AGENDA FOR THE REGULAR MEETING OF COUNCIL TO COMMENCE AT **6:00 PM**, IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 13, 2019**

MONDAY, MAY 13, 2019
COUNCIL MEETING – 6:00 PM

"Live" Broadcast via City Website www.cnv.org/LiveStreaming
Complete Agenda Package available at www.cnv.org/CouncilMeetings

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, May 13, 2019

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 6, 2019

PROCLAMATIONS

Do Something Good For Your Neighbour Day – May 16, 2019
International Day Against Homophobia, Transphobia and Biphobia – May 17, 2019
Turkic Festival Day – May 26, 2019

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3 and *4 are listed in the Consent Agenda and may be considered separately or in one motion.

START OF CONSENT AGENDA

BYLAW – ADOPTION

*3. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8699" (Regional Harmonization of Heavy Truck Definition)

CORRESPONDENCE

*4. Board in Brief, Metro Vancouver Regional District, April 26, 2019

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

5. Harry Jerome Community Recreation Centre Project Review – Release of Closed Resolutions

REPORTS

6. Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21st Street) – Consideration for Issuance by Council

   Public Meeting waived.

7. Bewicke Avenue Rail Crossing: Anti-Whistling

8. Petition for Local Area Service – Paved Lane Construction East of 1700 Block Fell Avenue

   Item 9 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

9. "Local Area Service Parcel Tax Bylaw, 2019, No. 8711"
   (Paved Lane Construction East of the 1700 Block of Fell Avenue)

REPORT

10. Rezoning Application: 342 East 14th Street (Robert Blaney Design, RT-1)

    Item 11 refers.

BYLAW – FIRST AND SECOND READINGS

11. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8719"
    (Robert Blaney Design, 342 East 14th Street)

REPORT

12. Rezoning Application: 523 East 4th Street (PD Moore Homes Inc. / Lighter Design and Drafting, CD-719)

    Item 13 refers.

BYLAW – FIRST AND SECOND READINGS

13. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8720"
    (PD Moore Homes Inc. / Lighter Design and Drafting, 523 East 4th Street, CD-719)

REPORT

14. Rezoning Application: 151 East Keith Road (Urban Systems / IMH 151 E Keith Apartments LTD)

    Items 15, 16, 17 and 18 refer.

BYLAW – RESCIND SECOND READING

15. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618"
(Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702)

BYLAW – SECOND READING, AS AMENDED

16. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618"
(Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702)

BYLAW – RESCIND SECOND READING

17. "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments)

BYLAW – SECOND READING, AS AMENDED

18. "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments)

REPORT

19. Harry Jerome Community Recreation Centre – Next Steps

COUNCIL REPORT

Each Council member is permitted 5 minutes to report on their activities.

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

CITY CLERK'S RECOMMENDATION

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Section 90(1)(e) [land matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, May 13, 2019

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 6, 2019

PROCLAMATIONS

Do Something Good For Your Neighbour Day – May 16, 2019
International Day Against Homophobia, Transphobia and Biphobia – May 17, 2019
Turkic Festival Day – May 26, 2019

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 appearing before Council during the Public Input Period is two minutes, with the number of speakers set at five persons. Speakers' presentations will be audio and video recorded, as well as live-streamed on the Internet, and will form part of the public record.

To make a submission to Council during the Public Input Period, a person must complete the Public Input Period sign-up sheet at City Hall prior to the Regular Council Meeting. A person who fails to complete, or only partially completes, the Public Input Period sign-up sheet will not be permitted to make a submission to Council during the Public Input Period. The sign-up sheet will be available on the table in the lobby outside the Council Chamber from 5:30 pm until 5:55 pm before a Council meeting.

When appearing before Council, speakers are requested to state their name and address for the record. Speakers may display materials on the document camera at the podium in the Council Chamber and provide written materials to the City Clerk for distribution to Council, only if these materials have been provided to the City Clerk by 4:00 pm on the date of the meeting.

The Public Input Period provides an opportunity for input only, without the expectation of a response from Council, and places the speaker's concern on record.

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).

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

Please address the Mayor as "Mayor, followed by his/her surname" or "Your Worship". Councillors should be addressed as "Councillor, followed by their surname".

CONSENT AGENDA

Items *3 and *4 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAW – ADOPTION

*3. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8699" (Regional Harmonization of Heavy Truck Definition)

RECOMMENDATION:

THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8699" (Regional Harmonization of Heavy Truck Definition) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

CORRESPONDENCE

*4. Board in Brief, Metro Vancouver Regional District, April 26, 2019 – File: 01-0400-60-0006/2019

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence of Metro Vancouver, dated April 26, 2019, regarding the "Metro Vancouver – Board in Brief", be received and filed.

END OF CONSENT AGENDA

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

5. Harry Jerome Community Recreation Centre Project Review – Release of Closed Resolutions – File: 02-0800-30-0002/1

RECOMMENDATION:

PURSUANT to the report of the Director, Strategic and Corporate Services, dated April 9, 2019, entitled "Harry Jerome Community Recreation Centre Project Review – Release of Closed Resolutions":

THAT Council release the following resolutions from the Closed meeting of March 4, 2019 regarding the Harry Jerome Community Recreation Centre (HJCRC):

> THAT staff develop a community recreation strategic plan, inclusive of HJCRC, that includes "asset mapping" of all recreational space in the City and any future potential recreational space in the City;
>
> AND THAT staff develop guidelines for community amenity space use to ensure that all City owned spaces are considered for their potential contribution to a community recreation strategic plan;

THAT Council direct staff to incorporate planning for HJCRC associated projects such as Flicka Gymnastics and North Vancouver Lawn Bowling facility into the community recreation strategic plan process;

AND THAT staff bring forward a report for the next Regular Council meeting when all members are present responding to the above resolutions.

REPORTS

6. Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21st Street) – Consideration for Issuance by Council – File: 10-4750-10-0001/2019

Report: Community Planner and Manager, Business and Community Partnerships, May 1, 2019

RECOMMENDATION:

PURSUANT to the report of the Community Planner and the Manager, Business and Community Partnerships, dated May 1, 2019, entitled "Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21st Street) – Consideration for Issuance by Council":

THAT Council authorize the issuance of "Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21st Street)", subject to a Building Permit application and final approval for completion of required building modifications to the proposed accessory residential child care facility.

Public Meeting waived.

7. Bewicke Avenue Rail Crossing: Anti-Whistling – File: 11-5400-16-0001/1

Report: Manager, Engineering Planning and Design, May 1, 2019

RECOMMENDATION:

PURSUANT to the report of the Manager, Engineering Planning and Design, dated May 1, 2019, entitled "Bewicke Avenue Rail Crossing: Anti-Whistling":

THAT Council prohibit the use of whistles on any railway equipment at the public rail crossing located at Bewicke Avenue at CN Mile 0.55, Squamish Subdivision, in the City of North Vancouver.

REPORTS – Continued

8. Petition for Local Area Service – Paved Lane Construction East of 1700 Block Fell Avenue – File: 11-5320-01-0001/2019

Report: Manager, Engineering Planning and Design, May 1, 2019

RECOMMENDATION:

PURSUANT to the report of the Manager, Engineering Planning and Design, dated May 1, 2019, entitled "Petition for Local Area Service – Paved Lane Construction East of 1700 Block Fell Avenue";

THAT "Local Area Service Parcel Tax Bylaw, 2019, No. 8711" (Paved Lane Construction East of the 1700 Block of Fell Avenue) be considered;

THAT (Funding Appropriation #1928) an amount of $80,000 be appropriated from the Local Area Service Reserve Fund for the purpose of funding construction of a paved lane east of the 1700 Block of Fell Avenue;

AND THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Local Area Service Reserve Fund.

Item 9 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

9. "Local Area Service Parcel Tax Bylaw, 2019, No. 8711"
(Paved Lane Construction East of the 1700 Block of Fell Avenue)

RECOMMENDATION:

THAT "Local Area Service Parcel Tax Bylaw, 2019, No. 8711" (Paved Lane Construction East of the 1700 Block of Fell Avenue) be given first, second and third readings.

REPORT

10. Rezoning Application: 342 East 14th Street (Robert Blaney Design, RT-1) – File: 08-3360-20-0465/1

Report: Manager, Planning and Development, May 1, 2019

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning and Development, dated May 1, 2019, entitled "Rezoning Application: 342 East 14th Street (Robert Blaney Design, RT-1)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8719" (Robert Blaney Design, 342 East 14th Street) be considered and the Public Hearing be waived;

THAT Development Variance Permit No. DVP2019-00002 be considered for issuance in accordance with Section 498 of the *Local Government Act* and the Public Meeting be waived;

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

AND THAT the Mayor and City Clerk be authorized to sign all necessary documentation to give effect to the motion.

Item 11 refers.

BYLAW – FIRST AND SECOND READINGS

11. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8719" (Robert Blaney Design, 342 East 14th Street)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8719" (Robert Blaney Design, 342 East 14th Street) be given first and second readings.

REPORT

12. Rezoning Application: 523 East 4th Street (PD Moore Homes Inc. / Lighter Design and Drafting, CD-719) – File: 08-3360-20-0466/1

Report: Manager, Planning and Development, May 1, 2019

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning and Development, dated May 1, 2019, entitled "Rezoning Application: 523 East 4th Street (PD Moore Homes Inc. / Lighter Design and Drafting, CD-719)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8720" (PD Moore Homes Inc. / Lighter Design and Drafting, 523 East 4th Street, CD-719) be considered and the Public Hearing be waived;

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

AND THAT the Mayor and City Clerk be authorized to sign all necessary documentation to give effect to the motion.

Item 13 refers.

BYLAW – FIRST AND SECOND READINGS

13. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8720" (PD Moore Homes Inc. / Lighter Design and Drafting, 523 East 4th Street, CD-719)

RECOMMENDATION:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8720" (PD Moore Homes Inc. / Lighter Design and Drafting, 523 East 4th Street, CD-719) be given first and second readings.

REPORT

14. Rezoning Application: 151 East Keith Road (Urban Systems / IMH 151 E Keith Apartments LTD) – File: 08-3360-20-0403/1

Report: Development Planner, May 6, 2019

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated May 6, 2019, entitled "Rezoning Application: 151 East Keith Road (Urban Systems / IMH 151 E Keith Apartments LTD)":

THAT second reading of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702) be rescinded;

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702) be amended, given second reading, as amended, and referred to a Public Hearing;

THAT second reading of "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702, Rental Housing Commitments) be rescinded;

THAT "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702, Rental Housing Commitments) be amended, given second reading, as amended, and referred to a Public Hearing;

THAT additional offsite works and community amenities listed in the May 6, 2019 report in the section "Community Amenities and Infrastructure Improvements" be secured, through agreements at the applicant's expense and to the satisfaction of the Director of Planning and Development, as conditions of rezoning;

AND THAT the Mayor and City Clerk be authorized to execute all necessary covenants and legal agreements required to secure the commitments outlined in the report.

Items 15, 16, 17 and 18 refer.

BYLAW – RESCIND SECOND READING

15. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618"
(Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702)

RECOMMENDATION:

THAT second reading of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702) be rescinded.

BYLAW – SECOND READING, AS AMENDED

16. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618"
(Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702)

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702) be amended and given second reading, as amended.

BYLAW – RESCIND SECOND READING

17. "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments)

RECOMMENDATION:

THAT second reading of "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments) be rescinded.

BYLAW – SECOND READING, AS AMENDED

18. "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments)

RECOMMENDATION:

THAT "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments) be amended and given second reading, as amended.

REPORT

19. Harry Jerome Community Recreation Centre – Next Steps
– File: 02-0800-30-0002/1

Report: Director, Strategic and Corporate Services, and Deputy Director, Strategic and Corporate Services, May 6, 2019

RECOMMENDATION:

PURSUANT to the report of the Director and Deputy Director, Strategic and Corporate Services, dated May 6, 2019, entitled "Harry Jerome Community Recreation Centre – Next Steps":

THAT the report of the Deputy Director, Strategic Initiatives and Services, dated February 25, 2019, entitled "Harry Jerome Community Recreation Centre Update: Potential Cost Reductions and Enhanced Project Management Measures, which was deferred at the Regular meeting of March 4, 2019, be received and filed;

AND THAT staff report back with a Community Recreation Strategy, inclusive of Harry Jerome Community Recreation Centre (HJCRC) and associated projects.

COUNCIL REPORT

Each Council member is permitted 5 minutes to report on their activities.

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

CITY CLERK'S RECOMMENDATION

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Section 90(1)(e) [land matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

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MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 6, 2019**

PRESENT

COUNCIL MEMBERS

Acting Mayor A. Girard
Councillor H. Back
Councillor D. Bell
Councillor J. McIlroy
Councillor T. Valente

ABSENT

Mayor L. Buchanan
Councillor T. Hu

GUESTS

Bill Cox, BDO Canada LLP
Paul Fripp, BDO Canada LLP

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, City Clerk
C. Baird, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director of Strategic and Corporate Services
S. Antoniali, Section Manager, Real Estate
D. Pope, City Engineer
K. Magnusson, Deputy Director, Engineering, Parks & Environment
K. Kuzmanovski, Traffic Engineer
L. Orr, Manager, Business and Community Partnerships
P. Duffy, Manager, Bylaw Services
B. Themens, Director, Finance
C. Fernandes, Manager, Accounting and Reporting
M. Epp, Director, Planning and Development
S. Galloway, Manager, Planning and Development
E. Macdonald, Planner 1
D. Watson, Transportation Planner

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Back

1. Regular Council Meeting Agenda, May 6, 2019

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor McIlroy, seconded by Councillor Valente

2. Regular Council Meeting Minutes, April 15, 2019

CARRIED UNANIMOUSLY

PROCLAMATIONS

Acting Mayor Girard declared the following proclamations:

Youth Week – May 1 to 7, 2019

Mental Health Week – May 6 to 12, 2019

PUBLIC INPUT PERIOD

- Ron Sostad, 231 East 15th Street, North Vancouver, spoke regarding price fixing.
- Flora Huang and Nicole Thompson, students of Collingwood School, 2605 Wentworth Avenue, West Vancouver, spoke regarding banning one-use plastic bags.
- Allan Riedlinger, 915 Drayton Street, North Vancouver, co-owner of Sailor Hagar's Pub, spoke regarding the difficulty for customers to get taxi service at closing time.
- Nathan Davidowicz, 5347 Oak Street, Vancouver, spoke regarding transit service on the North Shore and referred to the Office of the Seniors Advocate report on Seniors Transportation, May 2018.

CONSENT AGENDA

Moved by Councillor Back, seconded by Councillor McIlroy

THAT the recommendations listed within the "Consent Agenda", be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

*3. "Tax Rates Bylaw, 2019, No. 8704"

Moved by Councillor Back, seconded by Councillor McIlroy

THAT "Tax Rates Bylaw, 2019, No. 8704" be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

CARRIED UNANIMOUSLY

END OF CONSENT AGENDA

Moved by Councillor McIlroy, seconded by Councillor Valente

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

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed session, at 6:13 pm and reconvened at 6:45 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Annual Report – File: 05-1680-01-0001/2018

Report: Manager, Accounting and Reporting, April 24, 2019

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Manager, Accounting and Reporting, dated April 24, 2019 regarding the annual report:

Continued…

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

Annual Municipal Report – File: 05-1680-01-0001/2018 – Continued

THAT the action taken by the Committee of the Whole, Closed Session, be ratified;

AND THAT the wording of the recommendation and the report of the Manager, Accounting and Reporting, dated April 24, 2019, remain in the Closed session.

CARRIED UNANIMOUSLY

BYLAW – ADOPTION

4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8705" (Accessory Lounge Use)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8705" (Accessory Lounge Use) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

CARRIED

Councillor Bell is recorded as voting contrary to the Motion.

CORRESPONDENCE

5. BC Active Transportation Summit – 2019, June 17 and 18, 2019 – File: 01-0390-01-0001/2019

Re: BC Active Transportation Summit – 2019, June 17 and 18, 2019, New Westminster, BC

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the correspondence received April 24, 2019, from the BC Cycling Coalition, regarding "BC Active Transportation Summit – 2019":

THAT Council members be authorized to attend the BC Active Transportation Summit – 2019, to be held June 17 and 18, 2019, in New Westminster, BC;

THAT the expenses be paid in accordance with City Policy;

AND THAT the funds be provided from the Conference Education Travel Account.

CARRIED UNANIMOUSLY

REPORTS

6. 2018 Audited Consolidated Financial Statements – File: 05-1680-04-0001/2018

Report: Manager, Accounting and Reporting, April 24, 2019

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Manager, Accounting and Reporting, dated April 24, 2019, entitled "2018 Audited Consolidated Financial Statements":

THAT in accordance with Section 167 of the *Community Charter*, Council accept the City of North Vancouver Consolidated Financial Statements for the year ended December 31, 2018.

