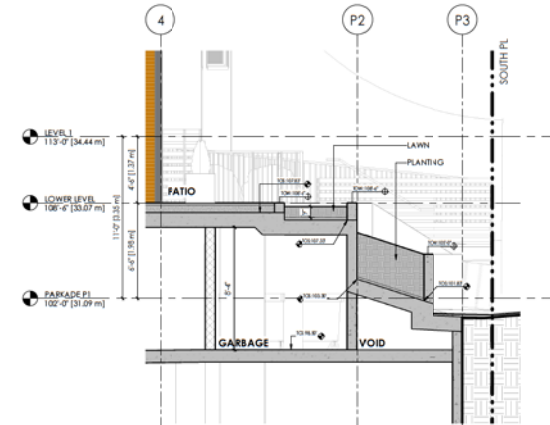
SHEET TITLE
BUILDING SECTIONS

REVISION NO. SHEET NO.
A4.04

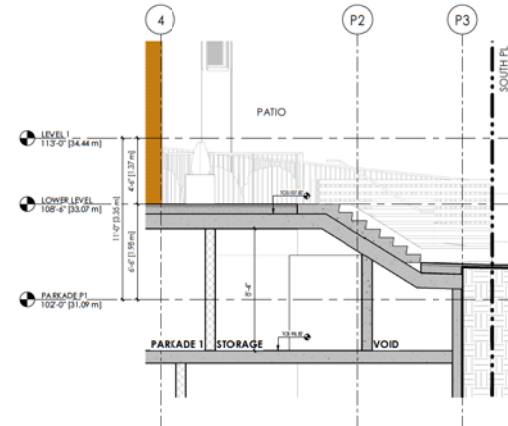
CITY STAMP:



1 CROSS SECTION 03
SCALE: 1/8" = 1'-0"



2 CROSS SECTION THRU GARBAGE
SCALE: 1/4" = 1'-0"



3 CROSS SECTION THRU REAR PUBLIC STAIR
SCALE: 1/4" = 1'-0"

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REVISIONS:

3g OCT 17, 2023 DP 14 - STAFF REVIEW MEMO #2

3f AUG 29, 2023 DP 13 - SUBMISSION (R RE DEP)

3e JULY 31, 2023 DP 13 - SUBMISSION

3d JULY 24, 2023 DP 13 - COORDINATION 2

3c JULY 16, 2023 DP 13 - COORDINATION

3b JULY 12, 2024 DP 12 - DRAFT

3a FEB 07, 2024 RESIZING DP 01 - FIRE ACCESS ROUTE

3 NOV 30, 2023 RESIZING DP 01 - SUBMISSION

NO. DATE DESCRIPTION

RE:

GRADUAL ARCHITECTURE

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5. 2025-10-17

6. REGISTERED ARCHITECT

7. BRITISH COLUMBIA

8. 2025-10-17

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PROJECT NAME

RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

DRAWN BY: ISSUE #

GA 3g

SCALE: PROJECT NO:

AS SHOWN GA-G218

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SHEET TITLE

BUILDING SECTIONS

REVISION NO. SHEET NO.

A4.05

CITY STAMP:

ADAPTABLE DESIGN GUIDELINES

DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5 - 1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs - maximum degree of colour contrast on nosing of each stair.	Outside stairs - maximum degree of colour contrast on nosing of each stair.	Outside stairs - maximum degree of colour contrast on nosing of each stair.
BUILDING ACCESS	Curbside have tactile and visual cues.	Curbside have tactile and visual cues.	Curbside have tactile and visual cues.
BUILDING ACCESS	Unobstructed access to main building entrances from streetside/sidewalks.	Unobstructed access to main building entrances from streetside/sidewalks.	Unobstructed access to main building entrances from streetside/sidewalks.
BUILDING ACCESS	Unobstructed internal access: - from parking levels containing accessible parking (7' or 1520mm corridors, 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - from parking levels containing accessible parking (7' or 1520mm corridors, 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - from parking levels containing accessible parking (7' or 1520mm corridors, 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance
BUILDING ACCESS	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parking level where disability parking is provided.	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parking level where disability parking is provided.	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parking level where disability parking is provided.
BUILDING ACCESS	Disability Parking provided in accordance with Zoning Bylaw Figure 9-4 as attached.	Disability Parking provided in accordance with Zoning Bylaw Figure 9-4 as attached.	Disability Parking provided in accordance with Zoning Bylaw Figure 9-4 as attached.
BUILDING ACCESS	Flush thresholds throughout the building (maximum 1/2" or 13mm height).	Flush thresholds throughout the building (maximum 1/2" or 13mm height).	Flush thresholds throughout the building (maximum 1/2" or 13mm height).
BUILDING ACCESS	Accessible building entrances, call buttons and, where provided, suite door bells *	Accessible building entrances, call buttons and, where provided, suite door bells *	Accessible building entrances, call buttons and, where provided, suite door bells *

* Illustrations available
- Options considered

- 1 of 3

Design Elements
July 2005

DESIGN ELEMENTS

3 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
COMMON AREAS	Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius a foot *	Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius a foot *	Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius a foot *
CIRCULATION	Corridor minimum 4' or 1220mm wide (except for service access areas) *	Corridor minimum 4' or 1220mm wide (except for service access areas) *	Corridor minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION	Provide 2' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 2' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 2' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (gasket doors acceptable for bathrooms and bedrooms) *	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (gasket doors acceptable for bathrooms and bedrooms) *	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (gasket doors acceptable for bathrooms and bedrooms) *
SUITE CIRCULATION	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 600mm clear opening. Minimum one door 2'-10" or 600mm clear door opening. Minimum one patio or balcony door with maximum 1/2" or 13mm threshold ** Minimum 5' or 1520mm turning radius on patio / balcony. Opening mechanism maximum 48" or 1168mm above floor (provide notation in window schedule).	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 600mm clear opening. Minimum one door 2'-10" or 600mm clear door opening. Minimum one patio or balcony door with maximum 1/2" or 13mm threshold ** Minimum 5' or 1520mm turning radius on patio / balcony. Opening mechanism maximum 48" or 1168mm above floor (provide notation in window schedule).	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 600mm clear opening. Minimum one door 2'-10" or 600mm clear door opening. Minimum one patio or balcony door with maximum 1/2" or 13mm threshold ** Minimum 5' or 1520mm turning radius on patio / balcony. Opening mechanism maximum 48" or 1168mm above floor (provide notation in window schedule).
PATIOS & BALCONIES	Minimum one patio or balcony door with maximum 1/2" or 13mm threshold ** Minimum 5' or 1520mm turning radius on patio / balcony. Opening mechanism maximum 48" or 1168mm above floor (provide notation in window schedule).	Minimum one patio or balcony door with maximum 1/2" or 13mm threshold ** Minimum 5' or 1520mm turning radius on patio / balcony. Opening mechanism maximum 48" or 1168mm above floor (provide notation in window schedule).	Minimum one patio or balcony door with maximum 1/2" or 13mm threshold ** Minimum 5' or 1520mm turning radius on patio / balcony. Opening mechanism maximum 48" or 1168mm above floor (provide notation in window schedule).
PATIOS & BALCONIES	Minimum one patio or balcony door with maximum 1/2" or 13mm threshold ** Minimum 5' or 1520mm turning radius on patio / balcony. Opening mechanism maximum 48" or 1168mm above floor (provide notation in window schedule).	Minimum one patio or balcony door with maximum 1/2" or 13mm threshold ** Minimum 5' or 1520mm turning radius on patio / balcony. Opening mechanism maximum 48" or 1168mm above floor (provide notation in window schedule).	Minimum one patio or balcony door with maximum 1/2" or 13mm threshold ** Minimum 5' or 1520mm turning radius on patio / balcony. Opening mechanism maximum 48" or 1168mm above floor (provide notation in window schedule).
WINDOWS	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *
WINDOWS	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *
KITCHEN	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *
KITCHEN	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *
KITCHEN	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *
KITCHEN	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *
KITCHEN	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor. Continuous counter between sink and stove *

* Illustrations available
- Options considered

- 2 of 3

Design Elements
July 2005

DESIGN ELEMENTS

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	LEVEL ONE	LEVEL TWO	LEVEL THREE
KITCHEN	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 48" or 1370mm length) *	Toilet located adjacent to wall (min 48" or 1370mm length) *	Toilet located adjacent to wall (min 48" or 1370mm length) *
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *
MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Accessible storage *	Accessible storage *	Accessible storage *
MIN. ONE BATHROOM	Provide pocket door or door swing out *	Provide pocket door or door swing out *	Provide pocket door or door swing out *
MIN. ONE BATHROOM	Space under sink minimum 22" or 510mm wide *	Space under sink minimum 22" or 510mm wide *	Space under sink minimum 22" or 510mm wide *
MIN. ONE BATHROOM	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1996 BC Building Access Handbook for details.	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1996 BC Building Access Handbook for details.	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1996 BC Building Access Handbook for details.
MIN. ONE BEDROOM	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *
MIN. ONE BEDROOM	Provide from leading side to side washer / dryer study or in open area.	Provide from leading side to side washer / dryer study or in open area.	Provide from leading side to side washer / dryer study or in open area.
LAUNDRY FACILITIES	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer
LAUNDRY FACILITIES	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer

S:\COMMUNITY PLANNING\Adaptable Design\units\Design Elements Handout.doc

* Illustrations available
- Options considered

- 3 of 3

Design Elements
July 2005

DESIGN ELEMENTS

ADAPTABLE DESIGN GUIDELINES

FIXTURES AND FINISHES

6 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4' or 100mm high in contrasting colours).	Easy to read building address numbers (min. 4' or 100mm high in contrasting colours).	Easy to read building address numbers (min. 4' or 100mm high in contrasting colours).
BASIC	Lighting levels to a minimum of 150 lux outside and inside main building entries and suite entries.	Lighting levels to a minimum of 150 lux outside and inside main building entries and suite entries.	Lighting levels to a minimum of 150 lux outside and inside main building entries and suite entries.
BASIC	No polished finish on building entry flooring (provide flooring samples).	No polished finish on building entry flooring (provide flooring samples).	No polished finish on building entry flooring (provide flooring samples).
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule).	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule).	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule).
BASIC	Signage throughout common areas has well contrasted colours.	Signage throughout common areas has well contrasted colours.	Signage throughout common areas has well contrasted colours.
BASIC	Elevators have well contrasted control buttons.	Elevators have well contrasted control buttons.	Elevators have well contrasted control buttons.
CIRCULATION	Slip resistant flooring.	Slip resistant flooring.	Slip resistant flooring.
CIRCULATION	Colour contrasting and doors.	Colour contrasting and doors.	Colour contrasting and doors.
BUILDING MEETING / AMENITY ROOMS	Provide carpet and drapes to absorb sound and decrease echoes.	Provide carpet and drapes to absorb sound and decrease echoes.	Provide carpet and drapes to absorb sound and decrease echoes.
UNIT ENTRIES	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES	Door handle at 45" or 1000mm above the floor, with deadbolts placed immediately above or below.	Door handle at 45" or 1000mm above the floor, with deadbolts placed immediately above or below.	Door handle at 45" or 1000mm above the floor, with deadbolts placed immediately above or below.
UNIT ENTRIES	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples).	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples).	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples).
UNIT FLOORING	High density, low level loop carpet and underlay maximum 1/2" or 13mm height.	High density, low level loop carpet and underlay maximum 1/2" or 13mm height.	High density, low level loop carpet and underlay maximum 1/2" or 13mm height.
PATIOS AND BALCONIES	Outdoor light fixture provided.	Outdoor light fixture provided.	Outdoor light fixture provided.
PATIOS AND BALCONIES	Electrical outlet provided.	Electrical outlet provided.	Electrical outlet provided.

* Illustrations available

- 2 of 3

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

7 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
ELECTRICAL	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 48" or 1170mm above finished floor.	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 48" or 1170mm above finished floor.	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 48" or 1170mm above finished floor.
ELECTRICAL	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor.	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor.	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor.
ELECTRICAL	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack.	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack.	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack.
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system.	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system.	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system.
ELECTRICAL	Double switch.	Double switch.	Double switch.
ELECTRICAL	Double switch.	Double switch.	Double switch.
WINDOWS	Easily grasped and operated mechanism for opening and locking windows.	Easily grasped and operated mechanism for opening and locking windows.	Easily grasped and operated mechanism for opening and locking windows.
KITCHEN	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting.	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting.	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting.
KITCHEN	Full-out work boards at 2'8" or 810mm height *	Full-out work boards at 2'8" or 810mm height *	Full-out work boards at 2'8" or 810mm height *
KITCHEN	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. 12" or 12" cabinet handles.	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. 12" or 12" cabinet handles.	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. 12" or 12" cabinet handles.
KITCHEN	Adjustable shelves in all cabinets.	Adjustable shelves in all cabinets.	Adjustable shelves in all cabinets.
KITCHEN	Drawer storage in key areas *	Drawer storage in key areas *	Drawer storage in key areas *
KITCHEN	Provision for removal of sink cabinet and lowering of counter height.	Provision for removal of sink cabinet and lowering of counter height.	Provision for removal of sink cabinet and lowering of counter height.
KITCHEN	Provision for water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing).	Provision for water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing).	Provision for water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing).
KITCHEN	Provision for the future installation of at least one counter reconfigurable in front of cabinets.	Provision for the future installation of at least one counter reconfigurable in front of cabinets.	Provision for the future installation of at least one counter reconfigurable in front of cabinets.
KITCHEN	Where regular refrigerator installed initially, provide adequate space for side by side model.	Where regular refrigerator installed initially, provide adequate space for side by side model.	Where regular refrigerator installed initially, provide adequate space for side by side model.
KITCHEN	Contrasting knobs on stove / cook top.	Contrasting knobs on stove / cook top.	Contrasting knobs on stove / cook top.

* Illustrations available

- 2 of 3

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

NO.	DATE	DESCRIPTION
1	OCT 17, 2005	DP 14 - STAFF REVIEW MEAS 02
2	AUG 29, 2005	DP 13 - SUBMISSION (RHE DEP)
3	JAN 31, 2005	DP 13 - SUBMISSION
4	JAN 24, 2005	DP 13 - COORDINATION 2
5	JAN 16, 2005	DP 13 - COORDINATION
6	JAN 12, 2004	DP 12 - DRAFT
7	FEB 07, 2004	REZONING DP 01 - FIRE ACCESS ROUTE
8	NOV 30, 2003	REZONING DP 01 - SUBMISSION
9	NOV 07, 2003	REZONING DP 01 - SUBMISSION

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REGISTERED ARCHITECT
BRITISH COLUMBIA
2005-10-17

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PROJECT NAME
**RENTAL HOUSING
APARTMENT ON WEST
4TH STREET**

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
DRAWN BY: ISSUE #
GA 3g
SCALE: PROJECT NO:
AS SHOWN GA-G218

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SHEET TITLE
**ADAPTABLE UNITS
DESIGN GUIDELINES**

REVISION NO: SHEET NO:
A5.00

CITY STAMP:

S:\COMMUNITY PLANNING\Adaptable Design\units\Fixtures_Finishes Handout.doc

* Illustrations available

- 3 of 3

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

DISABILITY PARKING REQUIREMENTS FOR MEDIUM DENSITY, HIGH DENSITY, AND ACCESSORY APARTMENT RESIDENTIAL USES

REQUIRED NUMBER OF DISABILITY PARKING SPACES TO BE PROVIDED FOR LEVEL 1 ADAPTABLE DESIGN DWELLING UNITS

TOTAL REQUIRED PARKING SPACES	REQUIRED NUMBER OF DISABILITY PARKING SPACES FOR LEVEL 1 ADAPTABLE DESIGN DWELLING UNITS
1 - 25	1
26 - 50	2
51 - 100	3
101 - 150	4
150 - 200	5
201 - 250	6
251 - 300	7
301 - 350	8
351 - 400	9
400 - 450	10

REQUIRED NUMBER OF DISABILITY PARKING SPACES TO BE PROVIDED FOR LEVEL 2 OR 3 ADAPTABLE DESIGN DWELLING UNITS

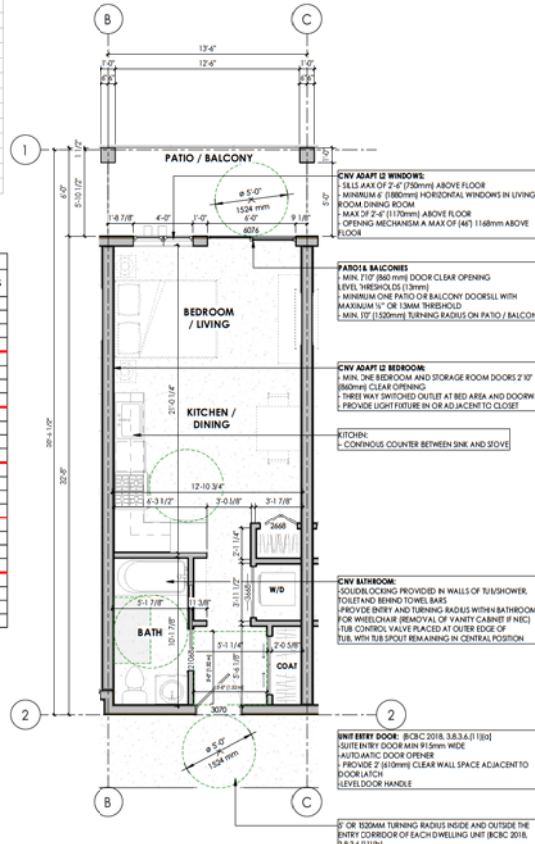
TOTAL REQUIRED PARKING SPACES	REQUIRED NUMBER OF DISABILITY PARKING SPACES FOR LEVEL 2 AND 3 ADAPTABLE DESIGN DWELLING UNITS
1 - 25	2
26 - 50	4
51 - 100	6
101 - 150	8
150 - 200	10
201 - 250	12
251 - 300	14
301 - 350	16
351 - 400	18
400 - 450	20

Calculation of Disability Parking Spaces is based on the required number of parking spaces rather than the total parking spaces provided.

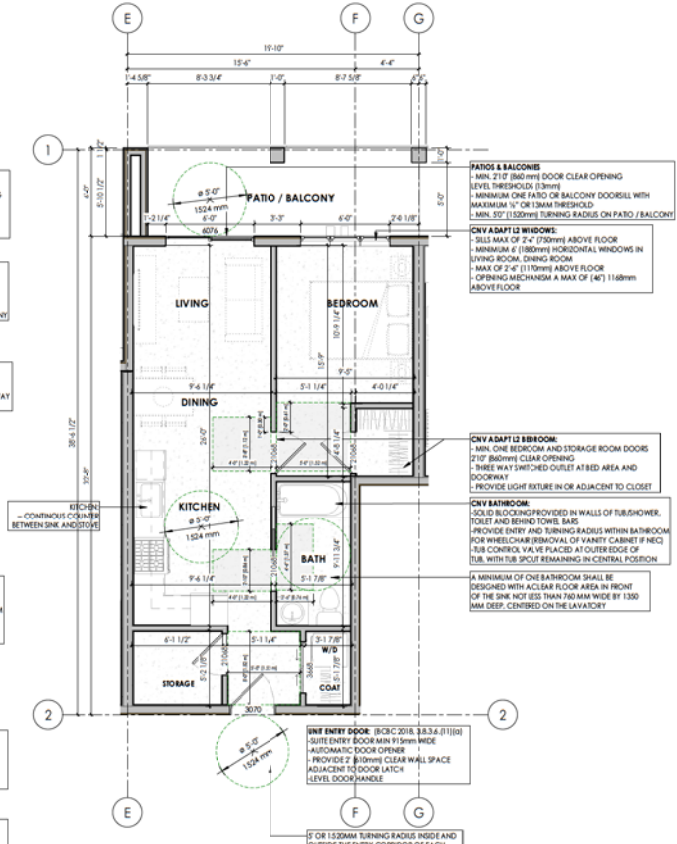
ADAPTABLE DESIGN UNIT LIST						
UNIT ADDRESS	UNIT LABEL	UNIT TYPE (BEDROOM)	LEVEL OF ADAPTABLE DESIGN	FLOOR / LEVEL	UNIT SIZE (SQ.FT.)	EXCL. FLOOR AREA (SQ.FT.)
102	STUDIO	1	2	3	431.59	20
103	STUDIO	1	2	3	423.81	20
105	3-BEDROOM	1	2	3	872.28	20
202	STUDIO	1	2	3	431.59	20
203	STUDIO	1	2	3	434.25	20
205	1-BEDROOM	1	2	3	563.81	20
206	3-BEDROOM	1	2	3	877.72	20
302	STUDIO	1	2	3	431.59	20
303	STUDIO	1	2	3	434.25	20
305	1-BEDROOM	1	2	3	563.81	20
304	3-BEDROOM	1	2	3	877.72	20
402	STUDIO	1	2	3	431.59	20
403	STUDIO	1	2	3	434.25	20
405	1-BEDROOM	1	2	3	563.81	20
406	3-BEDROOM	1	2	3	877.72	20
502	STUDIO	1	2	3	431.59	20
503	STUDIO	1	2	3	434.25	20
505	1-BEDROOM	1	2	3	563.81	20
504	3-BEDROOM	1	2	3	877.72	20
602	STUDIO	1	2	3	431.59	20
603	STUDIO	1	2	3	434.25	20
605	1-BEDROOM	1	2	3	563.81	20
606	3-BEDROOM	1	2	3	877.72	20

RESIDENTIAL UNIT SUMMARY

Level	Floor	Unit/Fr	Total Units	STUDIO	1 BR	2BR	3 BR
Level 1	10	10	10	5	1	0	4
Level 2	11	11	4	3	0	0	4
Level 3	12	12	4	4	0	0	4
Level 4	12	12	4	4	0	0	4
Level 5	12	12	4	4	0	0	4
Level 6	12	12	4	4	0	0	4
Total			69	25	20	0	24
%			100%	36.23%	28.99%	0.00%	34.78%
Area (SF)							



UNIT TYPE A (ADAPTABLE LEVEL 2)
SCALE: 1/4" = 1'-0"



UNIT TYPE B (ADAPTABLE LEVEL 2)
SCALE: 1/4" = 1'-0"



REVISIONS:

NO.	DATE	DESCRIPTION
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 03 - SUBMISSION (RUE DEP)
3e	JULY 31, 2023	DP 03 - SUBMISSION
3d	JULY 24, 2023	DP 03 - COORDINATION 2
3c	JULY 16, 2023	DP 03 - COORDINATION
3b	JULY 12, 2024	DP 02 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

ISSUE:



SEAL:



PRO/RET NAME:

RENTAL HOUSING APARTMENT ON WEST 4TH STREET

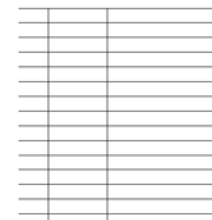
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SCALE: PROJECT NO:
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SHEET TITLE:
ADAPTABLE UNIT PLAN A & B

REVISION NO: SHEET NO:
A5.03

CITY STAMP:



REVISIONS:

3f	AUG 29, 2025	OP 43 - SUBMISSION (FIRE DEP.)
3g	AUG 31, 2025	OP 43 - SUBMISSION

3c	JULY 16, 2025	DP 03 - COORDINATION
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3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS
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NO.	DATE	DESCRIPTION
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GRADUA



e. info@gradualarchitect.com
a. 205 - 8148 Grenville Street, Vancouver

CONFIDENTIAL



PROJECT NAME:
RENTAL HOUSING

APARTMENT ON WEST
14TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

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SCALE	PROJECT NO:

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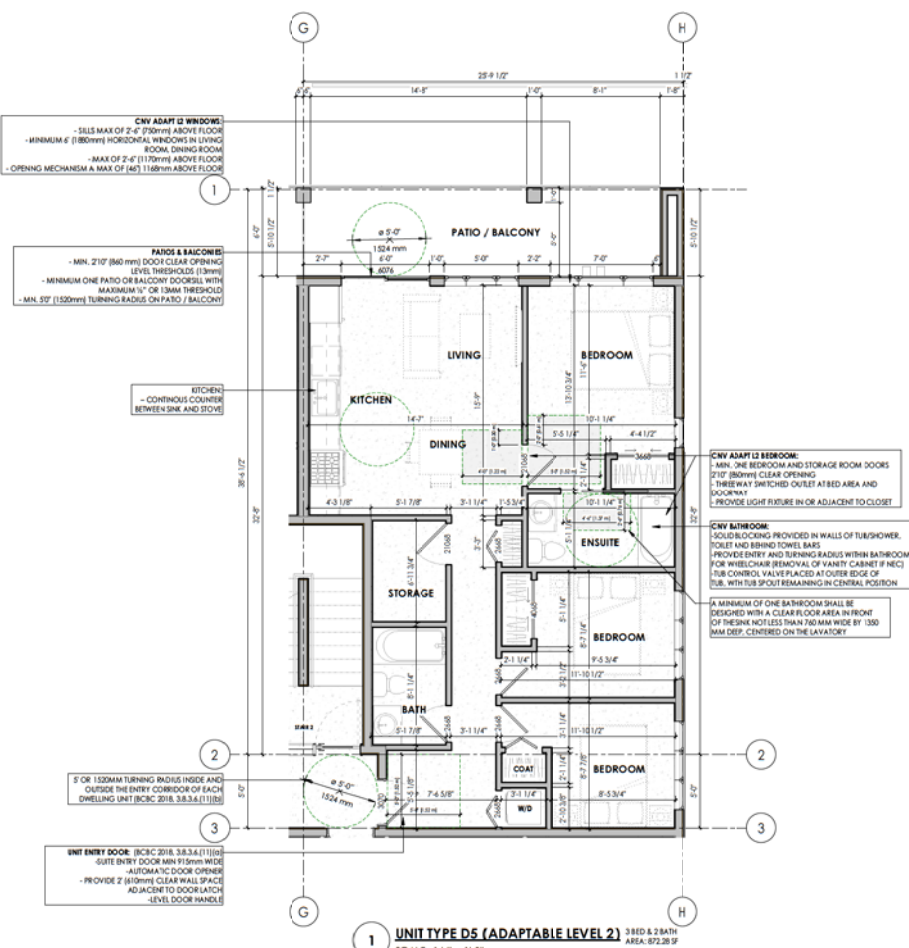
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SHEET TITLE:

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A504

CITY STAMP: _____



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



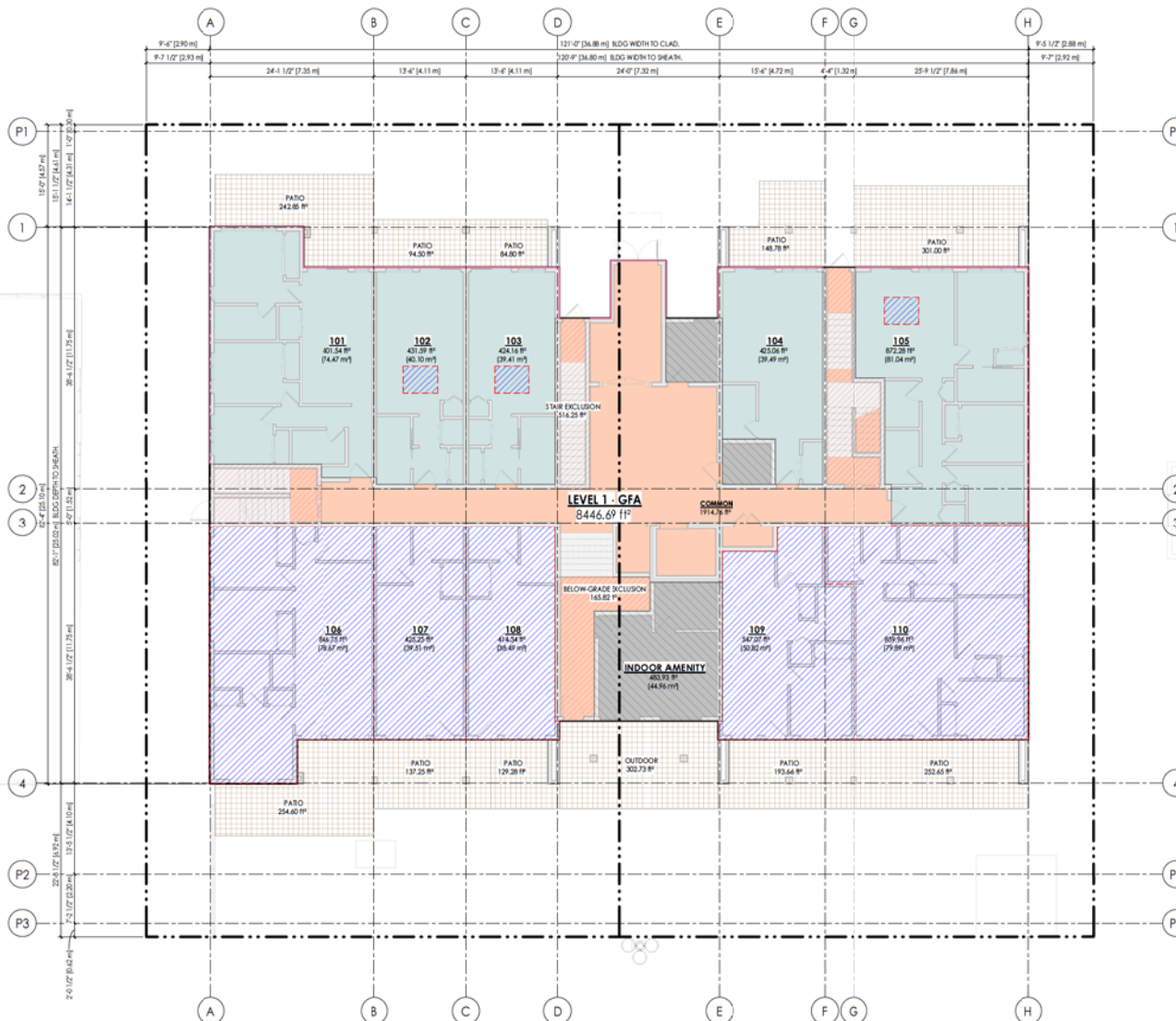
FLOOR AREA GROSS FLOOR AREA - LEVEL 1		
UNIT #	BD# NO.	AREA
101	3-BEDROOM	801.54 sf
102	STUDIO	431.59 sf
103	STUDIO	404.16 sf
104	STUDIO	425.06 sf
105	3-BEDROOM	872.28 sf
106	3-BEDROOM	846.75 sf
107	STUDIO	425.25 sf
108	STUDIO	414.34 sf
109	1-BEDROOM	547.07 sf
110	3-BEDROOM	859.94 sf
COMMON AREA		191.47 sf
INDOOR AMENITY		483.93 sf
TOTAL GFA		8446.69 sf

FLOOR AREA EXCLUSION - LEVEL 1		
NAME	UNIT #	AREA
COMMON - EXIT STAIR		516.25 sf
COMMON - BELOW GRADE		143.82 sf
INDOOR AMENITY		483.93 sf
EXTERIOR WALL		31.27 sf
ADAPTABLE UNIT	102	20.00 sf
	103	20.00 sf
	105	20.00 sf
	106	846.75 sf
	107	425.25 sf
	108	414.34 sf
	109	547.07 sf
	110	859.94 sf
SUBTOTAL		4350.64 sf

FLOOR AREA NET FLOOR AREA - LEVEL 1		
UNIT #	BD# NO.	AREA
101	3-BEDROOM	801.54 sf
102	STUDIO	411.59 sf
103	STUDIO	404.16 sf
104	STUDIO	425.06 sf
105	3-BEDROOM	852.28 sf
106	3-BEDROOM	0.00 sf
107	STUDIO	0.00 sf
108	STUDIO	0.00 sf
109	1-BEDROOM	0.00 sf
110	3-BEDROOM	0.00 sf
COMMON AREA		232.49 sf
INDOOR AMENITY		0.00 sf
EXTERIOR WALL		-31.27 sf
TOTAL NET AREA		4694.05 sf

FLOOR AREA PATIO AREA - LEVEL 1		
UNIT #	BD# NO.	AREA
101		242.85 sf
102		94.50 sf
103		84.80 sf
104		148.78 sf
105		301.10 sf
106		254.60 sf
107		137.25 sf
108		129.28 sf
109		193.66 sf
110		252.65 sf
OUTDOOR AMENITY		302.73 sf
TOTAL		2143.20 sf

LEGEND	
	AREA - UNIT
	AREA - GROSS FLOOR AREA
	AREA - COMMON AREA
	AREA - INDOOR AMENITY
	AREA - UNIT ON LOWER LEVEL
	AREA - ADAPTABLE UNIT L2
	AREA - EXTERIOR WALL
	AREA - SERVICE ROOM
	AREA - OPEN BALCONY/PATIO UNIT



FSR OVERLAY - LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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SEAL: REGISTERED ARCHITECT BRITISH COLUMBIA

PRO/RET NAME: RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

DRAWN BY: GA ISSUE # 3g

SCALE: AS SHOWN PROJECT NO: GA-G218

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SHEET TITLE: FSR OVERLAY - LEVEL 1 FLOOR PLAN

REVISION NO.	SHEET NO.
	A6.00
CITY STAMP:	



FLOOR AREA GROSS FLOOR AREA - LEVEL 2		
UNIT #	BDR NO.	AREA
201	3-BEDROOM	801.54 sf
202	STUDIO	431.39 sf
203	STUDIO	434.39 sf
204	1-BEDROOM	579.44 sf
205	1-BEDROOM	563.95 sf
206	3-BEDROOM	877.72 sf
207	3-BEDROOM	846.75 sf
208	STUDIO	425.25 sf
209	STUDIO	414.34 sf
210	1-BEDROOM	547.07 sf
211	3-BEDROOM	859.96 sf
COMMON AREA		938.54 sf
GYM		426.44 sf
TOTAL GFA		8366.97 sf

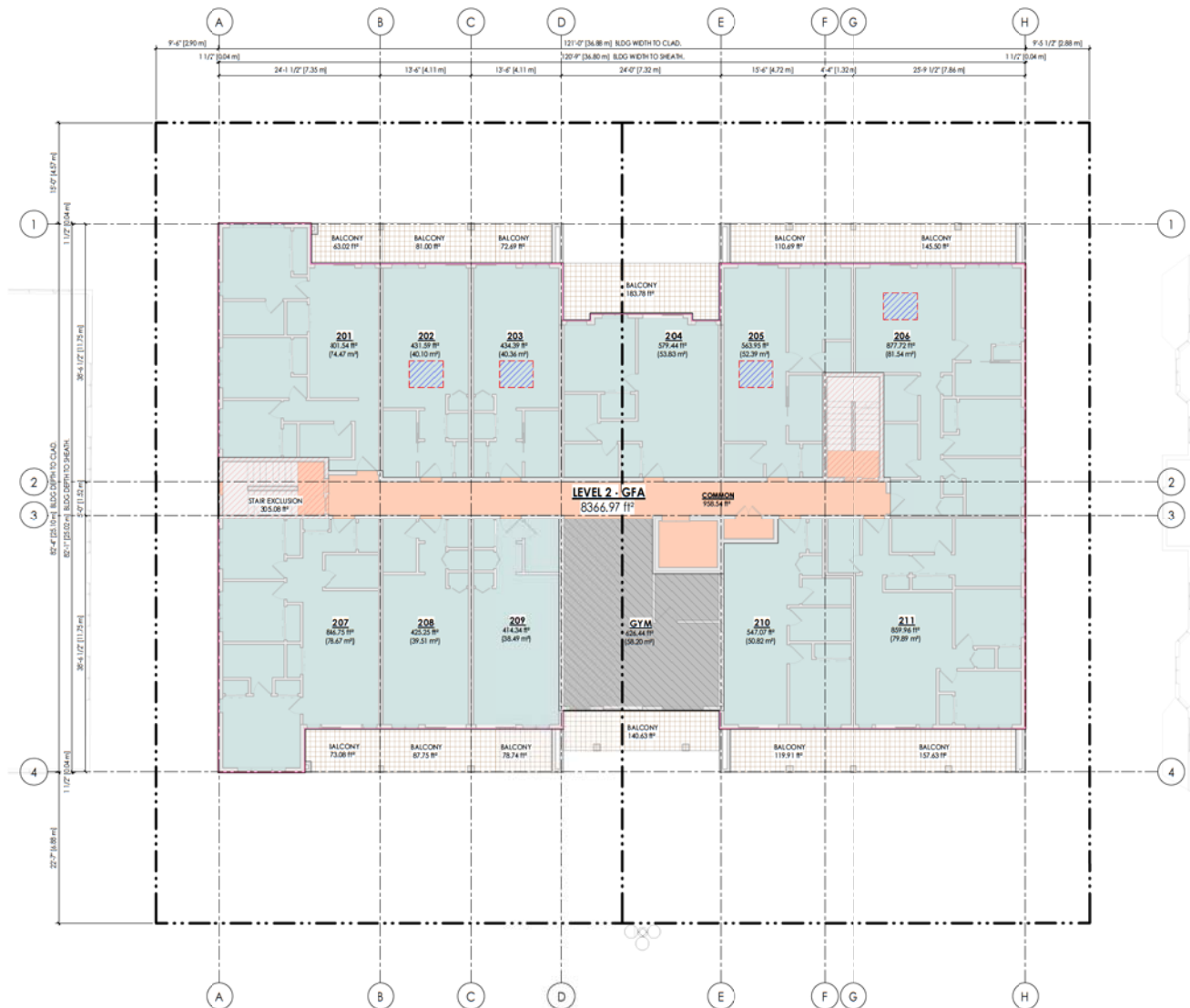
FLOOR AREA EXCLUSION - LEVEL 2		
NAME	UNIT #	AREA
COMMON - EXIT STAIR		305.08 sf
GYM		426.44 sf
EXTERIOR WALL		57.97 sf
ADAPTABLE UNIT	202	20.00 sf
	203	20.00 sf
	205	20.00 sf
	206	20.00 sf
SUBTOTAL		1047.49 sf