CARRIED UNANIMOUSLY

7. Amendment to Street and Traffic Bylaw – Regional Harmonization of Heavy Truck Definition – File: 11-5460-01-0001/2019

Report: Traffic Engineer, April 24, 2019

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Traffic Engineer, dated April 24, 2019, entitled "Amendment to Street and Traffic Bylaw – Regional Harmonization of Heavy Truck Definition":

THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8699" (Regional Harmonization of Heavy Truck Definition) be considered.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

8. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8699" (Regional Harmonization of Heavy Truck Definition)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8699" (Regional Harmonization of Heavy Truck Definition) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8699" (Regional Harmonization of Heavy Truck Definition) be given third reading.

CARRIED UNANIMOUSLY

REPORTS

9. Development Variance Permit Application, 420 East 8th Street (Board of Education of School District No. 44) – File: 08-3090-20-0245/1

Report: Planner 1, April 24, 2019

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Planner 1, dated April 24, 2019, entitled "Development Variance Permit Application, 420 East 8th Street (Board of Education of School District No. 44)":

THAT Development Variance Permit No. DVP2019-00001 be considered for issuance under Section 498 of the *Local Government Act*;

THAT notification be circulated in accordance with Section 499 of the *Local Government Act*;

AND THAT the Public Meeting be waived.

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT the motion be amended by adding the following clauses:

THAT staff be directed to work with School District No. 44 on recommendations as outlined in the Binnie Report and report back to Council on the progress;

AND THAT staff be directed to report back to Council on a plan to implement traffic calming within the Ridgeway neighbourhood, including the potential of a pilot a "no drop-off and pick-up" zone around the entire perimeter of Ridgeway school between the hours of 7:30 am and 4:00 pm, starting in the 2019/20 school year.

Moved by Councillor Back, seconded by Councillor McIlroy

THAT the last active clause be split and voted on separately, as follows:

THAT staff be directed to report back to council on the potential of a pilot a "no drop-off and pick-up" zone around the entire perimeter of Ridgeway school between the hours of 7:30 am and 4:00 pm, starting in the 2019/20 school year.

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT the motion be amended by adding the following clauses:

THAT staff be directed to work with School District No. 44 on recommendations as outlined in the Binnie Report and report back to Council on the progress;

THAT staff be directed to report back to Council on a plan to implement traffic calming within the Ridgeway neighbourhood.

Amendment motion, **CARRIED UNANIMOUSLY**

Continued…

REPORTS – Continued

9. Development Variance Permit Application, 420 East 8th Street (Board of Education of School District No. 44) – File: 08-3090-20-0245/1 – Continued

Moved by Councillor Back, seconded by Councillor McIlroy

THAT the motion be further amended to add the following clause:

THAT staff be directed to report back to council on the potential of a pilot a "no drop-off and pick-up" zone around the entire perimeter of Ridgeway school between the hours of 7:30 am and 4:00 pm, starting in the 2019/20 school year.

Amendment motion, **CARRIED**

Councillor Back is recorded as voting contrary to the amendment to the main motion.

Main motion, as amended, **CARRIED UNANIMOUSLY**

10. Alternative Approval Process – Sunrise Parkland Adjustment – File: 09-4250-20-0004/1

Report: City Clerk, April 30, 2019

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the City Clerk, dated April 30, 2019, entitled “Alternative Approval Process – Sunrise Parkland Adjustment”:

THAT an Alternative Approval Process Opportunity be provided regarding “Parks Dedication Bylaw, 2004, No. 7628, Amendment Bylaw, 2019, No. 8706” (Sunrise Parkland Adjustment);

THAT the Alternative Approval Process Elector Response Form (Attachment #1) be approved;

THAT the total number of eligible electors of the City of North Vancouver to which the Alternative Approval Process applies is estimated to be 38,163;

THAT Notice of the Alternative Approval Process Opportunity be published, such that the second publication be at least 30 days before the deadline for receiving elector responses;

AND THAT the deadline for receiving elector responses shall be 4:30 pm on June 17, 2019.

CARRIED UNANIMOUSLY

NOTICE OF MOTION

11. Smoking Regulation Bylaw Update – File: 09-3900-02-0001/2019

Submitted by Councillor McIlroy

Moved by Councillor McIlroy, seconded by Acting Mayor Girard

WHEREAS the City of North Vancouver has recently set the targets of being one of the healthiest, liveable and sustainable cities worldwide, and as such, smoking in public areas plays an important role in reaching these goals;

WHEREAS the *Community Charter* authorizes Council by bylaw to regulate, prohibit and impose requirements in relation to public health;

AND WHEREAS research shows there is no risk-free level of exposure to second-hand smoke, and enhanced smoking bylaws decrease negative role modeling for children while supporting smokers trying to quit;

THEREFORE BE IT RESOLVED that staff be directed to report back with input from the RCMP and Vancouver Coastal Health with recommended updates to the Smoking Regulation Bylaw, specifically to incorporate a ban on smoking in all parks and plazas and on multi-use pathways, and to update the definition of "smoking" given the legalization of cannabis and the increased use of vaporizers.

AND THAT staff be directed to report back to Council on a specific educational campaign to reduce cigarette waste in the City of North Vancouver as soon as possible.

CARRIED UNANIMOUSLY

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Back, seconded by Councillor McIlroy

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:54 pm.

"Certified Correct by the City Clerk"

CITY CLERK

PROCLAMATION

DO SOMETHING GOOD FOR YOUR NEIGHBOUR DAY

WHEREAS "Do Something Good For Your Neighbour Day" is a nationwide effort observed in hundreds of cities all across North America to spread love and kindness; and

WHEREAS the vision of "Do Something Good For Your Neighbour Day" is for millions of people to come together in compassion, love, care and kindness; and

WHEREAS City of North Vancouver residents of all ages, cultures, religions and economic backgrounds are invited to perform random acts of kindness and love throughout all the neighbourhoods of the City;

NOW THEREFORE I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 16, 2019** as **DO SOMETHING GOOD FOR YOUR NEIGHBOUR DAY** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, May 13, 2019

Linda C. Buchanan

Mayor Linda Buchanan

PROCLAMATION

INTERNATIONAL DAY AGAINST HOMOPHOBIA, TRANSPHOBIA AND BIPHOBIA

WHEREAS the City of North Vancouver strives to be a welcoming, diverse, inclusive and safe community for all its citizens; and

WHEREAS intolerance of members of the LGBTQ2SI community is still pervasive in society; and

WHEREAS the City of North Vancouver supports opportunities to raise awareness of violence, discrimination and repression, and will raise the Transgender Flag on May 17, 2019, in celebration of sexual and gender diversities;

NOW THEREFORE I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 17, 2019** as **INTERNATIONAL DAY AGAINST HOMOPHOBIA, TRANSPHOBIA AND BIPHOBIA** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, May 13, 2019

Linda C. Buchanan

Mayor Linda Buchanan

PROCLAMATION

TURKIC FESTIVAL DAY

WHEREAS Turkic countries share deep ties with Canada; and

WHEREAS the festival being held on May 26 will celebrate mutual cultural ties between Canada and Turkic counties, and will feature cultural showcase performances from Azerbaijan, Kazakhstan, Kyrgyzstan, Turkey and Turkmenistan; and

WHEREAS North Vancouverites embrace the ethnic and cultural diversity that characterizes our city;

NOW THEREFORE I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 26, 2019** as **TURKIC FESTIVAL DAY** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, May 13, 2019

Linda C. Buchanan

Mayor Linda Buchanan

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8699

A Bylaw to amend "Street and Traffic Bylaw, 1991, No. 6234"

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 **"Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8699" (Regional Harmonization of Heavy Truck Definition).**

2. "Street and Traffic Bylaw, 1991, No. 6234" is amended as follows:

   A. Part 9 be renamed "Heavy Trucks – Commercial Vehicles".

   B. Sections 901-904 be deleted in their entirety and replaced with the following:

      901 Size, Weight and Loading Regulations by Reference

      Hereby adopted as regulations pursuant to this bylaw are:

      .1 *Motor Vehicle Act Regulations*, B.C Reg. 26/58:

         (a) Section 19.01;
         (b) Section 19.02;
         (c) Section 19.03;
         (d) Section 19.05; and
         (e) Section 19.06,

         all as amended from time to time;

      .2 *Motor Vehicle Act Regulations*, B.C. Reg. 26/58 Division 35 Cargo Securement, as amended from time to time; and

      .3 *Commercial Transport Regulations*, B.C. Reg. 30/78:

         (a) Division 1 Interpretation;
         (b) Division 2 Application;
         (c) Division 7 Commencing at Section 7.05; Size and Weight;
         (d) Division 8 Pilot Cars and Signs; and
         (e) Division 11 Penalties,

         all as amended from time to time.

902 Travel on Truck Routes

902.1 A Commercial vehicle or combination of vehicles with a licensed gross vehicle weight of 11,800 kg or more, or a commercial vehicle with four or more axles may only travel on designated Truck Routes, as set out in Schedule E of this bylaw, and on any street providing the shortest distance route between a designated Truck Route and points of origin or destination.

902.2 This Section 902 shall not apply when otherwise directed by the City Engineer, or a Peace Officer, or as dictated by an emergency situation; nor to transit vehicles when on approved transit routes, recreational vehicles, trucks with campers mounted on them, and emergency vehicles.

902.3 A waybill, bill of lading, delivery invoice, dispatch sheet or other documentation identifying an origin or destination not located on a designated Truck Route may be required to demonstrate that an operator of a commercial vehicle as defined in this Section has valid reason to be off a designated Truck Route. If satisfactory evidence cannot be provided, a Peace Officer may issue a warning or a violation notice in accordance with "Bylaw Notice Enforcement Bylaw, 2018, No. 8675".

903 Prohibits Cleats, Tractors

903.1 No person shall drive or park a vehicle or device upon or along any hard-surfaced street, unless such vehicle or device is so equipped with smooth tires or surfaces of some resilient material in such a manner that only the resilient material comes into contact with the surface of the roadway. This section shall not apply to vehicles which are equipped with chains, studded tires, or other similar device between October 1st and April 30th in the succeeding year.

903.2 No person shall, without a permit issued by the City Engineer, drive or operate on a highway a vehicle other than a horse-drawn vehicle, the wheels of which are not equipped with pneumatic tires in good order.

904 For the purposes of this By-law, wherever in these regulations adopted by this By-law, the term "Minister" or "Minister of Transportation and Infrastructure" appears, the term "Engineer" shall be substituted and where the term "Act" appears, the term "By-law" shall be substituted.

905 No person shall operate a vehicle on any street in the City contrary to a regulation adopted by this section.

906 Permits for Extraordinary Traffic

906.1 Any person desiring a permit required by this Part shall make application in writing therefore to the City Engineer, giving such particulars thereof as the City Engineer may require. The City Engineer may, in their discretion, by a permit in writing, but subject to the conditions or limitations as may be stated therein, authorize the operation and driving of vehicles and loads which are otherwise prohibited from being operated or driven prior to issuance of a permit. An application for such permit shall be made not less than 24 hours in advance of the time the trip is made.

906.2 Before any permit is issued, the City Engineer may require a bond of indemnity or such other document or instrument as will ensure payment to the City of the cost of repairing or reconstructing any street or other property of the City damaged by reason of the driving or operating of the vehicle for which the permit is granted. Such bond, document or instrument shall be in the amount prescribed by the City Engineer, and shall be in a form satisfactory to the City.

907 Permits issued pursuant to this section shall only apply to highways under the jurisdiction of the City.

C. In Part 1830, Schedule "D" – Table of Authority for the City Engineer and Their Duly Authorized Representatives:

(1) In the third to last row of the table, delete reference to section number "901.2 Extraordinary Traffic" and replace with "901 Size, Weight and Loading Regulations by Reference";

(2) In the second to last row of the table, delete reference to section number "901.3 Extraordinary Traffic" and replace with "906 Permits for Extraordinary Traffic";

(3) In the last row of the table, delete reference to section number "902.2 Prohibits Cleats, Tractors" and replace with "903 Prohibits Cleats, Tractors".

D. In Part 1850, Schedule "F" – Fees, in the last row entitled "Extraordinary Traffic" under the column "Authority to Issue", delete "s.901.3.1" and replace with "s.905".

READ a first time on the 6th day of May, 2019.

READ a second time on the 6th day of May, 2019.

READ a third time on the 6th day of May, 2019.

ADOPTED on the <> day of <>, 2019.

MAYOR

CITY CLERK

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metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

BOARD IN BRIEF

4730 Kingsway, Burnaby, BC, Canada V5H 0C6 | 604-432-6200 | metrovancouver.org

For Metro Vancouver meetings on Friday, April 26, 2019

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg.Valou@metrovancouver.org or Kelly.Sinoski@metrovancouver.org

Metro Vancouver Regional District

E 1.1 Metro Vancouver Regional Greenways Plan Update **APPROVED**

Metro Vancouver is undertaking an update of the Metro Vancouver Regional Greenways Plan. The updated plan will guide collaborative planning and development of regional greenways and clarify the role of Metro Vancouver in their implementation. A stakeholder and public engagement process will ensure that the final plan is reflective of municipal, stakeholder and public input.

The Board authorized staff to proceed with the public engagement process as presented. Staff anticipate the stakeholder engagement will occur between May and June and the public survey between October and November 2019.

E 1.2 Widgeon Marsh Regional Park – Draft Management Plan and Public Engagement Process **APPROVED**

Development of Widgeon Marsh Regional Park is a significant addition to the Metro Vancouver regional parks system. At 621 hectares (1,535 acres) once open, regional parks visitors will have the opportunity to explore these diverse and natural landscapes. Over the past two years, staff hosted a series of public and stakeholder engagement opportunities, met with governmental and non-governmental agencies and local First Nations. The information gathered during this process informed the development of the draft management plan. Key concepts and ideas from the engagement process were focused on ensuring the continued protection of sensitive areas, limiting the impacts on park development to previously developed areas, incorporating First Nations culture into park management, exploring interpretative opportunities, and providing locations for wildlife viewing.

The Board approved the scope of the proposed Widgeon Marsh Regional Park Draft Management Plan and authorized staff to proceed with the engagement process as presented.

E 2.1 Transit-Oriented Affordable Housing Study Phase 2 – Key Findings **APPROVED**

The Transit-Oriented Affordable Housing Study (TOAH) is a multi-year policy research initiative led by Metro Vancouver and undertaken in partnership with the BC Non-Profit Housing Association, BC Housing, Ministry of Municipal Affairs and Housing, Canada Mortgage and Housing Corporation, TransLink, Urban Development Institute, and Vancity. The Study aims to expand the knowledge base of practitioners and decision-makers about the challenges and opportunities to incrementally increase affordable rental housing along the Frequent Transit Network.

Reviewed by:
CAO

TOAH Phase 2 comprised two research components: a business framework for a regional TOAH fund; and review of policy tools to address the barrier of high land cost. The research components are set out in the Regional Affordable Housing Strategy.

A regional TOAH fund shows promise as a financial tool that could incrementally improve the delivery of affordable rental housing in transit-oriented locations. In the Metro Vancouver region, this would be an innovative undertaking and would entail a deeper integration of regional land use and housing objectives with the business side of housing development.

The MVRD Board resolved to send a letter communicating the key findings from the Transit-Oriented Affordable Housing Study Phase 2 to the following parties to encourage continued efforts to support transit-oriented affordable rental housing and equitable transit-oriented communities:

- the Federal Ministers of Infrastructure, and Families, Children and Social Development
- the Provincial Ministers of Municipal Affairs and Housing, Transportation and Infrastructure, and Finance, as well as the Parliamentary Secretary for TransLink
- Mayors' Council on Regional Transportation and TransLink Board of Directors
- Member jurisdiction Councils

Furthermore, the Board directed staff to continue to explore options to collaborate with interested partners on a regional transit-oriented affordable rental housing fund, including identifying potential champions, and report back to the Regional Planning Committee.

E 2.2 Land Value Capture and Opportunities for Regional Transportation and Transit-Oriented Affordable Rental Housing **RECEIVED APPROVED**

Land value capture can be seen as a potential way to collect tax revenues on a portion of the increased property values that have resulted from regional transportation investments and to invest those revenues back into the regional transportation system. The research and policy proposals to date have not addressed the potential impacts on or synergies with funding transit-oriented affordable rental housing development as well.

Given the housing affordability crisis in the region, the significant mismatch in available rental housing affordable to lower income renters currently and projected, and the transit ridership boost that renters, in particular lower income renters, generate, it is appropriate to consider evaluating tools such as land value capture as a means of funding, not only for regional transportation, but also for delivering affordable rental housing supply in transit-oriented locations. An important component of the evaluation will be on the equitable distribution of benefits and detriments to property owners and land uses in affected neighbourhoods.

The Board received the report for information and directed staff to work with TransLink to explore additional research regarding Land Value Capture.

E 2.3 Regional Long-Range Growth and Transportation Scenarios Summary Report **RECEIVED**

Following authorization from the MVRD Board, Metro Vancouver and TransLink partnered in the development of long-range scenarios to: better understand future global trends and disruptors and their impacts on our region; test the resiliency of current and future plans and policies; and to support future updates to population, jobs and housing projections. The scenarios will inform updates to the regional growth strategy and the new Regional Transportation Strategy.

The scenarios have been developed with a focus on what might happen in the absence of substantive changes to the existing policy framework. Exploring and testing policy responses will be included as part of anticipated updates to the regional growth strategy.

The Board received the report for information.

E 2.4 Towards Metro 2050: Updating Metro Vancouver 2040: Shaping our Future **APPROVED**

The proposed update to Metro 2040 will be largely framed around the results of the policy reviews, recognizing that the reviews themselves were undertaken to address already identified gaps and opportunities for improvements. The proposed update will extend the strategy to the year 2050 and leverage its strengths, supplemented with a greater focus on climate adaptation, the addition of an equity lens, and strengthening the resilience of policies to future uncertainties. In addition, the policy actions for Metro Vancouver and municipalities will be updated to reflect plans that have been completed since Metro 2040's adoption - with a greater focus on affordable housing in transit locations and enhanced integration of land use and transportation planning.

The Board initiated a comprehensive update to Metro Vancouver 2040, directed staff to prepare a Stakeholder Engagement Plan for the update to Metro Vancouver 2040 and authorized staff to partner with TransLink in its May to September 2019 'Vision and Values' public engagement process for the future of the region.

E 2.5 Metro 2040 Environment Policy Review – Scope and Process **RECEIVED**

The Board received an overview of the proposed scope and process for the Metro 2040 Environment Policy Review.

Metro 2040 Environment Policy Review, consists of three phases:

1. Evaluating the existing policies and researching good examples from other areas,
2. Hosting a policy forum with key stakeholders to better understand environmental policy gaps and implementation challenges, and
3. Exploring environmental policy options.

Metro Vancouver staff will involve the Regional Planning Advisory Committee, the RPAC-Environment Subcommittee, and the Regional Planning Committee throughout the process and will report on the outcomes at the end of each phase.

E 3.1 Audited 2018 Financial Statements **APPROVED**

The Board approved the Audited 2018 Consolidated Financial Statements for the Metro Vancouver Regional District.

Legislation requires that annual Audited Financial Statements be prepared for the Metro Vancouver Districts and Metro Vancouver Housing Corporation and presented at a public meeting of the Board of Directors. The Audited Financial Statements for 2018 have been prepared by management in accordance with Canadian public sector accounting standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

E 3.2 2018 Financial Results Year-End **RECEIVED**

The Board received the final report on financial performance for the year ending December 31, 2018 as compared to the 2018 annual budget.

Overall, the 2018 financial results for the Metro Vancouver entities and functions were favourable to budget with a surplus of $31.8 million.

E 4.1 George Massey Crossing – Project Principles and Goals **APPROVED**

The Province completed the first phase of the George Massey Crossing project engagement with input from TransLink, local municipalities, and First Nations and Metro Vancouver. Based on this engagement, the Province developed four high level principles and goals for the George Massey Crossing project for consideration by the Finance and Intergovernment Committee and MVRD Board.

The Board supported the principles and goals for the George Massey Crossing developed by the Ministry of Transportation and Infrastructure and directed staff to send a letter to the Ministry of Transportation and Infrastructure to express general support for the principles and goals.

E 4.2 Regional Parks Asset Management Policy **APPROVED**

The Board approved the Asset Management for Regional Parks Policy as presented, which will establish asset management principles and a framework to balance asset performance, risk and cost that supports the long-term provision of Regional Parks Service.

The goal of the Asset Management for Regional Parks Policy is to balance asset performance, risk, and cost. This policy outlines MVRD's commitment and methodology to manage regional parks assets in a manner that minimizes asset failure risks and impacts to park users while optimizing the life cycle of assets. The policy will guide Regional Parks to meet asset performance targets within a specified budget and enable evidence based decision making with respect to infrastructure rehabilitation and replacement.

E 5.1 Abandoned Waste – 2019 Waste in its Place Regional Campaign Update **RECEIVED**

The Board received for information a summary of the 2019 Waste in its Place regional campaign.

Abandoned waste is a regional issue, with environmental, health and social impacts. The financial burden is also significant; local governments spend around $5 million annually to clean up abandoned waste and operate associated large-item disposal programs. The 2019 Waste in its Place regional campaign builds upon the findings of research conducted with members and the public to clearly provide local alternatives to illegally dumping unwanted items. The campaign will enter market in mid-April via a range of digital, outdoor and ethnic advertising; all materials will promote the www.wasteinitsplace.ca webpage, which promotes regional disposal options and municipal programs.

E 5.2 National Zero Waste Council 2018 Update **RECEIVED**

The Board received an update on the activities and work of the National Zero Waste Council in 2018.

In May, the Council released a major report – a Food Loss and Waste Strategy for Canada – identifying important actions for reducing food waste which was followed by a launch in July of a cross Canada behaviour change campaign to reduce household food waste. In addition, the Council became a founding member of the Circle Economy Leadership Coalition – an important leadership collaboration on increasing awareness of the economic and environmental benefits of moving to a closed-loop production and consumption system and in identifying potential policy-levers and other tools that will facilitate a transition to the circular economy.

Currently the Council enjoys tremendous in-kind support and engagement through its working groups, management board and others, however, ongoing financial support is mainly through Metro Vancouver; both in terms of providing staff for the Secretariat and funding program delivery and administration activities. Initiatives in late 2018 and early 2019 have confirmed the opportunity for the Council to leverage Metro Vancouver's financial support to attract project funding as demonstrated with the launch of Love Food Hate Waste Canada and work on the circular economy plastics. Efforts in 2019 will focus on developing a business model for the Council that will ensure its financial sustainability into the future.

E 6.1 Development and Engagement Process for the Metro Vancouver Clean Air Plan **RECEIVED**

Development of the Clean Air Plan is proposed to set air quality and greenhouse gas management directions for Metro Vancouver for the next five to ten years. A refreshed plan will identify a vision for the future and describe Metro Vancouver's role in further improving air quality and reducing emissions in the region. The Clean Air Plan will also support development of the Climate 2050 Roadmaps. A Discussion Paper will be developed as the basis for stakeholder engagement on the Clean Air Plan and the Roadmaps. The engagement process will inform the development of the Clean Air Plan, which staff expect to bring to Committee and Board for consideration in 2020.

The Board received the report for information.

E 6.2 Staff Appointment as a Board-designated Officer **APPROVED**

A recent staff hire has resulted in a need to update staff appointments as MVRD Board-designated officers under Greater Vancouver Regional District Air Quality Management Bylaw and the Environmental Management Act.

The Board, pursuant to the Greater Vancouver Regional District Air Quality Management Bylaw and the Environmental Management Act, appointed Curtis Wan, Project Engineer, as an officer.

E 6.3 Wildfire Smoke Preparedness and Air Quality Advisory Planning for 2019 **RECEIVED**

The Board received for information a report about Metro Vancouver's wildfire smoke preparedness and air quality advisory planning for the 2019 summer season.

The summers of 2015, 2017 and 2018 all had unprecedented wildfire smoke impacts on the Metro Vancouver region, with each successive year establishing new records in terms of geographic scope, duration and intensity of smoke impacts. Communications have increased with counterparts in other Canadian and US jurisdictions with similar recent experience and concerns relating to wildfire smoke.

In light of this, Metro Vancouver staff are preparing for the 2019 season in anticipation there may be significant wildfire smoke impacts occurring again. In cooperation with partner agencies, staff are refining advisory procedures, developing updated messaging and outreach materials, and conducting early engagement with local media. Additionally, staff in other functions are actively working to prevent wildfires within our region, such as in watersheds and regional parks, thus ensuring that local sources of smoke are not compounding the impacts of wildfires outside of the region.

E 6.4 Metro Vancouver Odour Management Communication and Engagement Strategy **APPROVED**

The Board endorsed the communication and engagement strategy described in the report, intended to increase awareness of Metro Vancouver's enhanced framework for managing emissions of odorous air contaminants.

In July 2018, the MVRD Board approved the Odour Management Policy Development Plan to enhance the management of emissions of odorous air contaminants in the Metro Vancouver region, which included initiatives related to increased communication and engagement based on feedback received during consultation. Metro Vancouver has outlined an Odour Management Communication and Engagement Strategy to raise awareness about odour management in the region and to pursue opportunities for municipal staff, local firms specialized in emission monitoring and measurement, industry, and the public to participate in enhancing odour management in the region.

E 6.5 Outreach on the Non-Road Diesel Engine Emission Program and Future Directions **RECEIVED**

The Board received an update about upcoming outreach activities related to the Tier 1 engine registration deadline for the MVRD Non-Road Diesel Engine Emission Regulation Bylaw No. 1161, 2012 and the process for considering any future directions or expansions in scope of the bylaw requirements that could be pursued to further reduce emissions from non-road diesel engines.

The Bylaw has initially focused on Tier 0 and Tier 1 engines and has been successful in promoting emission reductions over time. To continue to improve emissions and reduce impacts from non-road diesel engines, potential expansions to the scope of the Bylaw could encompass: registration and labelling requirements for Tier 2, Tier 3 and Tier 4 engines; phased-in prohibitions for unregistered Tier 2 and Tier 3 engines; and expansion of the types of approved emission reduction measures to include engine electrification or switching of fuel to propane or natural gas. The Bylaw's economic incentives have been successful for encouraging emission reductions, and adjustments to the registration fee rebate program could be considered to create further incentives for the retirement of higher emitting engines. Future directions would be consulted on prior to the Board considering adoption of any Bylaw amendments.

E 7.1 Delegations Received at Committee April 2019 **RECEIVED**

The Board received summaries of delegations received at committee.

- Regional Planning Committee: Brian Clifford, Policy Manager, BC Non-Profit Housing Association
- Climate Action Committee: Rebecca Hamilton, Lilah Williamson and Amy Daiminger, Sustainabiliteens

E 7.2 City of Pitt Meadows' Regional Context Statement – Reacceptance **APPROVED**

The Board accepted the City of Pitt Meadows' Regional Context Statement as submitted to Metro Vancouver on January 14, 2019.

The City of Pitt Meadows has requested continued acceptance of its 2013 Regional Context Statement. In accordance with the provisions of the Local Government Act, each member jurisdiction's RCS must be reviewed at least every five years, giving the local government an opportunity to consider whether any recent municipal planning studies, initiatives or changes to its OCP trigger changes to its RCS.

The City's 2013 Regional Context Statement remains generally consistent with the goals, strategies and actions in Metro 2040. Continued acceptance of the City of Pitt Meadows' Regional Context Statement is advisable, acknowledging the City's intent to update its RCS in concert with the OCP update that is underway and anticipated to be completed by 2020.

G 1.1 Metro 2040 Land Use Designation Amendment Request from the City of Delta – MK Delta Lands **WITHDRAWN**

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Greater Vancouver Water District

E 1.1 Audited 2018 Financial Statements **APPROVED**

The Board approved the Audited 2018 Financial Statements for the Greater Vancouver Water District.

Legislation requires that annual Audited Financial Statements be prepared for the Metro Vancouver Districts and Metro Vancouver Housing Corporation and presented at a public meeting of the Board of Directors. The Audited Financial Statements for 2018 have been prepared by management in accordance with Canadian public sector accounting standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

E 2.1 Water Supply Forecast and Water Consumption Update for Summer 2019 **RECEIVED**

The Board received the annual update on the current water supply and water consumption situation in advance of the approaching summer peak demand period.

Although the existing snowpack is at slightly lower-than-average levels, it is expected that source lake storage will be sufficient to ensure adequate water supply for the 2019 summer season. Overall precipitation in the form of rainfall also contributes to the water levels in the three source lakes.

Although the region's population continues to grow; historically, overall water demand has remained relatively steady, generally offset by conservation measures. However, overall water use is increasing gradually as the effect of the rate of population growth on water demands begins to exceed the per capita water use reductions.

Summer 2019 will be the second summer implementing water restrictions under the new Drinking Water Conservation Plan. Stage 1 restrictions on outdoor watering, between May 1 and October 15, along with Metro Vancouver and member local government implementation of the Board endorsed Region-wide Guide for Enforcement of the DWCP, are expected to help manage water demands during the peak season. During periods of water shortages and emergencies, or when experiencing unusually high demand for water, Metro Vancouver has the ability to implement higher stages of the Drinking Water Conservation Plan, if necessary.

Recent system improvements such as the Barnston/Maple Ridge Pump Station, the Port Mann Water Supply Tunnel, Clayton Reservoir, and South Delta Main No. 1 Replacement (Phases 1 and 2) have increased the capacity of the transmission system to meet peak summer demands.

E 2.2 Regional Assessment of Residential Water Metering **RECEIVED**

The Board received an update on the work completed to date on the Regional Assessment of Residential Water Metering.

Based on a triple-bottom-line evaluation, the Regional Assessment of Residential Water Metering evaluated the overall regional costs and benefits of residential water metering for single-family homes.

The study findings conclude that the greatest regional benefits would be achieved by implementing universal metering on all single-family residential dwellings over an accelerated timeframe; however, more gradual approaches would also provide net benefits assuming that initial meter installation costs associated with specific metering programs are paid for by developers, home builders, and homeowners.

Overall benefits of water metering include several non-financial benefits, such as improved billing equity, water efficiency and conservation, leak detection and reduction, overall water systems management, and environmental stewardship. Reducing water use through metering practices also builds resiliency to climate change by encouraging sustainable water use habits.

E 2.3 GVWD Capital Program Expenditure Update as at December 31, 2018 **RECEIVED**

The Board received the final report on the financial performance of the capital program for the year ending December 31, 2018.

In 2018, the GVWD underspent its Capital Budget by $133.7 million or 64.94%. The delays experienced in projects in the early stages of completion resulted in the timing of expenditures differing from expectations. The underspending in the 2018 GVWD Capital Budget, resulted in a realization of a surplus in capital funding of $2.9 million. This surplus, per policy, will be used in future years to fund capital and avoid debt.

Although the 2018 GVWD Capital Budget was underspent, the variance is a result of timing with the actual overall spending on a capital project expected to be close to or less than the overall budget for that project due to the savings of any budgeted contingencies.

E 2.4 2018 GVWD Water Quality Annual Report **RECEIVED**

The Board received a summary of the 2018 GVWD Water Quality Annual Report.

Metro Vancouver's water quality monitoring program continues to fulfill its role in confirming that the multiple protection barriers for drinking water that the GVWD has in place including watershed protection, water treatment and ongoing operation of the water system to maintain water quality, are working effectively. As such, the drinking water provided by the GVWD to its customers met or exceeded water quality standards and guidelines in 2018.

E 2.5 Award of Contract Resulting from Tender No. 18-414: Installation of Whalley Main **APPROVED**

The Board approved the award of a contract in the amount of $17,205,000 (exclusive of taxes) to Graham Infrastructure LP resulting from Tender No. 18-414 for the Installation of Whalley Main.

Greater Vancouver Sewage and Drainage District

E 1.1 Audited 2018 Financial Statements **APPROVED**

Legislation requires that annual Audited Financial Statements be prepared for the Metro Vancouver Districts and Metro Vancouver Housing Corporation and presented at a public meeting of the Board of Directors. The Audited Financial Statements for 2018 have been prepared by management in accordance with Canadian public sector accounting standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

The Board approved the Audited 2018 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

E 2.1 Impact of Wipes on the Wastewater System **RECEIVED**

Wipes cause major issues for the wastewater industry both in Canada and the Metro Vancouver region. Many of these wipes are labelled 'flushable' which causes confusion for consumers. Metro Vancouver has sought to address this issue through public education, by endorsing the International Water Industry Position Statement on Non-flushable and Flushable Labelled Products and by contributing funds and staff time to efforts by the wastewater industry to develop a standard for "flushability." A specification developed and approved by the wastewater industry exists, but has not yet been made into an enforceable Canadian standard.

The Board received the report for information.

E 2.2 Recreational Water Quality Monitoring Program **RECEIVED**

The Board received for information a report with an overview of the Recreational Water Quality Monitoring Program in the region prior to the 2019 monitoring season and to offer additional information about the program arising from the March 14, 2019 Liquid Waste Committee meeting.

Metro Vancouver's Recreational Water Quality Monitoring Program currently includes sample collection at 113 sites and 41 beach locations across the region. The samples are analyzed at Metro Vancouver's Microbiology Laboratory, and results are reported to the health authorities and beach operators. The Vancouver Coastal Health and Fraser Health Authority use the information reported to assess the risk to public health and issue swimming advisories, as they deem appropriate.