FLOOR AREA NET FLOOR AREA - LEVEL 2		
UNIT #	BDR NO.	AREA
201	3-BEDROOM	801.54 sf
202	STUDIO	411.39 sf
203	STUDIO	414.39 sf
204	1-BEDROOM	579.44 sf
205	1-BEDROOM	543.95 sf
206	3-BEDROOM	857.72 sf
207	3-BEDROOM	846.75 sf
208	STUDIO	425.25 sf
209	STUDIO	414.34 sf
210	1-BEDROOM	547.07 sf
211	3-BEDROOM	859.96 sf
COMMON AREA		633.46 sf
GYM		0.00 sf
EXTERIOR WALL		-57.97 sf
TOTAL NET AREA		7297.49 sf

FLOOR AREA BALCONY AREA - LEVEL 2		
UNIT #		AREA
201		63.02 sf
202		81.00 sf
203		72.69 sf
204		183.78 sf
205		110.49 sf
206		145.50 sf
207		73.08 sf
208		87.75 sf
209		78.74 sf
210		119.91 sf
211		157.63 sf
OUTDOOR AMENITY		140.63 sf
TOTAL		1314.42 sf

LEGEND

	AREA - UNIT
	AREA - GROSS FLOOR AREA
	AREA - COMMON AREA
	AREA - INDOOR AMENITY
	AREA - UNIT ON LOWER LEVEL
	AREA - ADAPTABLE UNIT L2
	AREA - EXTERIOR WALL
	AREA - SERVICE ROOM
	AREA - OPEN BALCONY/PATIO UNIT



FSR OVERLAY - LEVEL 2 FLOOR PLAN

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

NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
3d	JULY 24, 2023	DP 13 - COORDINATION 2
3c	JULY 16, 2023	DP 13 - COORDINATION
3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION



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PROJECT NAME:
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

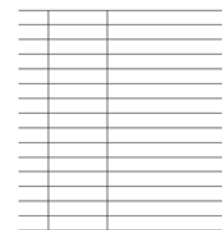
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SCALE: AS SHOWN
PROJECT NO: GA-G218

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SHEET TITLE:
FSR OVERLAY - LEVEL 2 FLOOR PLAN

REVISION NO: SHEET NO:
A6.01

CITY STAMP:



3g	OCT 17, 2025	DP 04 - STAFF REVIEW MEMO #2
3f	AUG 29, 2025	DP 03 - SUBMISSION (FIRE DEP.)
3e	JULY 31, 2025	DP 03 - SUBMISSION
3d	JULY 24, 2025	DP 03 - COORDINATION 2
3c	JULY 16, 2025	DP 03 - COORDINATION
3b	JULY 12, 2024	DP 02 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS R
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION

RENTAL HOUSING
APARTMENT ON WEST

341, 347 WEST 434 STREET, NORTH VANCOUVER, BC

GA	3g
SCALE:	PROJECT NO:

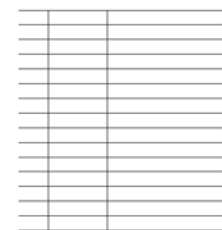
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VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON

SHEET TITLE:

FLOOR PLAN

CITY STAMP: _____

FSR OVERLAY - LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"



3g	OCT 17, 2025	DP 44 - STAFF REVIEW MEMO #2
3f	AUG 29, 2025	DP 43 - SUBMISSION (FIRE DEP.)
3e	JULY 31, 2025	DP 43 - SUBMISSION
3d	JULY 24, 2025	DP 43 - COORDINATION 2
3c	JULY 16, 2025	DP 43 - COORDINATION
3b	JULY 12, 2024	DP 42 - DRAFT
3a	FEB 07, 2024	REZ/HENG DP 01 - FIRE ACCESS R
3	NOV 30, 2023	REZ/HENG DP 01 - SUBMISSION
NO	DATE	DESCRIPTION



RENTAL HOUSING
APARTMENT ON WEST
4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC

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AS BROWN	GA-6210
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SHEET TITLE:

TSR OVERLAY - LEVEL 3
FLOOR PLAN

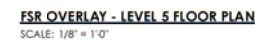
A/04

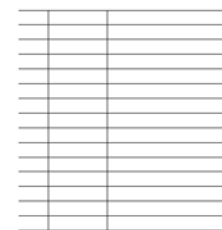
CITY STAMP:

FLOOR AREA BALCONY AREA - LEVEL 5		
UNIT #		AREA
S01		63.02 sf
S02		81.00 sf
S03		72.69 sf
S04		183.78 sf
S05		110.69 sf
S06		145.50 sf
S07		73.08 sf
S08		87.75 sf
S09		78.74 sf
S10		140.63 sf
S11		119.91 sf
S12		157.63 sf
TOTAL		1314.42 sf

LEGEND

	AREA - UNIT
	AREA - GROSS FLOOR AREA
	AREA - COMMON AREA
	AREA - INDOOR AMENITY
	AREA - UNIT ON LOWER LEVEL AREA - 100.000 - 100.000
	AREA - ADAPTABLE UNIT L2 AREA - 100.000 - 100.000
	AREA - EXTERIOR WALL AREA - 100.000 - 100.000
	AREA - SERVICE ROOM
	AREA - OPEN BALCONY/PATIO UNIT





3g	OCT 17, 2025	DP 44 - STAFF REVIEW MEMO #2
3f	AUG 29, 2025	DP 43 - SUBMISSION (FIRE DEP.)
3e	JULY 31, 2025	DP 43 - SUBMISSION
3d	JULY 24, 2025	DP 43 - COORDINATION 2
3c	JULY 16, 2025	DP 43 - COORDINATION
3b	JULY 12, 2024	DP 42 - DRAFT
3a	FEB 07, 2024	REZ/HENG DP 01 - FIRE ACCESS R
3	NOV 30, 2023	REZ/HENG DP 01 - SUBMISSION
NO	DATE	DESCRIPTION



DRAWN BY:	ISSUE #
GA	3g
SCALE:	PROJECT NO:
AS SHOWN	GA-G218

**FSR OVERLAY - LEVEL 6
FLOOR PLAN**

REVISION NO:	SHEET NO: A6.05
CITY STAMP:	

FLOOR AREA BALCONY AREA - LEVEL 6		
UNIT #		AREA
601		63.02 sf
602		81.00 sf
603		72.69 sf
604		183.78 sf
605		110.69 sf
606		145.50 sf
607		73.06 sf
608		78.75 sf
609		78.74 sf
610		140.43 sf
611		119.91 sf
612		152.63 sf
TOTAL		1314.42 sf

LEVEL 6 - GFA
8366.97 ft²

ROOMS AND BALCONIES:

- 601:** 601.54 ft² (74.47 m²)
- 602:** 601.39 ft² (60.19 m²)
- 603:** 604.39 ft² (60.36 m²)
- 604:** 579.44 ft² (53.89 m²)
- 605:** 563.95 ft² (52.39 m²)
- 606:** 877.72 ft² (81.54 m²)
- 607:** 646.73 ft² (79.67 m²)
- 608:** 626.23 ft² (79.51 m²)
- 609:** 626.23 ft² (79.56 m²)
- 610:** 606.43 ft² (56.34 m²)
- 611:** 555.43 ft² (51.40 m²)
- 612:** 809.79 ft² (79.89 m²)

BALCONIES:

- BALCONY 63.02 ft²
- BALCONY 81.00 ft²
- BALCONY 72.69 ft²
- BALCONY 163.79 ft²
- BALCONY 110.69 ft²
- BALCONY 145.30 ft²
- BALCONY 72.08 ft²
- BALCONY 67.75 ft²
- BALCONY 76.74 ft²
- BALCONY 140.63 ft²
- BALCONY 119.91 ft²
- BALCONY 157.63 ft²

COMMON: 128.54 ft²

STAIR EXCLUSION: 305.08 ft²

Dimensions:

- Overall Width:** 121'-0" (36.80 m) BDO WIDTH TO CLAD, 120'-0" (36.80 m) BDO WIDTH TO SHEATH.
- Overall Depth:** 117'-0" (35.66 m) BDO WIDTH TO CLAD, 116'-0" (35.35 m) BDO WIDTH TO SHEATH.

FSR OVERLAY - LEVEL 6 FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR AREA GROSS FLOOR AREA - ROOF		
FLOOR	NAME	AREA
COMMON AREA		557.36 sf
TOTAL GFA		557.36 sf

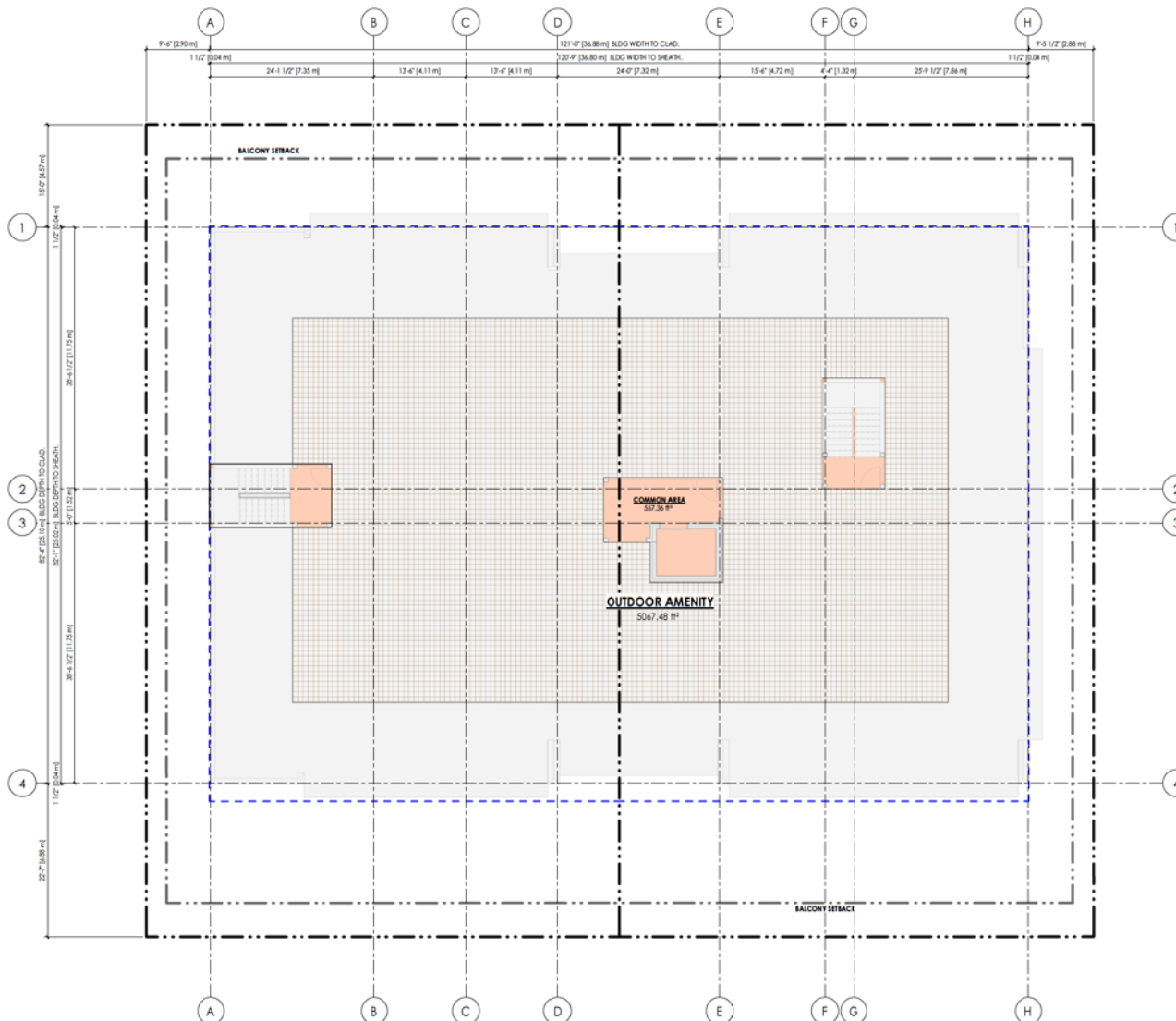
FLOOR AREA GROSS FLOOR AREA - TOTAL		
FLOOR	NAME	AREA
LEVEL 1		8445.69 sf
LEVEL 2		8366.98 sf
LEVEL 3		8366.97 sf
LEVEL 4		8366.97 sf
LEVEL 5		8366.97 sf
LEVEL 6		8366.97 sf
ROOF PATIO		557.36 sf
TOTAL GFA		50838.91 sf

FLOOR AREA EXCLUSION - TOTAL / CATEGORY		
NAME	UNIT #	AREA
COMMON AREA		2207.47 sf
INDOOR AMENITY		1110.37 sf
EXTERIOR WALL		334.96 sf
ADAPTABLE UNITS - 200' AIRNET	23	440.00 sf
BELTWAY GRACE UNITS		3093.33 sf
TOTAL		7294.13 sf

FLOOR AREA EXCLUSION - TOTAL / FLOOR		
FLOOR	NAME	AREA
LEVEL 1		4350.64 sf
LEVEL 2		1029.49 sf
LEVEL 3		446.51 sf
LEVEL 4		446.51 sf
LEVEL 5		446.51 sf
LEVEL 6		446.51 sf
TOTAL		7294.17 sf

FLOOR AREA NET FLOOR AREA - TOTAL		
FLOOR	NAME	AREA
LEVEL 1		4096.05 sf
LEVEL 2		7297.49 sf
LEVEL 3		7920.46 sf
LEVEL 4		7920.46 sf
LEVEL 5		7920.46 sf
LEVEL 6		7920.46 sf
ROOF PATIO		557.36 sf
TOTAL GFA		43632.74 sf

LEGEND	
	AREA - UNIT
	AREA - GROSS FLOOR AREA
	AREA - COMMON AREA
	AREA - INDOOR AMENITY
	AREA - UNIT ON LOWER LEVEL
	AREA - ADAPTABLE UNIT L2
	AREA - EXTERIOR WALL
	AREA - SERVICE ROOM
	AREA - OPEN BALCONY/PATIO UNIT



FSR OVERLAY - ROOF PATIO FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
REVISIONS:		
3g	OCT 17, 2023	DP 14 - STAFF REVIEW MEMO #2
3f	AUG 29, 2023	DP 13 - SUBMISSION (R RE DEP)
3e	JULY 31, 2023	DP 13 - SUBMISSION
3d	JULY 24, 2023	DP 13 - COORDINATION 2
3c	JULY 16, 2023	DP 13 - COORDINATION
3b	JULY 12, 2024	DP 12 - DRAFT
3a	FEB 07, 2024	REZONING DP 01 - FIRE ACCESS ROUTE
3	NOV 30, 2023	REZONING DP 01 - SUBMISSION
NO.	DATE	DESCRIPTION

GA GRADUAL ARCHITECTURE INC. C

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e. info@gradualarchitecture.com
c. 205 - 5148 Granville Street, Vancouver, BC, Canada, V6P 4T4
www.gradualarchitecture.com



PROJECT NAME
RENTAL HOUSING APARTMENT ON WEST 4TH STREET

341 347 WEST 4TH STREET, NORTH VANCOUVER, BC
DRAWN BY: GA
SCALE: AS SHOWN
PROJECT NO: GA-G218

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SHEET TITLE
FSR OVERLAY - ROOF PATIO FLOOR PLAN

REVISION NO: SHEET NO:
A6.06

CITY STAMP:

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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



STYRAX JAPONICUS 'PINK CHIMES'



ACER GRISEUM



GINKGO BILOBA 'AUTUMN GOLD'

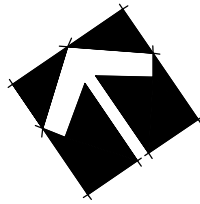
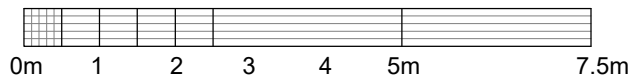


ARBUTUS UNEDO 'COMPACTA'

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

FENCE LEGEND	
	1M HT. METAL FENCE
	1.5M HT. PATIO SCREEN

LIGHT LEGEND	
	HYDREL HYPSTEP13 9 INCH LED STEP LIGHT DARK SKY CERTIFIED
	LITHONIA RADEAN BOLLARD DARK SKY CERTIFIED



GROUND FLOOR TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 23-191
PLANTED SIZE / REMARKS				
	1	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL; 1.8M STD; B&B
	4	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	5CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	1	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL; 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD; BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



HYDRAPRESSED SLABS



DARK GREY PAVERS

23191-11.ZIP

PROJECT:

APARTMENT BUILDING

341 W. 4TH AVENUE
NORTH VANCOUVER, BC

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 23.OCT.06

SCALE: 1:100

DRAWN: RJ

DESIGN: RJ

CHK'D: CG

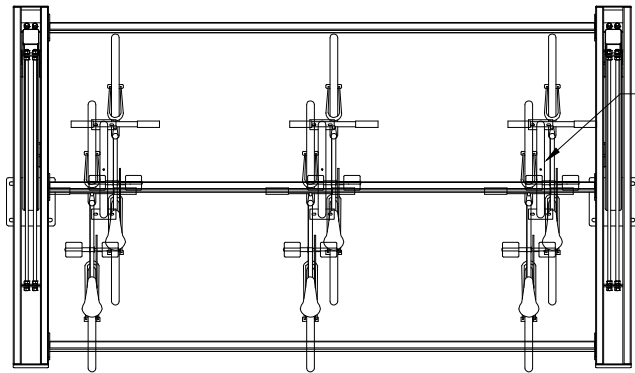
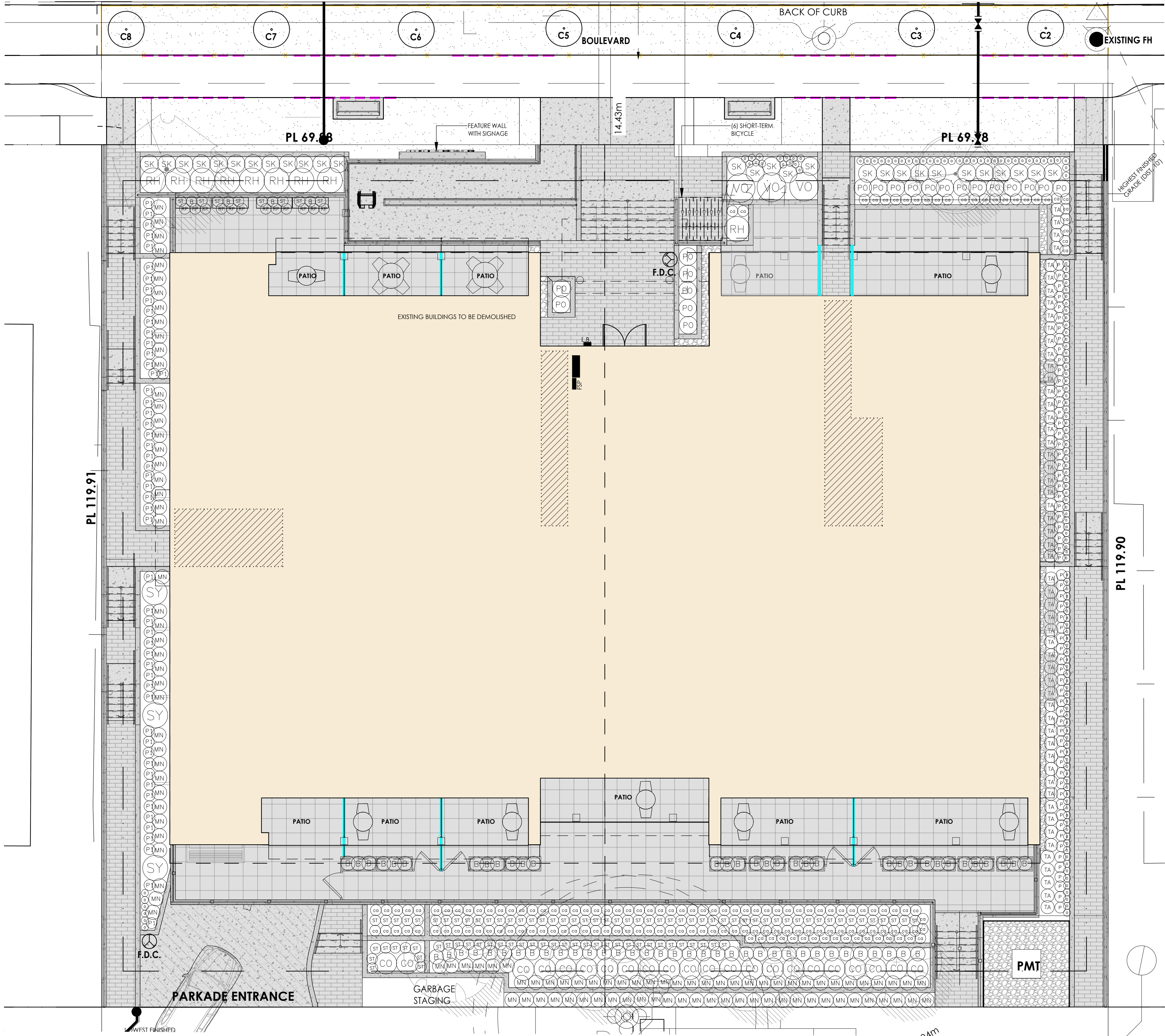
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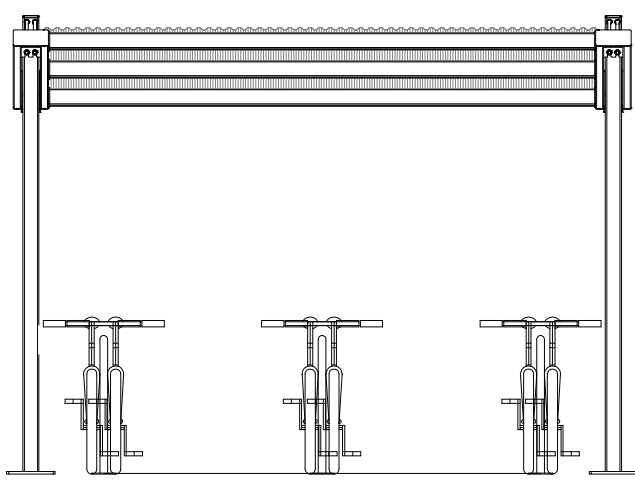
OF 7

PMG PROJECT NUMBER:

23-191

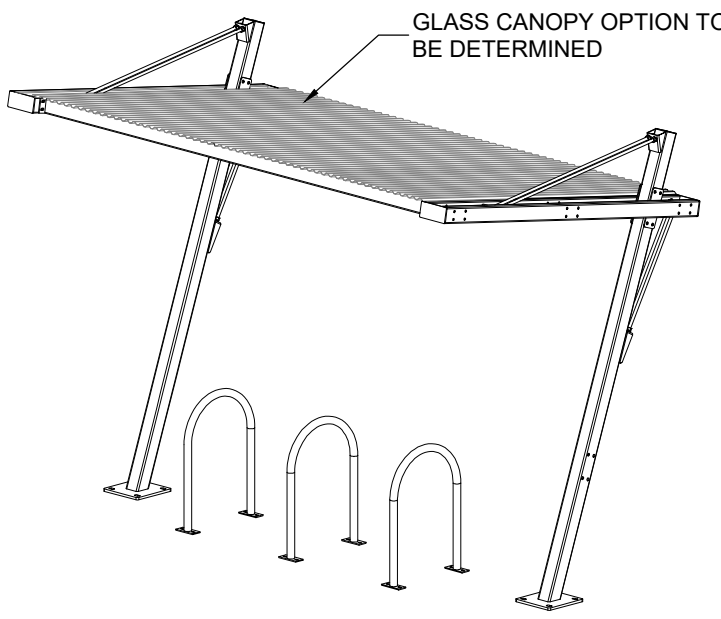
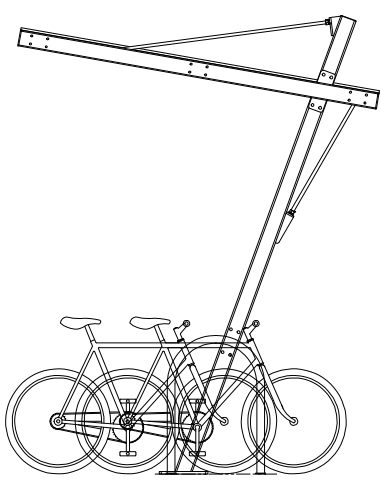


BIKE RACKS -
DOUBLE-LOADED LOLLIPOP
STYLE



DERO VIZOR BIKE CANOPY STRUCTURE

1:50



GLASS CANOPY OPTION TO
BE DETERMINED



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(B)	72	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(CO)	22	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
(MN)	107	MAHONIA NERVOSA 'REPPENS'	LONGLEAF MAHONIA	#2 POT; 40CM
(RH)	9	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	#3 POT; 30CM
(RP)	12	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREeping ROSEMARY	
(SK)	28	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(SY)	3	SYMPHORICARPOS 'MAGIC BERRY'	SNOWBERRY; PINK BERRIES	#2 POT; 30CM
(TA)	55	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
(VO)	3	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
(E)	148	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(F)	54	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
(M)	96	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
GC				
(O)	145	OXALIS OREGANA	REDWOOD SORREL	#1 POT
(P)	62	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
(PO)	20	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

7	25.JUN.30	NEW SITE PLAN	AO
6	24.SEP.09	ADP COMMENT CHECKLIST	AO
5	24.JUL.15	UPDATE PER CITY COMMENTS	CLG
4	24.JUL.10	NEW SITE PLAN	JL
3	24.MAR.19	NEW SITE PLAN/CITY COMMENTS	RJ
2	23.NOV.30	UPDATE PER NEW SITE PLAN	CLG
1	23.NOV.03	UPDATE PER CLIENT COMMENTS	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

APARTMENT BUILDING

**341 W. 4TH AVENUE
NORTH VANCOUVER, BC**

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 23.OCT.06

DRAWING NUMBER:

SCALE: 1:100

DRAWN: RJ

DESIGN: RJ

CHK'D: CG

L2

OF 7

23191-11.ZIP

PMG PROJECT NUMBER:

23-191

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:

341 W. 4TH AVENUE
NORTH VANCOUVER, BC

DRAWING TITLE:

DATE: 23.OCT.06

SCALE: 1:100

DRAWN: RJ

DESIGN: RJ

CHK'D: CG

WINNING NUMBER:

6

3

F 7

NO.	DATE	REVISION DESCRIPTION	DR.
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APARTMENT BUILDING

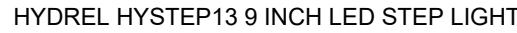
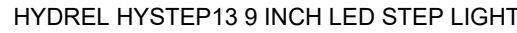
ROOFTOP LANDSCAPE PLAN

L4

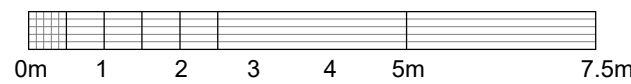
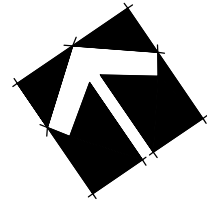
OF 7

ALL LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER OR PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT TIME OF SEARCH TO INCLUDE LOWLAND MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE SPECIFICATION UNLESS OTHERWISE STATED. * SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WEEKS PRIOR TO DELIVERY DATE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS: * PLANT MATERIAL AND WORKSMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

YOGA / OUTDOOR FITNESS COMPOSITE DECK						
						
HYDRAPRESSED SLABS 24"X24" & 12"X24" FORMAT USED	YOGA / OUTDOOR FITNESS COMPOSITE DECK	CEDARSHED BAYSIDE 6X3 DOUBLE DOOR SHED	OUTDOOR BARBEQUE	LITHONIA RADEAN BOLLARD	DERO VIZION BIKE SHELTER	

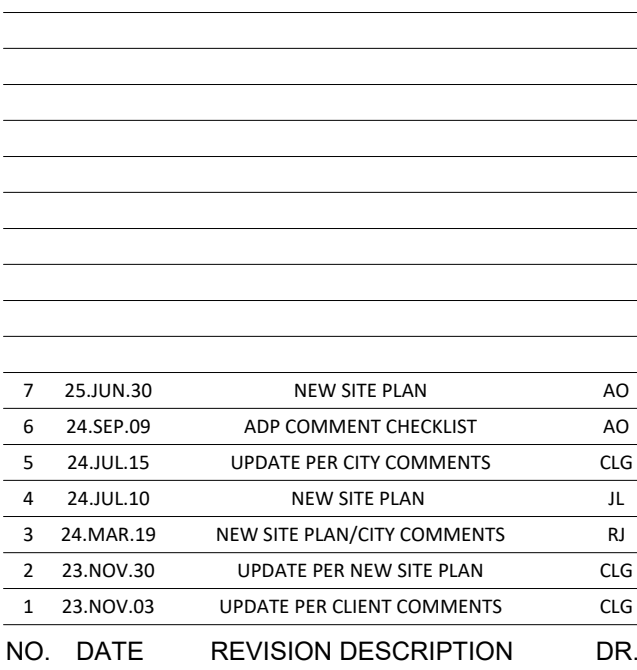
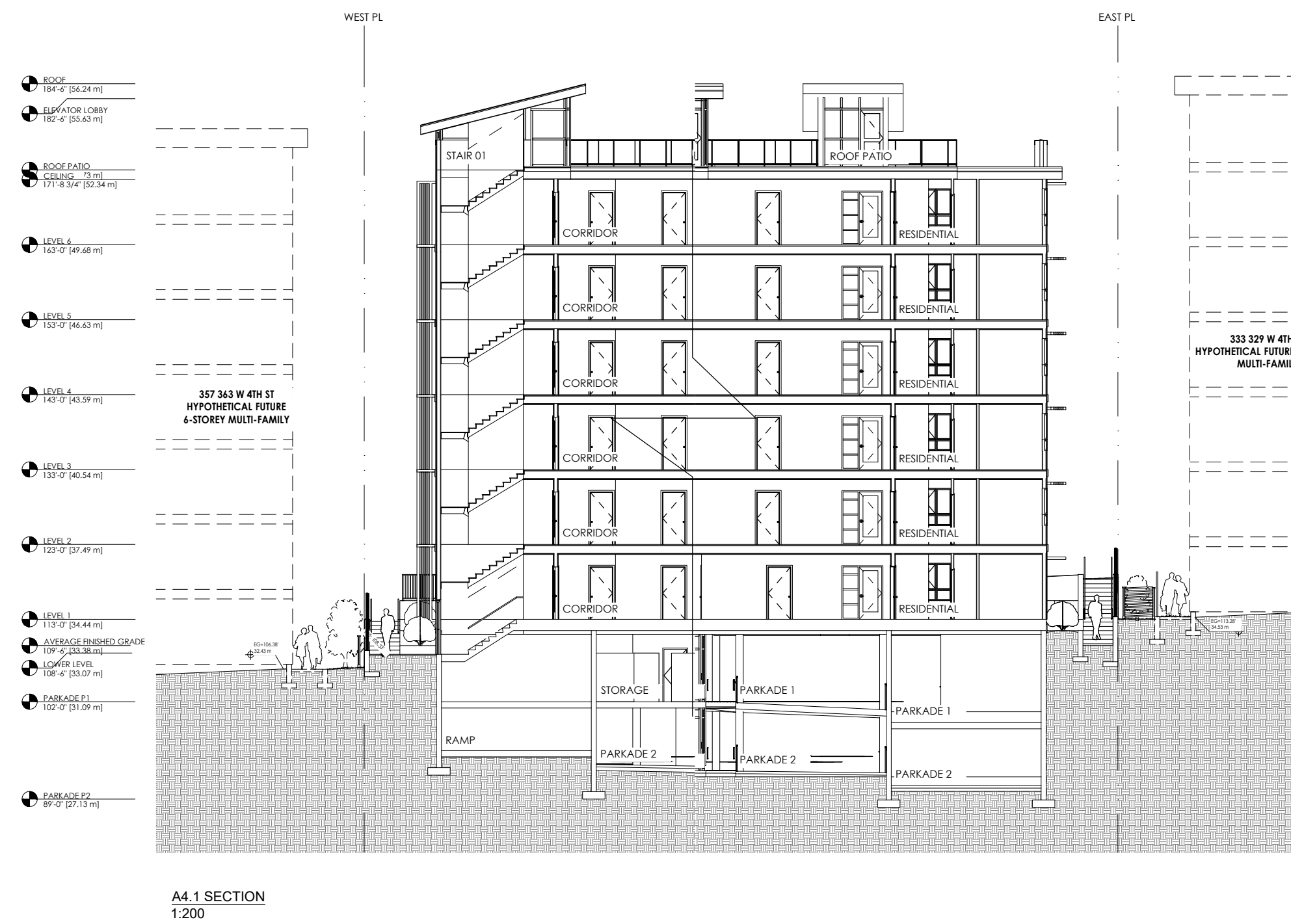
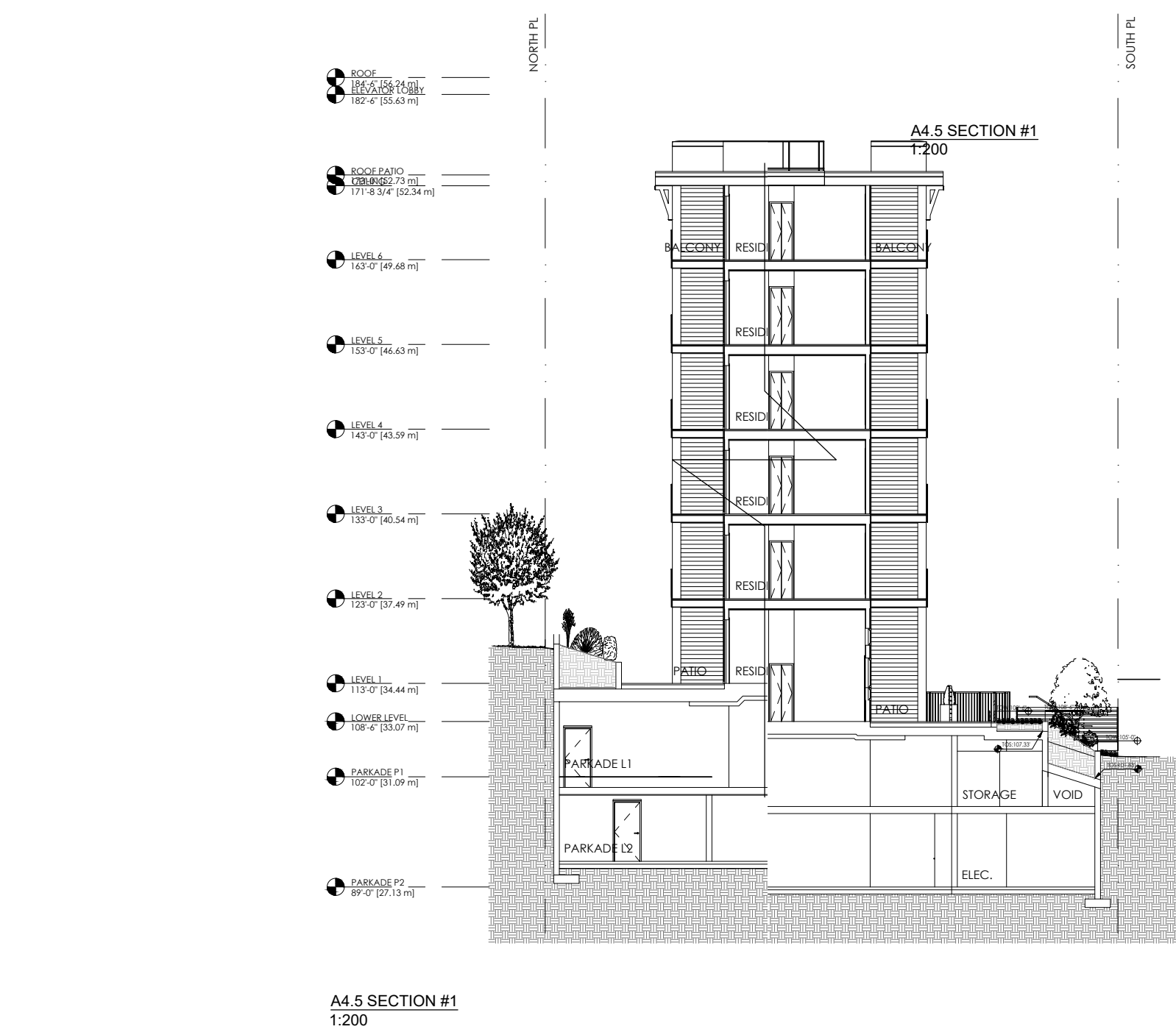


LIGHT LEGEND	
	HYDREL HYSTEP13 9 INCH LED STEP LIGHT DARK SKY CERTIFIED
	LITHONIA RADEAN BOLLARD DARK SKY CERTIFIED



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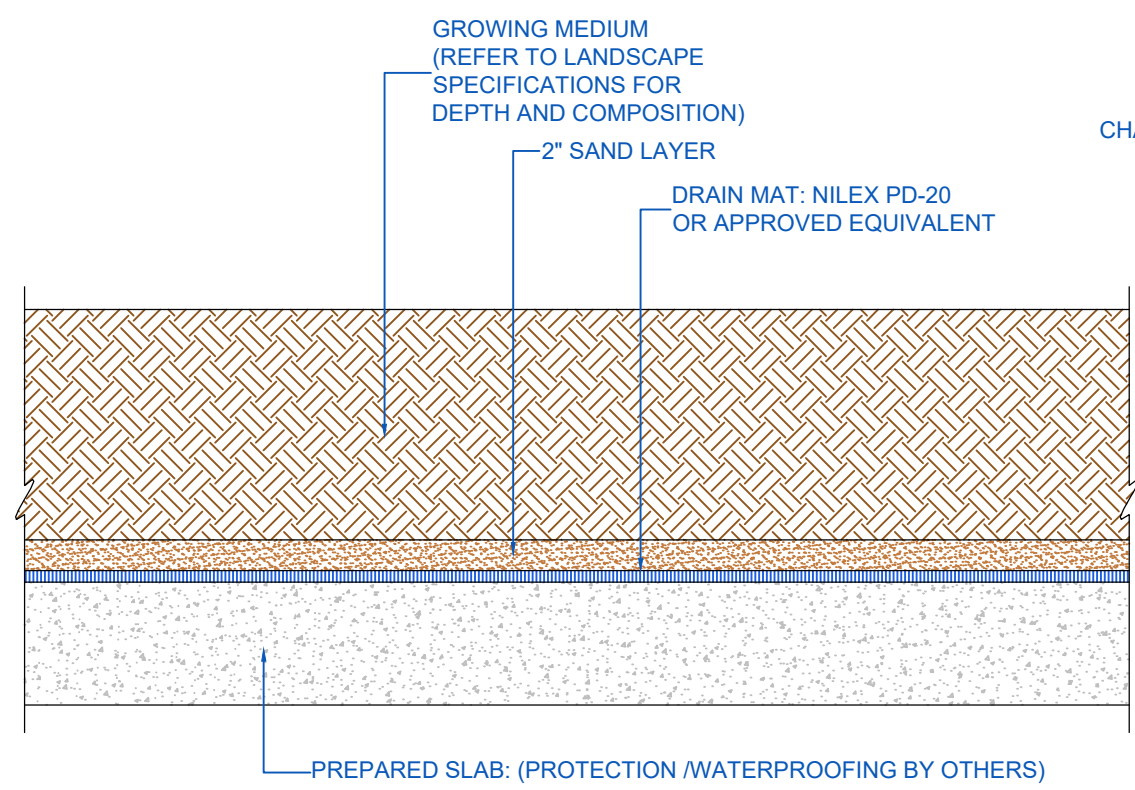
PROJECT:

**341 W. 4TH AVENUE
NORTH VANCOUVER, BC**

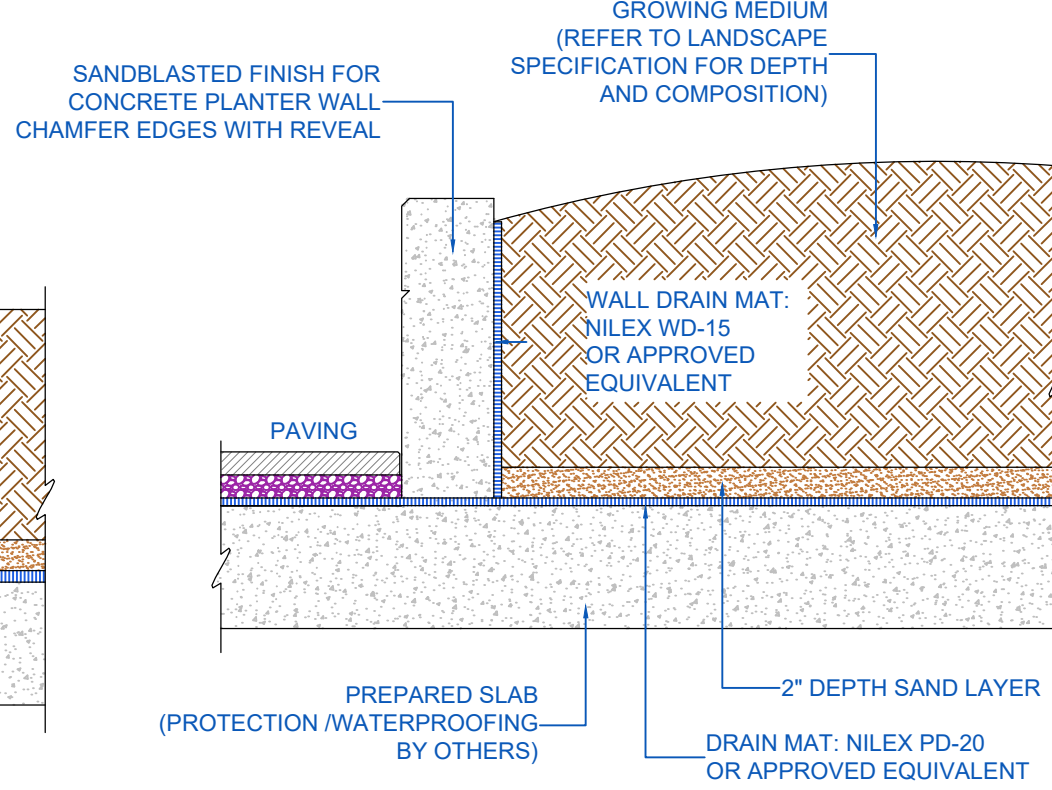
LANDSCAPE SECTIONS

DATE: 23.OCT.06 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: RJ
DESIGN: RJ
CHK'D: CG

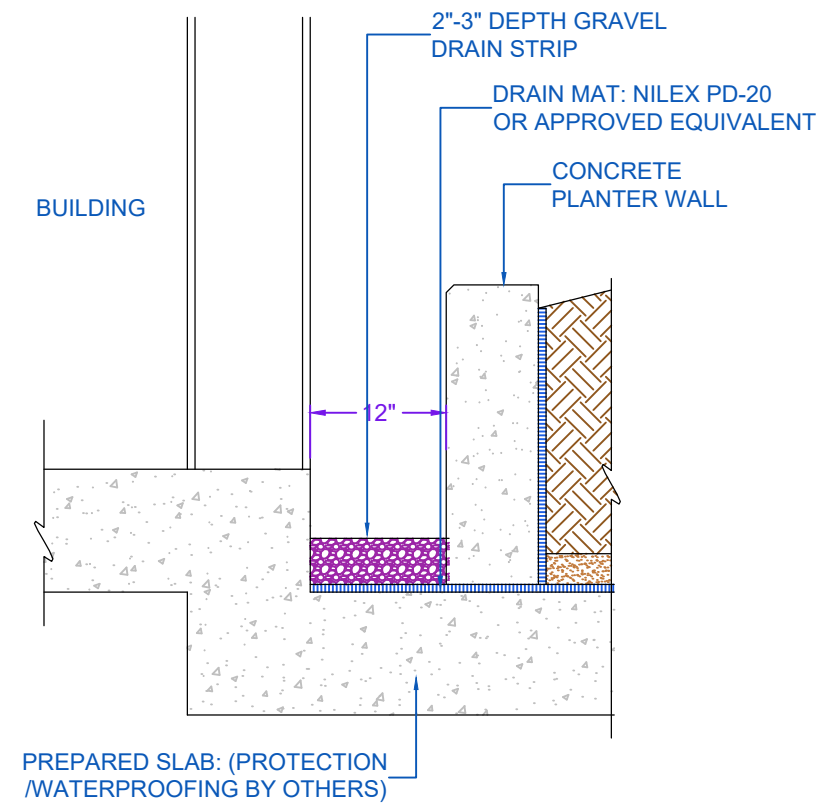
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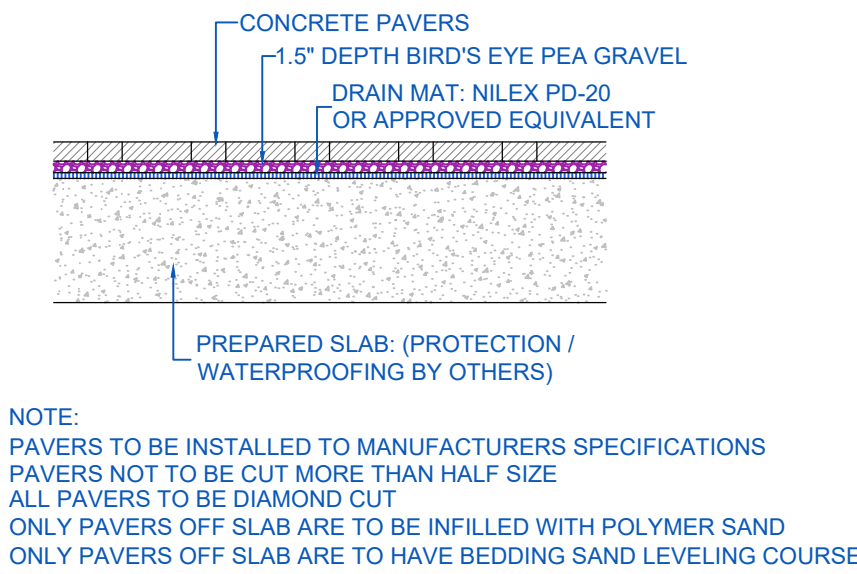
1 PLANTING ON SLAB
1:25



2 PLANTER WALL ON SLAB
1:25

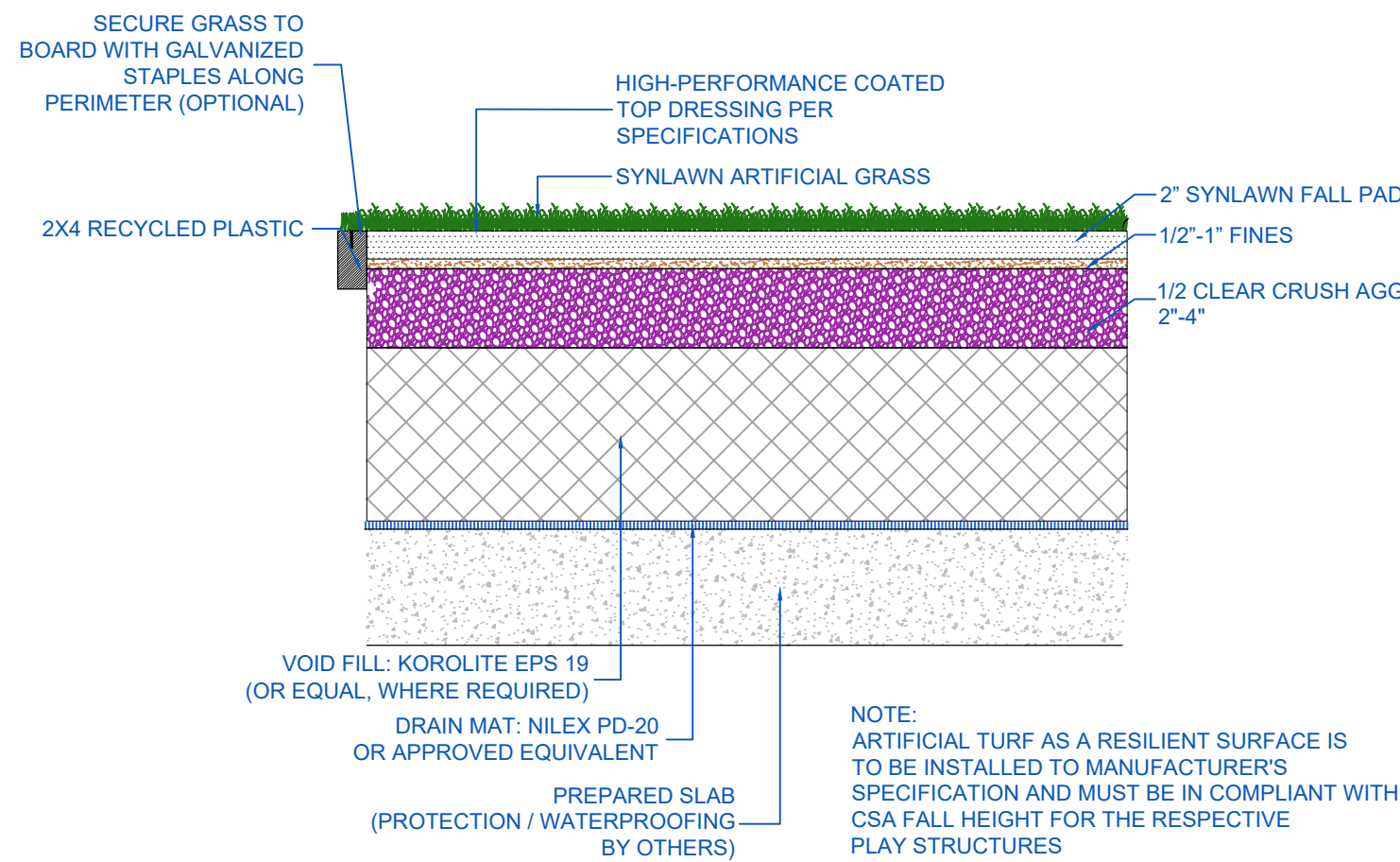


3 DRAIN ROCK STRIP AT BUILDING ON SLAB
1:25

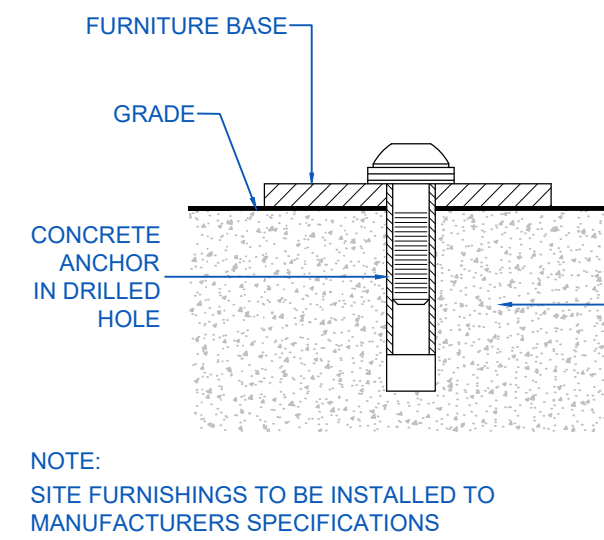


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

4 PAVERS OVER SLAB
1:25

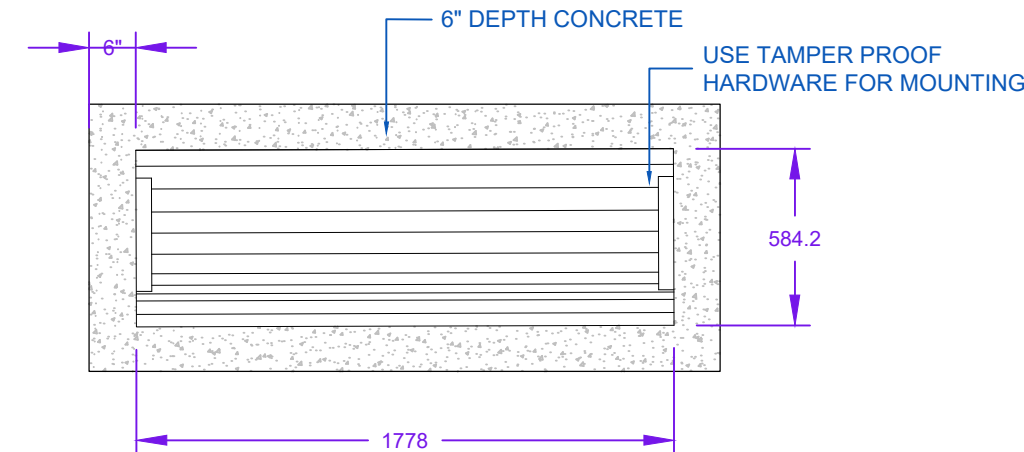


5 ARTIFICIAL TURF ON SLAB
1:25

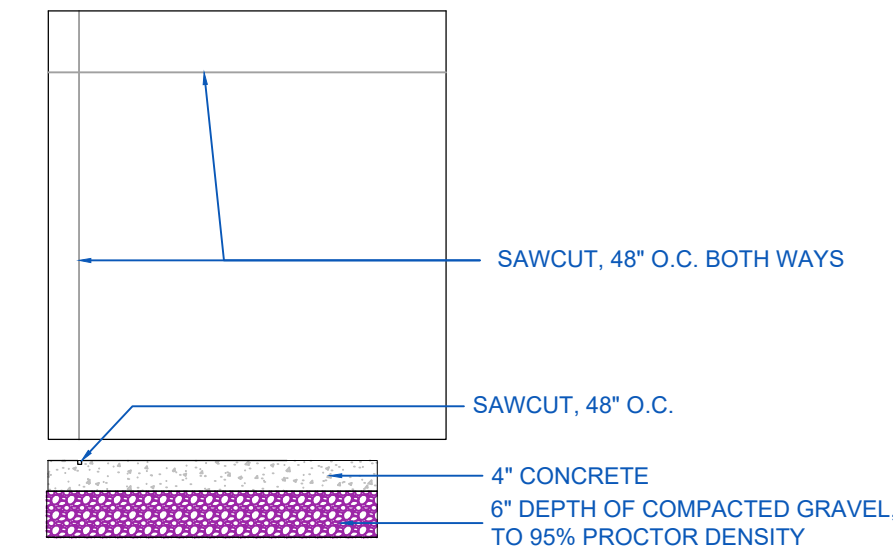


NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

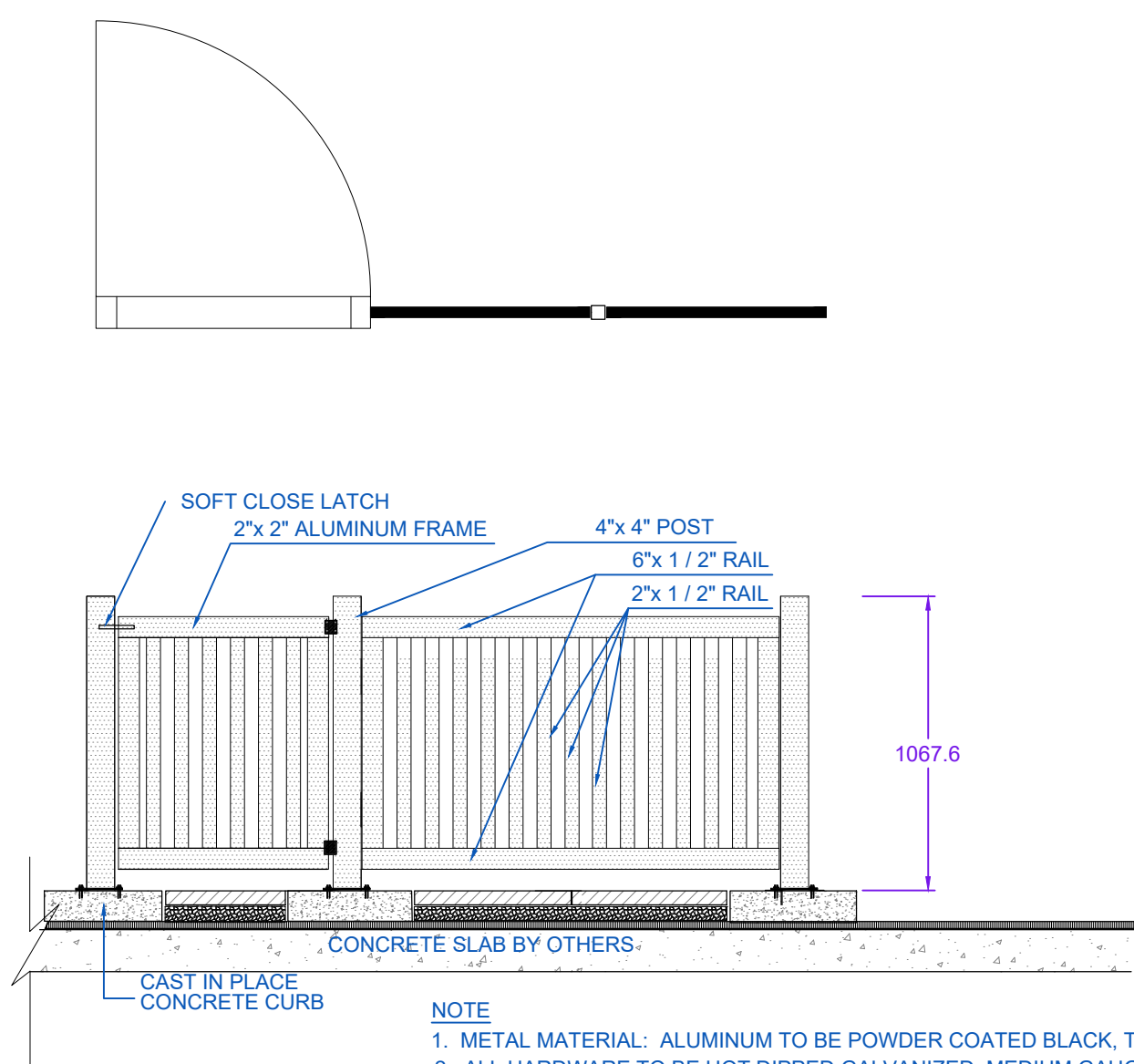
6 SITE FURNITURE MOUNTING
N.T.S



7 BENCH ON CONCRETE PAD
1:25

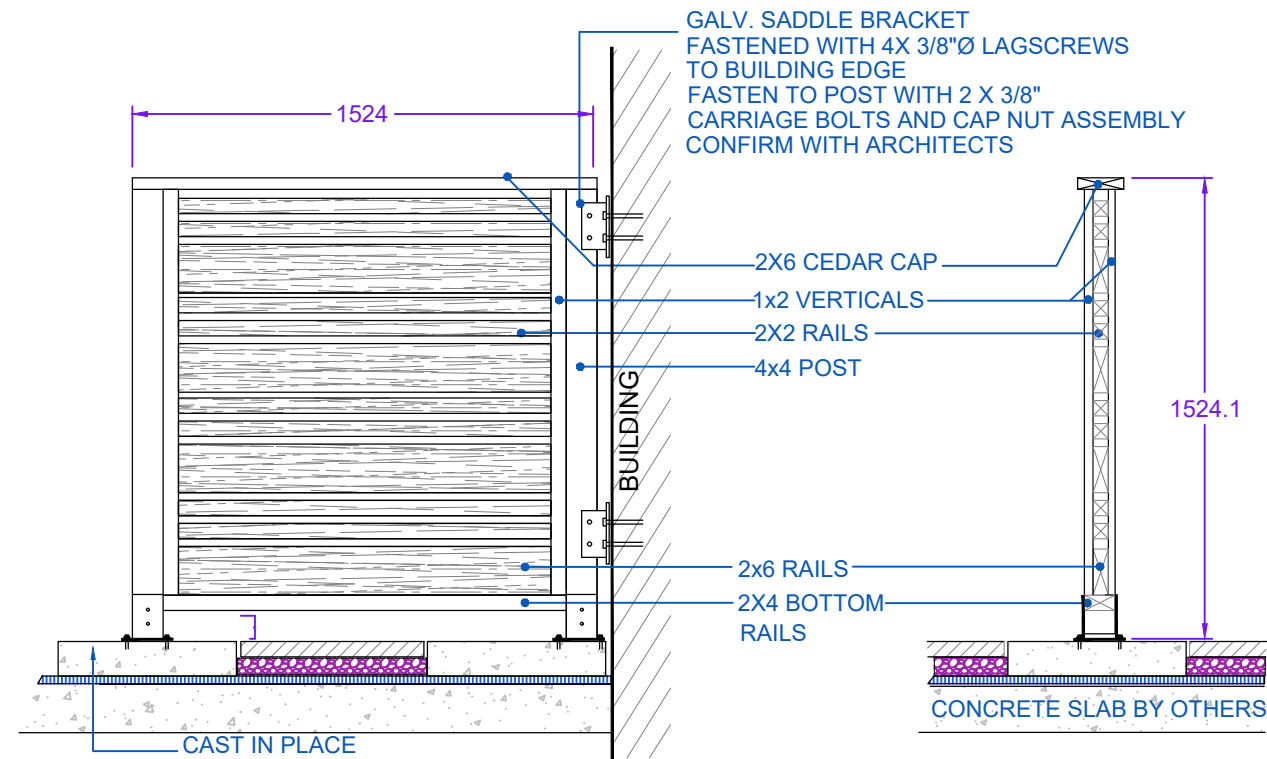


8 CONCRETE SAW CUTS
N.T.S



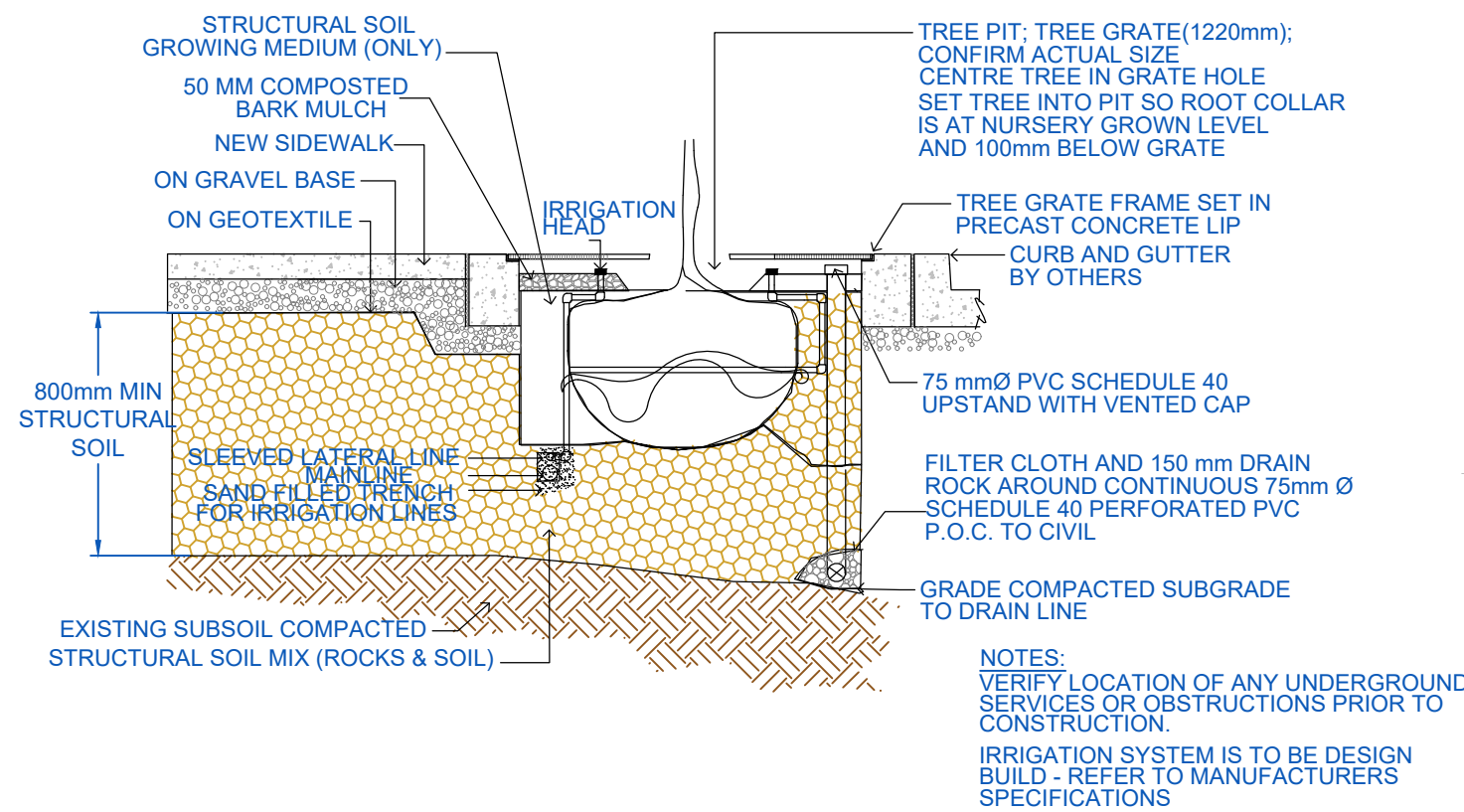
NOTE
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER.
INSTALL PER MANUFACTURER'S INSTRUCTIONS.

9 ALUMINUM PICKET FENCE ON SLAB
1:25



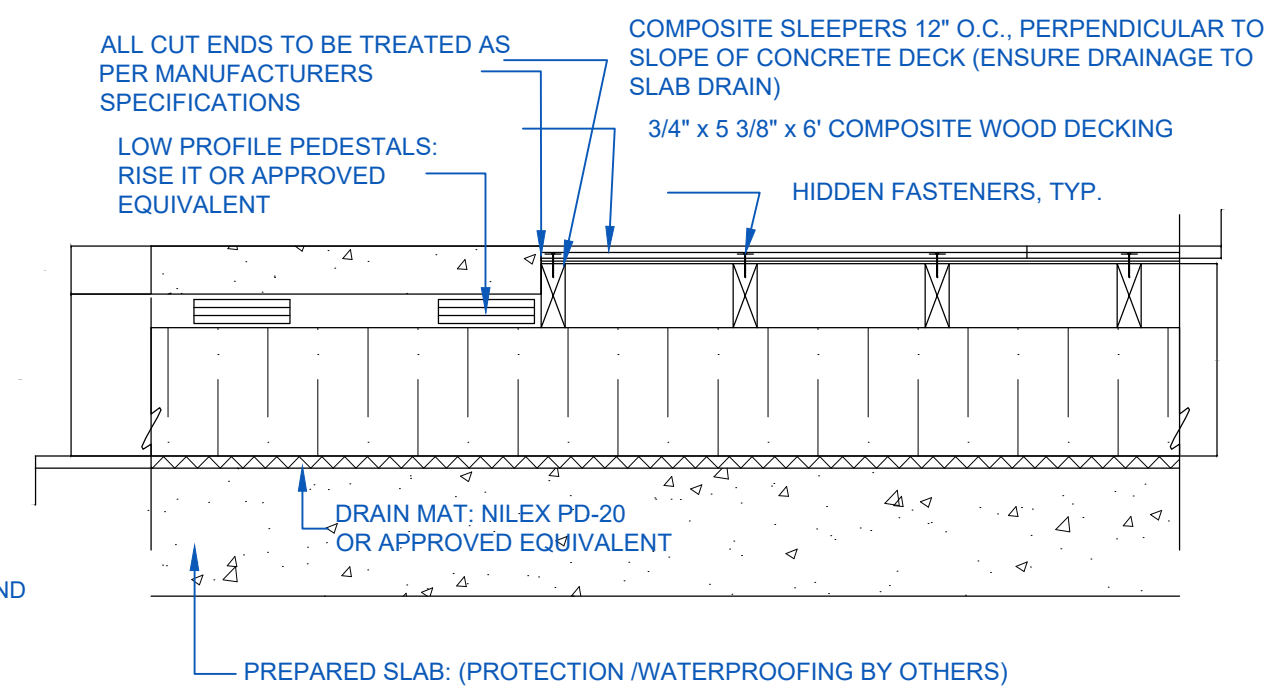
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12\"/>

10 PATIO SCREEN ON SLAB
1:25



NOTES:
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION
IRRIGATION SYSTEM IS TO BE DESIGN BUILD - REFER TO MANUFACTURERS SPECIFICATIONS

11 STRUCTURAL SOIL, TREE GRATE
N.T.S



12 COMPOSITE WOOD DECK
1:12

PROJECT:

APARTMENT BUILDING

341 W. 4TH AVENUE
NORTH VANCOUVER, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 23.OCT.06

SCALE: 1:100

DRAWN: RJ

DESIGN: RJ

CHK'D: CG

DRAWING NUMBER:

L6

OF 7

SEAL:

7	25.JUN.30	NEW SITE PLAN	AO
6	24.SEP.09	ADP COMMENT CHECKLIST	AO
5	24.JUL.15	UPDATE PER CITY COMMENTS	CLG
4	24.JUL.10	NEW SITE PLAN	JL
3	24.MAR.19	NEW SITE PLAN/CITY COMMENTS	RJ
2	23.NOV.30	UPDATE PER NEW SITE PLAN	CLG
1	23.NOV.03	UPDATE PER CLIENT COMMENTS	CLG
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

APARTMENT BUILDING

**341 W. 4TH AVENUE
NORTH VANCOUVER, BC**

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 23.OCT.06 DRAWING NUMBER:
SCALE: 1:100
DRAWN: RJ
DESIGN: RJ
CHK'D: CG

L7

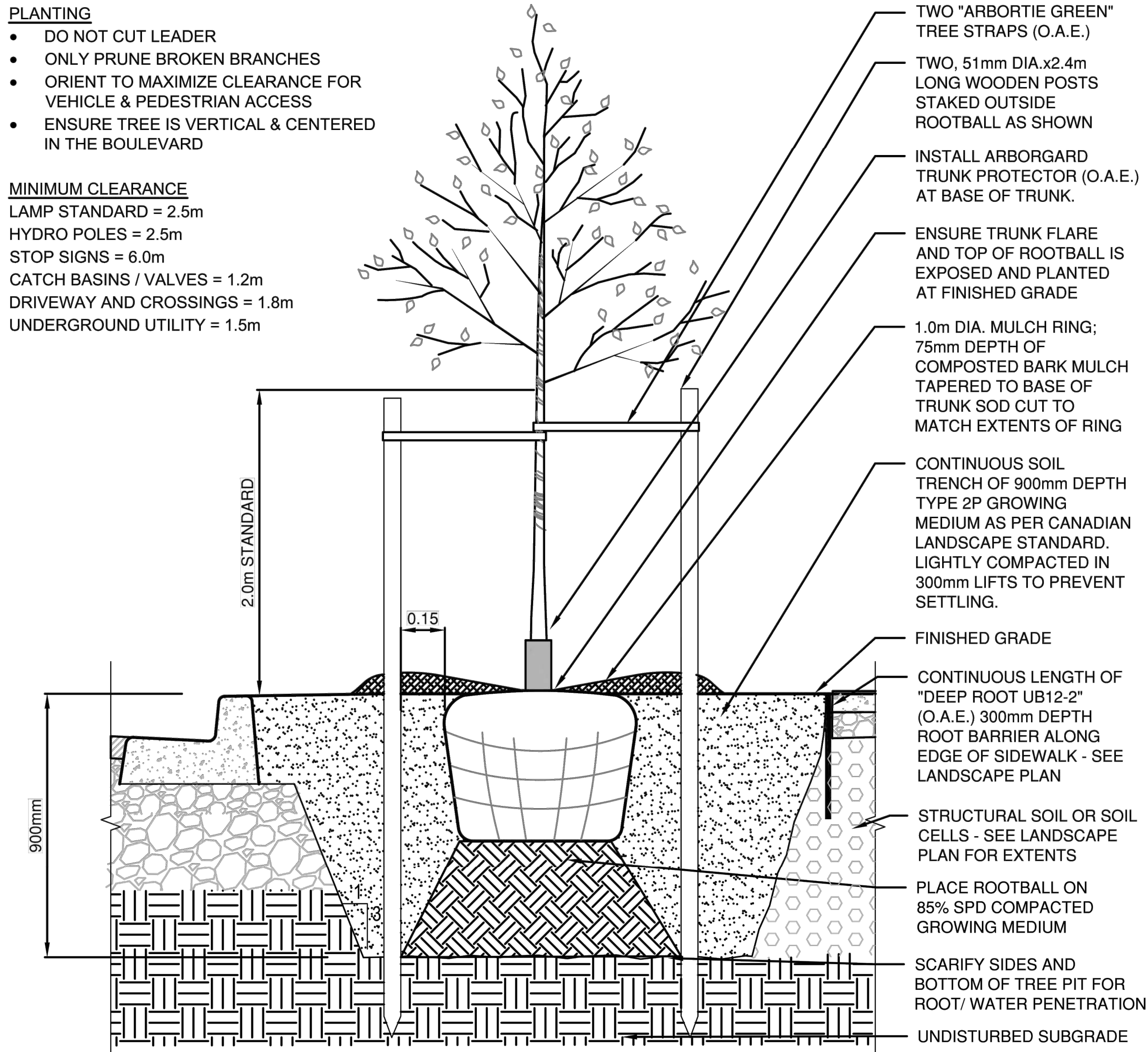
OF 7

PLANTING

- DO NOT CUT LEADER
- ONLY PRUNE BROKEN BRANCHES
- ORIENT TO MAXIMIZE CLEARANCE FOR VEHICLE & PEDESTRIAN ACCESS
- ENSURE TREE IS VERTICAL & CENTERED IN THE BOULEVARD

MINIMUM CLEARANCE

LAMP STANDARD = 2.5m
HYDRO POLES = 2.5m
STOP SIGNS = 6.0m
CATCH BASINS / VALVES = 1.2m
DRIVEWAY AND CROSSINGS = 1.8m
UNDERGROUND UTILITY = 1.5m



CNV SOIL VOLUME REQUIREMENTS

LINK SOIL VOLUMES TO PROVIDE THE FOLLOWING MINIMUM VOLUMES:

- LARGE TREES = 25 CUBIC METERS PER TREE
- MEDIUM TREES = 20 CUBIC METERS PER TREE
- SMALL TREES = 15 CUBIC METERS PER TREE
- IF SOIL VOLUMES ARE NOT LINKED QUANTITIES WILL INCREASE BY 30%

PLEASE NOTE:

- SOIL CELLS AND/OR STRUCTURAL SOIL MAY BE NEEDED TO ACHIEVE REQUIRED SOIL VOLUMES
- PLEASE ASSUME 20% SOIL VOLUME FOR STRUCTURAL SOIL

(N.T.S.)