E 2.3 Award of a Contract Resulting from Tender No. 18-328: Construction of the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2 Influent Pump Station Expansion Project **APPROVED**

The Board approved the award of a contract in the amount of $15,946,950 (exclusive of taxes) to Graham Infrastructure LP & AECON Water Infrastructure Inc. – a Joint Venture, resulting from Tender No. 18-328:

Construction of the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2 Influent Pump Station Expansion Project.

E 2.4 Award of a Contract Resulting from Tender No. 18-412: Construction of the Lulu Island Wastewater Treatment Plant Biogas Cleanup Project **APPROVED**

The Board approved the award of a contract in the amount of $9,731,000 (exclusive of taxes) to Maple Reinders Constructors Ltd., resulting from Tender No. 18-412: Construction of the Lulu Island Wastewater Treatment Plant Biogas Cleanup Project, and increased the budget for the project by $1,931,000.

E 2.5 Status of Liquid Waste Services Capital Expenditures to December 31, 2018 **RECEIVED**

The Board received for information a report with an update on the status of utility capital expenditures for the Liquid Waste Services for the year ending December 31, 2018.

In 2018, Liquid Waste Services underspent its Capital Budget by $82.6 million or 21.7%. The delays experienced in projects in the early stages of completion resulted in the timing of expenditures differing from expectations. The underspending in the 2018 Liquid Waste Services Capital Budget, resulted in a realization of a surplus in capital funding of $1.8 million. This surplus, per policy, will be used in future years to fund capital and avoid debt.

Although the 2018 Liquid Waste Services Capital Budget was underspent, the variance is a result of timing with the actual overall spending on a capital project expected to be close to or less than the overall budget for that project due to the savings of any budgeted contingencies.

E 3.1 Recycling Update **RECEIVED**

The Board received a report containing an update on recycling markets and Extended Producer Responsibility programs.

Recycling producers throughout North America and Europe have been impacted as a result of changes in contamination standards for recyclables entering China and other foreign markets. This report provides an overview of the recycling markets and Extended Producer Responsibility programs in the region. Investments by Recycle BC as well as high quality recyclables have helped ensure that recyclables from Metro Vancouver and the rest of British Columbia continue to be marketed for recycling either locally or other markets.

E 3.2 Acceptance of Health Care Facility Waste at Metro Vancouver Transfer Stations **RECEIVED**

The Board received a report about the acceptance of health care facility waste at Metro Vancouver transfer stations.

Metro Vancouver, the City of Vancouver, Metro Vancouver's contractor Emterra and the health authorities have worked together to safely accept health care facility waste at both the North Shore and

Coquitlam Transfer Stations. Access to these transfer stations will allow health authorities to reduce waste hauling costs, reduce truck travel distance by 13,500 km per year and reduce greenhouse gas emissions by approximately 50 tonnes CO2 equivalent per year.

E 3.3 Reallocation of Capital Funds for Transfer Station Compactor Replacements **APPROVED**

The Board authorized reallocation of 2019 capital funds originally approved for a Surrey Transfer Station compactor to the purchase of a compactor for the replacement Coquitlam Transfer Station.

Recent inspections have indicated that the Surrey and North Shore Transfer Station compactors' service lives can be extended. A review of the potential to move the compactor from the existing Coquitlam Transfer Station to the replacement facility concluded that moving the compactor would not be efficient.

E 3.4 Waste-to-Energy Facility 2018 Financial Update **RECEIVED**

The Board received for information a financial update for the Metro Vancouver Waste-to-Energy Facility located in Burnaby.

Expenditures in 2018 for the Waste-to-Energy Facility totaled $20.5 million, including $0.88 million in debt charges, resulting in an expenditure of $80.98 per tonne. Metro Vancouver's portion of electrical and metals revenues totaled $5,775,836 or $22.82 per tonne. Based on the plant processing 253,123 tonnes of municipal solid waste, the net unit cost per tonne for operation and maintenance of the Waste-to-Energy Facility in 2018 was $58.16 per tonne. Tipping fee revenues are accounted for separately and are not included in this analysis.

E 3.5 Status of Solid Waste Services Capital Expenditures to December 31, 2018 **RECEIVED**

The Board received for information an update on the status of utilities capital expenditures for the Solid Waste Services Department for the year ending December 31, 2018.

In 2018, the Solid Waste Services underspent its Capital Budget by $17.3 million or 41.6%. The delays experienced in projects in the early stages of completion resulted in the timing of expenditures differing from expectations. The underspending in the 2018 Solid Waste Capital Budget, resulted in a realization of a surplus in capital funding of $1.1 million. This surplus, per policy, will be used in future years to fund capital and avoid debt.

Although the 2018 Solid Waste Capital Budget was underspent, the variance is a result of timing with the actual overall spending on a capital project expected to be close to or less than the overall budget for that project due to the savings of any budgeted contingencies.

E 3.6 Board Appointment and Rescindments of Bylaw Enforcement Officers **APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as Board-designated officers under Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw and the Offence Act.

The Board, pursuant to Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw, rescinded the officer appointments of Lynne Bosquet, Donna Hargreaves, Alex Clifford, and Jeff Gogol, then appointed Brian Kerin as officer.

The Board, pursuant to the Offence Act appoint the following Metro Vancouver employee for the purpose of serving summons under section 28 of the Offence Act for alleged violations under the Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw, appointed Brian Kerin as Permitting and Enforcement Officer.

E 4.1 Delegations Received at Committee April 2019 **RECEIVED**

The Board received for information a submission received from Helmut Blanken, HBHE Consulting, Duncan, delegate to the Zero Waste Committee.

G 1.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 325, 2019 **APPROVED**

The 2018 budget contemplated the transfer of DCC revenues collected to meet actual debt charge funding requirements related to the Liquid Waste growth capital program. This bylaw completes that process.

The Board gave first, second and third readings to Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 325, 2019; and passed and finally adopted the bylaw.

Metro Vancouver Housing Corporation

E 1.1 Audited 2018 Financial Statements **APPROVED**

Legislation requires that annual Audited Financial Statements be prepared for the Metro Vancouver Districts and Metro Vancouver Housing Corporation and presented at a public meeting of the Board of Directors. The Audited Financial Statements for 2018 have been prepared by management in accordance with Canadian public sector accounting standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

The Board approved the Audited 2018 Financial Statements for the Metro Vancouver Housing Corporation.

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CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
STRATEGIC & CORPORATE SERVICES DEPARTMENT
CONFIDENTIAL REPORT

To: Mayor Linda Buchanan and Members of Council

From: Barbara Pearce, Director, Strategic & Corporate Services

Subject: HARRY JEROME COMMUNITY RECREATION CENTRE PROJECT REVIEW – RELEASE OF CLOSED RESOLUTIONS

Date: April 9, 2019 File No: 02-0800-30-0002/1

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

RECOMMENDATION:

PURSUANT to the report of the Director of Strategic & Corporate Services, dated April 9, 2019, entitled "Harry Jerome Community Recreation Centre Project Review – Release of Closed Resolutions":

THAT Council release the following resolutions from the Closed meeting of March 4, 2019 regarding the Harry Jerome Community Recreation Centre (HJCRC):

> THAT staff develop a community recreation strategic plan, inclusive of HJCRC, that includes "asset mapping" of all recreational space in the City and any future potential recreational space in the City;
>
> AND THAT staff develop guidelines for community amenity space use to ensure that all City owned spaces are considered for their potential contribution to a community recreation strategic plan.

THAT Council direct staff to incorporate planning for HJCRC associated projects such as Flicka Gymnastics and North Vancouver Lawn Bowling facility into the community recreation strategic plan process;

AND THAT staff bring forward a report for the next regular Council meeting when all members are present responding to the above resolutions.

PURPOSE:

This report requests Council approval to release resolutions from the Closed meeting of March 4, 2019, and provide direction on HJCRC associated projects.

DISCUSSION:

At the Closed meeting of March 4, 2019, Council directed staff to undertake a number of steps to review the current HJCRC project and directed staff to undertake broader review of recreational services.

While conducting this new work, it is recommended that the contracts for HJCRC and associated projects, such as the new lawn bowling facility, be paused; this will require notification to the extended project teams, including the project architects and related sub-consultants. Under the terms of the current HJCRC prime consultant contract, the City has the ability to pause the HJCRC contract for a period of 12 months. The existing internal project team can be redeployed to develop a community recreation strategic plan as directed by Council. Staff will bring forward a report at the next Council meeting to seek approval to utilize existing HJCRC funding for this review.

Updates to the project website will be made to describe the new work to be undertaken and stakeholders will be notified.

RESPECTFULLY SUBMITTED:

Barbara Pearce
Director, Strategic & Corporate Services

Division Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING AND DEVELOPMENT DEPARTMENT
COMMUNITY AND PARTNER ENGAGEMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Evans, Community Planner
Larry R. Orr, Manager, Business and Community Partnerships

Subject: CHILD CARE BUSINESS LICENCE APPLICATION BUS-0028152 - GREENWAYS CHILD CARE CENTRE (570 WEST 21st STREET) – CONSIDERATION FOR ISSUANCE BY COUNCIL

Date: May 1, 2019 File No: 10-4750-10-0001/2019

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

RECOMMENDATION:

PURSUANT to the report of the Community Planner and the Manager, Business and Community Partnerships, dated May 1, 2019, entitled "Child Care Business Licence Application BUS-0028152– Greenways Child Care Centre (570 West 21st Street) – Consideration for Issuance by Council":

THAT Council authorize the issuance of "Child Care Business Licence Application BUS-0028152– Greenways Child Care Centre (570 West 21st Street)", subject to a Building Permit application and final approval for completion of required building modifications to the proposed accessory residential child care facility.

ATTACHMENTS:

1. Report of the Community Planner and the Manager, Business and Community Partnerships, dated March 27, 2019, entitled "Child Care Business Licence Application BUS-0028152 - Greenways Child Care Centre (570 West 21st Street) - Initial Consideration by Council", including attachments (#1774312)
2. Transportation and Traffic Management Plan, submitted by Applicant (#1776285)
3. Neighbourhood Consultation Report, submitted by Applicant (#1777830)

4. Community input received (#1762426)
5. BUS-0028152 - Greenways Child Care Centre (570 West 21st Street) Business License for Council Consideration - not yet approved (#1777985)

PURPOSE:

The purpose of this report is to bring forward Child Care Business Licence Application BUS-0028152 - Greenways Child Care Centre (570 West 21st Street) - for Council's consideration and to authorize issuance, as per the City's process for considering group child care facilities as outlined in the Business Licence Bylaw (Bylaw 2018, 8640, Section 515 (3)): "The issuance of a Business License for a Group Child Care Facility is at the discretion of Council".

BACKGROUND:

At the Council Meeting on April 8, 2019 Council passed the following motion:

> PURSUANT to the report of the Community Planner and the Manager, Business and Community Partnerships, dated March 27, 2019, entitled "Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21st Street) – Initial Consideration by Council":
>
> THAT the Public Meeting be waived for Business Licence Application BUS-0028152;
>
> AND THAT staff bring forward Business Licence Application BUS-0028152 for Council approval.

The report of the Community Planner and the Manager, Business and Community Partnerships that was written for the April 8, 2019 Council Meeting is attached (Attachment 1) for reference.

DISCUSSION:

Greenways Licensed Child Care Centre ("Greenways") currently operates a multi-age licenced child care program for eight children on the lower floor of the home at 570 West 21st Street (see site location map in Attachment 1). The applicant lives in the home at this address. The property is 759 sq. m. (8,170 sq. ft.) in area and the 3-storey house was constructed in 2001. The applicant has been operating an accessory residential child care in their home since 2008.

Greenways applied to the Vancouver Coastal Health Child Care Licensing Department to add a second multi-age program (eight children) on the second floor of the house, which, if approved, would increase the capacity of the Centre to a total of 16 children.

"Multi-age licensed child care program" is a regulated VCH Child Care Licensing program that includes eight children - a mix of infant/toddlers, preschool and school-aged children. Vancouver Coastal Health's review process ensures that facilities comply with the Community Care and Assisted Living Act, the Residential Care Regulations and the Child Care Licensing Regulations. To qualify for a licence, the program must also meet the requirements of the legislation with respect to the building as well as the staff, program and equipment.

Vancouver Coastal Health referred this application to the City of North Vancouver and this referral initiated a Business Licence Application with the City. Staff and the applicant have been working together on this application for several months as per the Business Licence Bylaw (Bylaw 2018, No. 8640):

- Building Modifications: The applicant has retained the services of a qualified building professional to identify the scope of required building upgrades to satisfy Building Code requirements. If Council authorizes issuance of the Business Licence, staff recommend that approval be subject to a Building Permit application being submitted by the applicant, the scope of work for the required building modifications being completed by the applicant, and the work in the permit being finalized and approved to the satisfaction of staff.

- Transportation Management: The applicant prepared and submitted a transportation and traffic management plan, which has been reviewed and approved by City staff. The applicant's plan meets the parking requirements in the zoning bylaw and has proposed traffic management and mitigation measures to minimize impact on the neighbourhood. Six parking spaces will be provided at the rear of the site and accessed from the residential driveway off of West 21st Street. The plan, submitted by the applicant, is included as Attachment 2.

- Neighbourhood Consultation: The applicant notified approximately 27 neighbours (within 40m radius of the subject property) about their application, posted a notice on their property (on front gate) and hosted a meeting of neighbours (on March 12, 2019) to discuss the application and any neighbourhood questions and concerns. No neighbours attended the neighbourhood meeting and the applicant reported that they talked with most neighbours and they are supportive of the application. The applicant's report of neighbourhood consultation (Attachment 3) is attached. The City received one email correspondence from a neighbour (Attachment 4) with concerns related to transportation and traffic safety. (This correspondence was also attached to the Council Report reviewed at the April 8, 2019 meeting, and since that time no further correspondence regarding this application has been received from residents.)

In alignment with Council's direction of April 8, 2019, the Public Meeting was waived and notice was provided in accordance with the City's notification practices. Staff are satisfied that this application has met the application processing requirements of the Business Licence Bylaw (Bylaw 2018, No. 8640). No significant issues were raised with respect to transportation and traffic, nor were significant concerns raised in the neighbourhood. Therefore, staff are recommending that Council authorize issuance of the Business Licence.

INTER-DEPARTMENTAL IMPLICATIONS:

The Business Licence process for accessory residential child care facilities is unique among other types of Business Licences as it involves review and collaboration among the applicant and various staff from Planning, Transportation, Business Licensing and Building.

SUSTAINABILITY COMMENTS:

Child care is an important aspect of social and economic sustainability in the City since it provides support to families and enables caregivers and parents to participate in the local economy.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

The City's existing policy (Official Community Plan, Social Plan, Child Care Policy and Plan) supports the provision of child care in neighbourhoods and identifies the need for additional child care spaces in the community.

RESPECTFULLY SUBMITTED:

Heather Evans
Community Planner

Larry R. Orr
Manager, Business and Community Partnerships

REPORTS

8. Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21st Street) – Initial Consideration by Council – File: 10-4750-10-0001/2019

Report: Community Planner, and Manager, Business and Community Partnerships, March 27, 2019

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Community Planner and the Manager, Business and Community Partnerships, dated March 27, 2019, entitled "Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21st Street) – Initial Consideration by Council":

THAT the Public Meeting be waived for Business Licence Application BUS-0028152;

AND THAT staff bring forward Business Licence Application BUS-0028152 for Council approval.

CARRIED UNANIMOUSLY

The Corporation of the **CITY OF NORTH VANCOUVER**

CITY CLERK'S DEPARTMENT

April 11, 2019 File: 10-4750-10-0001/2019

Ali and Sahba Sobhani
Greenways Child Care Centre
570 West 21st Street
North Vancouver, BC V7M 1Z7

Dear Ali and Sahba Sobhani:

Re: Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21st Street) – Initial Consideration by Council

City Council, at its Regular meeting of Monday, April 8, 2019, unanimously endorsed the following resolution:

> "PURSUANT to the report of the Community Planner and the Manager, Business and Community Partnerships, dated March 27, 2019, entitled "Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21st Street) – Initial Consideration by Council":
>
> THAT the Public Meeting be waived for Business Licence Application BUS-0028152;
>
> AND THAT staff bring forward Business Licence Application BUS-0028152 for Council approval."

Council will consider approval of the Business Licence at their Regular meeting of May 13, 2019.

Please find enclosed a copy of the Staff Report dated March 27, 2019, for your reference.

Yours truly,

Karla Graham, MMC
City Clerk

Encl.

cc L. Orr, Manager, Business Services
H. Evans, Community Planner, Planning Dept.

Document Number: 1770901

Division Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING AND DEVELOPMENT DEPARTMENT
COMMUNITY AND PARTNER ENGAGEMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Evans, Community Planner
Larry Orr, Manager, Business and Community Partnerships

Subject: CHILD CARE BUSINESS LICENCE APPLICATION BUS-0028152 - GREENWAYS CHILD CARE CENTRE (570 WEST 21st STREET) – INITIAL CONSIDERATION BY COUNCIL

Date: March 27, 2019 File No: 10-4750-10-0001/2019

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

RECOMMENDATION:

PURSUANT to the report of the Community Planner and the Manager, Business and Community Partnerships, dated March 27, 2019, entitled "Child Care Business Licence Application BUS-0028152– Greenways Child Care Centre (570 West 21st Street) – Initial Consideration by Council":

THAT the Public Meeting be waived for Business Licence Application BUS-0028152;

AND THAT staff bring forward Business Licence Application BUS-0028152 for Council approval.

ATTACHMENTS:

1. Site Location Map (#1756409)
2. Neighbourhood consultation report, submitted by applicant (#1761842)
3. Correspondence submitted by resident (#1762426)

PURPOSE

To bring forward Child Care Business Licence Application BUS-0028152– Greenways Child Care Centre (570 West 21st Street) for initial consideration of Council, as per the City's process for considering group child care facilities as outlined in the Business Licence Bylaw (bylaw 2018, 8640).

BACKGROUND

Accessory residential child care facilities are permitted use in the RS-1 zone, which requires a Business Licence. Group Child Care Facilities (as defined in the Business Licence Bylaw) are accessory residential childcare facilities providing care for 13 to 16 children. The Business Licence Bylaw (Bylaw 2018, 8640) states that the issuance of a Business Licence for Group Child Care Facilities is at the discretion of Council and prescribes the process for steps taken by the applicant and the City for considering approval. Figure 1 below (right side) shows the process for the City's consideration of this type of Business Licence Application.

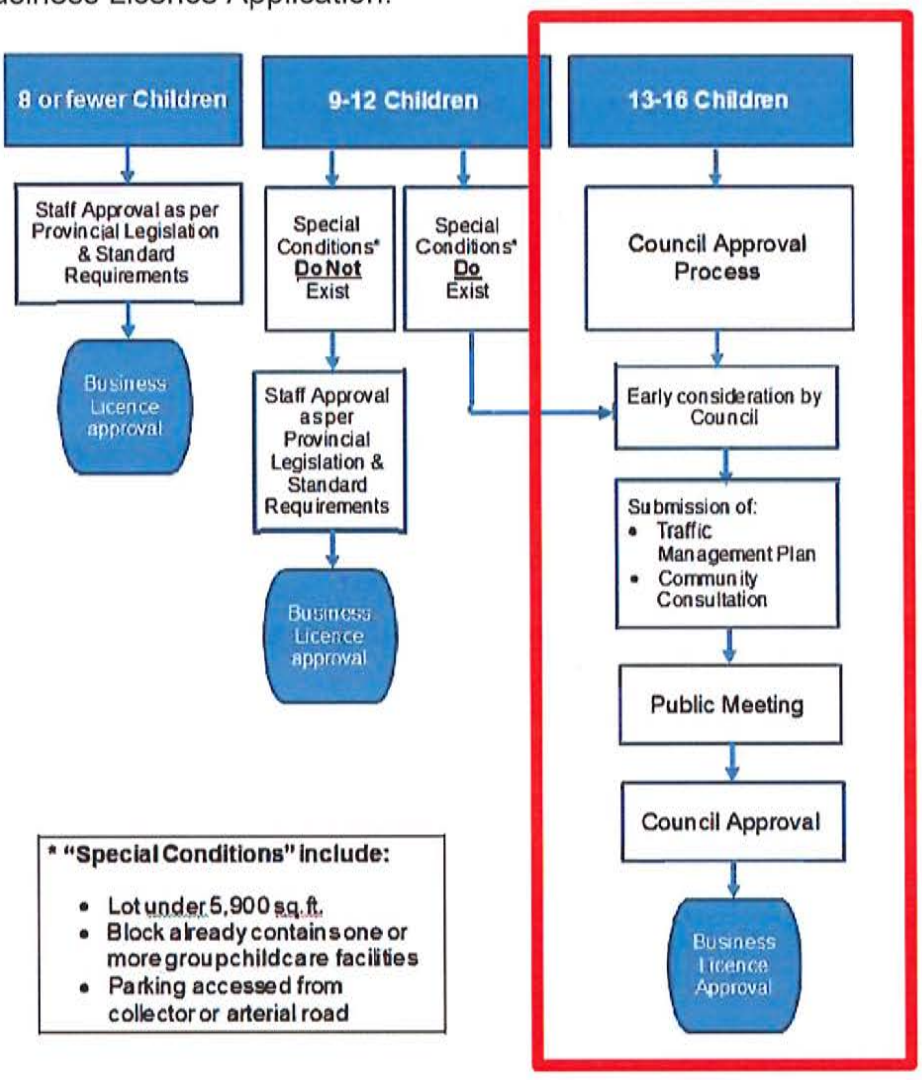


Figure 1. Overview of process for residential child care Business Licence Approval

DISCUSSION

Greenways Licensed Child Care Centre ("Greenways") currently operates a multi-age licenced child care program for 8 children on the lower floor of the home at 570 West 21st Street (see site location map in Attachment 1). The applicant lives in the home at this address. The property is 759 sq. m. in area and the 3-storey house was constructed in 2001. The applicant has been running an accessory residential child care in their home since 2008.

Greenways applied to the Vancouver Coastal Health Child Care Licensing Department to add a second multi-age program (8 children) on the second floor of the house, which would increase the capacity of the Centre to a total of 16 children in care at the Centre if approved.

"Multi-age licensed child care program" is a regulated VCH Child Care Licensing program that includes 8 children - a mix of infant/toddlers, preschool and school aged children. Vancouver Coastal Health's review process ensures that facilities comply with the Community Care and Assisted Living Act, the Residential Care Regulations and the Child Care Licensing Regulations. To qualify for a licence, the program must also meet the requirements of the legislation with respect to the building as well as the staff, program and equipment.

Vancouver Coastal Health referred this application to the City of North Vancouver and this referral initiated a Business Licence Application with the City. Staff and the applicant have been working together on this application for several months and have progressed through the following steps in accordance with the City's scope and responsibility for child care facilities as per the Business Licence Bylaw, 2018, No. 8640:

1. Building Modifications: The applicant has retained the services of a qualified building professional to identify the scope of required building upgrades to satisfy Building Code requirements. Should this Business Licence Application proceed to approval by Council, staff will recommend that the approval be subject to Building Permit final approval of the required building modifications.

2. Transportation Management: The applicant has prepared and submitted a traffic management plan, which has been reviewed and approved by City staff. The applicant's plan meets parking requirements in the zoning bylaw and has proposed traffic management and mitigation measures to minimize impact on the neighbourhood. Parking will be provided at the rear of the site and accessed from the residential driveway off of West 21st Street.

3. Neighbourhood Consultation: The applicant notified neighbours (within 40m radius of the subject property) about their application, posted a notice on their property (on front gate) and hosted a meeting of neighbours on March 12, 2019 to discuss the application and any neighbourhood questions and concerns. No neighbours attended the neighbourhood meeting and the applicant reports they talked with most neighbours and they are supportive of the application. The applicant's report of neighbourhood consultation (Attachment 2) is attached. The City received one email

correspondence from a neighbour (Attachment 3) with concerns related to transportation and traffic safety.

The subject site is within the Westview Elementary School catchment area and it is also near to Larson Elementary School. The site is also located near Larson Park. A few child care facilities are located in this area, but none of the facilities are in the same block as Greenways (see location map in Attachment 1).

Analysis and Options for Next Steps

Staff are bringing this report forward to Council for initial consideration of the application, as per the Business Licence Application process. As outlined above, the applicant has completed the Transportation Management Plan and Neighbourhood Consultation steps in the Business Licence Application process. Significant issues and concerns have not been raised regarding this application and staff does not have concerns with respect to neighbourhood fit and compliance with City regulations.

The Business Licence Bylaw includes a Public Meeting as part of the process outlined in the bylaw. In this instance, staff are recommending that the Public Meeting be waived since the elimination of this step would help to expedite the processing of this Business Licence Application that is supported by the City's regulations and policy objectives. The applicant has already completed a neighbourhood notification and consultation process with no significant issues being raised.

Should Council wish to proceed with the next steps toward approval, the options for next steps in the approval process (as outlined in the Business Licence Bylaw) are as follows:

Option 1 – staff recommendation:

- Council consideration for issuance of the Business Licence: Staff would bring this application back to Council at a meeting in the near future for consideration to approve the Business Licence Application.
- Waived Public Meeting: Staff are recommending that Council waive the requirement in the Business Licence Bylaw for a Public Meeting. The applicant has already notified neighbours and hosted a meeting of neighbours and no significant issues were raised. The Public Meeting is as a component of the Business Licence Approval process for accessory residential child care applications that can either proceed or be waived at Council's discretion.

Option 2 – not recommended:

- Step 1. Public Meeting: Should Council wish to proceed with a Public Meeting staff will schedule it as per the Business Licence Bylaw and provide notifications. The applicant will be in attendance at the Public Meeting and members of the public would have an opportunity to address Council.
- Step 2. Council consideration for issuance of the Business Licence. Following the Public Meeting, staff would bring this application to Council to consider approval of the Business Licence Application.

INTER-DEPARTMENTAL IMPLICATIONS

The Business Licence process for accessory residential child care facilities is unique among other types of Business Licences: it involves review and collaboration among the applicant and various staff from Planning, Transportation, Business Licences and Building.

SUSTAINABILITY COMMENTS

Child care is an important aspect of social and economic sustainability in the City since it provides support to families and enables caregivers and parents to participate in the local economy.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS

The City's existing policy (Official Community Plan, Social Plan, Child Care Policy and Plan) supports the provision of child care in neighbourhoods and identifies the need for additional child care spaces in the community.

STRATEGIC PLAN IMPLICATIONS

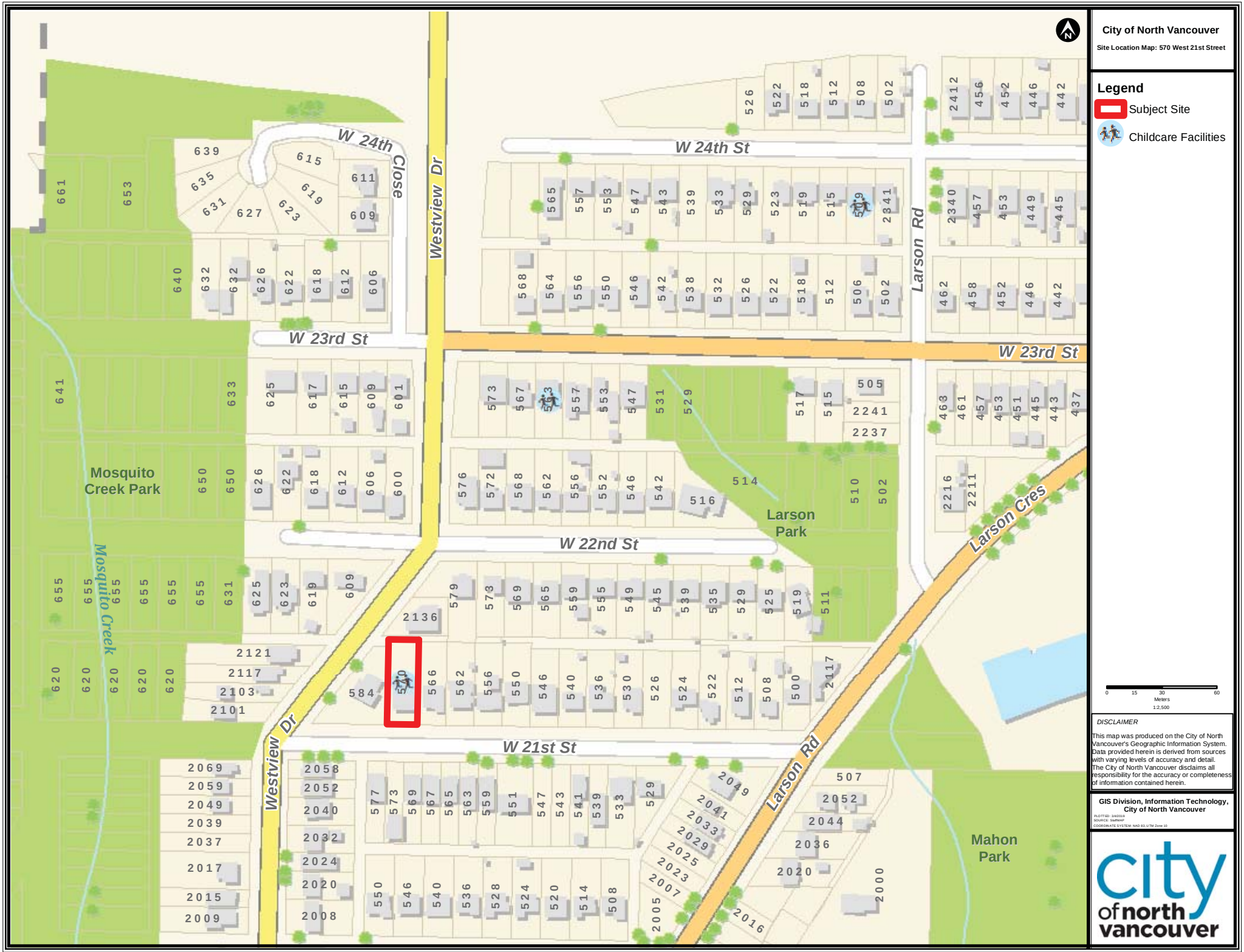
If this application is approved it will result in additional child care spaces in the City and will contribute to child care related goals in Council's strategic plan.

RESPECTFULLY SUBMITTED:

Heather Evans
Community Planner

Larry Orr
Manager, Business and Community Partnerships

HE/rf


City of North Vancouver
Site Location Map: 570 West 21st Street
Legend
Subject Site
Childcare Facilities
W 24th Close
W 24th St
Westview Dr
Larson Rd
W 23rd St
Mosquito Creek Park
Mosquito Creek
W 22nd St
Larson Park
Larson Cres
W 21st St
Mahon Park
0 15 30 60
Meters
1:2,500
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
city of north vancouver

From:	ali sobhani
To:	Heather Evans
Subject:	Report and process of our Neighbors Meeting
Date:	March-15-19 6:09:02 PM

Hi Heather,

Here is the report and process of our Neighbors Meeting On March 12th, 2019

We Invited the neighbors according to the Notification of the City. No neighbors attended the meeting, however, we were able to discuss our plans with them face to face during the drop off of the invitation letter. We were happy to hear that almost all of them were very supportive of our expansion plan. In fact, we were very pleased in particular to hear that our next-door neighbors (Mike and Bobby) who are the nearest house to our driveway, are also very supportive as well. Mike and Bobby could not attend the meeting due to illness, however, they notified us that they are willing to submit supporting documentation as needed.

After the meeting, it was brought to our attention by Mrs. Heather Evans (our community planner) that there was a written objection raised by one of the neighbors. The letter included their concerns about parking issues and traffic congestion on W21st. As this is understandable, we are happy to deliver clear and precise solutions to their concerns below.

During the delivery of the invitation letter, we also explained and made clear to our neighbors that we are not a school, where the parents arrive all at once, but that we are a Daycare and we have our own set of drop-off and pick-up policies in place which parents will have to follow. Furthermore, we explained in detail all that we are planning to do and how the parking policy will be in place according to the following information:

1. There is a specific time schedule for each parent Starting from 7:00 am to 9:30 am for drop-off and from 3:00 pm to 5:30 pm for pick-up. In the event that parents fail to arrive on schedule, and say 2 or 3 families arrive simultaneously, we have sufficient space in our on-site private parking (not including the driveway) to facilitate 6 cars. In addition, there are another two parking spaces in front of our facility on W21st for 2 extra cars, for the unlikely event that they will be required.

2. One important detail to consider is that the usual time needed for drop-off/pick-up is quite minimal, especially during the mornings when most parents are on their way to work and are simply making a quick stop to drop off their children. With over 12 years of experience in this field, we estimate the average pickup/drop-off time to be between 3 to 5 minutes at max.

3. Another important fact is that it's quite common for daycares to provide service to families with more than one child, meaning that 16 children attending a daycare do not necessarily equal 16 cars. In fact as of now, out of the 8

children at our current facility, there are already 2 families that have siblings attending the daycare, cutting the number of cars down significantly. Not to mention that at Green Ways, we provide pick up and drop off services, (currently for 3 families), once again significantly cutting down the number of cars visiting our facility and diminishing flow of traffic.

4. As our name suggests, (Green Ways), we heavily support eco-friendly methods of transportation and encourage our clients to walk, bike, carpool or use public transportation as a means for dropping off and picking up their children. During the summer in particular, we usually have one or two parents that either walk or bike.

With the above in mind, we would be pleased to be able to expand our services to this city and provide a safe and friendly environment to our hard-working parents, so that they have peace of mind during their day. Our "warm, kind and happy atmosphere" stated by parents and neighbors make us confident that expanding is the right move; that we can deliver better and more convenient services by developing and further diversifying our facility. Thanks again to Heather Evans, The City of North Vancouver and all others involved in providing us with this opportunity.