METRIC

CITY OF NORTH VANCOUVER

DECIDUOUS TREE PLANTING DETAIL

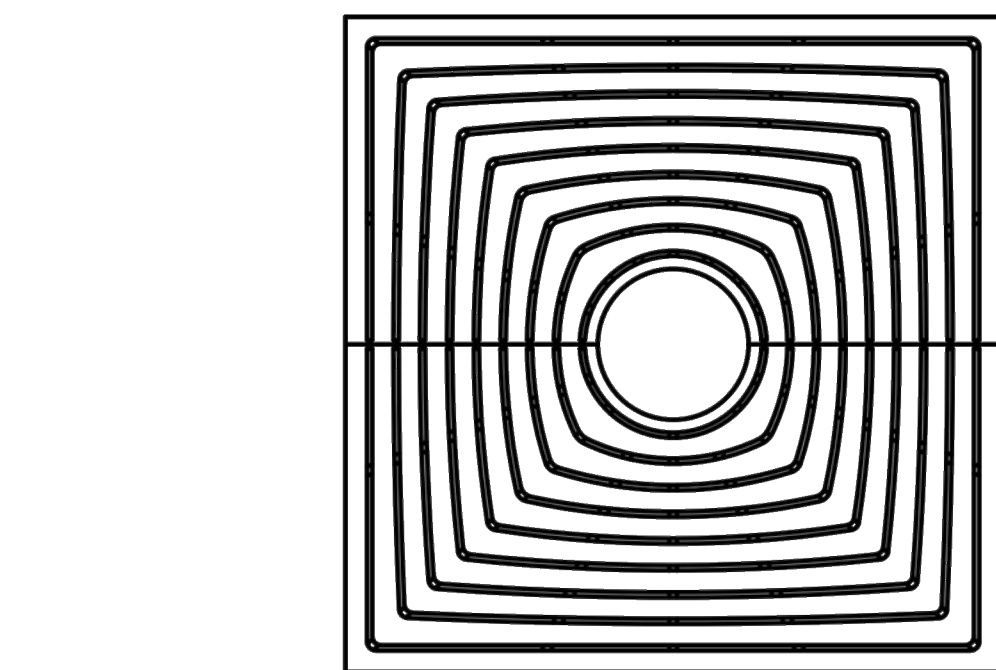
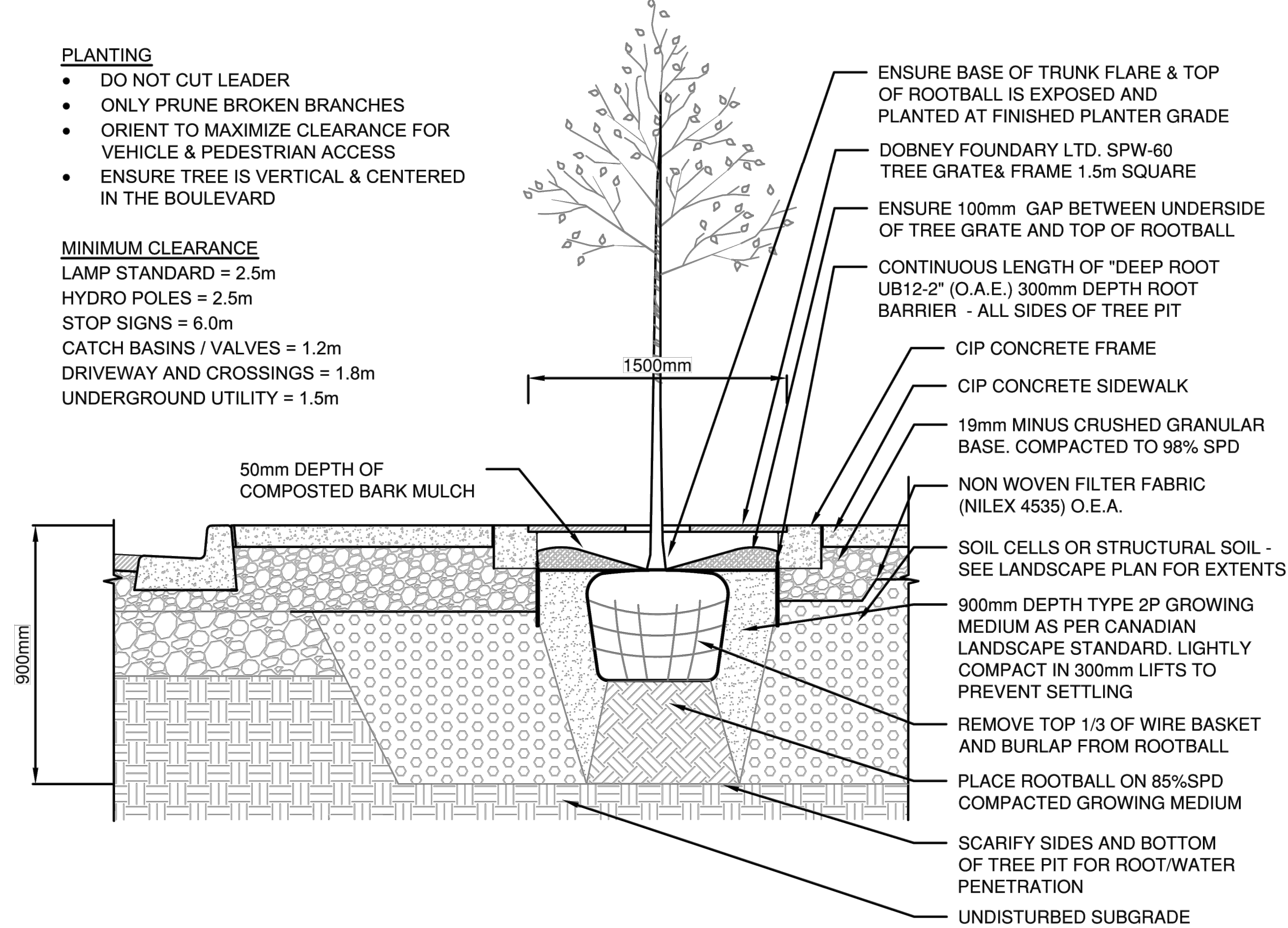
DRAWN: J. NYVALL	DATE: MARCH 2022	EGBC PERMIT TO PRACTICE NO. 1003480	DWG.No. T2S
CHECKED: C. LINDGREN	APPROVED: J. HALL		

PLANTING

- DO NOT CUT LEADER
- ONLY PRUNE BROKEN BRANCHES
- ORIENT TO MAXIMIZE CLEARANCE FOR VEHICLE & PEDESTRIAN ACCESS
- ENSURE TREE IS VERTICAL & CENTERED IN THE BOULEVARD

MINIMUM CLEARANCE

LAMP STANDARD = 2.5m
HYDRO POLES = 2.5m
STOP SIGNS = 6.0m
CATCH BASINS / VALVES = 1.2m
DRIVEWAY AND CROSSINGS = 1.8m
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PLEASE NOTE:

- SOIL CELLS AND/OR STRUCTURAL SOIL MAY BE NEEDED TO ACHIEVE REQUIRED SOIL VOLUMES
- PLEASE ASSUME 20% SOIL VOLUME FOR STRUCTURAL SOIL

(N.T.S.)

METRIC

DETAIL: SPW-60 TREE GRATE

CITY OF NORTH VANCOUVER

STREET TREE WITH GRATE PLANTING DETAIL

DRAWN: J. NYVALL	DATE: MARCH 2022	EGBC PERMIT TO PRACTICE NO. 1003480	DWG.No. T4S
CHECKED: C. LINDGREN	APPROVED: J. HALL		

Virtual Developer information Session
Summary Report

341 – 347 4th Street West, North Vancouver

Owner: 583230 BC Ltd

Applicant: Ian Guan, Gradual Architecture

Owner Representative: Nicholas Burrows, Drift Project Management

1.0 Virtual Developer Information Session Setup

Date of VDIS: November 21, 2024

Final Date for comments: December 6, 2024

Virtual Tool Used to Host Meeting: Google Meet

VDIS Facilitator: Nicholas Burrows, Drift Project Management

2.0 Pre-Meeting Community Notifications

CNV Approved Mailer was distributed via Canada post to all address provided by CNV prior to the November 10, 2024 deadline. A copy of the mailer is included as Appendix A

Mailer information included in the November 6 and November 13, 2024 issues of North Shore News. A copy of the proof that was run is included as Appendix B

Development Sign was erected at the subject property on October 28, 2024, a photograph of the erected sign is included as Appendix C.

Calls to and emails sent to the Squamish Nation to extend an invite to the VDIS and to encourage any comments on the development to be provided. A message was sent from the Squamish Nation to our team through the Squamish Connect Portal. This correspondence is included as Appendix E. Answers to the questions asked are also noted in section 3.0 of this report.

3.0 VDIS Meeting

Date: November 21, 2024

Time: 6pm – 7pm

Number of Attendees: 10

Meeting Recap:

1. Nicholas Burrows took the meeting participants through a PowerPoint Presentation which covered the following topics (presentation is included as appendix D):
 - a. Purpose of the VDIS
 - b. Privacy for Participants

- c. Ways to ask questions/make comments both in the VDIS and after the meeting.
 - d. Overview of the proposed development
 - e. Affordability / Mid-Market Units
 - f. Tenant relocation process/compensation/assistance
 - g. Schedule
2. Attendees asked the following questions. Answers noted were provided by Nicholas Burrows unless otherwise noted:

Q1. I was wondering about parking. is there any way you'd get more spots than planned?

A1. What is proposed meets the parking requirements of the CNV bylaw. No further parking is planned.

Q2. Came in late on the call.. is there any info for current tenants ... how long we have to move etc?

A2. Nicholas Burrows went back over the presentation slides which cover tenant rights, compensation, first right of refusal and affordability.

Q3. Is there an estimate as to when is the completion for the new building?

A3. Nicholas Burrows went back over the presentation slide regarding current expected schedule but noted that these are estimates. Schedule updated in the future will be provided to tenants by the Tenant Relocation Coordinator.

Q4. If we are interested in getting a unit for new building will the relocation tenant assistance will still help us find a new place for the time being within the same rent ?

A4. It was confirmed that all tenants of the current buildings are entitled to the help set out in the tenant relocation plan no matter if they plan to return or not.

Q5. can you please explain what CMHC median rent means?

A5. We ran through the "CMHC Average Rent for CNV", where it can be found (CNV website and CMHC website) also highlighting that the rates are updated periodically and those updates would in turn adjust the CNV Mid-market rental rates too.

Q6. And if the rates are updated due to timing of eviction, how are they secured?

A6. The security for the community will be that the required % of units to be MMR units will be secured through a housing agreement signed by both the CNV and the developer and registered on land title. The rate of the MMR units will be inline with the CNV rates at the time of lease up.

Q7. Are we still to pay the new rent that's changing starting February 2025?

A7. Nicholas confirmed that this is not within the scope of the VDIS.

Questions and Answers to questions asked by the Public through the CNV's various communication methods:

Q1. Suggestion/change: gentrification for those of us who can NOT afford said new establishment , means displacing part of the population living here and putting them out of North Vancouver as the rents are already displacing so many of us. A face lift of the existing building just as 357 next door to us had with stucco removal ,insulated siding, and new double pain windows installed . Would be far cheaper , stay within the current neighborhood appearance and not stand out like a sore thumb among the rest of the apartment complexes. 104 bike stalls? Currently there are three individuals who actually ride bikes living in the two apartment complexes. Lastly the rent of the new building would be well out of range for all of the tenants here.

A1. This development proposal falls within the CNV OCP parameters as well as abides by all required standards and requirements including the provision of 10% of units at mid-market rental levels.

Q2. This proposal is aggressive for this Neighborhood pressing all allowed zoning limits to maximum. The height is concerning. Adding 46 units is too many.

A2. The proposal is in line with the OCP and meets all CNV requirements for density and height.

Q3. I am writing to express my concerns about the proposed redevelopment of 341-347 West 4th Street. While I understand the city's goals of increasing housing supply, this particular project raises several significant issues that will negatively affect both current residents and the broader community. 1. Increased Traffic and Congestion The parking situation in this neighborhood is already difficult, and this development will only make it worse. The proposal includes only 42 parking spaces for 69 units, which is clearly insufficient. Many tenants will have multiple vehicles, and the overflow will spill onto nearby streets, creating serious congestion. This area already experiences heavy parking demand from visitors using the SeaBus, and adding dozens more vehicles will further strain an already overburdened system.

Additionally, increased traffic in the area will worsen congestion, reduce pedestrian safety, and make it more difficult for emergency services to navigate local streets. The lack of planning for adequate parking and traffic management is a significant flaw in this proposal.

2. Displacement of Long-Term Residents This project would force out families and individuals who have lived in this building for many years. Many residents, including families with children and seniors, will struggle to find comparable housing nearby, disrupting their lives and connections to the community. Forcing out stable, long-term tenants to replace them with a high-density building that primarily serves new arrivals undermines the sense of community that North Vancouver values. This approach prioritizes profits over people, which is not in the spirit of responsible development.

3. Strain on Local Infrastructure Beyond parking and traffic, this development will put additional pressure on local infrastructure, including schools, parks, and public transportation. North Vancouver's infrastructure is already stretched thin, and adding 69 new units without corresponding improvements.

4. Lack of Affordability in the Proposal While the development may increase rental stock, it fails to address the critical need for affordable housing. There is no indication that this project includes any units designated as affordable or below-market-rate housing. The focus seems to be on maximizing density without considering the needs of the current or future residents.

5. A Missed Opportunity for Better Planning This development represents a missed opportunity to create a project that benefits everyone: current residents, future tenants, and the community. Instead of a high-density project with insufficient parking and no affordable units, the city could require the developer to propose a plan that better balances density with livability, infrastructure improvements, and stronger tenant protections.

In conclusion, this development, as proposed, will do more harm than good. It will displace families, exacerbate traffic and parking problems, and put additional strain on local infrastructure without addressing the need for affordable housing. I urge the city to reject this proposal in its current form and demand a more thoughtful, community focused approach from the developer.

A3. The development is meeting all CNV requirements for parking, density and mid-market units, while the tenant relocation assistance and compensation goes beyond the required by CNV levels.

Q4. I am a single dad who has lived in the building at 341 W 4th St for several years. This proposal to redevelop the property is very concerning for me and my daughter. Moving because of this project would negatively affect us in so many ways. We have built our life here, and my daughter and I are used to the area, including the schools, parks, and local amenities. Being forced to move would not only uproot us but would also double the cost of our rent in today's housing market. As a single parent, this increase is something I simply cannot afford. Losing our home because of this

proposal would be a terrible situation for my family. This development also brings many concerns for the community as a whole. Parking is already a major issue in this area. Even now, I have trouble finding parking for my truck. Adding more tenants with vehicles will make it even worse, especially since the proposal only includes 42 parking spaces for 69 units. That's not nearly enough parking, and the extra vehicles will create more congestion on our streets. In the summer, the parking situation becomes even more difficult because many people park here to walk to the SeaBus. Adding more cars and tenants to this area will make parking and traffic unbearable for everyone, not just the people living here. I urge the city to think about the real impact this proposal will have on families like mine and on the neighborhood overall. If the development goes forward, the least the city and developer can do is ensure fair compensation for tenants like me. The one month's rent being offered is far from enough to help us relocate in today's rental market.

A4. The development proposed meets all CNV requirements for parking and our tenant relocation compensation is above the minimum set out by the CNV.

Q5. Concerns About Development Plan for 341-347 West 4th Street Dear City Planning Department, Me and my family have lived at 341 West 4th Street for many years. We are very worried about the new plan to build a bigger apartment on this property. This plan will force all the families who live here now to leave their homes. This is not fair because rents are so much higher now, and finding another place to live is almost impossible. We are all very stressed about this. The compensation of just one month's rent for long-term tenants like us is not enough. How can this help when rent for a new place will be so much higher than what we pay now? Many of us have lived here for years, and this plan will make us start over with no real help. It feels like the city does not care about the people who live here. If the project is approved, the developer should give more compensation and better support to help tenants like us find new housing. Please think about the families living here now. Many of us cannot afford new rents in North Vancouver, and this change will hurt us deeply. I hope the city can protect tenants like us and make sure the developer offers more fair compensation if this project happens. Thank you for reading my concerns

A5. The tenant relocation compensation being offered by the developer is above the minimum set out by the CNV.

Answers to questions asked by the Squamish Nation through the Squamish Connect portal:

Q1. Archaeology: Will there be any ground disturbance in areas that have not been disturbed prior?

A1. No previously undisturbed ground will be disturbed as part of this development.

Q2. Our Climate Action Managers recommend the proponent consider the implementation of climate resilient standards (e.g., HEPA smoke filters, passive cooling, and increased stormwater drainage capacity) and recommend the building design incorporates future climate impacts (increased temperatures, increased risk to fire and smoke, increased rainfall and wind, as well as changes to external flood risks). We also recommend buildings are designed to net zero carbon emissions (considering clean power/heat, building envelope, renewables, and embodied carbon) and the highest sustainability standards as possible (including considerations for water conservation, stormwater management, waste management, transportation, environmental conservation, and food security).

A2. The development will abide by all environmental requirements of both the CNV and the BC Building Code.

Summary

In summary, the concerns that have been raised by the public through the VDIS and other commenting platforms predominantly revolve around two items – parking and tenant compensation.

With regards parking, the development meets the requirements set out in the City of North Vancouver policy in addition to being located close to both the Marine Drive rapid bus and Sea Bus terminal which provide the tenants with alternative transport options. In addition the building will have extensive bike storage with e-bike charging.

The developer has also put forwards a tenant relocation plan which exceeds the requirements of the City of North Vancouver compensation level.

Appendices:

Appendix A – Development Mailer

Appendix B – North Shore News Proof

Appendix C – Development Sign Photo

Appendix D – VDIS Presentation

Appendix E – Squamish Connect Correspondence

Appendix A – Development Mailer

Appendix B – North Shore News Proof

Appendix C – Development Sign Photo

Appendix D – VDIS Presentation

Appendix E – Squamish Connect Correspondence

Appendix A – Development Mailer

PLANNING APPLICATION

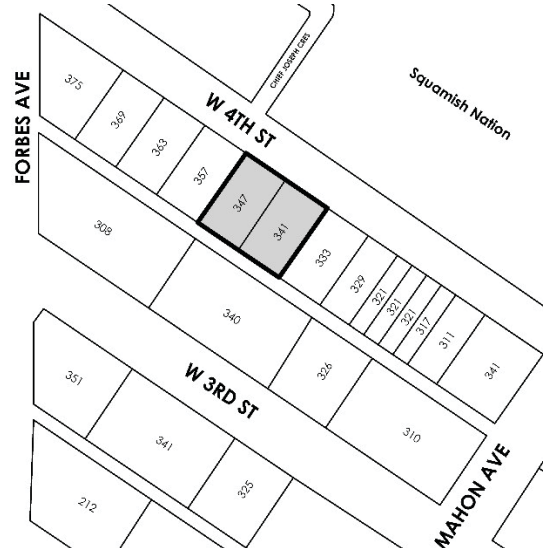
341 – 347 4th Street West, North Vancouver

583230 BC Ltd has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone to a new Comprehensive Development (CD) Zone to allow for a 6-storey residential building with 55 rental units. The proposal includes 39 vehicle parking stalls and 104 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

Dec 5, 2024

cnv.org/Applications

Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: Nov 21, 2024

TIME: 6pm

REGISTER: Should you wish to join the online Developer Information Session, please request the MS Teams link by emailing hello@driftpm.ca

APPLICANT

Ian Guan
Gradual Architecture Inc.
ian@gradualarchitecture.com
604-733-7679

CITY OF NORTH VANCOUVER

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

DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: **cnv.org/Applications**

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, 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: 341 – 347 4th Street West, 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.

Appendix B – North Shore News Proof

PLANNING APPLICATION

341 – 347 4th Street West, North Vancouver

Gradual Architecture Inc has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone (R5) to a new Comprehensive Development (CD) Zone to allow for a 6-storey residential building with 69 rental units. The proposal includes 42 vehicle parking stalls and 104 secure bicycle parking stalls.

PROPOSED BUILDING



PROPOSED BUILDING



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

Dec. 5, 2024

cnv.org/Applications

Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: Nov. 21, 2024 • **TIME:** 6pm

REGISTER: Should you wish to join the online Developer Information Session, please request the MS Teams link by emailing hello@driftpm.ca.

APPLICANT

Ian Guan, Gradual Architecture Inc.
ian@gradualarchitecture.com
604-733-7679

CITY OF NORTH VANCOUVER

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

Appendix C – Development Sign Photo

PLANNING APPLICATION

341-347 West 4th Street

Gradual Architecture Inc has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone (R5) to a new Comprehensive Development (CD) Zone to allow for a 6-story residential building with 60 rental units. The proposal includes 42 vehicle parking stalls and 104 secure bicycle parking stalls.



PROPOSED BUILDING



LOCATION

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT



cmv.org/Applications

COMMENT ONLINE BY:

December 31, 2024

VIRTUAL DEVELOPER'S

INFORMATION SESSION

DATE: November 27, 2024

TIME: 6:00 PM

REGISTER: cmv.org/Applications

or by calling 604.681.1111

or by email info@gradualarchitecture.com

or by text 604.681.1111



Applicant: Ian Guen
Gradual Architecture Inc
www.gradualarchitecture.com
604.733.7678

Appendix D – VDIS Presentation

The background of the slide features a light blue to dark blue gradient. Scattered across the surface are numerous water droplets of various sizes, some with highlights and shadows, giving a fresh and clean aesthetic.

VIRTUAL DEVELOPER INFORMATION SESSION

341 – 347 4TH STREET WEST, NORTH VANCOUVER

PURPOSE OF THE VDIS

- PROVIDE AN OVERVIEW OF THE PLANNED RENTAL BUILDING
- PROVIDE VISUAL PERSPECTIVE OF THE NEW RENTAL BUILDING
- SHOW A VIRTUAL 'FLY-THROUGH' VIDEO OF THE PROJECT
- OPPORTUNITY FOR ATTENDEES TO ASK QUESTIONS ABOUT THE DEVELOPMENT
- PROVIDE CITY OF NORTH VANCOUVER STAFF WITH A SUMMARY REPORT OF THE VDIS FOLLOWING THE CONCLUSION OF THE PUBLIC CONSULTATION PROCESS

YOUR PRIVACY

- PARTAKING IN THIS SESSION WILL NOT REQUIRE ANY PERSONAL INFORMATION TO BE SHARED
- THE SUBSEQUENT REPORT TO CITY OF NORTH VANCOUVER STAFF WILL CONTAIN NO PERSONAL INFORMATION OF WHO ATTENDED THIS VDIS OR WHO HAS ASKED QUESTIONS.
- THIS VDIS WILL NOT BE RECORDED, SUBSEQUENT REPORT WILL BE BASED ON WRITTEN NOTES AND CHAT LOG OF QUESTIONS ASKED

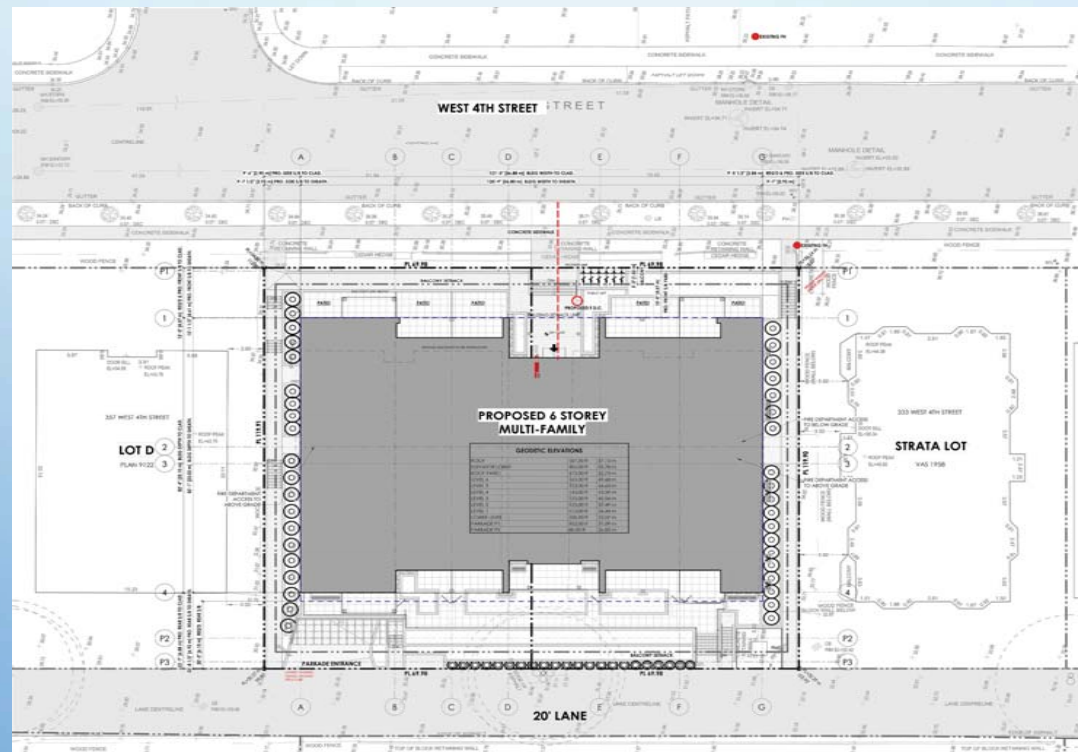
ATTENDANT PARTICIPATION

- WE ENCOURAGE PARTICIPANTS TO ENGAGE WITH THE PROCESS WITH ANY QUESTIONS THEY MAY HAVE ABOUT THE PLANNED RENTAL BUILDING THROUGH THE FOLLOWING:
- USE OF THE CHAT FUNCTION DURING THE VDIS SESSION TO ASK QUESTIONS
- USE OF DEVELOPMENT APPLICATION COMMENT FORM (WWW.CNV.ORG/APPLICATIONS)

TENANT COMMUNICATIONS

- EXISTING TENANTS HAVE/WILL SOON RECEIVE A LETTER INFORMING THEM OF THE TENANT RELOCATION PROCESS AND THEIR RIGHTS.
- LETTER WILL ALSO INTRODUCE THE 3RD PARTY INDEPENDENT TENANT RELOCATION COORDINATOR WHO WILL BE THE MAIN CONDUIT OF COMMUNICATION ON TENANT RELOCATION MATTERS.

341 4TH STREET WEST SITE PLAN



DEVELOPMENT STATISTICS

- NUMBER OF RENTAL UNITS: 69 UNITS
 - STUDIOS: 24
 - 1 BED: 21
 - 2 BED: 13
 - 3 BED: 11
 - PARKING SPACES: 46 STALLS (4 H/C STALLS)
 - BICYCLE PARKING SPACES: 108 SECURE STALLS
 - BUILDING AMENITIES: LARGE INDOOR AMENITY SPACE / FUNCTION ROOM
 - BUILDING AMENITIES: SPACIOUS GYMNASIUM
 - EXTENSIVE ROOF TOP AMENITY SPACE WITH URBAN AGRICULTURE, YOGA AREA, CHILDREN'S PLAY AREA, GAMES LAWN, BBQ AREA AND A VARIETY OF SEATING

AFFORDABILITY

- 7 MID MARKET UNITS TO BE SECURED THROUGH A HOUSING AGREEMENT
- MID MARKET RATES ARE SET BY THE CITY OF NORTH VANCOUVER.
- FIRST RIGHT OF REFUSAL FOR THESE UNITS GIVEN TO CURRENT TENANTS, IF THEY QUALIFY THROUGH THE CNY SPECIFIED CRITERIA
- MID MARKET UNITS ASSIGNED AS FOLLOWS:
 - STUDIO: 3 UNITS
 - 1 BED: 1 UNIT
 - 2 BED: 1 UNIT
 - 3 BED: 2 UNITS

MID-MARKET RENTAL RATES

UNIT SIZE	2023 CMHC AVERAGE RENT FOR CNV	2024 MMR RENT LEVEL	HOUSEHOLD INCOME LIMIT
Studio	\$1,397	\$1,257	\$50,292
1 Bedroom	\$1,722	\$1,550	\$61,992
2 Bedroom	\$2,192	\$1,973	\$78,912
3+ Bedroom	\$2,950	\$2,655	\$106,200

TENANT COMPENSATION

- LEVEL OF COMPENSATION BASED ON LENGTH OF TENANCY
- LESS THAN 5 YEARS = 4 MONTHS RENT
- MORE THAN 5 YEARS = 4 MONTHS RENT + (TOTAL TENANCY IN MONTHS – 60) * \$25
- MOVING EXPENSES:
 - STUDIO / 1 BED = \$1000
 - 2 BED = \$1250
 - 3 BED = \$1500

RELOCATION ASSISTANCE

- TENANT RELOCATION COORDINATOR WILL SUPPORT TENANTS WITH THE FOLLOWING:
 - COMMUNICATIONS WITH TENANTS
 - ASSISTANCE LOOKING FOR NEW ACCOMMODATION (IF DESIRED) IN COMPARABLE UNITS.
 - A COMPARABLE UNIT WOULD BE:
 - LOCATED IN NORTH VANCOUVER
 - SAME NUMBER OF BEDROOMS
 - NOT MORE THAN 10% ABOVE CURRENT RENT OR 10% ABOVE CMHC MEDIAN RENT LEVEL.

FIRST RIGHT OF REFUSAL

- ALL TENANTS WILL GET FIRST RIGHT OF REFUSAL TO RENT UNITS IN THE NEWLY COMPLETED BUILDING
- EXISTING TENANTS WILL ALSO GET FIRST RIGHT OF REFUSAL TO RENT THE NEWLY COMPLETED MID-MARKET RENTAL UNITS, PROVIDED THEY MEET THE CRITERIA
- TENANTS WISHING TO BE CONSIDERED FOR THE MMR UNITS SHOULD MAKE THEIR INTENTIONS KNOWN DURING THE RELOCATION PROCESS

SCHEDULE

- CNV PLANNING REPORT TO COUNCIL: 2024 / 2025
- APPLICANT BUILDING PERMIT SUBMISSION: 2025
- BUILDING PERMIT ISSUANCE 2025 / 2026
- DEMOLITION PERMIT: 2025
- 4 MONTH NOTICE TO END TENANCY ISSUED 2025
- BUILDING DEMOLITION 2026