Regards
Ali & Sahba
[redacted]

From:	Alison Verheyde
To:	Heather Evans
Subject:	Application for Accessory Residential Child Care Facility - 570 West 21st Street
Date:	March-08-19 11:09:29 AM

Hi Heather,

Thank you again for the call yesterday morning. As discussed, my concerns regarding increasing the residential daycare at 570 W 21st Street from 8 children to 16 children include the increase in traffic, the resulting congestion and reduced visibility from the parked cars, and the speed of these cars travelling down the street.

As mentioned, the traffic on the 500 block of West 21st can get extremely busy, predominantly during the morning and evening hours, when cars are using 21st to cut between Westview and Larson roads. The southbound traffic on Westview is often backed up to the highway, and even though there is no left turn allowed prior to 9am, it is something that happens regularly. Later in the day, as cars are rushing to get down to Marine from the highway, 21st becomes a shortcut for those cars as they go to Larson as another option. As a result, I cannot support any request that would knowingly increase the number of cars travelling on West 21st, especially during the busiest hours of the day.

In addition to the volume of traffic, street parking around 570 West 21st is limited so I cannot see where the parents will be able to safely stop to drop off or pick up their children. Since the children at the daycare are not yet of school age, they need a safe space to get in/out of vehicles with assistance from their parent. There is space for 2 vehicles on the street in front of 570 and perhaps 2 in front of 584, but these are often taken by other residents on the street. There is no parking space directly across the street due to the neighbouring driveways and laneway entrance. Further up at 562 and beyond, there are a number of rental units with limited parking so the vehicles tend to congest the street with work trucks and panel vans, etc.

While I understand that the applicant has been instructed to use their driveway as much as possible, it is a long and narrow entrance so cars cannot stack there if they need to leave right away. Regardless of this instruction, they own two vehicles which are consistently parked in front of the house on the street, leaving the length of their driveway vacant.

With parking often congested on both sides of the street, the travel lane for cars is often reduced to a single lane, resulting in poor visibility for anyone attempting to reverse out or turn around. Making matters worse, is the speed at which much of the traffic travels down the street. There are two speed humps on the street but that merely slows the traffic for a few metres on either side.

It is my opinion, that a further look at the safety and accessibility on this street needs to be done before making any zoning changes that further exacerbates the safety issues that we are already facing.

Thank you again,
Alison Verheyde
559 West 21st Street
[redacted]

From:	ali sobhani
To:	Heather Evans
Subject:	Transportation and Traffic Schedules for Green Ways Daycare
Date:	January-14-19 6:04:22 PM
Attachments:	Proposed Daycare Area.pdf

Transportation and Traffic Schedules for Green Ways Daycare

Dear Heather,

With Warm Greetings for the New Year and wishing you all the best.
I am sending the reqired information as well as **"Visual Plan"** and a few pictures for the on-site parking (pickup and drop-off).

Please note the followings;

1. The working days and hours of the Greenways are, Monday to Friday from 7:00 am till 5:30 pm
2. The number of childcare spaces is 16 (Multi-age), 8 kids in the basement and 8 on the main floor.
3. The Number of employees is 2 full time including ourselves.
4. We are providing 6 on-site parking (3 indoor for ourselves and 3 outdoor for the parents). There are 2 more Parking spaces in front of our building that can be used by the parents.
5. drop-off and Pick-up occur between 7:30 am till 9:30 am and in the afternoon between 3:30 pm to 5:30 pm.
6. Our employee arrives from 7:00 am and leaves 6:00 pm.
7. For the traffic impact, fortunately, we have more than required parking spaces.

Our Transportation Schedules for reducing the traffic impact.

- Offering pickup and drop-off service to the families. Currently, we are giving this service including one sibling reduces traffic congestion.
- Our time schedules in the morning start from 7:15 and continue every 15 minutes until 9:30 am, that is a very good time schedule and the same in the afternoon starting 3:00 pm to 5:30 pm
- We have family walking to our facility due to the short distance.
- There is an agreement in our policy stating all traffic rules and safety issues during pickup and drop-off time.
- A suitable place designated for bicycle parking to encourage the parents in our facility.

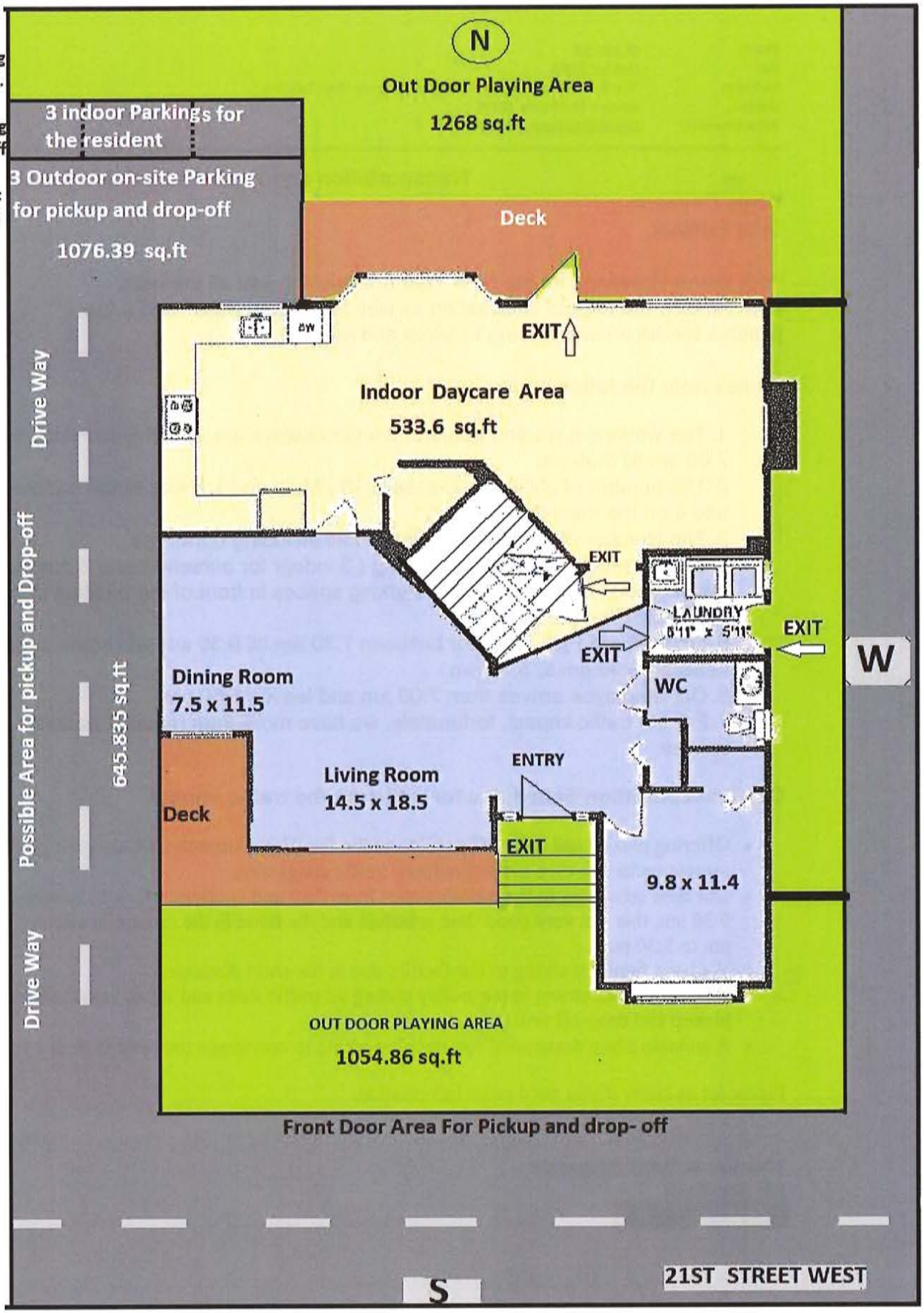
Please let us know if you need more information.

Thanks & Best Regards
Ali Sobhani
[redacted]

Note:
1. Three Indoor parking designated for resident.

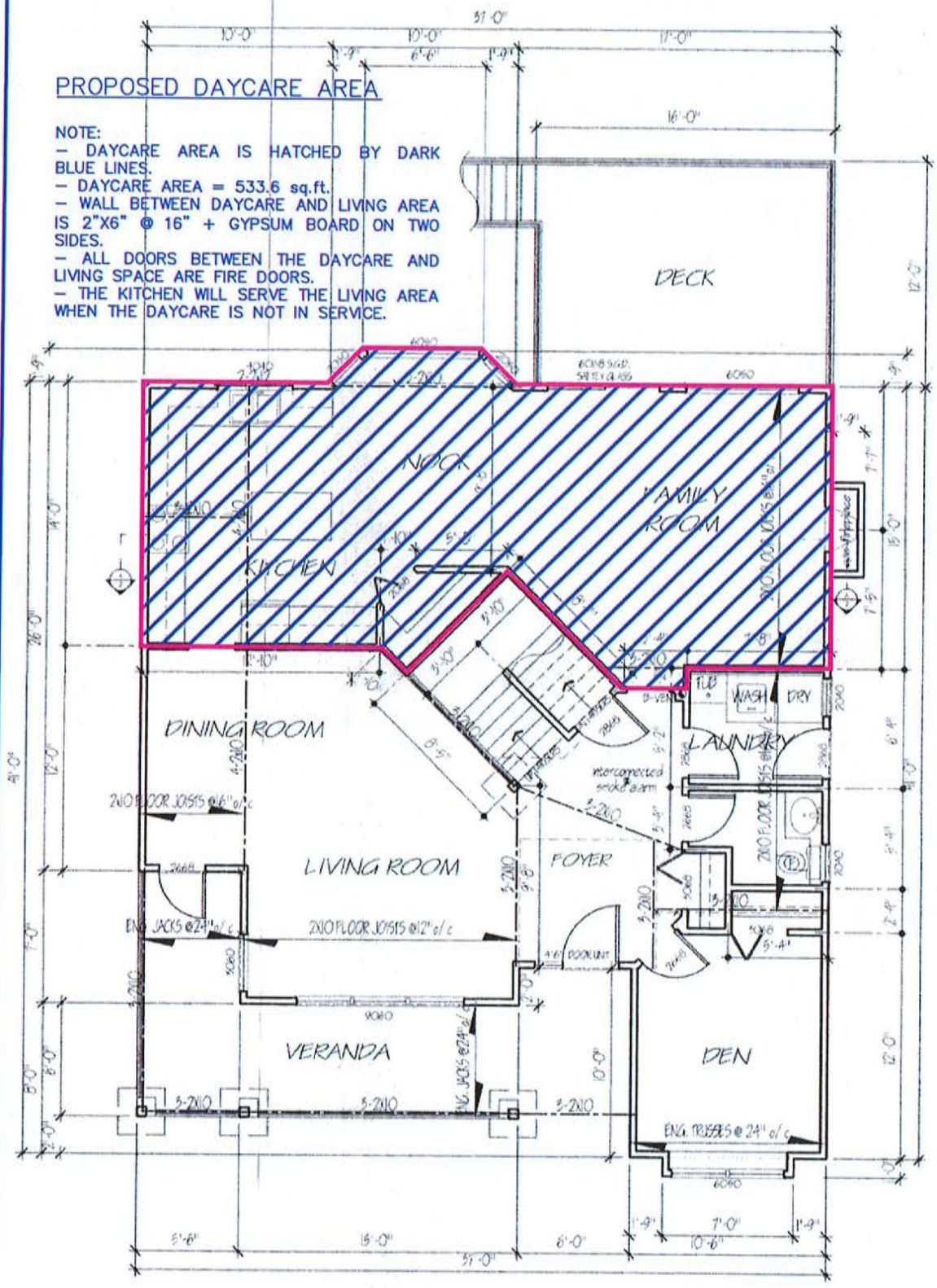
2. Three on-site parking for pickup and drop-off

3. Two Parking in front of thebuilding can also be used for more facility.



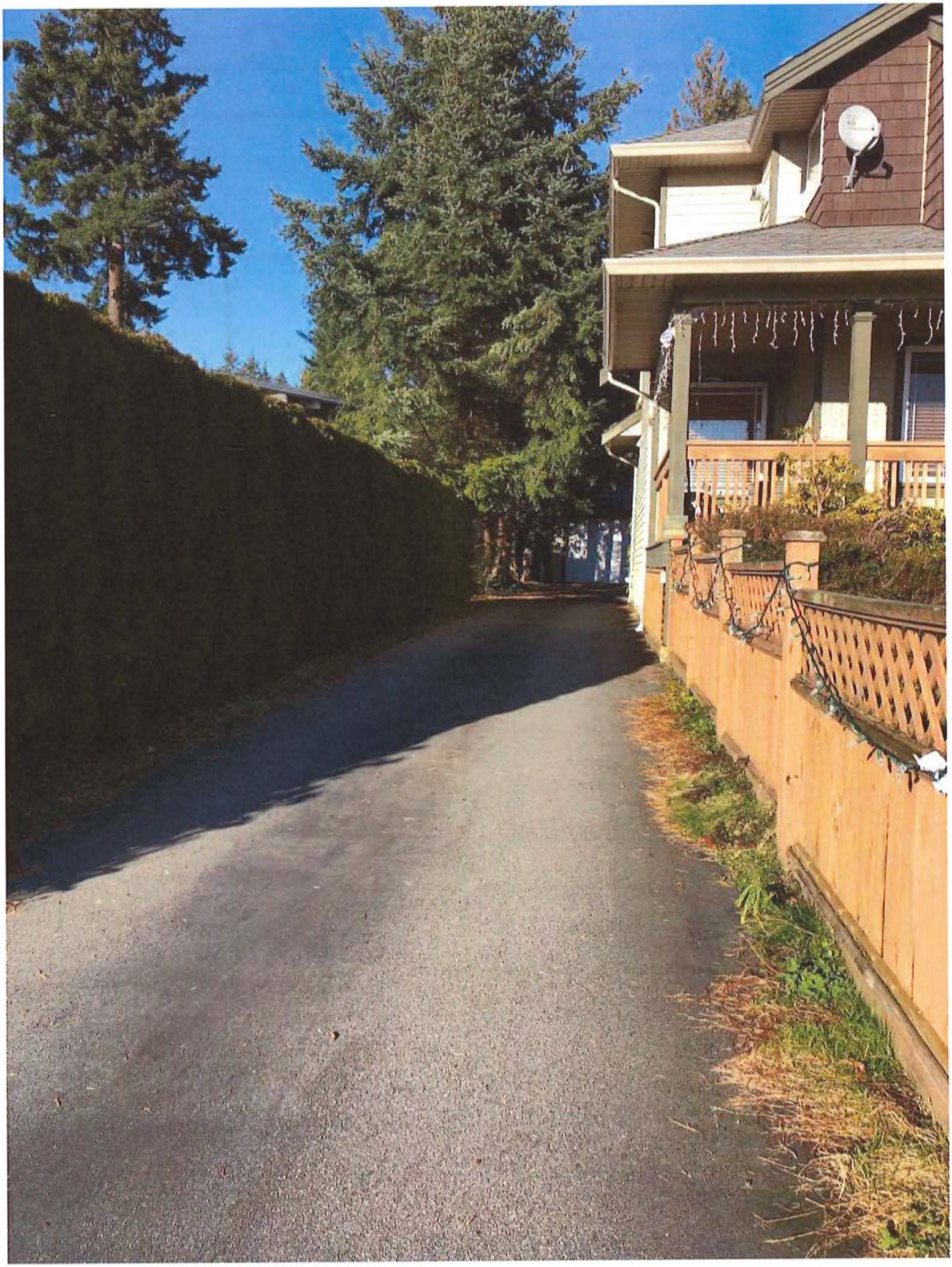
PROPOSED DAYCARE AREA

NOTE:
- DAYCARE AREA IS HATCHED BY DARK BLUE LINES.
- DAYCARE AREA = 533.6 sq.ft.
- WALL BETWEEN DAYCARE AND LIVING AREA IS 2"X6" @ 16" + GYPSUM BOARD ON TWO SIDES.
- ALL DOORS BETWEEN THE DAYCARE AND LIVING SPACE ARE FIRE DOORS.
- THE KITCHEN WILL SERVE THE LIVING AREA WHEN THE DAYCARE IS NOT IN SERVICE.