NOTE: ALL TIMELINES ARE CURRENT BEST ESTIMATES

NOTE: TENANTS WILL BE PROVIDED ONGOING NOTICE OF UPDATES TO ABOVE TIMELINES

BUILDING RENDERINGS NORTH PERSPECTIVE



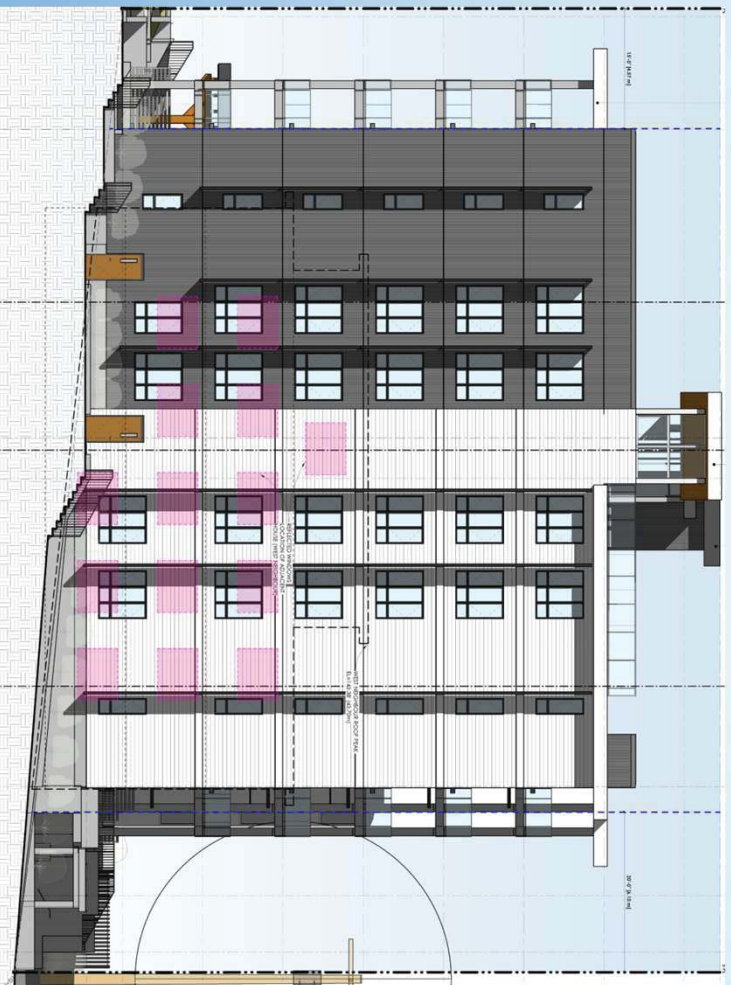
BUILDING RENDERINGS SOUTH PERSPECTIVE



BUILDING RENDERINGS EAST PERSPECTIVE

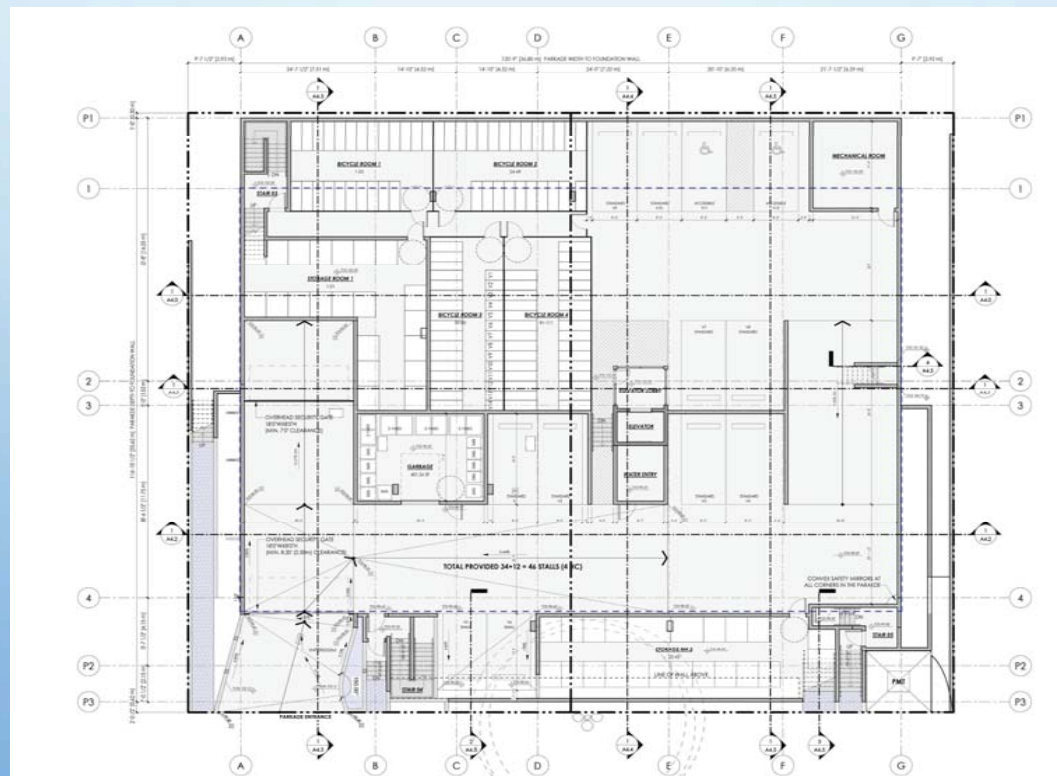


BUILDING RENDERINGS WEST PERSPECTIVE



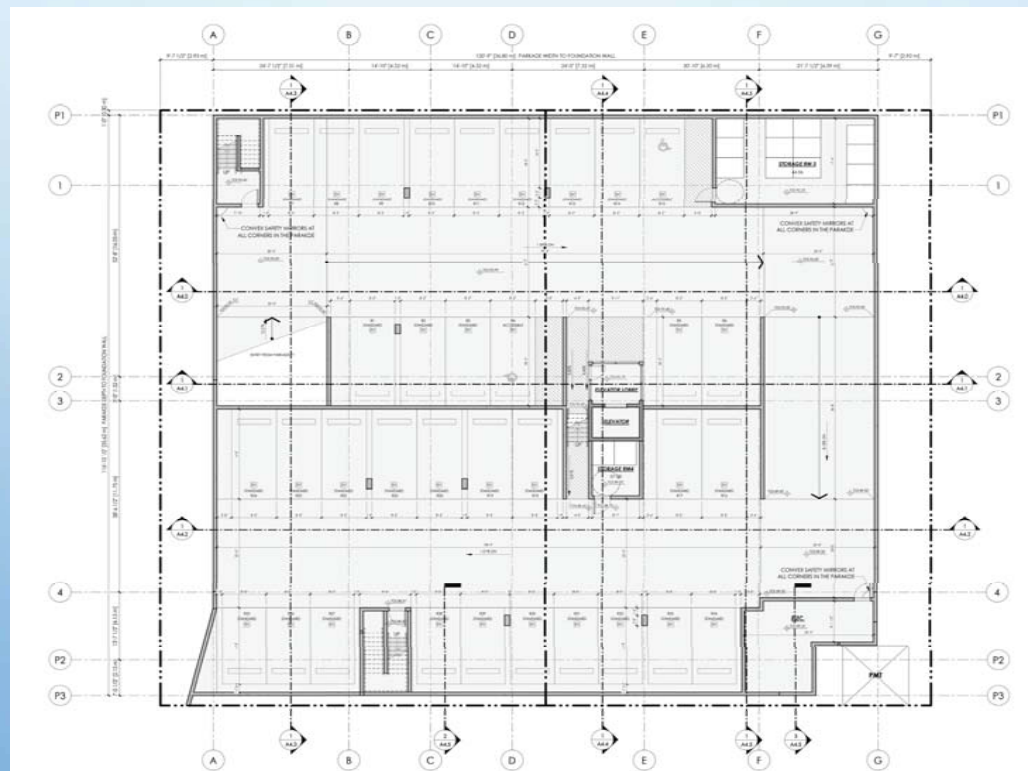
FLOOR PLANS

PARKADE LEVEL 1



FLOOR PLANS

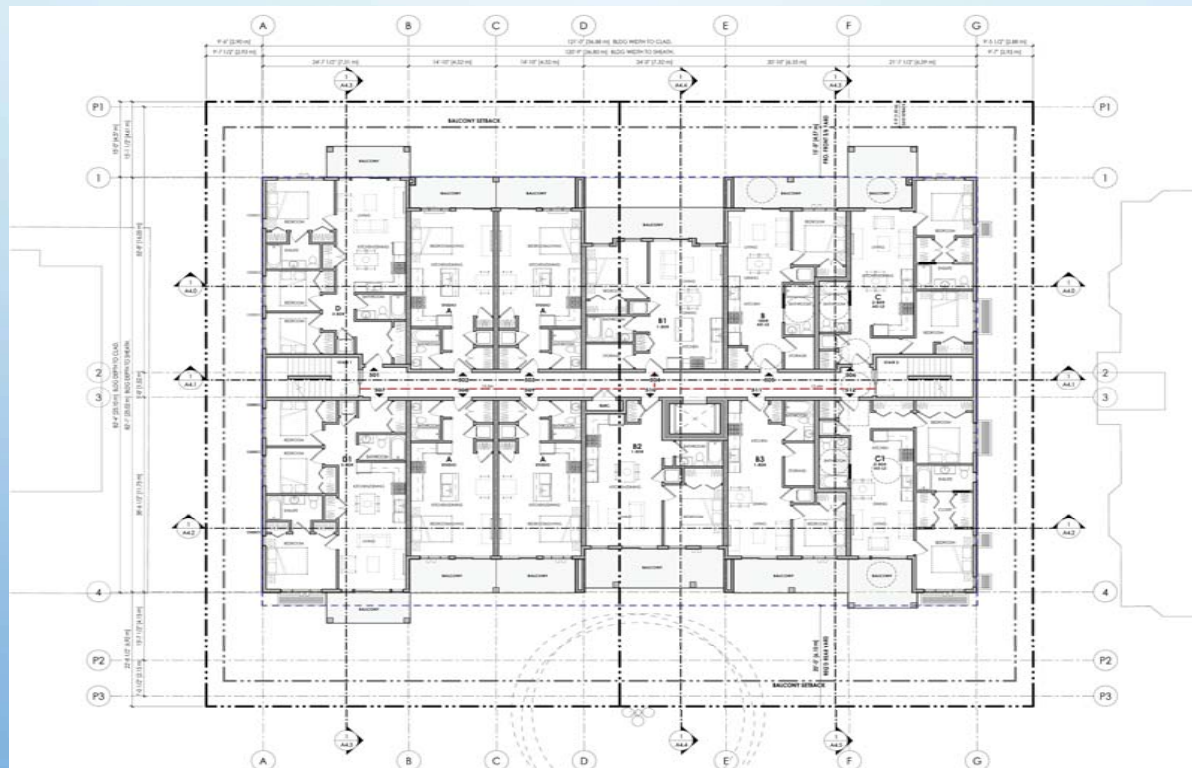
PARKADE LEVEL 2



Architectural floor plan of a multi-unit residential building. The plan shows a central 'LOBBY' and 'ENTRY VESTIBULE' area. Units are labeled with codes: C3, A1, B5, B4, and C. Each unit includes a kitchen, living area, bedrooms, bathrooms, and storage. The plan also shows a 'PARKADE ENTRANCE' at the bottom left, a 'GARAGE STAGING' area, and various balconies and setbacks. A red circle highlights a 'PROPOSED F.D.C.' (Fire Department Connection) point near the 'PUBLIC ART' area. The plan is oriented with North at the top.

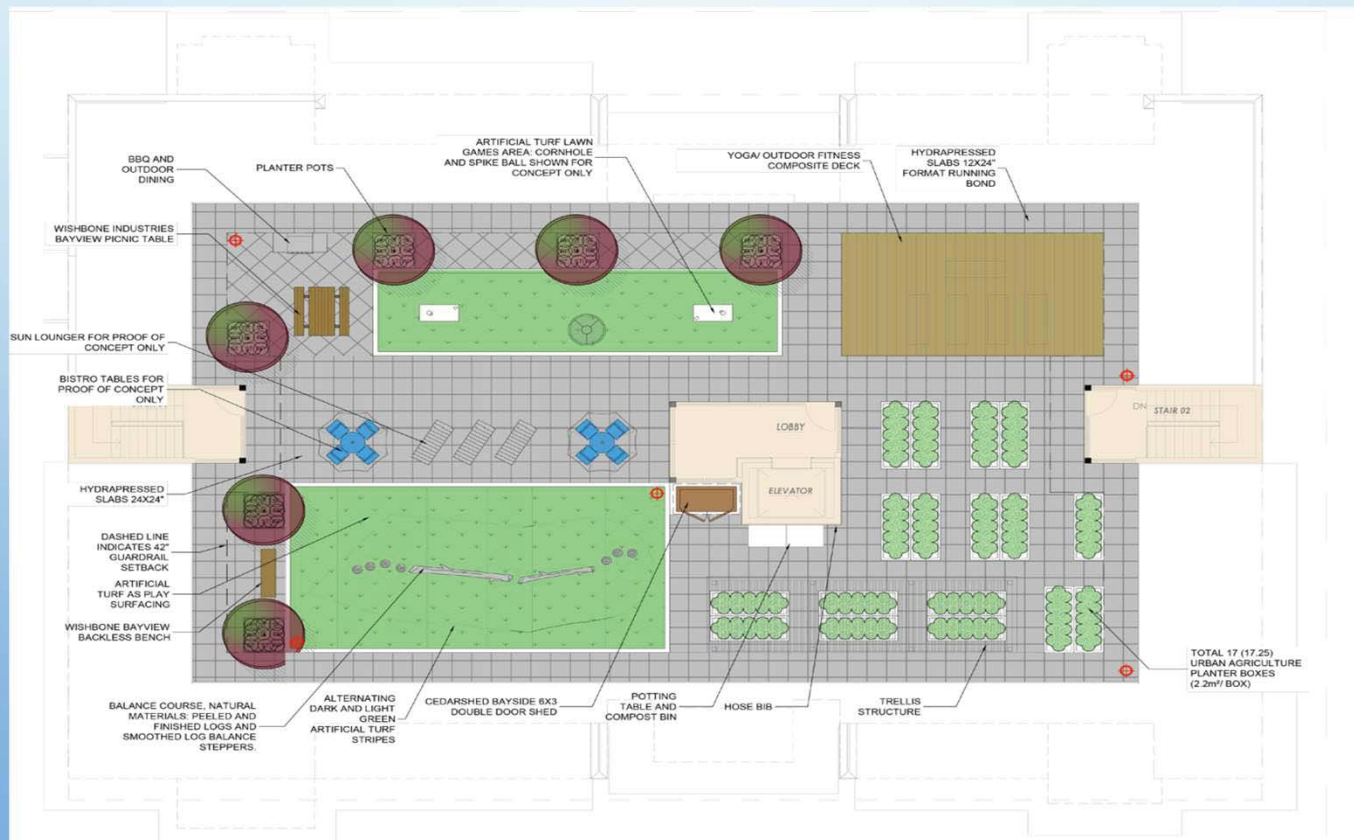
FLOOR PLANS

RESIDENTIAL LEVELS L3-6



FLOOR PLANS

ROOFTOP AMENITY



THANKYOU

- FURTHER COMMENTS & FEEDBACK
 - WWW.CNV.ORG/APPLICATIONS
- ADDITIONAL QUESTIONS
 - NICHOLAS BURROWS: DEV.INFO.SESSION@GMAIL.COM 604-343-4411

Appendix E – Squamish Connect Correspondence

Nicholas Burrows

From: Squamish Connect <do-not-reply@squamishconnect.com>
Sent: November 20, 2024 1:36 AM
To: Nicholas Burrows
Subject: [Squamish Connect] 1 Update

Follow Up Flag: Follow up
Flag Status: Flagged

1 comment on things you're watching

New Comment

Helga Harlander (Squamish Nation) posted a comment

Hello Nicholas,

Thank you for the submission. Here are our initial comments/questions:

Archaeology:

- Will there be any ground disturbance in areas that have not been disturbed prior?

Environment:

- Our Climate Action Managers recommend the proponent consider the implementation of climate resilient standards (e.g., HEPA smoke filters, passive cooling, and increased stormwater drainage capacity) and recommend the building design incorporates future climate impacts (increased temperatures, increased risk to fire and smoke, increased rainfall and wind, as well as changes to external flood risks). We also recommend buildings are designed to net zero carbon emissions (considering clean power/heat, building envelope, renewables, and embodied carbon) and the highest sustainability standards as possible (including considerations for water conservation, stormwater management, waste management, transportation, environmental conservation, and food security).

- We would be interested in further detail around how the project will address these types of sustainability and climate considerations.

Best regards, Helga

- PROJECT NAME
341-347 4th Street West
- ISSUING AGENCY FILE NUMBER(S)
341-347
- REFERRAL ID
2995

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ADVISORY DESIGN PANEL

CITY OF NORTH VANCOUVER
141 WEST 14TH STREET
NORTH VANCOUVER
BC / CANADA / V7M 1H9

T 604 985 7761
F 604 985 9417
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October 23, 2024

VIA EMAIL: ian@gradualarchitecture.com

Ian Guan
Gradual Architecture Incorporated
205-8168 Granville Street
Vancouver, BC V6P 4Z4

Dear Ian:

Re: 341-347 West 4th Street Rezoning Application Proposal

At the meeting on October 15, 2024, the Advisory Design Panel reviewed the above application and unanimously endorsed the following resolution:

THAT the Advisory Design Panel has reviewed the rezoning application proposal for 341-347 West 4th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner. The Panel wishes to thank the applicant for their presentation.

- Further rain protection and seating is added to the rooftop amenity space.
- Ensure clear and meaningful communication with Indigenous creators and the Squamish Nation for the building design and public art, while following the City's public art process.
- Consider alternative locations for public art.
- Minimize the roof stairs height.
- Ensure appropriate materials and door treatments are utilized in the underground parking to reduce bicycle theft, and lighting and landscaping is appropriate to prioritize sightlines and safety for all building exits.
- Explore access for south-facing ground floor units into the building, including the potential to relocate the amenity room to that level.
- Consider full-height window installations to bring natural light into the stairs, encouraging their use.
- Clearly define the entrance, ensuring it's well lit and that the address is prominent for first responder access.
- Conduct a sun shade study to determine which sides of the windows the sunshades should be installed.
- Explore what will happen if you achieve the varied side yard setback and your neighbours develop with similarly varied setbacks. Ensure that livability, privacy, and other impacts on neighbouring properties are addressed.

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,

Sarah Larisch
Administrative Coordinator

Cc: C. Griffiths, PMG Landscape Architects, caelan@pmglandscape.com
N. Burrows, Drift Project Management, nicholas@driftpm.ca
A. Kazemi, 583230 BC Limited, alirkazemi@hotmail.com
L. Mulleder, Planner 2

Overview of Zoning Variances

Table 1 provides a summary and overview of the proposed zoning variances associated with the project at 341-347 West 4th Street. The justifications each variance are described below.

Table 1. Requested Changes to the Zoning Bylaw

	Current Regulations (RM-1)	Proposed Regulations (CD-770)
Gross Floor Area (GFA)	1.6 FSR	2.6 FSR
Lot Coverage	50%	51%
Height	Three storeys, and 13 metres (42.65 feet)	Six storeys, and 19 metres (62.33 feet)
Siting	Principal Buildings shall be sited not less than: 6.096 metres (20 feet) from a front, rear, or exterior side lot line 4.57 metres (15 feet) from an interior side lot line	Front Lot Line (north) • 0.3 m (1 foot) to basement levels • 4.5 m (14.7 feet) to upper level walls Rear Lot Line (south) • 0.62 m (2 feet) to basement levels • 6.0 m (19.6 feet) to upper level walls Interior Side Lot Lines (east and west) • 2.8 m (9.1 feet) to basement levels • 2.8 m (9.1 feet) to upper level walls
Building Width and Length	Shall not exceed a horizontal width or length of 30.48 metres (100 feet) above the third Storey	Waived
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

Gross Floor Area (GFA)

A full explanation of the increase of Gross Floor Area, permitted as per the OCP and the 2018 Density Bonus and Community Amenity Policy, is provided in the report of the Planner 2, dated November 12, 2025, entitled “Rezoning Application – 341-347 West 4th Street”.

Lot Coverage

To construct the building, the applicant has proposed an increase in permitted Lot Coverage from 50% to 51%. This is a minor variance, in line with similar development proposals for apartment buildings in the R5 area and is supported by staff.

Height

The proposed building height is consistent with the maximum of six-storeys in the Official Community Plan, and is required to construct the building at the proposed density. Staff are supportive of the variance to height.

Siting

There are several setback variances proposed in order to construct the proposed building. The setback from the Rear Lot Line complies with the RM-1 zone, while the Front Lot Line and Interior Side Lot Lines do not. The decrease to setback from the Front is relatively small and will still allow for landscaping and patio areas to be sited along the street. The decreased setbacks along the Interior Side Lot Lines allow for pedestrian pathways and minor landscaping to be sited in the side yards. The distance from the property lines is appropriate for a building of this size, and the applicant has demonstrated that future development could occur on neighbouring lots without impacting privacy or other features. Furthermore, the existing buildings are already non-compliant with the setbacks in the RM-1 zoning, and the new building will be as far or farther from the property lines as the existing buildings.

Building Width and Length

The proposed building has a width of 36.87 metres (120.96 feet), which exceeds the permitted maximum of 30.48 metres (100 feet). However, the building has been designed with a significant articulation in the centre, which holds the prominent entry canopy and a change in material colour along the entire height of the building. At the west end of the building another change of material and design is found along the stairwell. Given these design features, which reduce the visual appearance of the wide building, staff are supportive of the variance.

Inclusionary Zoning Requirements for Residential Development

The proposal includes secured market rental housing and mid-market rental housing as per the *Density Bonus and Community Amenity Policy*. This satisfies requirements that were in place before Inclusionary Zoning requirements were adopted by Council. *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 July of 2023 and so the recently adopted Inclusionary Housing Zoning Bylaw has no effect. For clarity, this is written as "waived" in the CD Zone.

PUBLIC NOTICE

Zoning Amendment Bylaw, No. 9139, 2025 (CD-770 Amendment) 341-347 West 4th Street

PURPOSE: To amend the Zoning Bylaw from Medium Density Apartment Residential 1 Zone (RM-1) to a new Comprehensive Development 770 (CD-770) Zone to permit the construction of a 6 storey residential building with 69 rental units, 7 of which will be mid-market rental units, along with a proposed Housing Agreement Bylaw to secure the market rental and mid-market rental housing in perpetuity. Consideration of the proposed Bylaw will be at the Regular Council Meeting on **December 1, 2025**.

SUBJECT LANDS: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 341-347 West 4th Street.

LEGAL DESCRIPTIONS: Lot F, Block 135, DL 271, Plan 9122, and Lot E, Block 135, DL 271, Plan 9122.

PROVIDE WRITTEN INPUT: In accordance with Section 464(4) of the *Local Government Act*, a Public Hearing is not permitted. Written submissions only may be submitted to the Corporate Officer by email (input@cnv.org), mail or delivered to City Hall no later than 12:00 pm on **Monday, December 1, 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 Public Input Period submissions on this matter will be heard at the Council meeting.*

ACCESS DOCUMENTS: Online at cnv.org/PublicNotices from **November 19 to December 1, 2025**.

QUESTIONS? 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

Enter City Hall from
13th St after 5:30pm

city
of north
vancouver

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9139

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. 9139**” (341-347 West 4th Street, CD-770).
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 341-347 West 4th Street and legally described below as henceforth being transferred, added to and forming part of CD-770 (Comprehensive Development 770 Zone):

PID: 009-746-668, 009-746-650	LOT F BLOCK 135 DISTRICT LOT 271 PLAN 9122 LOT E BLOCK 135 DISTRICT LOT 271 PLAN 9122
----------------------------------	--

from zone RM-1

3. Part 12 of Division VI: Comprehensive Development Zones of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following Comprehensive Development Zone to Section 1201 in numerical order:

“CD-770 Comprehensive Development 770 Zone” (341-347 West 4th Street)

In the CD-770 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) One Principal Building shall be permitted on one Lot;
- (2) The permitted Principal Uses on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use:
 - i. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
 - ii. Accessory Off-Street Parking Use;
 - iii. Accessory Home Office Use;
- (3) Gross Floor Area:
 - (a) Combined and in total, shall not exceed 1.6 times the Lot Area;
 - (b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the Lot Area, upon entering into a Housing Agreement with the City;

BASE DENSITY			
OCP Schedule 'A'		1.60 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
Rental Housing	100% rental housing; 10% mid-market rental units	1.00 FSR	OCP Section 2.2
TOTAL DENSITY			
		2.6 FSR	

- (4) Lot Coverage for the Principal Building shall not exceed 51%;
- (5) Height:
- (a) Height of Principal Buildings shall not exceed six storeys and 19 metres (62.33 feet) as measured from the average Building Grades at the north property line;
 - (b) 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 screened mechanical equipment, located at least 2 metres (9.8 feet) from the roof edge, by not more than 6.1 metres (20 feet);
- (6) Principal Buildings shall be sited in accordance with the following:
- (a) from the Front Lot Line (north):
 - i. No less than 0.3 metres (1 foot) to the basement levels;
 - ii. No less than 4.5 metres (14.7 feet) to upper level walls;
 - (b) from the Rear Lot Line (south):
 - i. No less than 0.62 metres (2 feet) to the basement levels;
 - ii. No less than 6.0 metres (19.6 feet) to upper level walls;
 - (c) from the Interior Side Lot Lines (east and west):
 - i. No less than 2.8 metres (9.1 feet) to the basement levels;
 - ii. No less than 2.8 metres (9.1 feet) to upper level walls;

- (d) The Siting of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for:
- i. Where canopies, eaves, or roof overhangs project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line may be reduced by 2 metres (6.56 feet);
 - ii. Where unenclosed patios and stairs project beyond the face of the Principal Building at the Rear Lot Line (south), the minimum distance to an abutting Lot Line may be reduced by 3.0 metres (9.8 feet);
 - iii. Where unenclosed patios and stairs project beyond the face of the Principal Building at the Front Lot Line (north), the minimum distance to an abutting Lot Line may be reduced by 2.5 metres (8.2 feet);
- (7) Section 510(2), Unit Separation, shall be waived;
- (8) Section 510(3), Building Width and Length, shall be waived;
- (9) Part 11: Inclusionary Zoning Requirements for Residential Development, shall be waived.

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

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9140

A Bylaw to enter into a Housing Agreement (341-347 West 4th 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. 9140**” (341-347 West 4th Street, CD-770, 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 341-347 West 4th Street, North Vancouver, legally described as: PID: 009-746-668, 009-746-650; LOT F BLOCK 135 DISTRICT LOT 271 PLAN 9122, LOT E BLOCK 135 DISTRICT LOT 271 PLAN 9122, substantially in the form attached to this bylaw.
3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

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

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

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

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

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT,

BETWEEN:

583230 B.C. LTD., INC. NO. BC0583230
303 - 255 WEST 1ST STREET
NORTH VANCOUVER, BC
V7M 3G8

(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:

Parcel Identifier: 009-746-668
Lot F
Block 135
District Lot 271
Plan 9122; and

Parcel Identifier: 009-746-650
Lot E
Block 135
District Lot 271
Plan 9122;
- (j) **"Mid-Market Rental Units"** means the 7 Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) **"Market Rental Units"** means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (l) **"Maximum Household Income"** means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households' annual housing costs, and divide by 30% (0.30) to meet the standard definition of affordability;

- (m) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;
- (o) **“Residential Building”** means the 6 storey building to be constructed on the Lands to be used for Rental Purposes with 69 Dwelling Units, of which 62 Dwelling Units will be Market Rental Units and 7 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. 9139”;
- (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 November 5, 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. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning

Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:

- (a) the Lands must not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and
 - (c) no Rental Unit in the Residential Building must be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building must be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.
- 3.3 Section 7.1 and 7.2 of this Agreement are integral to and form part of this Section 219 Covenant.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building will be no fewer than 24 three-bedroom units, 20 one-bedroom units and 25 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 three-bedroom units, 1 one-bedroom units and 3 studio units. 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 7 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: 583230 B.C. LTD., INC.NO. BC0583230
303 - 255 WEST 1ST STREET
NORTH VANCOUVER, BC
V7M 3G8
Attention: Ali-Reza Kazemi, Owner
Email: alirkazemi@hotmail.com
Phone: 604-720 2913

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. 9140".
- 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**

CD# 2739074

TENANT RELOCATION PLAN REV.1

341-347 West 4th St, North Vancouver
November 5, 2025

ABSTRACT

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the Residential Tenancy Act (RTA).

583239 BC Ltd.

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Interaction Timeline

Date	Tenant Interaction
December 5, 2023	Application submitted to CNV
October 28, 2024	Development Sign erected on property
November 6, 2024	Development Notice in North Shore News
November 9, 2024	Development Mailer Delivered
November 13, 2024	Development Notice in North Shore News
November 21, 2024	Virtual Developer Information Session
Nov 21 – Dec 6, 2024	VDIS Question Period
January 21, 2025	First Letter to the Tenants
July 24, 2025	Second Letter to the Tenants
August 14, 2025	All Tenants Meeting
September 24, 2025	Letter to the Tenants – Change of TRC
November 26, 2025	All Tenants Meeting (future interaction)

Virtual Developer Information Session Notification

PLANNING APPLICATION

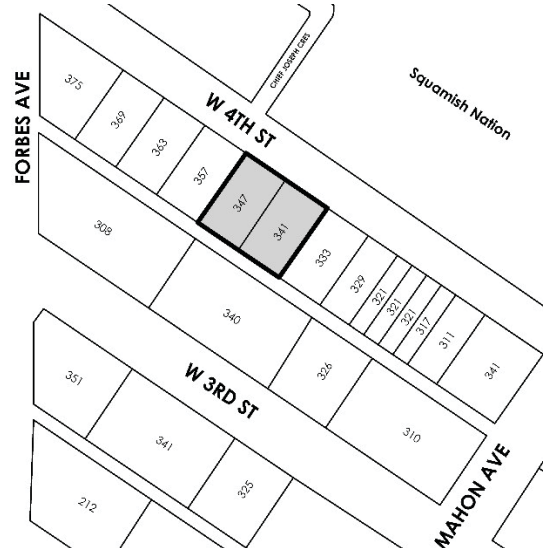
341 – 347 4th Street West, North Vancouver

583230 BC Ltd has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone to a new Comprehensive Development (CD) Zone to allow for a 6-storey residential building with 55 rental units. The proposal includes 39 vehicle parking stalls and 104 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

Dec 5, 2024

cnv.org/Applications

Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: Nov 21, 2024

TIME: 6pm

REGISTER: Should you wish to join the online Developer Information Session, please request the MS Teams link by emailing hello@driftpm.ca

APPLICANT

Ian Guan
Gradual Architecture Inc.
ian@gradualarchitecture.com
604-733-7679

CITY OF NORTH VANCOUVER

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

DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: **cnv.org/Applications**

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, 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: 341 – 347 4th Street West, 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.

FIRST LETTER TO TENANTS

Date: January 21, 2025

To: Residential Tenants Residing at 341-347 West 4th St, North Vancouver

We are writing today to inform you that we have submitted a redevelopment application to the City of North Vancouver Planning and Development Department, for the purpose of demolishing the existing buildings and redeveloping the property. Our redevelopment proposal consists of a Rezoning Bylaw application, and a Development Permit application.

If this development proposal is approved by North Vancouver City Council, the new development will consist of one building with an approximate total of 69 apartment units, of which 62 will be market rental units, and 7 units mid-market rental (MMR). We anticipate construction in 2026 with an approximate construction schedule of 24 months.

We will be mailing you updates in the upcoming weeks and months to ensure you are kept well informed on the status of our application, the timing of this development application being presented to Council and the Public Hearing on this application, and the impact it will have on your residency.

According to the City of North Vancouver Residential Tenant Displacement Policy, the City of North Vancouver requests developers to voluntarily commit to the following when proposing to redevelop an existing rental building:

- 1) Occupancy Report
- 2) Tenant Relocation Plan
- 3) Relocation Assistance
 - a. Designating a Tenant Relocation Coordinator.
 - b. Assistance finding new accommodations and relocation.
 - c. Financial compensation based on length of tenancy and *Residential Tenancy Act (RTA)*
 - d. Financial compensation for moving expenses at a flat rate payout based on number of bedrooms.
 - e. Additional assistance for low-income tenants and others facing barriers.
 - f. First right of refusal to rent any purpose-built rental units in the new building. Where the new building includes mid-market rental (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements at the time the unit is first available for rent.

In closing, 583239 BC Ltd. will be providing relocation assistance based on Council policy H18 and is committed to providing enhanced communication with you regarding this redevelopment proposal. 583239 BC Ltd. has designated Jonathan Beck, a local property management professional with 15 years of experience, as our designated relocation coordinator. Jonathan can be reached by telephone at 604-999-8098 or email at tenantrelocation583230@gmail.com during regular business hours if you have any questions or require assistance.

Sincerely,

Ali Kazemi
583239 BC Ltd.

SECOND LETTER TO TENANTS

Tenant Assistance Package

Date: July 24, 2025

To: Residential Tenants Residing at 341-347 4th Street, North Vancouver

We are writing today as a second letter to you regarding the redevelopment application to the City of North Vancouver Planning and Development Department, for the purpose of demolishing the existing building and redeveloping the property.

Communications will continue to be available by phone and email. Notices of in person meetings and city communications will also be delivered by mail.

Our first Tenant Information Meeting details are below. Please come by with any questions.

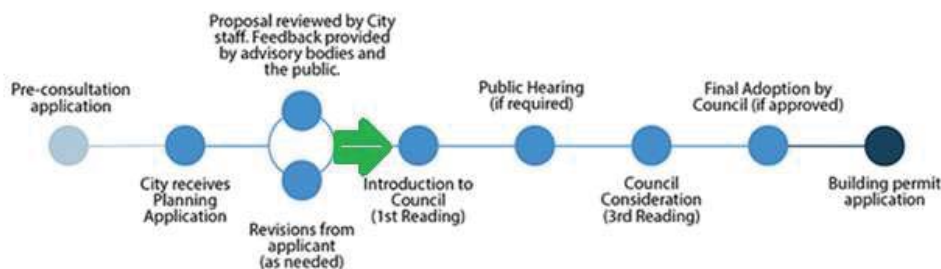
TENANT INFORMATION MEETING

Date: Thursday August 14, 2025

Where: 341 4th Street, Lobby/Front area

Time: 5:30-6:30PM

APPLICATION STATUS



This development application has not yet been formally approved and that Tenants do not have to move out until they are served with formal notice to vacate. If you choose to vacate before the formal notice, relocation assistance will remain available at any time throughout the process. If you choose to move out prior to approval of the rezoning, financial compensation and moving expenses will be provided no later than immediately following final adoption of the zoning bylaw. For eligible tenants who do not move out early, financial compensation and moving expenses will be paid no later than the date you move out.

We will continue to provide advanced notice and updates on city Council Meetings and Public Hearing related to this application.

TENANT RELOCATION ASSISTANCE

In the first Letter to Tenants dated January 21, 2025 we outlined the responsibilities of 583239 BC Ltd to provide assistance for relocation as outline in the Tenant Relocation Plan. We would like to reemphasize a few points within the Residential Tenant Displacement Policy H18. Please see below some key considerations with regards to Financial Compensation, Moving Expenses and the First Right of Refusal.

Relocation Assistance: For eligible tenants who want assistance in finding new rental accommodation, the Tenant Relocation Coordinator will identify at least 3 comparable rental dwelling units for each tenant household.

Dedicated Relocation Coordinator: Jonathan Beck, 604-999-8098, tenantrelocation583230@gmail.com

Financial compensation: all eligible tenants will receive compensation based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than the date the tenants move out, whether or not a demolition permit has been obtained or an eviction notice has been served.

≤ 5 years = 4 months' rent

> 5 years = 4 months + (#months tenancy – 60 months) x (\$25/mth)

Moving Expenses: 583239 BC Ltd. shall pay amounts listed in the table below for an insured moving company to relocate existing tenants into their new accommodation or provide an equivalent flat rate payout.

Studio & 1 Bedroom = \$1,115

2 Bedroom = \$1,392

3 Bedroom \$1,670

First Right of Refusal: All displaced tenants will be offered the first right of refusal to live in any purpose-built rental units in the new building, with the particulars of the units to be negotiated between the property owner and individual tenants. Where the new building includes mid-market rent (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements for the MMR unit at the time the unit is first available for rent. To ensure that displaced tenants receive notification when the MMR units are becoming available, they will need to confirm during the relocation process that they want to exercise their first right of refusal.

Tenant Household Needs Assessment Form: Thank you to those who completed this form already. It is attached again. Completion of this form is voluntary, but it is recommended so that your housing needs can be considered. Low Income tenants and others facing barriers should complete this form

Signed

Jonathan Beck

Tenant Relocation Coordinator

E: tenantrelocation583230@gmail.com

T: 604-999-8098

July 23, 2025

LETTER TO TENANTS – CHANGE OF TRC

September 19, 2025

To: Tenants of 341-347 4th Street West, North Vancouver

Re: Change of Tenant Relocation Coordinator

Dear Tenants,

We are writing to inform you that there will be a change in the Tenant Relocation Coordinator (TRC) for the project at **341&347 4th Street West, North Vancouver**.

Effective immediately, Jonathan Beck will no longer be involved in this project, a new Tenant Relocation Coordinator will assume this role. Please note that the same email address will continue to be used, so your ability to contact the TRC will not be affected in any way.

The services provided by the Tenant Relocation Coordinator will remain the same, and you will not experience any change in the support or assistance available to you.

New tenant Relocation Coordinator Contact Information:

Name: Jon Wells

Email: tenantrelocation583230@gmail.com **[same as before]**

Phone: 604-908-6858

We thank you for your understanding on this matter.

Should any tenants wish to have a private online meeting with me, don't hesitate to reach out.

Sincerely,

Jon Wells

Tenant Relocation Coordinator

583239 BC Ltd. PROPOSED RESIDENTIAL TENANT RELOCATION PLAN – 154 EAST 17 ST APARTMENTS

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the *Residential Tenancy Act (RTA)*.

OCCUPANCY REPORT

Documentation on the existing rental building is provided to the City which includes the following information:

- Number of units (occupied/vacant)
- Unit types and sizes (number of bedrooms);
- Rental rates for each unit;
- Type of tenancy (fixed-term / periodic)
- Length of tenancy for each unit; and
- Relevant demographic profiles (mobility/accessibility issues, seniors, low income, etc.)

This documentation of existing tenancies in the Occupancy Report helps inform tenant eligibility for assistance. Tenancies active when the Development Application is submitted to the City are eligible for compensation, and relocation support under the Residential Tenant Displacement Policy (H18). Tenants that move in after the Development Application is submitted, do not qualify for assistance or compensation.

VULNERABLE TENANTS

583239 BC Ltd. is committed to providing additional support for vulnerable tenants. This will be assessed on an individual basis as part of the Occupancy Report. Tenants will be provided a voluntary Tenant Household Needs Assessment Form as part of the Tenant Assistance Package to help identify vulnerable tenants. Vulnerable tenants who do not initially identify a need for additional assistance in the Occupancy Report should will not be denied reasonable additional assistance at a later date if needed.

Vulnerable tenants are defined as those:

- With disabilities that have a recognized disability pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;
- Who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria;
- Low Income households whose income is below 50% of gross median household income for that household size. In general terms:
 - a) Households without dependents with Gross Annual Income < \$35,000
 - b) Households with dependents with Gross Annual Income < \$60,000

Additional relocation assistance for vulnerable tenants requires the TRC to:

- c) Identify non-market, subsidized units as options for vulnerable tenants
- d) Identify accessible unit options, including those that are also non-market, subsidized options, as required;
- e) Work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;

- f) Assist vulnerable tenants in making arrangements to apply for, visit/view (including reasonable transportation costs) and acquire these units, including communicating with property managers on tenants' behalf to find units;
- g) Assist with activities such as packing (additional funding for movers); and
- h) Assist vulnerable tenants in applying for rent supplements, as required;
- i) If the Occupancy Report indicates there are tenants that do not have disabilities and/or are not seniors, but they qualify for RGI rents or rent supplements, the TRC is to provide additional assistance in finding suitable accommodations for these tenants and helping them apply for rent supplements, as required and upon request.

Any vulnerable tenants who would like to receive additional support can request this by contacting the TRC by email or phone. Alternatively, the TRC is always available at the end of the 'all tenants meeting' to discuss any matters further.

TENANT COMMUNICATION STRATEGY

The following Tenant Communication Strategy outlines how 583239 BC Ltd. will be proactively engaged in notifying tenants of the development application process and timeline, opportunities for input, where to direct enquires, and any applicable tenant resources.

583239 BC Ltd. will advise tenants that it has officially submitted development applications to the City of North Vancouver to Amend the Zoning Bylaw, apply for a Development Permit. The timeline to process these applications is approximately 12-18 months. Affected tenants will be informed in a timely manner throughout the development application process and formal notice shall be provided as follows:

1. Notice of Application Submission:

Notice of a development application submission shall be given to existing tenants within 30 days of application approval by the City of North Vancouver Staff. The Notice shall include a date of the first Tenant Information Meeting, copy of the Tenant Relocation Plan, Tenant Assistance Package, and the applicable sections of the Residential Tenancy Act. All new tenancies beginning after the application submission must also be provided with a copy of the Tenant Relocation Plan and Tenant Assistance Plan and made aware of the development application.

Timely process updates will be provided to the tenants by 583239 BC Ltd., including notice of applicable Tenant Information Meetings, City Council meetings, Public Hearing and methods for providing input to City staff and Council.

2. Formal Notice:

Upon issuance of a Demolition Permit, which cannot be issued until the development application is approved by City Council, a minimum of four months formal notice to end tenancy for demolition of a rental unit shall be given to residents upon issuance of a Development Permit.