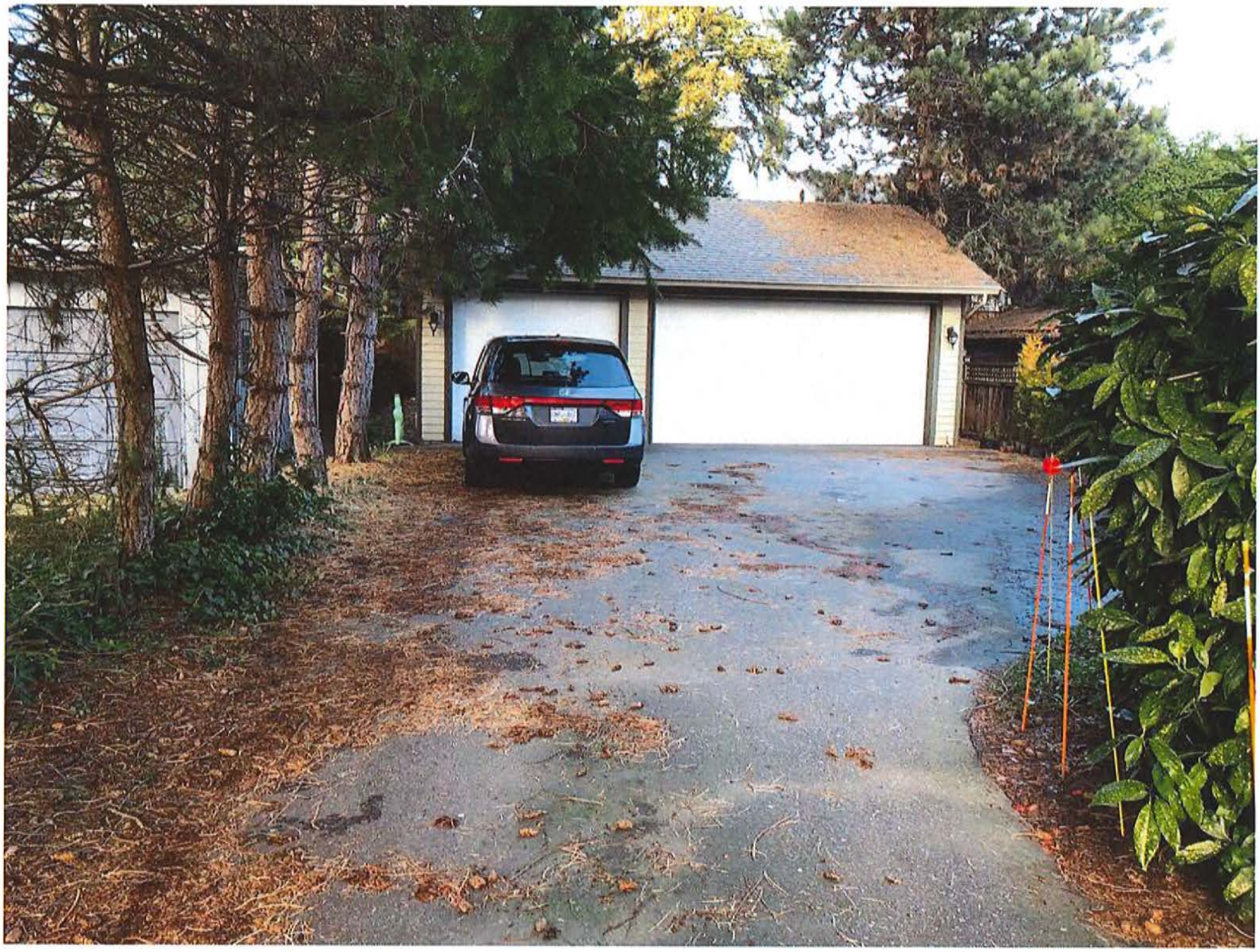
MAIN FLOOR PLAN

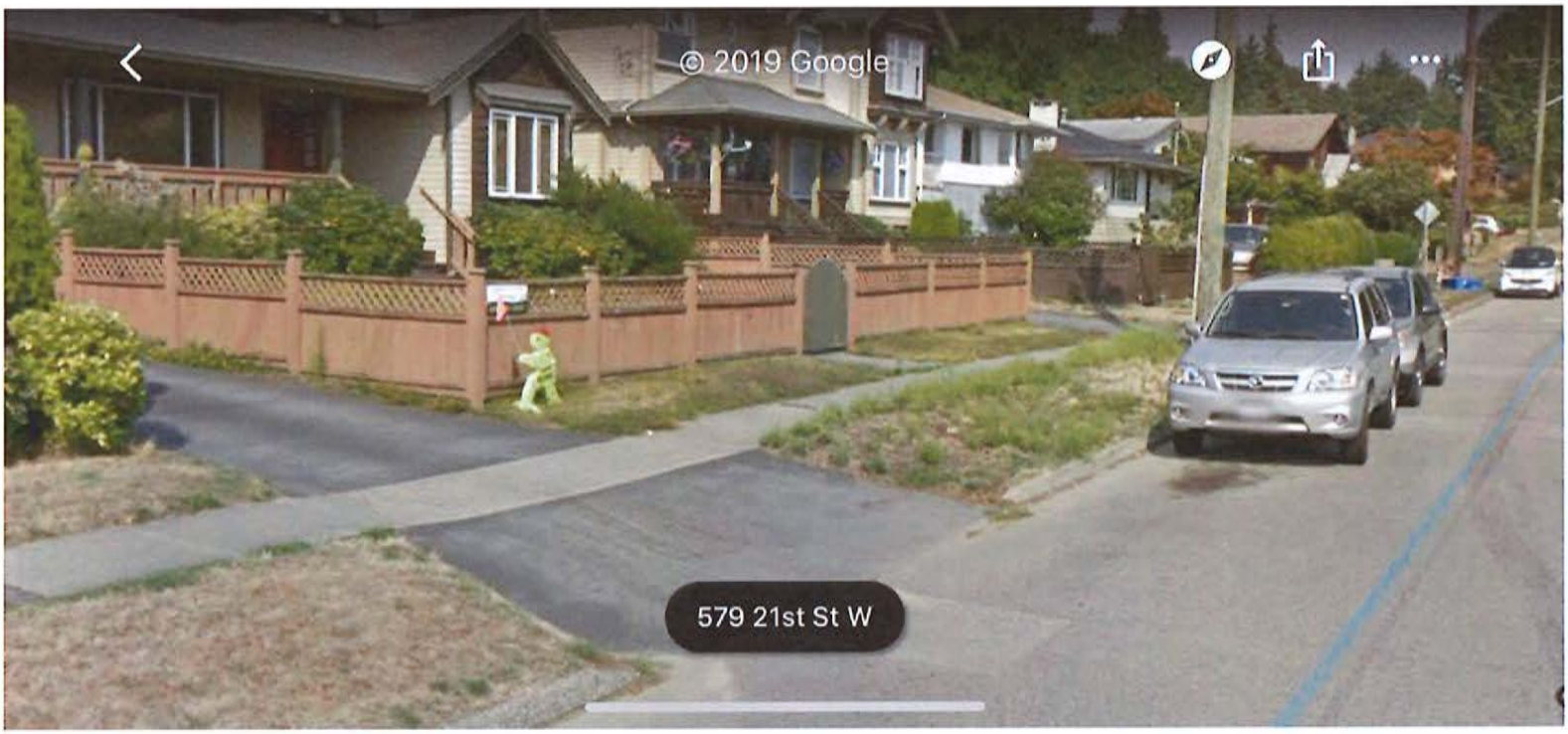
AREA: 1269 SQ. FT.










© 2019 Google
579 21st St W

Heather Evans

From: ali sobhani [redacted]
Sent: March-15-19 6:09 PM
To: Heather Evans
Subject: Report and process of our Neighbors Meeting

Hi Heather,

Here is the report and process of our Neighbors Meeting On March 12th, 2019

We Invited the neighbors according to the Notification of the City. No neighbors attended the meeting, however, we were able to discuss our plans with them face to face during the drop off of the invitation letter. We were happy to hear that almost all of them were very supportive of our expansion plan. In fact, we were very pleased in particular to hear that our next-door neighbors (Mike and Bobby) who are the nearest house to our driveway, are also very supportive as well. Mike and Bobby could not attend the meeting due to illness, however, they notified us that they are willing to submit supporting documentation as needed.

After the meeting, it was brought to our attention by Mrs. Heather Evans (our community planner) that there was a written objection raised by one of the neighbors. The letter included their concerns about parking issues and traffic congestion on W21st. As this is understandable, we are happy to deliver clear and precise solutions to their concerns below.

During the delivery of the invitation letter, we also explained and made clear to our neighbors that we are not a school, where the parents arrive all at once, but that we are a Daycare and we have our own set of drop-off and pick-up policies in place which parents will have to follow. Furthermore, we explained in detail all that we are planning to do and how the parking policy will be in place according to the following information:

1. There is a specific time schedule for each parent Starting from 7:00 am to 9:30 am for drop-off and from 3:00 pm to 5:30 pm for pick-up. In the event that parents fail to arrive on schedule, and say 2 or 3 families arrive simultaneously, we have sufficient space in our on-site private parking (not including the driveway) to facilitate 6 cars. In addition, there are another two parking spaces in front of our facility on W21st for 2 extra cars, for the unlikely event that they will be required.

2. One important detail to consider is that the usual time needed for drop-off/pick-up is quite minimal, especially during the mornings when most parents are on their way to work and are simply making a quick stop to drop off their children. With over 12 years of experience in this field, we estimate the average pickup/drop-off time to be between 3 to 5 minutes at max.

3. Another important fact is that it's quite common for daycares to provide service to families with more than one child, meaning that 16 children attending a daycare do not necessarily equal 16 cars. In fact as of now, out of the 8 children at our current facility, there are already 2 families that have siblings attending the daycare, cutting the number of cars down significantly. Not to mention that at Green Ways, we provide pick up and drop off services, (currently for 3 families), once again significantly cutting down the number of cars visiting our facility and diminishing flow of traffic.

4. As our name suggests, (Green Ways), we heavily support eco-friendly methods of transportation and encourage our clients to walk, bike, carpool or use public transportation as a means for dropping off and picking up their children. During the summer in particular, we usually have one or two parents that either walk or bike.

With the above in mind, we would be pleased to be able to expand our services to this city and provide a safe and friendly environment to our hard-working parents, so that they have peace of mind during their day. Our "warm, kind and happy atmosphere" stated by parents and neighbors make us confident that expanding is the right move; that we can deliver better and more convenient services by developing and further diversifying our facility. Thanks again to Heather Evans, The City of North Vancouver and all others involved in providing us with this opportunity.

Regards
Ali & Sahba
[redacted]

From:	Alison Verheyde
To:	Heather Evans
Subject:	Application for Accessory Residential Child Care Facility - 570 West 21st Street
Date:	March-08-19 11:09:29 AM

Hi Heather,

Thank you again for the call yesterday morning. As discussed, my concerns regarding increasing the residential daycare at 570 W 21st Street from 8 children to 16 children include the increase in traffic, the resulting congestion and reduced visibility from the parked cars, and the speed of these cars travelling down the street.

As mentioned, the traffic on the 500 block of West 21st can get extremely busy, predominantly during the morning and evening hours, when cars are using 21st to cut between Westview and Larson roads. The southbound traffic on Westview is often backed up to the highway, and even though there is no left turn allowed prior to 9am, it is something that happens regularly. Later in the day, as cars are rushing to get down to Marine from the highway, 21st becomes a shortcut for those cars as they go to Larson as another option. As a result, I cannot support any request that would knowingly increase the number of cars travelling on West 21st, especially during the busiest hours of the day.

In addition to the volume of traffic, street parking around 570 West 21st is limited so I cannot see where the parents will be able to safely stop to drop off or pick up their children. Since the children at the daycare are not yet of school age, they need a safe space to get in/out of vehicles with assistance from their parent. There is space for 2 vehicles on the street in front of 570 and perhaps 2 in front of 584, but these are often taken by other residents on the street. There is no parking space directly across the street due to the neighbouring driveways and laneway entrance. Further up at 562 and beyond, there are a number of rental units with limited parking so the vehicles tend to congest the street with work trucks and panel vans, etc.

While I understand that the applicant has been instructed to use their driveway as much as possible, it is a long and narrow entrance so cars cannot stack there if they need to leave right away. Regardless of this instruction, they own two vehicles which are consistently parked in front of the house on the street, leaving the length of their driveway vacant.

With parking often congested on both sides of the street, the travel lane for cars is often reduced to a single lane, resulting in poor visibility for anyone attempting to reverse out or turn around. Making matters worse, is the speed at which much of the traffic travels down the street. There are two speed humps on the street but that merely slows the traffic for a few metres on either side.

It is my opinion, that a further look at the safety and accessibility on this street needs to be done before making any zoning changes that further exacerbates the safety issues that we are already facing.

Thank you again,
Alison Verheyde
559 West 21st Street
[redacted]

THE CORPORATION OF THE CITY OF NORTH VANCOUVER
141 West 14th Street, North Vancouver, BC V7M 1H9

TEL: 604-983-7356
FAX: 604-985-0576
www.cnv.org

BUSINESS LICENCE

BUS-0028152

NAME AND ADDRESS OF LICENCEE:

GREENWAYS LICENSED CHILDCARE CENTRE
570 WEST 21st ST
NORTH VANCOUVER, BC V7M 1Z7

Issued: TBD 2019
Expires: TBD 2020

LICENCE CLASSIFICATION:

Home Occupation Use – Multi-Age Child Care – Capacity 8 (downstairs); Multi-Age Child Care – Capacity 8 (upstairs)

Unit Measured	No. Units
Child Care Facilities	1

Subject to prior suspension or cancellation pursuant to the provisions of the Community Charter and regulations of the Business Licence Bylaw.

This licence may not be sold nor may it be transferred except as provided for in the Business Licence Bylaw.

This is to certify that the above-named has paid the required licence fee and is entitled to carry on such business as indicated within the municipality of the City of North Vancouver in a lawful manner and is issued subject to the provisions of all bylaws of the City, now or hereinafter in force, and to all amendments that may hereafter, during the currency of this licence be made to said bylaws. In the event the nature of the business is changed, or the address from which the business is carried on is changed, the Licence Inspector must be notified.

City Licence Inspector

FEES PAID

Licence Fee Annual	$5.00
Total	$5.00

THIS LICENCE MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES.

For Council Consideration - Not Yet Approved

NOTICE OF PUBLIC MEETING (WAIVED)

WHO: **Greenways Child Care Centre**

WHAT: **Child Care Business Licence Application**

WHERE: **570 West 21st Street**

WHEN: **Monday, May 13, 2019 at 6:00 pm**
Council Chamber, City Hall
141 West 14th Street, North Vancouver

Notice is hereby given that Council will consider:

Business Licence Application No. 0028152
to allow an increase in the capacity of the accessory residential child care facility from 8 children to 16 children.



If you believe you may be affected by the above proposal, please forward written or email submissions, including your name and address, to the City Clerk, at **input@cnv.org**, or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, May 13, 2019, to ensure their availability to Council.

The proposed Business Licence Application and background material will be available for viewing at City Hall between 8:30 am and 5:00 pm, Monday to Friday, except Statutory Holidays, from May 3, 2019, and online at **cnv.org/PublicMeetings.**

Please direct any inquiries to **Heather Evans**, Community Planner, at **hevans@cnv.org** or **604-982-3993.**

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

Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
ENGINEERING, PARKS AND ENVIRONMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Brian Willock, Manager, Engineering Planning and Design

Subject: BEWICKE AVENUE RAIL CROSSING: ANTI-WHISTLING

Date: May 1, 2019 File No: 11-5400-16-0001/1

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

RECOMMENDATION:

PURSUANT to the report of the Manager, Engineering Planning and Design, dated May 1, 2019, entitled "Bewicke Avenue Rail Crossing: Anti-Whistling":

THAT Council prohibits the use of whistles on any railway equipment at the public rail crossing located at Bewicke Avenue at CN Mile 0.55, Squamish Subdivision, in the City of North Vancouver.

DISCUSSION:

The purpose of this report is to seek Council approval of a resolution to ban train whistling at the Bewicke Avenue rail crossing.

In 2011, Port Metro Vancouver commissioned a study to evaluate all of the at-grade rail crossings on the North Shore. At the time there were seven crossings located in the City, and one in the Squamish Nation. These were:

1. Brooksbank Avenue (grade separated);
2. Neptune/Cargill Terminal (at-grade, 7 track crossing with flashing lights);
3. St. Patrick's Avenue (at-grade, 3 track crossing);
4. St. Andrew's Avenue (at-grade, 1 track crossing);
5. Chesterfield Avenue (at-grade, 1 track crossing with flashing lights, gates and bells);
6. Forbes Avenue (at-grade, 1 track crossing);
7. Mosquito Creek Marina Access (Squamish Nation, at-grade, 3 track crossing);
8. Bewicke Avenue (at-grade, 3 track crossing).