3. Advanced Notice of CNV Council Meetings

At this time a date for the projects first council meeting has not been confirmed, once the CNV provide confirmation of this date the TRC will provide tenants with notice of the date, time and purpose of the council meeting. This process will be repeated for all council meetings.

4. 583239 BC Ltd. Contact Information

Mailing: PO Box 33037, West Vancouver, BC V7V 4W7

Telephone: 778-990-2119 c/o Drift Project Management Ltd. (Owner's Representative)

E-mail: nicholas@driftpm.ca

A dedicated Google Drive folder will be setup and access given to tenants and staff members at the City. The shared folder will provide pdf copies of all posted publications and relevant resources for tenants including the Tenant Relocation Plan, Tenant Assistance Plan, Upcoming Tenant Information meeting dates, City Council Meeting Dates, Financial Compensation to Tenants, Moving Expenses, etc. In addition, hard copies of all official notices will also be either mailed or hand-delivered to each suite, posted in the lobby of 341 & 347 4th St West Apartments.

TENANT RELOCATION COORDINATOR

583239 BC Ltd. has appointed Jon Wells as the Tenant Relocation Coordinator (TRC) as part of the Tenant Relocation Plan (TRP) to facilitate direct communication with tenants and provide ongoing support and assistance on securing suitable replacement accommodations in accordance with the provisions outlined in the TRP. The Coordinator will be funded by 583239 BC Ltd. and have regular hours and contact information for when he will be available to tenants.

Altruistic Project Management

Business Hours: 9AM-5PM Weekdays

Telephone: **604-908-6858**

E-mail: tenantrelocation583230@gmail.com

Note: The TRC changed in September 2025 due to circumstances beyond our control. Refer to "Letter to Tenants – Change of TRC" on page 5 of this report.

RELOCATION ASSISTANCE

For eligible tenants who want assistance in finding new rental accommodation, the Tenant Relocation Coordinator will identify at least 3 comparable rental dwelling units for each tenant household. The comparable units should have the same number of bedrooms as the current unit and be located in the City of North Vancouver unless otherwise specified by the household. Other needs and preferences specified by the tenant household, will be reflected in the comparable units presented.

The maximum rent for the comparable units found by the TRC will be no more than the greater of:

- a) 10% above the tenant's current rent; or
- b) 10% above the most recently published CMHC Average rent level, by number of bedrooms, for the City of North Vancouver (or Metro Vancouver if data for CNV is not available).

At this time, the 2024 data for City of North Vancouver is available:

	Bachelor	1-BR Unit	2-BR Unit
CMHC Average Rent/mth 2024	\$1,608	\$1,802	\$2,309
10% Above CMHC Median Rent	\$1,769	\$1,982	\$2,540

FINANCIAL COMPENSATION

Financial Compensation shall be provided to all eligible tenants based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than the date the tenants move out, whether or not a demolition permit has been obtained or an eviction notice has been served.

Length of Tenancy at time of DPA submission	Financial Compensation
≤ 5 years / 60 months	4 months' rent
> 5 years	4 months + (#months tenancy – 60 months) x (\$25/mth)

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 is to be provided to the tenant no later than the date they move out, whether or not a demolition permit has been obtained or an eviction notice has been served.

MOVING EXPENSES

583239 BC Ltd. shall pay amounts listed in the table below for an insured moving company to relocate existing tenants into their new accommodation or provide an equivalent flat rate payout. Note: the below rates will increase in line with CPI on an annual basis from the date the bylaw was adopted.

Type of Unit	Compensation Provided
Studio & 1 Bedroom	\$1,140
2 Bedroom	\$1,425
3 Bedroom	\$1,904

FIRST RIGHT OF REFUSAL

583239 BC Ltd. is proposing a development with purpose-built rental units. All displaced tenants will be offered the first right of refusal to live in any purpose-built rental units in the new building, with the particulars of the units to be negotiated between the property owner and individual tenants.

Where the new building includes mid-market rent (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements for the MMR unit at the time the unit is first available for rent. To ensure that displaced tenants receive notification when the MMR units are becoming available, they will need to confirm during the relocation process that they want to exercise their first right of refusal.

TENANT ASSISTANCE PACKAGE

583239 BC Ltd. shall provide the Tenant Assistance Package designed for use by tenants to clearly communicate our commitment to actively engaging tenants in the development process as outlined in the Tenant Relocation Plan.

The Tenant Assistance Package shall include the following:

- a) Timeline and overview of the development application process
- b) Development Application submitted to CNV staff November 2023 and subsequently reviewed by staff;
- c) A commitment by 583239 BC Ltd. to provide advanced notifications and updates to tenants on upcoming Tenant Information Meetings, Council Meetings, Public Hearing relating to the application;
- d) Contact information of the dedicated Tenant Relocation Coordinator;
- e) Methods for advising City staff and City Council of concerns;
- f) Financial compensation provided by 583239 BC Ltd., including First Right of refusal;
- g) Method of requesting additional support by low income tenants and others facing barriers;
- h) Current copy of the British Columbia Residential Tenancy Act;
- i) A copy of the City of North Vancouver's Tenant Relocation Policy H18
- j) Copies of applicable Tenant Resources (BC Tenant Resource and Advisory Centre (TRAC), etc.)

583239 BC Ltd. shall provide copies of all written correspondence and confirmation that the Tenant Assistance Package has been provided to tenants, and City staff prior to staff bringing forward a report to Council for consideration of the development application.

FINAL TENANT RELOCATION REPORT

The Final Tenant Relocation Report shall be submitted to City staff prior to receiving the demolition permit for the property. The Final Tenant Relocation Report shall provide details for each displaced tenant on the following:

- a) An update to the outcome on the relocation of displaced tenants, including evidence that tenant have been satisfactorily assisted by 583239 BC Ltd. in locating alternate accommodations;
- b) The amount of compensation given to each tenant including monetary compensation, free rent, cost of moving, and any additional assistance or services that were provided to the tenants.

LEVEL OF SERVICE PROVIDED: TENANT INTERACTIONS

The following table of activities showcases the level of assistance currently being provided to tenants at 341 & 347 4th Street West. We expect the level of involvement of the TRC to increase substantially in the next 12 months with the TRC expecting to assist tenants with sourcing alternative accommodation, applications to non-profit, social housing and both private and public sector rental home providers. This will be in addition to ongoing day-to-day communications to assist tenants with any other questions, requests and assistance needed regards their relocation.

Unit Number	Date	Interaction Mode	Tenant Item / Comment / Question	TRC Response
N/A	21.11.2024 to 06.12.2024	Virtual Dev. Information Session & Question period.	Many questions asked	See full VDIS Report Q&A Section in Appendix 1 of this report
Redacted	29.09.2025	Email	Concerns regarding tenancy agreement	Advised tenant to go directly to the developer with this issue
Redacted	30.09.2025	Email	Rent increase questions	Recommended referring to bc tenancy act and to go directly to the developer for lease specific items
Redacted	01.10.2025	Phone	Questions from tenant regarding eligibility	Provided response on the eligibility rule & referenced conv website and policy h18 which the tenant can review for further background information
Redacted	01.10.2025	Phone	Questions regarding permitting & moving requirements	Referenced tenant letter & stated there would be regular follow ups
Redacted	01.10.2025	Phone	Questions from tenant regarding process and timing	Provided explanation & would follow up with email
Redacted	02.10.2025	Email	Responded to tenancy agreement question	Provided response on timing
Redacted	08.02.2025	Email	Requesting clarifications on relocation assistance and further information on the process	We will be hosting a in-person meeting at the building shortly at which all of the matters will be discussed in detail.
Redacted	09.09.2025	Email	Provided needs assessment form and requested additional information on the expected date of demolition	Confirmed to the tenant that the building demolition is not expected until summer 2026 at the earliest and that once a demolition permit is issued that tenants will be provided a 4 month notice to vacate.

Redacted	09.09.2025	Email	Requested clarification on their financial compensation	Confirmed that per the CNV policy they are entitled to compensation in line with the TRP at whatever time they decide to vacate the building.
Redacted	12.08.2025	Email	Requested clarification of the next scheduled in-person meeting	Confirmed a meeting will be occurring in September 2025, the final date is tbc but notice will be provided to all tenants
Redacted	15.09.2025	Email	Wanted to know the amount of compensation that the tenant is entitled to	Provided the tenant with calculation for determining the compensation based on length of tenancy as well as the moving expenses per unit type.
Redacted	09.08.2025	Email	Tenant is on a joint lease with a roommate, requested clarification on how compensation works if one decided to leave.	Shortly after an initial response that we would need to do additional research on this matter, the tenant informed us that the situation has changed on the tenants will no longer be moving out at different times.

OCCUPANCY REPORT OCTOBER 2025

341 4th St W		Preliminary Identification of Potentially Vulnerable Tenants													
Unit #	#Bedrooms	Tenancy Type	Tenancy Start	Tenancy Agreement (y/n)	Rent	Disability	55+	Dependents	Low income	Language barriers	Other possible barriers requiring additional support	Rent Changes	Expected Compensation (Under 5 Years)	Additional Expected Compensation (Over 5 Years) - Oct 2025	Remarks
100	b	month to month	2021-05-01	N	\$994.00	no	no	no	no	no	no	\$1,026	\$4,102	\$0	
101	2	month to month	2025-06-15	Y	\$2,175.00	no	no	no	no	no	no	\$2,100	n/a	n/a	New Tenant
101 (Previous)	2	month to month	2023-09-01	N	\$2,175.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,175	\$8,700	\$0	Tenant Moved
102	2	month to month	2023-03-01	Y	\$2,000.00	no	no	1	no	no	no	\$2,132	\$8,528	\$0	
201	1	month to month	2020-01-01	Y	\$1,260.75	no	no	no	no	no	no	\$1,313	\$5,252	\$225	
202	1	month to month	2015-08-01	N	\$1,991.00	no	no	1	no	no	no	\$2,157	\$8,627	\$1,550	
203	2	month to month	2025-09-15	Y	\$2,500.00	?	?	?	?	?	?	\$2,500	n/a	n/a	New Tenant
203 (Previous)	2	month to month	2024-05-01	N	\$2,700.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,700	n/a	\$0	Tenant Moved
204	1	month to month	2024-03-01	Y	\$1,600.00	no	no	no	no	no	no	\$1,600	n/a	n/a	New Tenant
204 (Previous)	1	month to month	2023-05-01	Y	\$1,236.00	n/a	n/a	n/a	n/a	n/a	n/a	\$1,236	\$4,944	\$0	Tenant Moved
301	1	month to month	2020-10-01	Y	\$1,350.00	no	no	no	no	no	no	\$1,461	\$5,842	\$0	
302	1	month to month	2020-01-01	Y	\$1,473.90	no	no	1	no	no	no	\$1,571	\$6,285	\$225	
303	2	month to month	2021-10-01	N	\$1,973.00	no	no	no	no	no	no	\$2,066	\$8,264	\$0	
304	1	month to month	2017-09-01	Y	\$1,140.87	no	no	no	yes	no	no	\$1,931	\$7,725	\$925	
401	2	month to month	2008-03-16	Y	\$925.00	no	no	no	no	no	no	\$925	\$3,700	\$3,775	

347 4th St W		Preliminary Identification of Potentially Vulnerable Tenants										Rent Changes	Expected Compensation (Under 5 Years)	Additional Expected Compensation (Over 5 Years) - Oct 2025	Remarks
Unit #	BR	Tenancy Type	Tenancy Start	Tenancy Agreement (y/n)	\$ Rent/month	Disability	55+	Dependents	Low income	Language barriers (preferred language)	Other possible barriers requiring additional support				
101	2	month to month	2025-02-01	N	\$2,200.00	no	no	no	no	no	no	\$2,200	n/a	n/a	New Tenant
101 (Previous)	2	month to month	2023-01-01	N	\$2,000.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,000	\$8,000	\$0	Tenant Moved
102	2	month to month	2024-09-01	N	\$2,500.00	no	no	1	no	no	no	\$2,500	n/a	n/a	New Tenant
102 (Previous)	2	month to month	2020-08-01	N	\$1,760.00	n/a	n/a	n/a	n/a	n/a	n/a	\$1,760	\$7,040	\$0	Tenant Moved
103	2	month to month	2018-02-01	Y	\$1,643.50	no	yes	no	no	no	no	\$1,752	\$7,006	\$800	
201	2	month to month	2017-09-01	Y	\$1,565.00	no	no	1	no	no	no	\$1,668	\$6,673	\$925	
202	2	month to month	2024-12-15	N	\$2,300.00	no	no	no	no	no	no	\$2,300	n/a	n/a	New Tenant
202 (Previous)	2	month to month	2022-10-01	N	\$2,100.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,100	\$8,400	\$0	Tenant Moved
203	2	month to month	2025-03-15	N	\$2,000.00	no	no	2	no	no	no	\$2,000	n/a	n/a	New Tenant
203 (Previous)	2	month to month	2022-12-01	N	\$2,000.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,000	\$8,000	\$0	Tenant Moved
204	2	month to month	2017-10-01	Y	\$1,406.55	no	no	2	no	no	no	\$1,499	\$5,998	\$900	
301	2	month to month	2019-07-01	Y	\$1,656.48	no	no	1	no	no	no	\$1,766	\$7,064	\$375	
302	2	month to month	2025-09-01	Y	\$2,300.00	no	no	no	no	no	no	\$2,300	n/a	n/a	New Tenant
302 (Previous)	2	month to month	2023-09-01	Y	\$2,300.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,300	\$9,200	\$0	Tenant Moved
303	2	month to month	2012-12-01	Y	\$1,450.00	no	no	1	no	no	no	\$1,450	\$5,800	\$2,350	
304	2	month to month	2019-10-01	Y	\$1,725.50	no	no	no	no	no	no	\$1,839	\$7,358	\$300	
401	2	month to month	2025-09-01	Y	\$2,875.00	no	no	no	no	no	no	\$2,875	n/a	n/a	New Tenant
401 (Previous)	2	month to month	2011-06-01	Y	\$1,856.00	n/a	n/a	n/a	n/a	n/a	n/a	\$1,856	\$7,424	\$2,775	Tenant Moved

Appendix 2: Tenant Household Needs Assessment Form

TENANT HOUSEHOLD NEEDS ASSESSMENT FORM

583239 BC Ltd. is intending to submit a Detailed Planning Application to the City of North Vancouver to rezone the property located at 341, 347 4th St West, North Vancouver, BC. As part of this Application, the City requires landlords to complete a Tenant Relocation Assistance Plan which outlines relocation assistance for existing tenants that would be relocated because of approval of the redevelopment proposal. To develop a Tenant Relocation Plan that meets the needs of existing tenants, landlords are expected to provide all tenant households with a Tenant Household Needs Assessment form.

Completion of this form is voluntary, but it is recommended that you complete this form so that your housing needs can be considered.

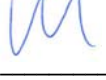
By way of submission of a Detailed Planning Application, the landlord will provide the City of North Vancouver with a copy of this form which contains information regarding your tenancy in order to assess their proposal. If you have any questions about the Detailed Planning Application review process, please contact the City of North Vancouver at planning@cnv.org

A. Tenancy Information	
Tenant Name	
Address	
#Occupants in household	
Length of Tenancy	
B. Specific Tenant Household Characteristics	
Mobility or accessibility features:	
# Dependents:	
Low income:	
Language(s):	
Proximity to school:	
Parking space(s):	
Pet(s):	
Age requirements:	
Other: <i>Note: this list should be considered as a preliminary assessment of your current needs. Any additional needs you may identify at a later time should be brought to the attention of your landlord.</i>	
C. Return to the New Building (if redevelopment proposal is approved)	
Would you be interested in renting in the new building?	☐ Yes ☐ No
Signature	
Date	

The collection of your personal information is for the purpose of evaluating a Tenant Relocation Assistance Plan by the City of North Vancouver to be submitted with the Detailed Planning Application. The legislated authority to collect your personal information is section 26(e) of the Freedom of Information and Protection of Privacy Act. If you require additional information about the collection of your personal information, please contact the City of North Vancouver's Privacy Coordinator at 41 West 14th Street, North Vancouver, BC V7M 1H9 or FOIPrivacy@cnv.org or 604-985-7761

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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: Daniella Fergusson, Manager, City Design and Planning

Subject: ZONING BYLAW UPDATE – IMPLEMENTATION OF MID-RISE
DEVELOPMENT PERMIT GUIDELINES

Date: November 12, 2025 File No: 09-3900-30-0014/1

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

RECOMMENDATION

PURSUANT to the report of the Manager, City Design and Planning, dated November 12, 2025, entitled “Zoning Bylaw Update – Implementation of Mid-Rise Development Permit Guidelines”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines) be considered for readings with no Public Hearing held;

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

ATTACHMENTS

1. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines) (CityDocs Pt. 1 [2732138](#); Pt. 2 [2741351](#))

SUMMARY

This report is being brought forward as part of the Zoning Bylaw Update project, the Housing Accelerator Fund project, and the Provincial Legislation Alignment work to meet 20-year housing needs. Specifically, the report focuses on Housing Accelerator Fund Initiative 2 “Prezoning (R5)”, which has a deadline for completion of December 15, 2025. “Prezoning (R5)” refers to a City-initiated zoning of some properties in the Official

Community Plan Residential Level 5 land use designation. The Residential Level 5 (R5) land use designation permits mid-rise residential buildings up to six storeys in height.

Zoning Bylaw Amendment Bylaw No. 9137 was introduced on October 6, 2025 as part of the Zoning Bylaw Update and Provincial Legislation Alignment Work. Bylaw No. 9137 has been brought forward for Public Hearing on November 17, 2025. Bylaw No. 9137 proposes a new “Mid-Rise Zone”, and it would rezone the City-owned Alder Street Lands to the proposed new Mid-Rise Zone to help achieve 20-year housing needs. This also meets the Housing Accelerator Fund commitment to draft a new zone for properties in the “R5” OCP land use designation and pre-zone some properties to the new zone.

The subject of this report is the introduction of development permit guidelines as part of Housing Accelerator Fund Initiative 2. The proposed “Mid-Rise” development permit guidelines accompany the proposed new Mid-Rise Zone discussed above. As the proposed Mid-Rise Zone only applies to the City-owned Alder Street Lands, the proposed development permit guidelines would also only apply to the City-owned Alder Street Lands.

BACKGROUND

In April 2023, the City launched a project to update the City’s Zoning Bylaw. Background research and public engagement took place in summer 2023. Key findings and directions were presented to Council in a November 2023 report. The report discussed how the future Zoning Bylaw would focus more on building form and design to promote community livability, business attraction, and business retention.

In November 2023, the Province introduced a suite of legislative changes to speed up and increase the volume of housing delivery. A report and presentation to Council on July 7, 2025, provided an overview of development permits as a tool for managing growth and livability in the new legislative environment, and how development permits would work with the Zoning Bylaw Update.

The City of North Vancouver was awarded an \$18.6 million grant from the Federal Housing Accelerator Fund (HAF) Initiative on March 1, 2024. The City’s successful bid features nine initiatives that will help expand the supply and improve the quality, diversity, and affordability of housing in the City. This report focuses on Initiative 2 Prezoning (R5). Prezoning helps to speed up development by enabling development projects that are consistent with the Official Community Plan to proceed without having to go through a rezoning process.

The Official Community Plan (OCP) has ten development permit areas. Six development permit areas have been implemented (Moodyville, Harbourside Waterfront, Harry Jerome Neighbourhood Lands, Shipyards, Accessory Coach House, and Rooftop Antenna). Four development permit areas are not yet in effect, because development permit guidelines have not been adopted (Central Lonsdale, Marine Drive, Residential Apartment Levels 5 & 6, and Duplex).

The proposed Mid-Rise development permit guidelines (Attachment #1) would implement the “Residential Apartment Levels 5 & 6” development permit area that is already established in the OCP, but not yet in effect. Guidelines for Residential Level 6 (High Rise Neighbourhoods) would be brought forward for consideration at a later date and are not required as part of the Housing Accelerator Fund project.

DISCUSSION

The OCP has designated areas within the Lonsdale Regional City Centre, the Marine Drive Frequent Transit Development Area, and the East Third Frequent Transit Development Area as Residential Level 5 (R5). The R5 land use designation permits buildings up to 6 storeys in height at a density of 1.6 FSR (floor space ratio). The permitted density can be increased up to 2.6 FSR with the provision of community amenities.

The following excerpt from OCP Section 2.1.1 Residential Land Use Designations explains the permitted land use and densities in the R5 land use designation.

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

Currently, Council considers development applications in the R5 designation via site-specific rezoning applications. Applications are reviewed for consistency with the OCP and other City policies such as the Sustainable Development Guidelines and Active Design Guidelines. Because there are no guidelines for the form and character of mid-rise buildings, staff and the Advisory Design Panel provided feedback to applicants on the design of the building based on drawings submitted for the rezoning process.

By contrast, the proposed development permit guidelines will set out the City’s priorities and objectives for the design of mid-rise buildings. Overall, the development permit guidelines are intended to support:

- *Active and attractive building interactions with streets and public spaces* - As the primary focus of the guidelines, the guidelines require buildings to contribute to an attractive streetscape and maintain safe and active interfaces with public spaces.
- *Buildings that respond to site conditions* – The guidelines add to the Mid-Rise Zone by setting expectations about how buildings should address different conditions and contexts, such as responding to slope, transitioning to different land uses on adjacent properties, and providing good design on street corners.
- *Quality housing* – Guidance is provided on how to draw attention to the important parts of buildings, such as entrances, without being overly prescriptive about the use of materials or how to design a building architecturally.

- *Landscaping and trees* – The guidelines add to the requirements in the Mid-Rise Zone and the City’s Tree Bylaw to require tree planting, to prioritize tree planting on private land along streets, and to provide flexibility in building design to support the retention of healthy trees.
- *Community wellbeing and positive social interactions* – The guidelines include recommendations on how residential buildings can create outdoor social spaces for residents to contribute to “active” street frontages, as called for in the OCP R5 land use designation.

The proposed Mid-Rise development permit guidelines are included as Attachment #1.

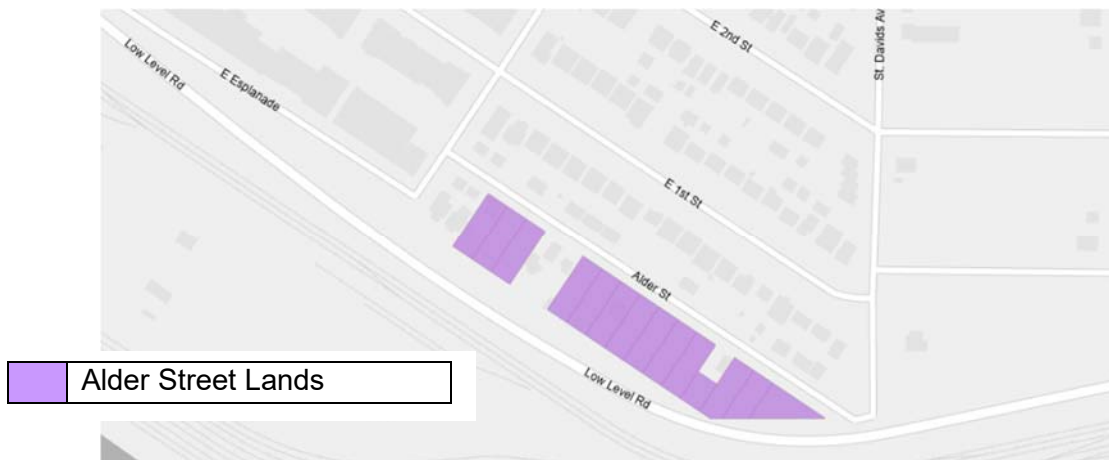
APPLICATION OF THE MID-RISE ZONE

The proposed Mid-Rise Zone would, subject to Council’s adoption of Zoning Bylaw Amendment Bylaw No. 9137, only apply to the City-owned Alder Street Lands. The City-owned Alder Street Lands include 14 parcels. One parcel is improved with one rented single-detached house, and one parcel contains PGE Station which is protected by a heritage designation bylaw and could be relocated at a future time of development. The City-owned Alder Street Lands are located in the East Third Frequent Transit Development Area. Increasing the development potential of the Alder Street Lands supports the City’s Provincial Legislation Alignment work to meet 20-year housing needs.

As part of the City’s Provincial Legislation Alignment work, staff considered broader application of a proposed Mid-Rise Zone within the OCP R5 land use designation. However, there were concerns about the potential of displacing long-term residents from affordable rental buildings as a result of the City initiating a zoning change to apply the proposed Mid-Rise Zone to these properties (this process is also referred to as pre-zoning). Any City-led expansion of the proposed Mid-Rise Zone is not recommended until measures are in place to ensure delivery of amenities that are currently negotiated at time of rezoning, including: tenant displacement, inclusionary zoning, amenity cost charges, and any required offsite works and services. As a result, the Mid-Rise Zone and Mid-Rise development permit guidelines are recommended to only apply to the City-owned Alder Street Lands so that Council can control the amount, pace, and timing of development.

APPLICATION OF THE DEVELOPMENT PERMIT GUIDELINES

The proposed Mid-Rise development permit guidelines would exempt all development in the R5 OCP designation, except for development in the Mid-Rise Zone. As discussed above, proposed Zoning Bylaw Amendment Bylaw No. 9137 would create the new Mid-Rise Zone and would rezone only the City-owned Alder Street Lands to the new zone. As a result, the guidelines would only apply to the City-owned Alder Street Lands.



NEXT STEPS

The proposed Mid-Rise guidelines have been prioritised in order to meet commitments made under the Housing Accelerator Fund program.

Adoption of the proposed Mid-Rise Zone (Zoning Bylaw Amendment Bylaw No. 9137) and the proposed Mid-Rise Development Permit Guidelines attached to this report achieve Initiative 2 “R5 Pre-Zoning” of the Housing Accelerator Fund and Provincial Legislation Alignment requirements.

Per the *Local Government Act* section 464(2), a Public Hearing is not required if an Official Community Plan is in effect for the area subject to the zoning bylaw, and the proposed bylaw is consistent with the Official Community Plan. As these two criteria are met, and given the limited application of the proposed development permit guidelines (i.e. the guidelines apply only to the City-owned Alder Street Lands), staff do not believe a Public Hearing is necessary in these circumstances.

In conclusion, proceeding as recommended in this report will meet a Housing Accelerator Fund commitment by creating a Mid-Rise development permit area. The proposed Mid-Rise Zone and proposed Mid-Rise Development Permit Guidelines would only apply to the City-owned Alder Street Lands at this time. However, applicants within the Residential Level 5 designation could apply to rezone their property to the proposed Mid-Rise Zone and follow the guidelines.

RESPECTFULLY SUBMITTED:

Daniella Fergusson
Manager, City Design and Planning

PUBLIC NOTICE

Monday, December 1, 2025 at 6:00 pm

Zoning Amendment Bylaw, No. 9147, 2025 Implementation of Mid-Rise Development Permit Guidelines

PURPOSE: The purpose of the proposed Bylaw is to amend the Zoning Bylaw to add “Mid-Rise Development Permit Guidelines”.

BYLAW READINGS: Consideration of the proposed Bylaw will be at the Regular Council Meeting on **Monday, December 1, 2025**.

PROVIDE WRITTEN INPUT: All persons who believe their interest in property may be affected by the proposed Bylaw 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, December 1, 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.

ACCESS DOCUMENTS: Online at cnv.org/PublicNotices from **November 19 to December 1, 2025**.

QUESTIONS? Contact Daniella Fergusson at zoningupdate@cnv.org or T 604.982.8320

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

Enter City Hall from
13th St after 5:30pm

city
of north
vancouver

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9147

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. 9147” (Implementation of Mid-Rise Development Permit Guidelines)**.
2. Division VIII: Development Permit Guidelines of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding “Mid-Rise Development Permit Guidelines” to the list of adopted Guidelines.
 - B. Adding Document J “Mid-Rise Development Permit Guidelines”, attached to this Bylaw, after Document I “Low Rise Neighbourhoods Development Permit Guidelines”.

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

CITY OF NORTH VANCOUVER
Development Permit Area Guidelines

Mid-Rise Neighbourhoods

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Introduction

Preface

Mid-rise housing helps to transition between ground-oriented housing and more urban high rise and mixed use areas. With considerations to design, mid-rise housing can support livability, sustainability, and sociability in the City as a whole.

These Guidelines are intended for the development of mid-rise housing, including developments of up to 6 storeys in the Residential Level 5 Official Community Plan land use designation. These Guidelines offer design flexibility to support mid-rise buildings in more residential areas and more mixed-use areas.

Exemptions

A Mid-Rise Development Permit shall be required for all development on a lot unless one or more of the following conditions applies:

1. Subdivision or lot consolidation;
2. The development of properties located in zones other than the Mid-Rise Zone;
3. The development is limited to one or more of the following alterations to an existing building:
 - a. Replacement or alteration to building siding, roofing, doors, building trim, awnings, and/or windows;
 - b. An addition to the rear of the building that does not negatively impact the overall form and character of the building and does not impact the access conditions on site; or
 - c. Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and character;
4. The development is limited to one or more of the following improvements:
 - a. Landscaping alterations that would result in a net increase in Landscaped Area;
 - b. Solid waste management for the property;
 - c. Bicycle and micro-mobility device parking and access;
5. The development is limited to interior renovations;
6. The development is limited to a “minor alteration” to an issued development permit.

Minor alterations to an issued Development Permit, which do not change the manner in which the building or other development authorized by the permit meets the intent of the guidelines, may be permitted without an amendment of the Development Permit, subject to the approval from the City.

Interpretation

Guidelines that use the term **‘shall’** are expectations. An application that fails to demonstrate alignment with these guidelines will not be approved.

Guidelines that use the term **‘should’** are also expectations, though unique circumstances may warrant flexible approaches or exceptions. A project that fails to demonstrate alignment with these guidelines and lacks a clear rationale for the misalignment will not be approved. However, a project that fails to demonstrate alignment with these guidelines but does provide a clear rationale as to why—and incorporates alternative measures to support the intention of the guidelines—may be approved.

Guidelines that use the term **‘encourage’** are provided to support the overall design and review process. They address design criteria that generally improve the design quality of a project but may not be suitable in every situation, or essential to a successful project. There is no expectation that every project must meet every guideline that uses the term ‘encourage’. However, a project that comprehensively fails to demonstrate alignment with all of these guidelines may not be approved, as it would be broadly misaligned with the City’s stated expectations of achieving design quality.

Lastly, the graphics are provided for illustrative purposes only to help explain concepts.

Variances

To facilitate implementation of these guidelines, any Development Permit issued for property within this Development Permit Area may, subject to the restrictions of the *Local Government Act* and unless otherwise specified in these guidelines, vary or supplement any provisions of the bylaws regulating zoning, parking, works and services, drainage, signs, screening, landscaping and subdivision.

The guidelines intentionally leave room for interpretation and creative flexibility. Unique approaches not considered in these guidelines are more likely to be supported when the applicant demonstrates that the intent of the guidelines has been met.

1. Buildings & the Public Realm

INTENT: The siting and design of buildings is important for creating opportunities for neighbourly interactions while maintaining privacy. High quality building materials and attractive design enhance the developments' identity and character, while contributing to the local neighbourhood vernacular.

1.1 Building Siting

Buildings **shall** be located to:

- a. Frame the public realm,
- b. Create usable private or shared outdoor space on site, and
- c. Allow for direct and convenient access from the public sidewalk to dwelling entrances and between buildings.

1.2 Relationship to the Street

- a. Buildings **shall** be located or set back in a way that is consistent with the intended planned vision of the street. Alternative solutions may be considered for sites that are adjacent to buildings not anticipated to change.
- b. On corner properties, buildings **shall** be located at the corner.
- c. All buildings **should** be aligned to the primary street on which it is located.
- d. Primary frontages **should** include residential lobbies which should be prominently visible through the use of signage, entry canopies, or landscaped forecourts.
- e. Cornices, canopies, or balcony lines **should** be used to define the base, middle and top of the building and contribute to unified design elements along the street.
- f. In some instances, side yard setbacks may be reduced to as low as 0 metres to create a more continuous urban street frontage. This includes:
 - i. Smaller parcels (20-30 metres in width) adjacent to sites with future development potential.
 - ii. Side yards that are adjacent to mixed-use buildings and provide a transition from mixed-use areas to residential areas.
- g. Any built elements located in the front setback **should** be coordinated with the materials of the building, as well as those of the streetscape.
- h. The use of retaining walls that cut off development from the streetscape and pedestrian network **shall** be minimized.
- i. An emphasis **should** be placed on having direct access to the street for ground oriented units.

- j. Semi-private patios **should** be used to create a transition between sidewalk areas and front entries while maintaining a direct visual connection.
- k. The location of publicly accessible paths **shall** be determined by the following criteria in priority order:
 - i. Direct connectivity with neighbourhood network of paths;
 - ii. Along the sides of property lines / within side yard setback areas;
 - iii. Along the side the parcel with the least amount of grade difference;
 - iv. Through interior portions of the site on parcels greater than 80 metres in width.

1.3 Relationship to Parks and Open Spaces

- a. Development **should** define an urban edge to larger outdoor public spaces such as parks and green corridors through scale, continuity of street wall, and orientation of building elements.
- b. Units fronting parks and open spaces are **encouraged**.
- c. Balconies **should** be inset to maintain a prominent street wall while creating shadow and texture to the façade.
- d. Building design and site planning **should** maintain views to open spaces and focal points.
- e. Building design **shall** be used to define usable shared or private outdoor space.

1.4 Building Entrances

- a. Unique design elements, signage, and materials are **encouraged** for building entrances in order to create an 'inviting' space.
- b. Lobby entrances **should** be differentiated from individual unit entrances through glazing, canopy and/or signage.
- c. Residential signage **should** be unique, dimensional, lit at night, and low-level.
- d. Entry canopies are **encouraged** and **should** incorporate warm materials such as wood or allow for ample natural light through the use of glass.
- e. Benches and informal seating (such as landscaped elements or retaining walls that are suitable for seating) **should** be incorporated to encourage social interaction.
- f. Lighting **should** be low-level, follow dark-sky guidelines (shielded fixtures that direct light downward), and illuminate pathways and seating areas only. Modest uplighting on the building façade or entry canopy is supported to draw attention to the entry and distinguish it from the rest of the façade.

- g. Entry paths **should** match city standard sidewalk finishes (broom finished concrete) to create continuity of the public realm. Special pavers and features may be incorporated along pathway edges or in amenity areas flanking entry sidewalks.
- h. On corner lots, building entrances are **encouraged** to be located at the corner.

1.5 Buildings and Laneways

- a. Lane frontages **shall** accommodate required parking, loading, garbage/recycling storage areas, and site access requirements.
- b. Remaining space **should** be used for livability enhancements, including one or more of:
 - i. Landscaping and trees, provided that trees are sited such that the majority of their mature canopy diameter will be located within the Lot;
 - ii. Shared outdoor space;
 - iii. Lane-fronting dwelling unit(s), which **should** have a rear setback of 2.0 metres or more.
- c. Paths from a building that lead to a laneway **shall** have a minimum 1.0 metre landing, flush with the sidewalk/lane, without obstructed sight lines to ensure pedestrian visibility when stepping into the laneway.
- d. Active uses in rooms adjacent to the lane are **encouraged**, such as kitchens, living rooms and offices.
- e. Infrastructure to support activity along the laneway such as electrical outlets or water spouts is **encouraged**.

1.6 Building Façades

- a. Tactile materials, appropriate wall openings, ornamentation around windows, and capping **should** be used, where appropriate, that integrate with the architectural expression of the building to enhance the attractiveness and comfort of the public realm.
- b. Windows **should** be incorporated in a harmonious manner across the façade meaning either horizontal or vertical (or both) edges align with other windows on the façade, balconies, or architectural features. Intentional offset and arrhythmic application of windows and buildings elements is supported when part of a clear and comprehensive design strategy.
- c. To achieve passive solar design, ‘tacked on’ shading elements **should** be avoided in favour of inset windows and balconies.
- d. Balconies **should** compliment the building in terms of materials, colour, or form.
- e. On corner lots, building façade design **shall** establish an edge by massing buildings to the corner

and providing a height element, material change, or special architectural features to emphasize the corner and/or the entry forecourt.

- f. Forecourts **should** be approximately 10 x 12 metres in size to create usable space for activities, informal gathering, or landscape.
- g. Blank walls **should** be avoided. Where non-active façades cannot be avoided, they should be located away from street-facing or lane-facing façades and minimized where possible. Material changes, building articulation and creative lighting may be used to make blank walls appear less imposing, but are not a replacement for such walls and active ground floor uses.
- h. Although variation in materials is supported, especially along long facades, material changes **should** only occur in tandem with architectural elements. Specifically, a change in plane is an opportunity to introduce a change in material. Materials should generally wrap around exterior corners and change on interior corners.

1.7 Building Height and Massing

- a. Designs **should** contribute to an attractive and human-scale street while achieving cost-efficient and energy efficient massing.
- b. Ground levels **should** appear generous in height and may be distinct from the rest of the building through the use of textured, high quality materials, prominent individual entries, and inset amenity spaces with distinctive articulation.
- c. Upper level stepbacks are **encouraged** at the fourth level only. This will contribute to a more unified street wall while still allowing additional solar access to the street and a healthy urban tree canopy.
 - i. On the south side of the street, stepbacks on the fourth level **should** be incorporated to maintain solar access to street trees. Building articulation such as recessed entry courts are encouraged to provide additional solar access to the street.
 - ii. On steeply sloping sites, stepbacks and articulation may be reduced if not needed for solar access to the street, but **shall** be required if the slope further limits solar access to street trees.
- d. Courtyards are **encouraged** to provide shared amenity areas (internal courtyards and along minor streets and lanes) or landscape relief from busy streets.
- e. Balconies are **encouraged**, or in the absence of balconies shared outdoor amenity spaces **shall** be provided.
- f. The following will be considered when evaluating a variance to height for a building:
 - i. Impact of massing on neighbouring properties, in particular, on their amenity/private open spaces;
 - ii. The transition of height between neighbouring buildings;

- iii. The form, character and the planned vision of the surrounding neighbourhood; and
- iv. The impact of grade on accentuating the height and how that impacts neighbouring sites.
- g. Long building façades **shall** be broken up through articulation and massing changes.

1.8 Limit Exposed Below Grade Parking

- a. The amount of exposed below grade parking on the public realm **shall** be limited, except when it works to create a positive public interface defined through landscape, active edges, or sight lines to semi-public spaces.
- b. Parking should generally be located off of the lane. In cases of steeply sloped sites, parking may be considered off of the street when the street is the lowest location. In these instances, parking entrances **shall**:
 - i. Inset from the primary façade to allow vehicles to wait outside of the security gate without hindering pedestrian movement on the sidewalk;
 - ii. Incorporate material treatments consistent in quality with the primary façade;
 - iii. Incorporate landscape elements.

2. Trees, Soils & Landscape

INTENT: Context sensitive landscape design can enhance the public realm's attractiveness, improve on-site amenity spaces, and contribute to neighbourly interaction. It will also serve a functional purpose by improving stormwater management, reducing the urban heat island effect, and growing the urban tree canopy.

2.1 Respect Site Context

- a. Site planning **shall** respond to existing topography, trees, and site-specific features. Adjust building setbacks where appropriate to preserve natural assets, cultural elements, or enhance pedestrian and ecological connectivity.
- b. Developments **shall** take advantage of site topography and existing trees to minimize impacts on neighbouring sites, for example using terraced retaining walls or by stepping a project to match the slope.
- c. Buildings **should** be articulated so as to frame the edges of usable green space.

2.2 Stormwater Management and Green Roofs

- a. Designs **should** provide deep soil that supports stormwater infiltration, in accordance with the minimum percentages of permeable area required by the zone.
 - i. A variance to the amount of permeable area on the site may be considered when a design provides green infrastructure, such as green roofs, that substantially exceed the City's standard stormwater management requirements.
- b. Hardscape areas including entry walks, pedestrian forecourts, and semi-private patios may be incorporated. Where possible, considerations for soil continuity are **encouraged** such as the use of structural soil cells.

2.3 Low-level Landscaping in Front Setbacks

- a. Areas within front setbacks **should** incorporate low-level plantings integrated with entryways, porches, and pathways to create a green interface between buildings and streets while maintaining a visual connection between people on the ground floor and the people on the street.
- b. Applicants **should** demonstrate compliance through documenting plant species selection, climate suitability, and anticipated plant height when mature.

2.4 Rooftop Gardens and Urban Agriculture

- a. Rooftop container gardens and urban agriculture is strongly **encouraged** in order to improve the quality of outdoor amenity space and provide additional environmental benefits such as habitat for biodiversity, and reducing the urban heat island effect. Where rooftop plantings are provided, an outdoor water supply is required.

2.5 Retaining Walls and Planters

- a. Planters **should** not be placed in the right-of-way.
- b. Landscaping **should** soften the appearance of retaining walls. The following approaches can help to achieve this guideline:
 - Integrate planters into guardrails or other structures on the top of walls, allowing plants to overhang.
 - Provide active green walls (vertical structures that are comprised of different types of plants) set within growing medium (soil, stone, or sometimes water) and including built-in irrigation;
 - Provide stepped planters with shrubbery or climbing vines growing from the base with installation of an appropriate irrigation system.

3. Amenities and Sociability

INTENT: Rooftops and other outdoor amenity spaces enhance livability and help neighbours get to know each other. These spaces should be designed to integrate with the building's architecture. Impacts to the street and adjacent building residents are to be mitigated by providing varied massing and visual interest.

3.1 Relationship to the Public Realm

- a. Publicly accessible outdoor spaces (e.g. courtyards accessible and available to the public) **should** be integrated with public open areas to create seamless, contiguous spaces.
- b. Semi-private open spaces **should** be located to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.
- c. Outdoor amenity spaces **should** be located with a direct view of the street, lane, or mid-block pedestrian connection.

3.2 Outdoor Amenity Spaces

- a. Publicly accessible outdoor amenity areas **should:**
 - i. Have direct access to a street or lane;
 - ii. Be framed by at least two active building facades;
 - iii. Be animated with active uses at the ground level; and,
 - iv. Be located in sunny, south facing areas.
- b. Internal courtyards **should:**
 - i. Provide amenities such as play areas, barbecues, and permanent outdoor seating incorporated into landscaping where appropriate.
 - ii. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.
 - iii. Be appropriately designed to respond to multiple shared building entries or exits.
- c. Mid-block pedestrian connections **should** have active frontages, permanent outdoor seating, and landscaping.
- d. The reduction in height for areas immediately adjacent to outdoor amenity spaces is **encouraged** to optimize sun expose.
- e. Outdoor amenity areas **should** use permeable hardscape surfaces to balance rainwater absorption with year-round use.

- f. Weather protection is **encouraged** on courtyards and rooftops to support all season use.

3.3 Co-Location for Sociability

- a. Areas that are typically seen as service areas, or merely functional elements, can be animators of social spaces if positioned strategically. The co-location of bicycle room entries, mail rooms, or other day to day use areas by shared amenity spaces or informal seating areas is **encouraged**.
- b. When multiple amenities are included, visual and physical connections **should** be created between them. For example, a rooftop garden may be positioned with a clear sight line to a shared courtyard.

3.4 Rooftop Amenity Spaces

- a. To balance the provision of amenity and privacy with rooftop amenity spaces, the design **should**:
 - i. Limit sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and
 - ii. Control sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.

3.5 Rooftop Projections

- a. The location of elevator or stair access boxes, railings, and privacy screens **should** be designed to mitigate negative impacts on adjacent properties, and integrate into the building architecture.
- b. Elevator or stair access boxes **should** be located to:
 - i. Minimize visual impact from the street,
 - ii. Minimize visual impact from adjacent buildings, and
 - iii. Reduce shadowing on outdoor public spaces.
- c. Building walls and parapets **should** be used for safety instead of railings. When railings are used:
 - i. Railings **should** integrate into the overall design of the building, and
 - ii. Planters and vegetation are **encouraged** be used to help maintain residential privacy and improve visual interest from the street.
- d. If included, solar panels, solar hot water heating, skylights, and other rooftop elements **should** be integrated into the design of the building.

4. Equipment & Services

INTENT: When equipment and services are integrated into sites and buildings, it can help improve overall building design, maintain a pleasant public realm, reduce negative impacts on neighbouring properties, and provide for easier future access and servicing requirements.

4.1 Consolidate Service Utility Connections

- a. When the existing location of utility connections cannot be kept, connection locations **should** be consolidated to minimize potential future disturbance of the site, and to free up remaining laneway frontages for individual unit access.
- b. Service utility connections **should** not be located at the front of buildings.

4.2 Reduce Visual Impact of 'Back-of-House' Uses

- a. 'Back-of-house' uses, such as utilities, mechanical equipment, loading, garbage collection, and parking access **shall** be located away from public view.
 - i. Rooftop mechanical equipment **shall** be fully screened from view using materials that are consistent or complimentary to the overall architecture of the building. Visual and auditory screening used for rooftop mechanical equipment may exceed the maximum building height, to the extent determined necessary by a qualified professional.
 - ii. Heat pumps **should** not be placed within the usable space of balconies. Instead, they **should** be incorporated into the building and screened.
 - iii. The visual impact of parking entrances and service openings **shall** be minimized by using strategies such as recessing, screening, and size minimization.

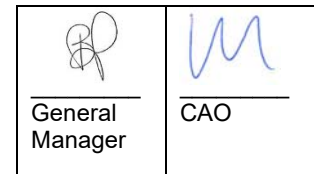
4.3 Integrating Building Elements

- a. Service connections, vents, mechanical rooms and equipment, and rooftop amenity access points **should** be integrated with the design of the building. An alternative is to locate these elements in areas that minimize the visual impact, and use materials and finishes compatible with the building to screen the equipment from view.
- b. Vents, gutters and other external building elements **should** be located away from the street facade and **should** be aligned so as to mitigate against cluttered facades.
- c. Utility areas, and the approximate location of external building elements such as vents and gutters, **shall** be clearly identified at the development permit stage and located to not unnecessarily impact public or common open spaces.

4.4 Garbage and Loading

- a. Applicants **shall** submit a plan for waste management, for review and approval by the City, which outlines:
 - i. The proposed process for garbage and recycling collection;
 - ii. Vehicle turning radius diagrams, if applicable;
 - iii. Any staging areas and/or loading areas.

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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 GENERAL LOCAL ELECTION PLANNING – ALL-CANDIDATES MEETINGS AND UPDATES TO THE ELECTION BYLAWS

Date: November 12, 2025 File No: 09-4200-20-0077/1

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 12, 2025, entitled “2026 General Local Election Planning – All-Candidates Meetings and Updates to the Election Bylaws”:

THAT Council grants for All-Candidates Meetings be discontinued and staff create an All-Candidates Meeting Toolkit to help support non-partisan, not-for-profit resident associations or community groups organize future All-Candidates Meetings;

AND THAT the following bylaws be considered for readings:

- “Local Election Bylaw, 2025, No. 9108”;
- “Election Sign Bylaw, 2025, No. 9117”; and
- “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146”.

ATTACHMENTS

1. Proposed “Local Election Bylaw, 2025 No. 9108” (CityDocs [2739485](#))
2. Proposed “Election Sign Bylaw, 2025, No. 9117” (CityDocs Pt. 1 [2738096](#); Pt. 2 [2673109](#); Pt. 3 [2678596](#))
3. Proposed “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146” (CityDocs [2739268](#))

PURPOSE

The purpose of this report is to update the City's bylaws for General Local Elections, as well as provide additional information about All-Candidates Meetings and the proposed All-Candidates Meeting Toolkit.

BACKGROUND

At the June 5, 2023 Regular meeting, Council passed the following resolution:

THEREFORE BE IT RESOLVED THAT staff be directed to evaluate options to:

- 1. Amend "Election Sign Bylaw, 2018, No. 8643" that regulates election signs to allow for election signs to be placed in areas that seek to encourage public discourse, including Shipyards Commons and Library Plaza;*
- 2. Evaluate additional locations for the placement of election signage;*
- 3. Review the grant application regarding stipend values available to community associations and organizations to encourage All Candidates' Meetings during municipal election times.*

Subsequently, at the July 7, 2025 Regular meeting, Council passed the following resolution:

THAT "Election Sign Bylaw, 2018, No. 8643, Amendment Bylaw, 2025, No. 9117" be referred back to staff to incorporate requested changes and report back to Council;

THAT the component regarding All Candidates Meetings be referred back to staff for further research and report back to Council;

THAT staff create a strategic communications and engagement plan for general local elections to help guide development and implementation of potential new civic awareness, education and engagement opportunities;

THAT staff be directed to explore what elements of election regulations can be delegated to the Chief Election Officer / Corporate Officer versus what should be included in a bylaw and report back to Council;

AND THAT staff report back to Council in the fourth quarter of 2025 with anticipated initiatives, communication strategies and costs for the 2026 General Local Election.

At the November 3, 2025 Council meeting, staff reported back to Council on the 2026 General Local Election Budget, the proposed Communications Plan and the Delegated Authority of the Chief Election Officer.

DISCUSSION

Election Bylaw Updates

In May 2025, new legislation was passed in the Legislature in regards to General Local Elections. The changes included nomination document submission methods, a streamlined process for candidate endorsement documents, clarity on changing a Candidates' name on the Ballot, modifications to the mail ballot voting process as well as a few other administrative processes. Legislative Services staff have reviewed the new legislation and have updated the City's General Local Election Bylaws to align with legislation for Council's consideration.

The Election Sign Bylaw, which was presented to Council on July 7, 2025, has been revised to include Council's feedback.

All-Candidates Meetings

History

Based on the resolution passed at the July 7, 2025 Council meeting, below is a timeline and summary of the history of the grant funding for All-Candidates Meetings:

At the October 6, 2008 Council Meeting, a Notice of Motion was passed that directed staff to develop a program to provide grants to organizations of up to \$500 to be used for non-partisan activities to encourage elector participation. Based on Council's direction, staff created the All-Candidates Meeting grants and started implementing the grants on a pilot basis.

Then, in June 2018, a report was presented to Council regarding the funding for All-Candidates Meetings for the 2018 General Local Election. The resolution outlined additional application criteria for the grant process.

Based on our records, there was a range of 1-3 non-partisan, not-for-profit resident associations or community groups per General Local Election that received funding from the City.

Analysis of All-Candidates Meeting Grants

Through the historical review of All-Candidates Meetings and their funding, there was a limited uptake in the grants from non-partisan, not-for-profit resident associations and community groups, and the City had very little oversight in how the events were conducted and facilitated in relation to their grant application.

Therefore, staff recommend discontinuing the All-Candidates Meeting grants and implementing an All Candidates Meeting Toolkit to assist non-partisan, not-for-profit resident associations or community groups in creating a low-cost or no-cost All-Candidates Meeting.

All Candidates Meeting Toolkit

Legislative Services staff are in the process of preparing an All-Candidates Meeting Toolkit (the “Toolkit”). The goal of the Toolkit is to guide non-partisan, not-for-profit, resident associations or community groups in creating a custom low-cost or no-cost event to allow the members of the public to more fully understand each candidate, their platform and objectives.

The Toolkit will provide information on choosing a model and location, developing a communications plan, designing the type of event, logistical considerations, facilitation guidance and budget considerations.

FINANCIAL IMPLICATIONS

The costs associated with creating an All-Candidates Meeting Toolkit will be covered from the 2025-2026 Legislative Services Operating Budget.

INTER-DEPARTMENTAL IMPLICATIONS

Legislative Services will be working closely with Communications and Engagement to develop a user friendly, informative Toolkit for non-partisan, not-for-profit resident associations and community groups.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The recommendations in this report support Council's Strategic priorities of being a City for People and a Vibrant City by providing clear and informative information on General Local Elections.

RESPECTFULLY SUBMITTED:



Amelia Cifarelli
Director, Legislative Services and Corporate Officer

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9108

A Bylaw to provide for the determination of various procedures for the conduct of local government elections and other voting

Under the *Local Government Act*, the Council may, by bylaw, determine various procedures and requirements to be applied in the conduct of local government elections and other voting.

Council wishes to establish various procedures and requirements under that authority.

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

CITATION

- 1.1 This bylaw shall be known and cited for all purposes as **“Local Election Bylaw, 2025, No. 9108”**.

DEFINITIONS

- 2.1 In this bylaw:

“Assent Voting” means voting on a matter referred to under Section 170 of the *Local Government Act* and includes voting on a matter under Section 85 of the *Community Charter*;

“Applicant” means an elector who wishes to vote by mail and makes a request for a mail ballot package;

“Authorized Person” means a person that a mail ballot Applicant has authorized, on the Applicant’s behalf, to pick up a mail ballot package;

“Elector” means a resident elector or non-resident property elector of the Jurisdiction as defined under the *Local Government Act*;

“Election” means an election or by-election for the number of persons required to fill a Local Government or School Board office;

“General Local Election” means the elections held for the Mayor, all Councillors and School Trustees, if applicable, of the Jurisdiction, which must be held every four years;

“General Voting Day” means:

- (a) for a General Local Election, the 3rd Saturday of October in the year of the election in accordance with Section 52 of the *Local Government Act*, as amended;
- (b) for a by-election, the date set under Section 54 of the *Local Government Act*, as amended, or Section 36 of the *School Act*, as amended; and

- (c) for Assent Voting, the date set under Section 174 of the *Local Government Act*, as amended;

“**Jurisdiction**” means, in relation to an Election or By-Election, the boundaries of the City of North Vancouver;

“**Local Government**” means, in relation to an Election:

- (a) The Corporation of the City of North Vancouver; or
- (b) the municipal Council of the City of North Vancouver.

“**Nomination Documents**” means the documents required under Section 87 of the *Local Government Act*;

“**School Board**” means, in relation to an Election, the offices of those School Trustees of School District No. 44 elected by the Electors of the City of North Vancouver.

USE OF PROVINCIAL LIST OF VOTERS AS THE REGISTER OF RESIDENT ELECTORS

- 3.1 As authorized under Section 76 of the *Local Government Act*, the most current available Provincial list of voters prepared under the *Election Act*, is deemed to be the register of resident electors for the Jurisdiction.
- 3.2 The Provincial list of voters becomes the register of resident electors 52 days before General Voting Day for each Election or Assent Voting for the Jurisdiction.

REQUIRED ADVANCE VOTING OPPORTUNITIES

- 4.1 As provided under Section 107 of the *Local Government Act*, required advance voting opportunities will be held for each Election, or Assent Voting, as follows:
 - (a) on the 10th day before General Voting Day; and
 - (b) on the 3rd day before General Voting Day.
- 4.2 Voting hours for these advance voting opportunities must be from 8:00 a.m. to 8:00 p.m.

ADDITIONAL ADVANCE VOTING OPPORTUNITIES

- 5.1 As authorized under Section 108 of the *Local Government Act*, Council authorizes the Chief Election Officer to establish additional advance voting opportunities for each Election to be held in advance of General Voting Day and to designate the voting places and establish the date and the voting hours for these voting opportunities.

SPECIAL VOTING OPPORTUNITIES

- 6.1 As authorized under Section 109 of the *Local Government Act*, special voting opportunities are established for each Election or Assent Voting in any or all of the hospitals in the Jurisdiction and Council authorizes the Chief Election Officer to designate the location, the

date and the voting hours, within the limits set out in the *Local Government Act* for a special voting opportunity.

- 6.2 The following restrictions apply to persons who may vote at the special voting opportunity:
- (a) the only Electors who may vote are Electors who have been admitted to and are patients of a hospital on the date and during the voting hours for which the special voting opportunity is held.
- 6.3 The following procedures for voting and for conducting the voting proceedings apply to the special voting opportunity:
- (a) where a special voting opportunity is established in a hospital, and a patient of the hospital who is a qualified Elector is bedridden or unable to walk, the Presiding Election Officer may, in the presence of another election official, attend with the ballot box to a patient for the purpose of providing a ballot for voting; and
 - (b) additional procedures shall be in accordance with sections 5.1(b) and 5.2 of Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146.
- 6.4 Council authorizes the Chief Election Officer to limit the number of candidate representatives who may be present at the special voting opportunity.

RESOLUTION OF TIE VOTES AFTER JUDICIAL RECOUNT

- 7.1 In the event of a tie vote after a judicial recount, the tie vote will be determined by lot in accordance with Section 151 of the *Local Government Act*.

MAIL BALLOT VOTING

- 8.1 Voting by mail ballot and elector registration by mail in conjunction with mail ballot voting during an Election or Assent Voting opportunity are established as authorized under the *Local Government Act*.
- 8.2 The Chief Election Officer is authorized to do the following in relation to mail ballot voting:
- (a) establish the application form for mail ballots;
 - (b) establish time limits in relation to mail ballot voting;
 - (c) request identification from Electors as applicable, and
 - (d) designate the return address and any locations for the receipt of completed mail ballot packages from electors.
- 8.3 An Elector who wishes to vote by mail ballot must submit a request to the Chief Election Officer using the application form and within the time limits established by the Chief Election Officer.

- 8.4 Upon receipt of a completed application form and commencing as soon as practicable after the final printed ballots are available, the Chief Election Officer must make available to qualified Applicants a mail ballot package that complies with sections 110(7) and (8) of the *Local Government Act*.
- 8.5 The Chief Election Officer must immediately record, and upon request in person by a candidate, representative or Elector, make available for inspection by any such person, the name and address of the persons to whom the Chief Election Officer issued a mail ballot package.
- 8.6 In accordance with the Applicant's direction, the Chief Election Officer may distribute the mail ballot package in any of the following ways:
- (a) sending the mail ballot package by Canada Post;
 - (b) having the mail ballot package picked up by courier, at the expense of the Applicant, at a time and location designated by the Chief Election Officer;
 - (c) having the mail ballot package picked up by the Applicant at a time and location designated by the Chief Election Officer;
 - (d) having the mail ballot package picked up by an Authorized Person at a time and location designated by the Chief Election Officer;
- and the Chief Election Officer may require that the Applicant, the Authorized Person or the courier show identification and sign a form before providing the mail ballot package.
- 8.7 In order to vote using a mail ballot, the Elector must mark the ballot in accordance with this bylaw and all instructions contained in the mail ballot package provided by the Chief Election Officer.
- 8.8 It is the Elector's responsibility to ensure that the completed mail ballot package is received at the address of the Chief Election Officer at the local government offices printed on the outer envelope included with the mail ballot package, or at an authorized drop-off location, if any, designated by the Chief Election Officer, before the close of voting on General Voting Day.
- 8.9 If an Elector unintentionally spoils a mail ballot before returning it to the Chief Election Officer, the Elector may request a replacement mail ballot package in accordance with section 15 of this bylaw, and return the spoiled mail Ballot package in its entirety to the Chief Election Officer; the Chief Election Officer must make available a replacement mail Ballot package as soon as practicable in accordance with section 16 of this bylaw.
- 8.10 Upon receipt of a returned mail ballot envelope, the Chief Election Officer, or designate, must immediately record the date of such receipt, open the return envelope and remove and examine the certification envelope and completed Elector registration application, if applicable, and if satisfied as to the identity and entitlement to vote of the Elector named in the certification, the completeness of the certification, and, if the person is registering as a new Elector, fulfilment of the requirements of section 65 or 66 of the *Local Government Act*, mark the certification envelope as "accepted" and place it with other securely stored certification envelopes.

- 8.11 If the Chief Election Officer, or designate, is not satisfied as to the identity and entitlement to vote of the Elector named in the certification, or the completeness of the certification, or is not satisfied that a person registering as a new Elector has fulfilled the requirements of section 65 or 66 of the *Local Government Act*; or receives the return mail ballot envelope after the close of voting on General Voting Day, the Chief Election Officer, or designate, must not open the certification envelope and must mark the certification envelope as "rejected", note the reason for rejection, and not count the mail ballot contained in the certification envelope in the Election.
- 8.12 The Chief Election Officer shall securely store each certification envelope returned with a mail ballot package and shall keep sufficient records in the event of any challenge made in accordance with section 126 of the *Local Government Act*.
- 8.13 In Elections where an Automated Vote Counting System is being used, voting and counting procedures related to mail ballots shall be in accordance with Automated Vote Counting System Authorization and Procedure Bylaw, 2025, 9146, as amended.

ACCESS TO NOMINATION DOCUMENTS

- 9.1 In accordance with the requirements of Section 89 of the *Local Government Act*, public access to all or part of the Nomination Documents will be provided by making copies available to any person at City Hall during regular business hours, on request, and by posting on the City's website from the time of the delivery of documents to the Chief Election Officer until 30 days after the declaration of the Election results.

REPEAL

- 10.1 "General Local Election Bylaw, 2022, No. 8943" and all amendments are repealed on adoption of this bylaw.

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

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

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

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9117

A Bylaw to regulate and impose requirements in relation to election signs

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

CITATION

0.1 This Bylaw shall be known and cited for all purposes as “**Election Sign Bylaw, 2025, No. 9117**”.

INTERPRETATION

0.1 In this Bylaw:

- (a) headings given to sections are for convenience of reference only and do not form part of this Bylaw;
- (b) an expression “include” or “including” means including without limitation and refers to a non-exhaustive list;
- (c) unless expressly stated otherwise, a reference to a “section” is a reference to a section in this Bylaw; and
- (d) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and regulations promulgated thereto, as amended, revised, consolidated or replaced from time to time, and a reference to a bylaw is a reference to a City bylaw, as amended, revised, consolidated or replaced from time to time.

DEFINITIONS

0.1 In this Bylaw:

- (a) “**Assent Voting**” means any political process, other than an Election, placing a matter, policy or issue for polling or voting by the electorate;
- (b) “**Boulevard**” has the meaning ascribed to it in the Street and Traffic Bylaw;
- (c) “**Bylaw Enforcement Officer**” means an individual who has been designated as a bylaw enforcement officer pursuant to the Bylaw Notice Enforcement Bylaw;
- (d) “**Bylaw Notice Enforcement Bylaw**” means the City of North Vancouver “Bylaw Notice Enforcement Bylaw, 2005, No. 7675”, as amended;
- (e) “**Chattel**” means any item, thing or equipment that is not affixed to the land;
- (f) “**Chief Election Officer**” means a Chief Election Officer appointed by the City;

- (g) “**City**” means the Corporation of the City of North Vancouver;
- (h) “**City Property**” means a parcel, lot, block, strata lot, public park or other area of land that is located in the City of North Vancouver and which is either owned or occupied by the City, or in which the City has vested interest pursuant to a statute, and includes a Highway;
- (i) “**Curb**” has the meaning ascribed to it in the Street and Traffic Bylaw;
- (j) “**Election**” means any federal, provincial, municipal or school board election or by-election;
- (k) “**Election Sign**” means a Sign on any matter regarding an Election or an Assent Voting opportunity;
- (l) “**Electric Sign**” has the meaning ascribed to “Sign, Electric” in the Sign Bylaw;
- (m) “**Height**” means the vertical distance from grade to top of the sign or its’ supporting structure, whichever is greater;
- (n) “**Highway**” has the meaning ascribed to it in the Street and Traffic Bylaw and, for greater certainty, includes Lanes, Boulevards, Sidewalks, Roadways and pathways or any other way used by or intended for use by the public;
- (o) “**Lane**” has the meaning ascribed to it in the Street and Traffic Bylaw;
- (p) “**Person**” includes an individual, a corporation, a partnership, a society, an association, an elector organization, an administrative entity, a governmental authority, a government, or any other legal person, but does not include the City;
- (q) “**Place**”, “**Placement**” or other iterations thereof, means place, insert, erect, affix or attach; or permit to be placed, inserted, erected, affixed or attached;
- (r) “**Private Property**” means a parcel, lot, block, strata lot or other area of land that is located in the City of North Vancouver and owned or occupied by a Person and includes areas subject to a public statutory right of way or a utility statutory right of way;
- (s) “**Roadway**” has the meaning ascribed to it in the Street and Traffic Bylaw;
- (t) “**Sidewalk**” has the meaning ascribed to it in the Street and Traffic Bylaw;
- (u) “**Sign**” has the meaning ascribed to it in the Sign Bylaw;
- (v) “**Sign Bylaw**” means the “Sign Bylaw, 1992, No. 6363”, as amended;
- (w) “**Street and Traffic Bylaw**” means the “Street and Traffic Bylaw, 1991, No. 6234”, as amended; and
- (x) “**Traffic Control Device**” has the meaning ascribed to it in the Street and Traffic Bylaw.

ELECTION SIGN SPECIFICATIONS

- 4.1 No Person shall place an Election Sign on City Property or Private Property within the City, unless the Election Sign:
- (a) is permitted under this Bylaw; and
 - (b) complies with the following specifications:
 - (i) has an area not exceeding 0.4 square metres;
 - (ii) if placed in or on the ground, has a height not exceeding 1.8 metres;
 - (iii) if inserted into the ground, is mounted on no thicker than a 9 gauge wire frame inserted no deeper than twenty (20) centimetres into the ground;
 - (iv) is not an Electric Sign;
 - (v) is not a Banner;
 - (vi) is not in any way illuminated, electrified, animated, moving or flashing;
 - (vii) is placed in a manner and in a location that does not obscure the line of vision from a Highway to vehicular or pedestrian traffic;
 - (viii) is placed in a manner and in a location that does not hinder the safe movement of vehicular or pedestrian traffic on a Highway.

TIME PERIOD FOR DISPLAY OF ELECTION SIGNS

- 5.1 No Person shall place an Election Sign earlier than:
- (a) in case of an Election for which a writ of election is issued – the date of the writ;
 - (b) in case of an Election for which a writ of election is not issued – the day after the date on which the nomination period is closed; and
 - (c) in case of an Election to which neither 5.1(a) nor 5.1(b) applies, and in case of an Assent Voting – 30 days before the designated general voting day for the Assent Voting opportunity, not including advance voting or mail ballot voting dates.
- 5.2 A Person that placed an Election Sign shall remove the Election Sign within 7 days after the last voting opportunity for the Election or the Assent Voting.

ELECTION SIGNS ON PRIVATE PROPERTY

- 6.1 A Person may place an Election Sign on Private Property, subject to sections 4.1, 5.1 and 5.2, provided that the Person is or has the permission of the owner or occupier of the Private Property.

ELECTION SIGNS ON CITY PROPERTY

- 7.1 No Person shall place an Election Sign on City Property, on a Highway, or on a Traffic Control Device, unless the Election Sign is expressly permitted pursuant to section 7.2, and complies with section 7.3.
- 7.2 A Person may place an Election Sign on a Boulevard in areas of the City outlined in red on the maps attached as Schedules A and A-1 to A-21 of this Bylaw.
- 7.3 Elections Signs placed pursuant to section 7.2 must be located more than 1.5 metres from the Curb, or the edge of Roadway or pathway, unless the Election Sign is fully contained within a structure that is approved by the City for containing Signs.
- 7.4 Notwithstanding section 7.3, no Person shall place an Election Sign:
- (a) on a wall, tree, utility pole, flagpole or Traffic Control Device, or
 - (b) on a Chattel parked or stationed for the principal purpose of displaying an Election Sign.

ENFORCEMENT

- 8.1 The Chief Election Officer and the Bylaw Enforcement Officer may enter upon and inspect Private Property at all reasonable hours and with reasonable notice to the owner or occupier, as necessary to determine whether the provisions of this Bylaw are being complied with.
- 8.2 The Chief Election Officer and the Bylaw Enforcement Officer may:
- (a) verbally or in writing, order a Person who has contravened this Bylaw to correct their contravention within a specified time-period;
 - (b) with or without a prior order, remove and impound the following if placed or used in contravention of this Bylaw:
 - (i) an Election Sign; and
 - (ii) an Election Sign, together with a Chattel to which the Election Sign is attached, and cannot be removed without damaging the Chattel.
- 8.3 An Election Sign impounded pursuant to section 8.2 will be:
- (a) impounded by the City for 7 days; and
 - (b) if not claimed within those 7 days, destroyed.
- 8.4 A Chattel impounded pursuant to section 8.2 will be dealt with in accordance with section 813 of the Street and Traffic Bylaw.
- 8.5 Neither the City nor its officers, employees or contractors will be liable for any damage, loss or expense of any nature or kind whatsoever arising out of or related to the exercise of its or their powers under section 8.

OFFENCES AND PENALTIES

9.1 A Person who:

- (a) contravenes any provision of this Bylaw or does any act or thing which contravenes any provision of this Bylaw, or suffers or allows any other Person to do any act or thing which contravenes any provision of this Bylaw;
- (b) neglects to do or refrains from doing anything required to be done by any provision of this Bylaw; or
- (c) fails to comply with an order issued under this Bylaw, or suffers or allows any other Person to fail to comply with an order under this Bylaw,

is guilty of an offence against this Bylaw and liable to the penalties imposed under this Bylaw.

9.2 Every Person who commits an offence against this Bylaw is punishable on summary conviction by a fine of not less than \$5,000.00 and not more than \$10,000.00.

9.3 Where a contravention of this Bylaw is a continuing one, each day that the contravention occurs, or is allowed to continue, constitutes a separate offence subject to the penalties set out in section 9.2.

9.4 Designated contraventions of this Bylaw may be enforced pursuant to the Bylaw Notice Enforcement Bylaw.

APPLICATION

10.1 Nothing herein operates to restrict the City from producing, posting, distributing or otherwise using Election Signs for the purposes of civic awareness, education and engagement in any location, medium or manner chosen.

SEVERABILITY

11.1 If any part, section, subsection, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it will be severed and the validity of the remaining provisions of this Bylaw will not be affected.

REPEAL

12.1 "Election Sign Bylaw, 2018, No. 8643" and all amendments are repealed on adoption of this bylaw.

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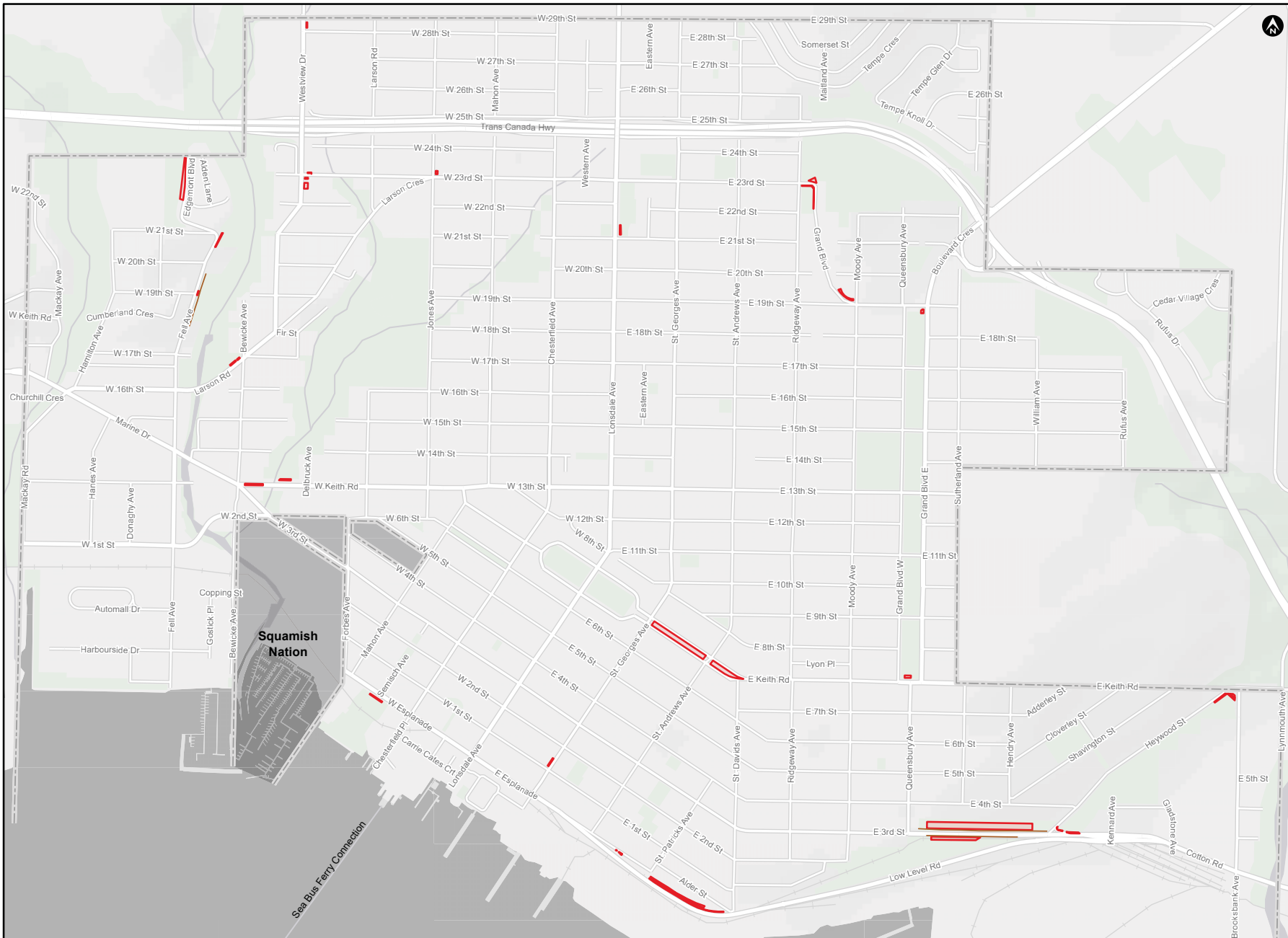
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ADOPTED on the <> day of <>, 2025.

MAYOR

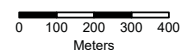
CORPORATE OFFICER



City of North Vancouver
Election Sign Bylaw,
2025, No. 9117
Schedule A

Legend

- Election Sign Location
- City Border
- Squamish Nation



DISCLAIMER

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

GIS Division, Information Technology,
City of North Vancouver

PUBLISHED: June 24, 2025
MAP: Election_Signage_11x17
Web: https://www.cityofnorthvancouver.ca/2025/Election_Signage/
COORDINATE SYSTEM: NAD 1983 UTM Zone 10N





W 19th St

Fell Ave



City of North Vancouver

Schedule A – 1

Fell Ave. at Edgemont
Blvd.



Election Sign Location

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 **City of North Vancouver**

Schedule A – 2
Larson Rd. at Bewicke Ave.

 Election Sign Location

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Grand Blvd W

Grand Blvd E

E Keith Rd

E Keith Rd

Queensbury Ave

 City of North Vancouver

Schedule A – 3
Grand Blvd. Park (South End)

 Election Sign Location

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City of North Vancouver

Schedule A – 4

E.3rd St. from
Queensbury to Heywood
St. & Low Level Rd.

 Election Sign Location

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E Keith Rd

Heywood St

Brooksbank Ave



City of North Vancouver

Schedule A – 5

Heywood St. at E. Keith Rd. and Brooksbank Ave



Election Sign Location

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E 4th St

Heywood St

E 3rd St

Low Level Rd



City of North Vancouver

Schedule A – 6

E.3rd St. (WB) at
Heywood St. Exit



Election Sign Location

PATH: H:\GIS\BURN\Map\City\2025_Election_Signage



E 2nd St

St. Georges Ave

E 1st St

E 1st St

 City of North Vancouver

Schedule A – 7
St. Georges Ave. at E.1st St.

 Election Sign Location

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Lonsdale Ave

W 21st St

E 21st St



City of North Vancouver

Schedule A – 8

Lonsdale Ave. at E.21st St. (Rodger Burnes Park)



Election Sign Location

PATH: H:\GIS\BURNES\Map\City\2025_Election_Signage

Neilson Ave

W 20th St

W 21st St

Alden Lane

Westmoreland Cres

Edgemont Blvd

Fell Ave



City of North Vancouver

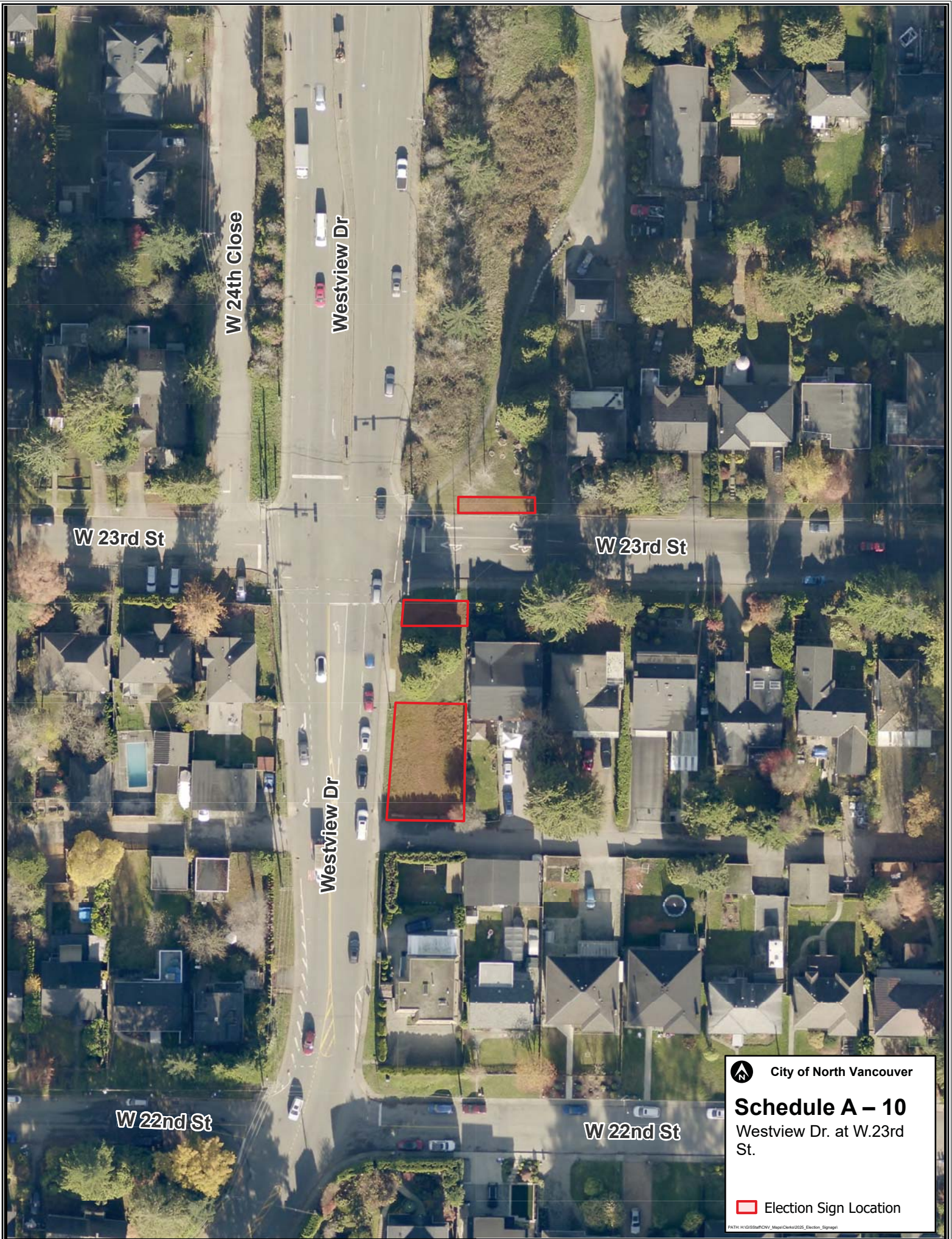
Schedule A – 9

Fell Ave. at Edgemont Blvd.



Election Sign Location

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W 24th Close

Westview Dr

W 23rd St

W 23rd St

Westview Dr

W 22nd St

W 22nd St



City of North Vancouver

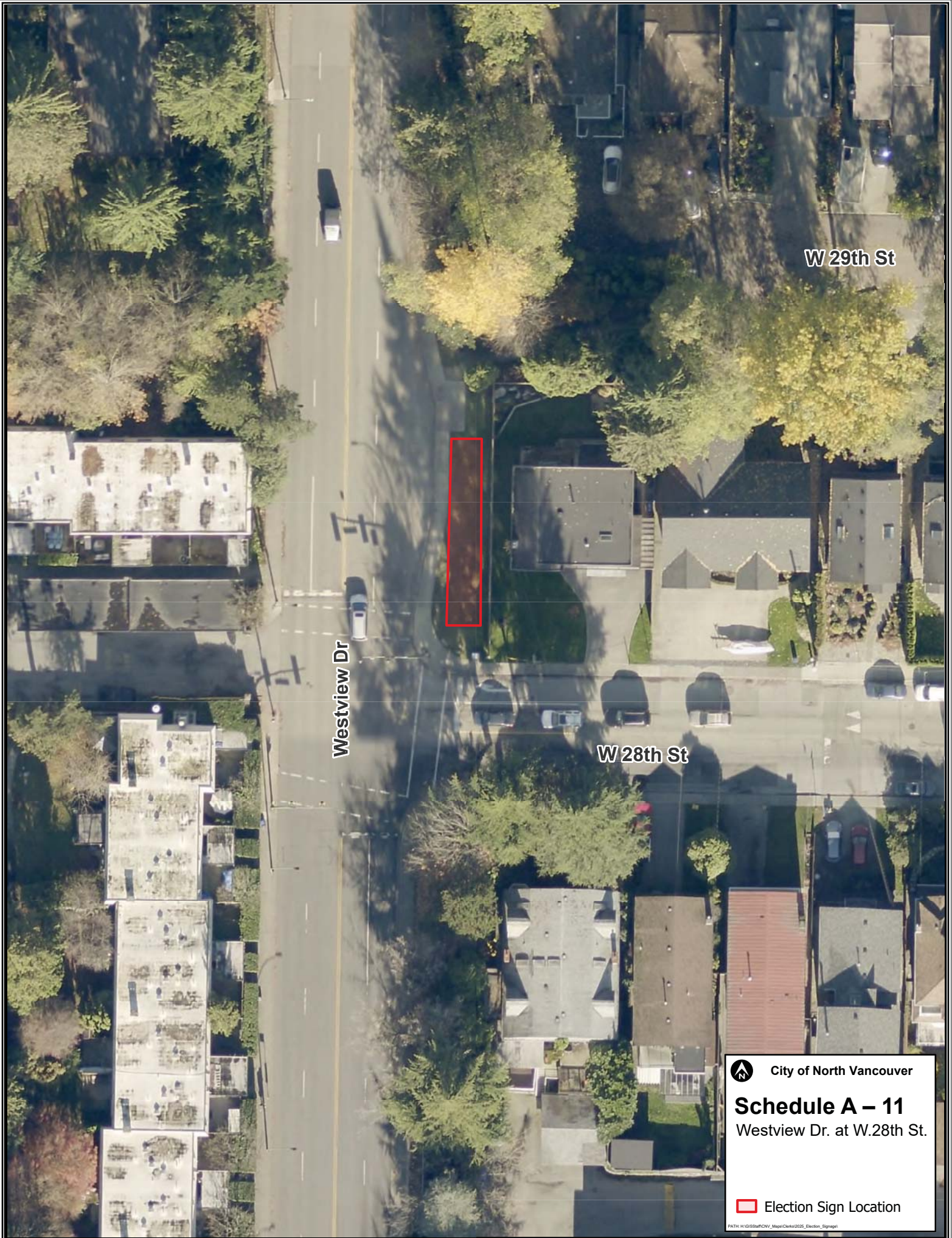
Schedule A – 10

Westview Dr. at W.23rd St.



Election Sign Location

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W 29th St

Westview Dr

W 28th St

 City of North Vancouver

Schedule A – 11
Westview Dr. at W.28th St.

 Election Sign Location

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Jones Ave

W 23rd St

Larson Cres



City of North Vancouver

Schedule A – 12
W.23rd St. at Jones Ave.



Election Sign Location

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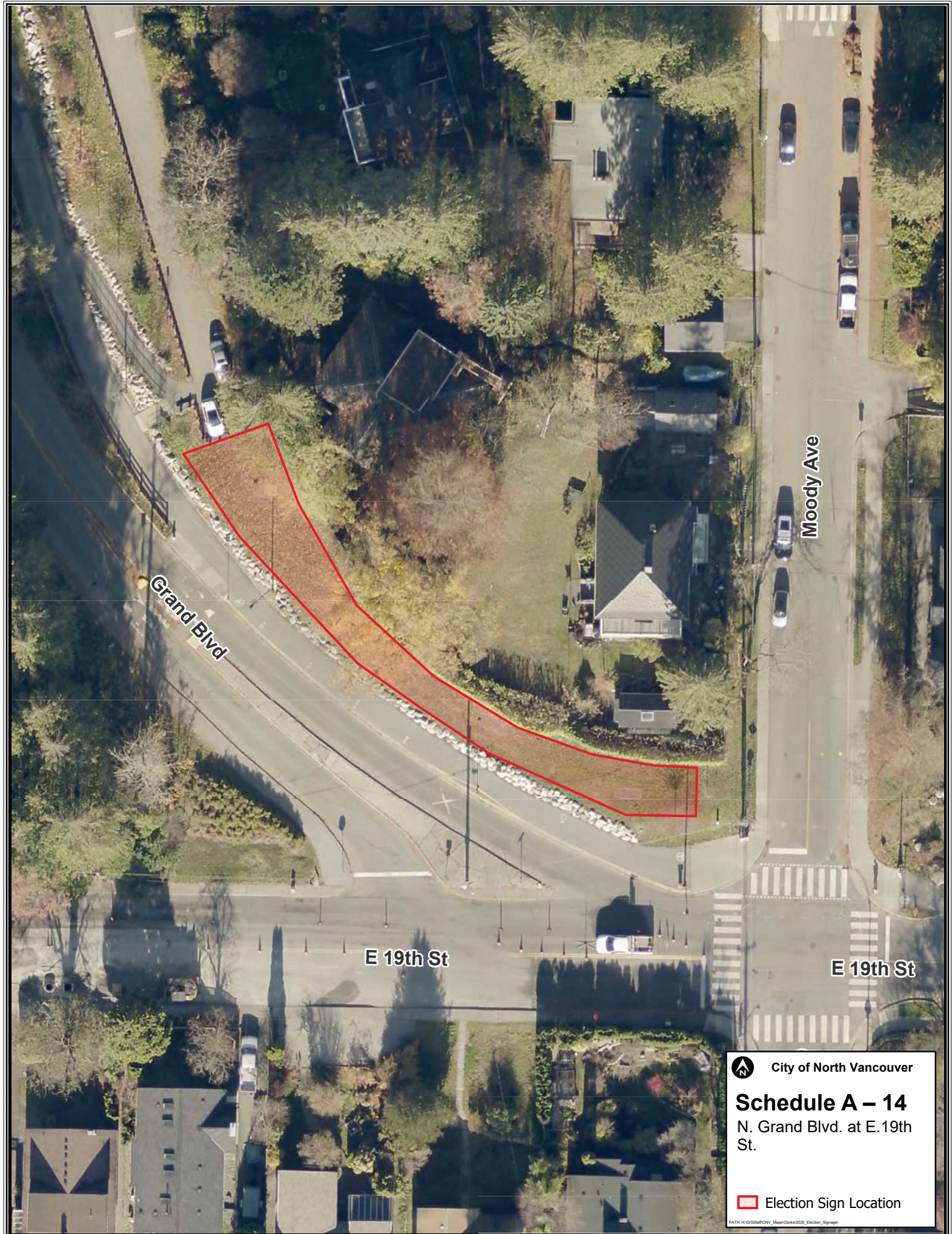


 City of North Vancouver

Schedule A – 13
Grand Blvd. Park (North End) at E. 19th St.

 Election Sign Location

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Grand Blvd

Moody Ave

E 19th St

E 19th St

 City of North Vancouver

Schedule A – 14
N. Grand Blvd. at E.19th St.

 Election Sign Location

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E 24th St

E 23rd St

E 22nd St

E 21st St

Ridgeway Ave

Grand Blvd



City of North Vancouver

Schedule A – 15

N. Grand Blvd. at E.23rd St.



Election Sign Location

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City of North Vancouver

Schedule A – 16

E. Keith Median St.
Georges to St. Davids



Election Sign Location

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W Keith Rd



City of North Vancouver

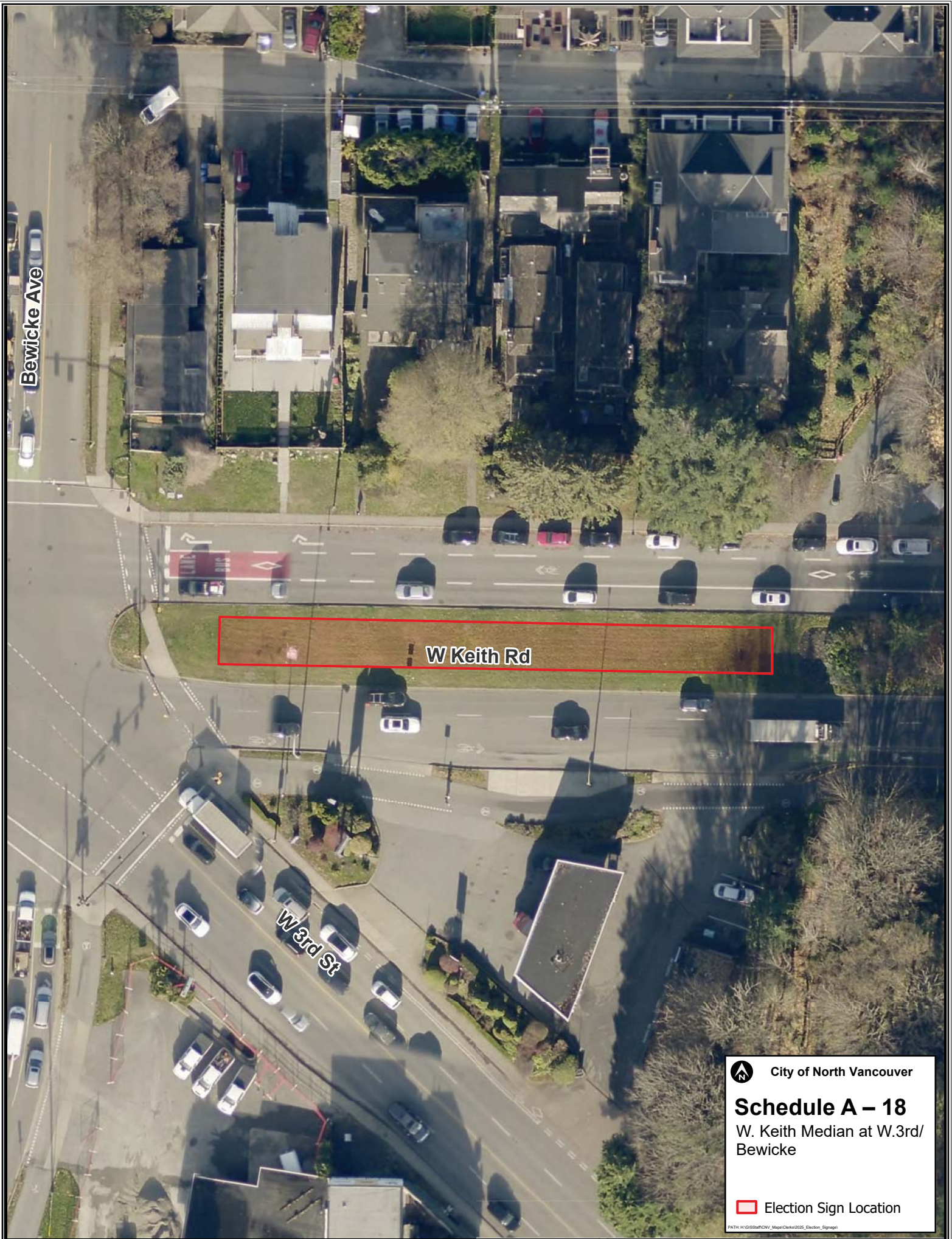
Schedule A – 17

W. Keith Blvd. North Side
at Wagg Creek



Election Sign Location

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Bewicke Ave

W Keith Rd

W 3rd St



City of North Vancouver

Schedule A – 18

W. Keith Median at W.3rd/
Bewicke



Election Sign Location

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W Esplanade

Semisich Ave



City of North Vancouver

Schedule A – 19

W. Esplanade at
Waterfront Park



Election Sign Location

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City of North Vancouver

Schedule A – 20

East Esplanade
(Brewery District) between
St. Andrews and St.
Patricks

 Election Sign Location

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City of North Vancouver

Schedule A – 21

Spirit Trail from St.
Patricks to St. Davids



Election Sign Location

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9146

A Bylaw to establish an automated vote counting system and voting procedures

Under the *Local Government Act*, the Council may, by bylaw, provide for the use of automated voting machines, voting recorders or other devices for voting in an election;

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

CITATION

- 1.1 This bylaw may be cited as **“Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146”**.

DEFINITIONS

- 2.1 In this bylaw, all definitions shall be in accordance with Part 3 of the *Local Government Act*, except for the following:

“Acceptable Mark” means a filled oval or oval marked with an “x” that the Vote Counting Unit is able to identify, and that has been made by an elector in the space provided on the ballot opposite the name of any candidate or opposite either “yes” or “no” on any question on which the opinion or assent of the electors is sought.

“Assent Voting” has the meaning ascribed under Local Election Bylaw, 2025, No. 9108.

“Automated Vote Counting System” means a system that counts and records votes and processes and stores election results which comprises:

- (a) a number of Ballot scan Vote Counting Units, each of which rests on a two-compartment ballot box, one compartment of which is for:
 - (i) voted Ballots; and
 - (ii) Returned Ballots which have been reinserted using the Ballot Return Override Procedure;

and the other being the Emergency Ballot Compartment; and

- (b) a number of Portable Ballot Boxes, which may be used in accordance with this bylaw.

“Ballot” means a single composite ballot card designed for use in an automated vote counting system, which shows:

- (a) the names of all of the candidates for each of the offices of Mayor, Councillor and School Trustee; and
- (b) all of the choices on all of the questions on which the opinion or assent of the electors is sought.

“Ballot Return Override Procedure” means the use, by an election official, of a device on a Vote Counting Unit, which causes the Unit to accept a Returned Ballot.

“Election” means an election or by-election for the number of persons required to fill a local government or school board office in the City of North Vancouver.

“Election Headquarters” means North Vancouver City Hall, 141 West 14th Street, North Vancouver, B.C.

“Election Materials Transfer Box” means a Portable Ballot Box designed for the transfer of election materials from a polling place to Election Headquarters.

“Emergency Ballot Compartment” means a designated compartment in the ballot box under each Vote Counting Unit into which voted ballots are temporarily deposited in the event that the Unit ceases to function.

“Memory Card” means a flash memory card that inserts into the Vote Counting Unit and into which is programmed:

- (a) the names of all the candidates for each of the offices of Mayor, Councillor, and School Trustee, as applicable, and with written consent of the candidate, an elector organization endorsement for the candidate; and
- (b) the alternatives of “yes” and “no” for all of the choices on all of the questions on which the opinion or assent of the electors is sought,

and a mechanism to record and retain information on the number of Acceptable Marks made for each.

“Portable Ballot Box” means a ballot box which is used in the election where a Vote Counting Unit is not being used at the time of voting.

“Results Tape” means the printed record generated from a Vote Counting Unit at the close of voting on general voting day, which shows the number of votes for each candidate for each of the offices of Mayor, Councillor, and School Trustee, and the number of votes for and against each question on which the opinion or assent of the electors is sought.

“Returned Ballot” means a voted ballot which was inserted into the Vote Counting Unit but which was not accepted, and which was returned with an explanation of the ballot marking error which caused the ballot not to be accepted.

“Vote Counting Unit” or **“Unit”** means the device into which voted ballots are inserted and which scans each ballot and counts and records the number of votes for each candidate and for and against each question on which the opinion or assent of the electors is sought.

AUTHORIZATION

- 3.1 Authorization is hereby given for the conducting Elections, School Board Elections and Assent Voting opportunities using an Automated Vote Counting System.

AUTOMATED VOTING PROCEDURES

- 4.1 The Chief Election Officer may elect not to use an Automated Vote Counting System for a local government or school board by-election or Assent Voting opportunity, if the Chief Election Officer determines that the use of an Automated Vote Counting System is not necessary or feasible. In making this determination, the Chief Election Officer shall consider:
- (a) whether the by-election is for the local government or the school board, or both;
 - (b) the number of elected positions to be filled through the by-election;
 - (c) whether the Assent Voting opportunity is in respect of a matter which failed to receive the assent of the electors under an Alternate Approval Process;
 - (d) the Chief Election Officer's estimate of the number of electors likely to vote based on empirical data regarding voter turnout for past local government and school board by-elections and Assent Voting opportunities;
 - (e) the estimated cost of obtaining an Automated Vote Counting System for the by-election or Assent Voting opportunity;
 - (f) the availability or lack thereof of an Automated Vote Counting System for the period required;
 - (g) the availability or lack thereof of election officials trained to use an Automated Vote Counting System or the amount of time available for such training; and
 - (h) any requests from the local government or the school board to dispense with the use of an Automated Vote Counting System for the by-election.
- 4.2 Where an Automated Vote Counting System is not used in a by-election, voting and counting procedures shall be in accordance with the *Local Government Act*.

AUTOMATED VOTING PROCEDURES

- 5.1 The Presiding Election Official for each voting place and at each advance and special voting opportunity, may offer, or if requested, must ensure that a demonstration of how to vote using an Automated Vote Counting System is provided to an elector, as soon as such elector enters the voting place and before a Ballot is issued.
- 5.2 Upon completion of any voting demonstration, the elector shall proceed as instructed to the election official responsible for issuing ballots, who:
- (a) shall ensure that the elector;
 - (i) is qualified to vote in the election;
 - (ii) completes the voting book as required by the *Local Government Act*; and
 - (b) upon fulfillment of the requirements of sub-section (a), shall then provide to the elector a Ballot, the Ballot marking pen, and any further instructions the elector requests.

- 5.3 Upon being provided a Ballot, the elector shall immediately proceed to a voting compartment to vote.
- 5.4 The elector may vote only by making an Acceptable Mark on the Ballot:
- (a) beside the name of each candidate of choice, up to the maximum number of candidates to be elected for each of the offices of Mayor, Councillor and School Trustee; and
 - (b) beside either “yes” or “no” in the case of each question on which the opinion or assent of the electors is sought.
- 5.5 Once the elector has finished marking the Ballot, the elector must either:
- (a) place the Ballot into the secrecy closure, in the case of a two-sided Ballot or if one is otherwise provided; or
 - (b) turn the Ballot upside down in the case of a single-sided Ballot, proceed to the Vote Counting Unit, and under the supervision of the election official in attendance, the elector must then insert the Ballot directly into the Vote Counting Unit without the Acceptable Marks on the Ballot being exposed.
- 5.6 If, before inserting the Ballot into the Vote Counting Unit, an elector determines that a mistake has been made when marking the Ballot, the elector may return to the voting compartment to correct the Ballot or request a replacement Ballot by informing the election official in attendance.
- 5.7 If a Ballot is returned by the Vote Counting Unit, the election official shall state the reason for the rejection and give the elector the option of:
- (a) completing a replacement Ballot, in which case the presiding election official shall issue a replacement Ballot to the elector and mark the original Ballot “spoiled” and shall retain all such spoiled Ballots separately from all other Ballots, and they shall not be counted; or
 - (b) reinserting the Returned Ballot into the Vote Counting Unit using the Ballot Return Override Procedure to record any Acceptable Marks;
- and the election official shall proceed in accordance with the elector’s choice, subject to the Ballot not being damaged to the extent that it cannot be reinserted into the Vote Counting Unit.
- 5.8 Any Ballot accepted by the Vote Counting Unit is valid and any Acceptable Marks contained on such Ballots will be counted in the election, subject to any determination made under a judicial recount.
- 5.9 Once the Ballot has been inserted into the Vote Counting Unit and the unit indicates that the Ballot has been accepted, the elector must immediately leave the voting place.
- 5.10 During any period that a Vote Counting Unit is not functioning, the election official supervising the unit shall direct electors to insert their Ballots into the Emergency Ballot Compartment, on the understanding that when the Vote Counting Unit:

- (a) becomes operational; or
- (b) is replaced with another Vote Counting Unit,

the Ballots in the Emergency Ballot Compartment shall, as soon as reasonably possible, be removed by an election official and, under the supervision of the presiding election official, shall be inserted into the Vote Counting Unit.

- 5.11 Any Ballots that were temporarily stored in the Emergency Ballot Compartment during a period when the Vote Counting Unit was not functioning, which are returned by the Vote Counting Unit when being counted, shall, through the use of the Ballot Return Override Procedure, and under the supervision of the presiding election official, be reinserted into the Vote Counting Unit to ensure that any Acceptable Marks are counted.
- 5.12 An example of the form of Ballot to be used in an election conducted under an Automated Vote Counting System is attached as Schedule “A” to this bylaw.

ADVANCE AND SPECIAL VOTING OPPORTUNITY PROCEDURES

- 6.1 During the general local election, at:

- (a) advance voting opportunities, Vote Counting Units shall be used and voting procedures at the advance voting opportunities shall follow as closely as possible those described in section 5.3 through 5.5;
- (b) special voting opportunities:
 - (i) Vote Counting Units may be used and if so, voting procedures at the special voting opportunities shall follow as closely as possible those described in sections 5.3 through 5.5; or
 - (ii) a Portable Ballot Box may be used and if so, voting procedures shall be in accordance with section 5.10 and 5.11, to the extent applicable, and upon completion of the special voting opportunity, the presiding election official shall secure the Portable Ballot Box so that no more Ballots can be inserted or withdrawn and deliver it to the Chief Election Officer at Election Headquarters for processing of the special voting opportunity Ballots at 4 pm on General Voting Day and, to the extent applicable, for processing and counting in accordance with section 6.5.

- 6.2 During local government or school board by-elections or Assent Voting opportunities where the Chief Election Officer has determined, in accordance with section 4.1, not to use an Automated Vote Counting System, voting and counting procedures for advance and special voting opportunities shall be in accordance with the *Local Government Act*.

- 6.3 At the close of voting at each advance and special voting opportunity, the presiding election official in each case shall ensure:

- (a) that any remaining Ballots in the Emergency Ballot Compartment are inserted into the Vote Counting Unit;

- (b) that no additional Ballots are inserted into or withdrawn from either the Vote Counting Unit or into or from the Emergency Ballot Compartment;
 - (c) that the Results Tapes in the Vote Counting Units are not generated; and
 - (d) that the Memory Cards in the Vote Counting Unit are secured and remain sealed in such a manner that they cannot be accessed without breaking the seal.
- 6.4 During any period that a Vote Counting Unit being used at an advance or special voting opportunity is not functioning, the provisions of sub-sections 5.10 and 5.11, so far as applicable, shall apply.
- 6.5 At the close of voting at both the final advance voting opportunity and the special voting opportunity, the presiding election official shall:
- (a) ensure that any remaining Ballots in the Emergency Ballot Compartment are inserted into the Vote Counting Unit;
 - (b) secure the Vote Counting Unit so that no more Ballots can be inserted or withdrawn; and
 - (c) deliver the Vote Counting Unit, together with the memory cards and all other election materials, to the Chief Election Officer at Election Headquarters.

MAIL BALLOT VOTING OPPORTUNITY PROCEDURES FOR AUTOMATED VOTE COUNTING SYSTEMS

- 7.1 Mail Ballot voting opportunity procedures not related to processing mail Ballots through a Vote Counting Unit shall be in accordance with “Local Election Bylaw, 2025, No. 9108”, as amended.
- 7.2 Vote Counting Units shall be used for the mail Ballot voting opportunity during general local elections, and for by-elections and Assent Voting opportunities where the Chief Election Officer determines that an Automated Vote Counting System will be used, and voting procedures shall follow as closely as possible, those described in section 5.8 and 5.9.
- 7.3 During any period that a Vote Counting Unit being used at a mail Ballot voting opportunity is not functioning, the provisions of sub-sections 5.10 and 5.11, so far as applicable, shall apply.
- 7.4 Mail Ballots shall be processed, in accordance with section 6.5, at Election Headquarters, on the following days and times:
- (a) on the day before general voting day at 9:00 am; and
 - (b) on general voting day at 4:00 pm and 8:00 pm.
- 7.5 For the processing of mail Ballots in accordance with section 6.4, the Chief Election Officer, or their designate, shall provide notice to the official agent or scrutineer of each candidate, who may be present for the proceedings set out in this section, and the Chief Election Officer, or their designate, in the presence of another election official, shall:

- (a) open certification envelopes accepted and maintained to date by the Chief Election Officer;
 - (b) insert the mail Ballot from each certification envelope into a Vote Counting Unit designated for counting mail Ballots;
 - (c) after the insertion of all mail Ballots, ensure that no additional Ballots are inserted into or withdrawn from either the Vote Counting Unit or the Emergency Ballot Compartment;
 - (d) ensure the Results Tapes in the Vote Counting Unit are not generated; and
 - (e) ensure the Memory Cards in the Vote Counting Unit are secured and remains sealed in such a manner that they cannot be accessed without breaking the seal.
- 7.6 At the close of voting on general voting day, and upon completing the processing of all remaining mail Ballots, the designated election official shall:
- (a) generate two copies of the Results Tape from the Vote Counting Unit designated for counting of mail Ballots; and
 - (b) deliver one copy of the Results Tape, along with the Memory Card from the Vote Counting Unit used for counting mail Ballots to the Chief Election Officer.

PROCEDURES AFTER THE CLOSE OF VOTING ON GENERAL VOTING DAY

- 8.1 After the close of voting on general voting day, each presiding election official, except those responsible for advance, special and mail Ballot voting opportunities, shall undertake all of the following, generally in the order stipulated:
- (a) ensure that any remaining Ballots in the Emergency Ballot Compartment are inserted into the Vote Counting Unit;
 - (b) seal and secure the Vote Counting Unit Ballot box and Vote Counting Unit so that no more Ballots can be inserted or withdrawn;
 - (c) generate two copies of the Results Tape from the Vote Counting Unit;
 - (d) remove the Memory Card from the Vote Counting Unit and deliver it, along with one copy of the Results Tape, to the Chief Election Officer at Election Headquarters;
 - (e) account for the unused, spoiled and voted Ballots, and place them, packaged and sealed separately, into the Election Materials Transfer Box;
 - (f) complete the Ballot account and place the duplicate copy in the Election Materials Transfer Box;
 - (g) seal the Election Materials Transfer Box;
 - (h) place the voting books/list of electors, the original copy of the Ballot account, one copy of the Results Tape, completed registration cards, keys and all completed administrative forms into the Chief Election Officer portfolio; and

- (i) deliver the sealed Election Materials Transfer Box, Vote Counting Unit and the Chief Election Officer portfolio to the Chief Election Officer at Election Headquarters.
- 8.2 Upon the fulfillment of the provisions of section 6.3 and 6.5 of this bylaw, the Chief Election Officer shall, to obtain the preliminary election results, direct an election official to place the results from the Results Tapes in a spreadsheet indicating the total preliminary election results, which may be used for display in the City Council Chamber and uploaded to the City website.

RECOUNT PROCEDURE

- 9.1 If a recount is required for an Election or Assent Voting opportunity where an Automated Vote Counting System was used, the recount must be conducted under the direction of the Chief Election Officer using the Automated Vote Counting System and generally in accordance with the following procedure:
- (a) the Memory Cards of all Vote Counting Units must be reinserted into the designated Vote Counting Unit from which they came, to be cleared of all votes recorded;
 - (b) a Results Tape must be generated to ensure that no votes are recorded for any candidate in the election, or beside either “yes” or “no” in the case of any question;
 - (c) all voted Ballots must be removed from the sealed Ballot boxes and reinserted in the appropriate Vote Counting Units under the supervision of the Chief Election Officer;
 - (d) any Ballots returned by the Vote Counting Unit during the recount process must, through the use of the Ballot Return Override Procedure, be reinserted into the Vote Counting Unit to ensure that any Acceptable Marks are counted; and
 - (e) to obtain the election results, the Results Tapes must be generated from each Vote Counting Unit and the aggregate number of votes determined for each candidate.
- 9.2 If a judicial recount is required for an Election or Assent Voting opportunity where an Automated Vote Counting System was used, the recount shall be conducted using the Automated Vote Counting System in accordance with subsections (a) through (e) of section 9.1.

REPEAL

10.1 “Automated Vote Counting System Authorization and Procedure Bylaw, 2022, No. 8946” and all amendments are repealed on adoption of 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 "A" Sample Ballot

Sample Ballot



City of North Vancouver 2022 General Local Election Saturday, October 15, 2022

To vote, fill in the oval next to your choice(s), like this: Use only the marking pen provided.

Candidates for Mayor Vote for ONE (1) only	Candidates for Councillor Vote for not more than SIX (6)	Candidates for School Trustee Vote for not more than THREE (3)
☐ AMADOPOLIS, Aristotle	☐ BORTON, Wendell	☐ BEARDLY, Jasper BFC - Banana First Coalition
☐ BAILEY, Mary ACA - Apple Citizens Association	☐ BOUVIER, Patty ACA - Apple Citizens Association	☐ BOUVIER, Selma ACA - Apple Citizens Association
☐ BROCKMAN, Kent	☐ CARLSON, Carl PFC - Pear First Coalition	☐ FLANDERS, Ned ACA - Apple Citizens Association
☐ POWERS, Ruth	☐ CHALMERS, Gary BFC - Banana First Coalition	☐ HIBBERT, Julius ACA - Apple Citizens Association
	☐ FLANDERS, Todd ACA - Apple Citizens Association	☐ LOVEJOY, Helen
	☐ FRINK, John PFC - Pear First Coalition	☐ SIMPSON, Mona PFC - Pear First Coalition
	☐ GUMBLE, Barney BFC - Banana First Coalition	☐ SNYDER, Roy ACA - Apple Citizens Association
	☐ GUNDERSON, Gil ACA - Apple Citizens Association	☐ VAN HOUTEN, Luann ACA - Apple Citizens Association
	☐ HIBBERT, Bernice ACA - Apple Citizens Association	☐ WIGGUM, Ralph
	☐ HOOVER, Elizabeth PFC - Pear First Coalition	
	☐ HUTZ, Lionel BFC - Banana First Coalition	
	☐ JONES, Jimbo BFC - Banana First Coalition	
	☐ KRABAPPEL, Edna ACA - Apple Citizens Association	
	☐ LEONARD, Lenny PFC - Pear First Coalition	
	☐ LOVEJOY, Timothy PFC - Pear First Coalition	
	☐ MCCLURE, Troy ACA - Apple Citizens Association	
	☐ MUNTZ, Nelson	
	☐ PRINCE, Martin	
	☐ RIVERIA, Nick PFC - Pear First Coalition	
	☐ SIMPSON, Abraham BFC - Banana First Coalition	
	☐ SKINNER, Agnes ACA - Apple Citizens Association	
	☐ SMITHERS, Waylon ACA - Apple Citizens Association	