Since completion of the rail crossing study, the number of at-grade rail crossings in the City has been reduced and the level of protection increased substantially. The Neptune/Cargill crossing is now grade separated, while both the St. Patrick's Avenue and St. Andrew's Avenue crossings have been eliminated. There are now only three at-grade rail crossings located in the City and one in the Squamish Nation, all of which have been upgraded with flashing lights, gates and bells. These are located at:

1. Chesterfield Avenue (at-grade, 1 track crossing with flashing lights, gates and bells);
2. Forbes Avenue (at-grade, 1 track crossing with flashing lights, gates and bells);
3. Mosquito Creek Marina Access (Squamish Nation, at-grade, 3 track crossing with flashing lights, gates and bells);
4. Bewicke Avenue (at-grade, 3 track crossing with flashing lights, gates and bells).

Train noise, especially from whistling, has been a longstanding issue for residents and employees near at-grade rail crossings. Through various studies and financial partnerships, several improvements are complete with anti-whistling enacted by the City for the Chesterfield Avenue and Forbes Avenue crossings, and by Squamish Nation for the Mosquito Creek Marina crossing. The final at-grade rail crossing in the City to be upgraded was Bewicke Avenue where CN Rail completed safety improvements in late 2018. Figure 1 shows the Bewicke Avenue crossing location.



Figure 1: Bewicke Avenue Rail Crossing

As per the *Railway Safety Act,* staff have consulted with CN Rail and given public notice of the City's intent to eliminate whistling at the Bewicke Avenue crossing. All public responses were supportive, with a general sentiment that this was long overdue. Additionally, letters of notice were sent to the relevant rail union organizations and no responses were received.

If Council chooses to pass the recommended resolution, a copy of the resolution will be sent to CN Rail and they will respond with a support letter followed by an operating bulletin to its locomotive engineers to enact anti-whistling at the crossing. It is important to note that even with a resolution and revised operating bulletin, locomotive engineers will still have the discretion to blow the train whistle if they judge there is an imminent safety risk. Reasons for whistling could include people trespassing on the tracks or crossing against the flashing lights, gates and bells.

FINANCIAL IMPLICATIONS:

None.

INTER-DEPARTMENTAL IMPLICATIONS:

None.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

This proposal supports the following goals of the City's Official Community Plan:

2.3 Support a safe, accessible, resilient, and affordable transportation system; and

3.1 Enhance well-being and quality of life for all community members.

RESPECTFULLY SUBMITTED:

Brian Willock, P.Eng.,
Manager, Engineering Planning and Design

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Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
ENGINEERING, PARKS AND ENVIRONMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Brian Willock, Manager, Engineering Planning and Design

Subject: PETITION FOR LOCAL AREA SERVICE – PAVED LANE CONSTRUCTION EAST OF 1700 BLOCK FELL AVENUE

Date: May 1, 2019 File No: 11-5320-01-0001/2019

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

RECOMMENDATION:

PURSUANT to the report of the Manager, Engineering Planning and Design, dated May 1, 2019, entitled "Petition for Local Area Service – Paved Lane Construction East of 1700 Block Fell Avenue";

THAT "Local Area Service Parcel Tax Bylaw, 2019, No. 8711" (Paved Lane Construction East of the 1700 Block of Fell Avenue) be considered;

THAT (Funding Appropriation #1928) an amount of $80,000 be appropriated from the Local Area Service Reserve Fund for the purpose of funding construction of a paved lane east of the 1700 block of Fell Avenue;

AND THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Local Area Service Reserve Fund.

ATTACHMENTS:

1. Certificate of Sufficiency, dated April 29, 2019 (CD#1777633)
2. Engineer's Estimate, April 23, 2019 (CD#1776105)
3. Location Map: Lane east of 1700 Fell Avenue (CD#1776639)
4. Local Area Service Parcel Tax Bylaw, 2019, No. 8711 (CD#1765747)

DISCUSSION:

This report presents Council with a successful resident petition for a Local Area Service to construct a paved lane east of the 1700 block of Fell Avenue.

The existing lane functions as a shared driveway with a dirt and gravel surface which was constructed incrementally over a period of time as adjacent homeowners made changes to provide vehicle access to the rear of their properties. Several of the current owners have been working with staff to explore the opportunities to build coach houses as well as improve vehicle access to the rear of the property.

Staff have completed the Local Area Service process and the following details are presented to Council in accordance with Division 5, Section 212 of the Community Charter. In accordance with Schedule A of Local Area Service Bylaw, 1991, No. 6194, the special charges may be paid in ten annual installments, with interest calculated at 6.0% per annum.

The petitioner was successful in obtaining the required majority needed for the project to proceed. There are seven properties on the east side of this block of Fell Avenue and all seven have signed in favour of the project. The Certificate of Sufficiency is presented in Attachment 1 and the details of the project are presented in the table below.

Life-time of the work	Ten years
Total estimated cost of the work	$80,000
The Share of the total cost which will be specially charged against the parcels benefitting from the work, or abutting the work	$5,375
The City's share is estimated to be:	$74,625

The work involves the construction of approximately 108 linear metres of paved lane. A detailed Engineer's estimate is included as Attachment 2.

Staff will coordinate installation of underground utilities

FINANCIAL IMPLICATIONS:

The final 2019-2028 Project Plan approved by Council on April 8, 2019 includes a provision of $500,000 for Local Area Services. The proposed appropriation falls within this budgeted amount and will leave $420,000 available in 2019 for other Local Area Service projects. Funding will be provided by the Local Area Service Reserve Fund.

INTER-DEPARTMENTAL IMPLICATIONS:

Engineering, Parks and Environment will take the lead role for the implementation of this project. Finance will provide support for the financial aspects and the City Clerk will provide support for the administrative aspects of this Local Area Service.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

None.

STRATEGIC PLAN IMPLICATIONS:

None.

RESPECTFULLY SUBMITTED:

Brian Willock, P.Eng.,
Manager, Engineering Planning and Design

Certificate of Sufficiency for Local Area Service to Provide a Paved Lane in the Lane East of the 1700 Block Fell Avenue

WHEREAS Ms. Pat Hodgson and others have petitioned Council to undertake a Local Area Service for construction of a paved lane east of the 1700 block Fell Avenue;

AND WHEREAS seven property owners out of a total number of seven properties, representing 100% of the aggregate value of the affected properties, have signed petitions in favour of the proposed construction of a paved lane;

Number of Properties	In Favour of Undertaking	Percentage in Favour	Total Assessed Values*	Value * of Properties in Favour	Percentage of Value* in Favour
7	7	100%	$10,812,600	$10,812,600	100%

Property Values from BC Assessment Authority - January 2018

AND WHEREAS the petitions received in support of the proposed lane construction represent at least 50% of the number of properties and more than 50% of the aggregate property value as required in Section 212 of the *Community Charter* for a Petition for Local Area Service;

NOW THEREFORE the undersigned, Karla Graham, City Clerk for the City of North Vancouver, hereby certifies that a sufficient number of petitions for the proposed lane construction were received;

AND THAT "Local Area Service Bylaw No. 8711" may now be considered by Council.

Signed this ~~30th~~ 29 day of April, 2019

K. Graham

Karla Graham,
City Clerk

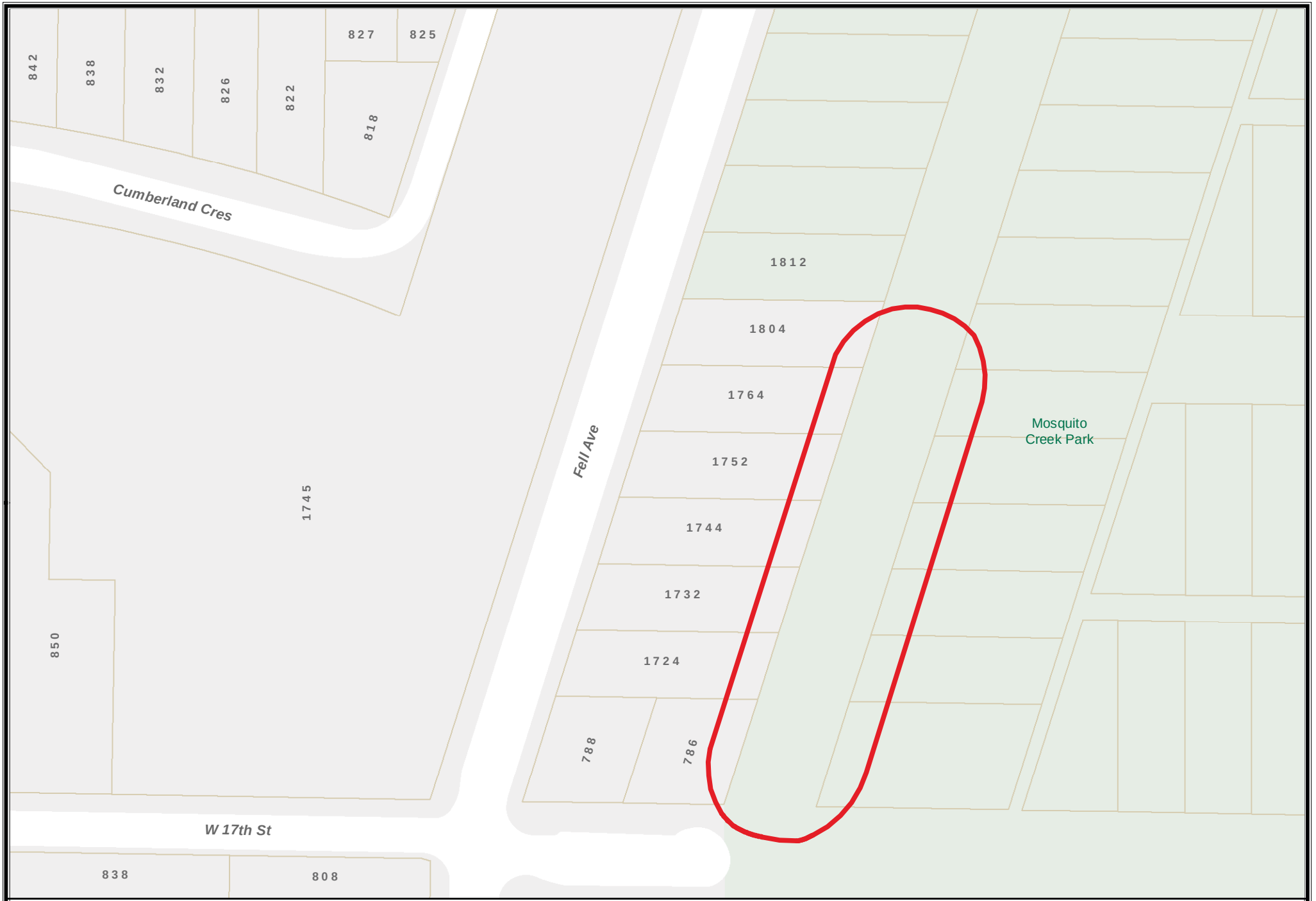
Document Number: 1777633

CONSTRUCTION ESTIMATE FOR ROAD AND SIDEWALKS

PROJECT:	Lane Paving East of 1700 Fell (Dawson)	DATE :	2019-04-23
LOCATION:	LaneEast of 1700 Fell (Dawson)	ESTIMATE BY	C. Miles
LENGTH:	115.0 m.	Drawing :	Fell-017-R-2019

DESCRIPTION	LENGTH	WIDTH	DEPTH	QUANTITY	UNIT COST	TOTAL
Clearing abd Grubbing	115.0 m.	5.0 m.		575 Sq m	$15.00	$8,625.00
Tree Pruning and Removal					$500.00	$0.00
Excavation	115.0 m.	5.0 m.	0.30 m.	362 T	$15.00	$5,433.75
	0.0 m.	0.0 m.	0.20 m.	0	$15.00	$0.00
	0.0 m.	0.0 m.	0.20 m.	0	$15.00	$0.00
Saw Cutting	10.0 m.				$20.00	$200.00
Select Fill	70.0 m.	1.0 m.	0.50 m.	63 T	$60.00	$3,780.00
Sub-Base	123.0 m.	5.0 m.	0.30 m.	332 T	$60.00	$19,926.00
Base (20mm minus)	125.0 m.	5.0 m.	0.08 m.	84 T	$75.00	$6,328.13
Soil	0.0 m.	0.0 m.	0.2 m.		$30.00	$0.00
Asphalt Grinding	0.0 m.	0.0 m.			$10.00	$0.00
Paving 20mm (regular)	115.0 m.	3.0 m.	65 mm	59 T	$260.00	$15,217.61
Paving (Hand work)	6.0 m.	1.0 m.	75 mm	1 T	$300.00	$352.35
Mobilization				1	$2,000.00	$2,000.00
Sidewalk	0.0 m.	0.0 m.			$100.00	$0.00
Curb and Gutter	6.0 m.				$200.00	$1,200.00
Traffic Signs				2	$500.00	$1,000.00
Pavement Markings						$0.00

SUB-TOTAL =		$64,062.83
CONTINGENCY =	25 %	$16,015.71
PROJECT ESTIMATE=		$80,078.54



city of north vancouver

Context Map: Local Area Service for Lane Construction in the 1700 block East of Fell Ave

Subject Site

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8711

A Bylaw to authorize the establishment of a local area service for the construction of paved lane east of the 1700 Block of Fell Avenue.

WHEREAS Ms. Pat Hodgson and others have petitioned Council to construct, as a local area service, the work hereinafter described, and the City Clerk has certified that the petition is sufficient and it is expedient to grant this request of the petition in the manner hereinafter provided:

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 **"Local Area Service Parcel Tax Bylaw, 2019, No. 8711" (Paved Lane Construction East of the 1700 Block of Fell Avenue)**.

2. That the service will be the construction of a paved lane, to serve the east side of the 1700 Block of Fell Avenue between East 17th Street and the dead end north; being a total length of 108 meters, as a local area service under the provisions of Division 5, of the *Community Charter*.

3. That the City Engineer make such plans, profiles and specifications and furnish such information as may be necessary for the making of a contract for the execution of the work.

4. The work shall be carried on and executed by the City under the superintendence and according to the directions and orders of the City Engineer.

5. The cost of the work will be recovered as follows:

   The owners' portion of the cost of the service shall be $5,375.43 and will be recovered by a parcel tax to be levied on all properties in the local area over a period of ten years.

Any person whose lot is specially assessed may pay any annual installment of the frontage-tax imposed thereon, at any time before such installment falls due, and the Director of Finance is authorized to make the necessary adjustment in the interest charge in such cases.

READ a first time on the <> day of <>, 2019.

READ a second time on the <> day of <>, 2019.

READ a third time on the <> day of <>, 2019.

ADOPTED on the <> day of <>, 2019.

MAYOR

CITY CLERK

Division Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sean Galloway, Manager, Planning & Development

Subject: REZONING APPLICATION: 342 EAST 14TH STREET (ROBERT BLANEY DESIGN, RT-1)

Date: May 1, 2019 File No: 08-3360-20-0465/1

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

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning, dated May 1, 2019, entitled "Rezoning Application: 342 East 14th Street (Robert Blaney Design, RT-1)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8719" (Robert Blaney Design, 342 East 14th Street) be considered and the Public Hearing be waived;

THAT Development Variance Permit No. DVP2019-00002 be considered for issuance in accordance with Section 498 of the *Local Government Act* and the Public Meeting be waived;

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

AND THAT the Mayor and City Clerk be authorized to sign all necessary documentation to give effect to the motion.

ATTACHMENTS:

1. Context Map (Doc #1776539)
2. Architectural and Landscape Plans, dated May 9, 2018 (Doc #1776541)
3. Public Consultation Summary (Doc #1724905)
4. Development Variance Permit – DVP2019-0002 (Doc #1776389)
5. Zoning Amendment Bylaw No. 8719 (Doc #1776556)

PROJECT DESCRIPTION:

The proposed 2 storey duplex building contains one unit with 3 bedrooms (western unit) and a second unit with 2 bedrooms (eastern unit). No secondary suites are proposed for either unit. Each unit would have a main level rear, north-facing deck connected to additional backyard space. The requested changes to the zone are in Attachments 4 and 5 and shown in the Table 1 below.

Table 1. *Requested Changes to the Zoning By-law*

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RS-1	RT-1
Height (Min First Storey)	0.76 m	waived
Site Coverage	35%	47%
Solid Wall (Along Rear Lane)	70%	80.5%
Setbacks (metres)		
- Interior Side Lot Line (Accessory Building)	0.61 m	0.6 m

POLICY FRAMEWORK:

The subject site is designated R2 within the Official Community Plan. This designation permits a range of ground-oriented housing in areas located between detached residential and more intensive residential or mixed-use areas. Duplexes with secondary suites, triplexes, and row homes are permitted in this designation.

Metro 2040	
Goal 1 Create a Compact Urban Area	Intensifying this site with infill that is consistent and scaled to the surrounding neighbourhood, ensure the highest and best use of the land promoting a compact urban area.
Goal 2 Support a Sustainable Economy	Infill on this site promotes housing forms that can support a diversity of income levels and ensure people live close to where they work.
Goal 4 Develop Complete Communities	The proposed development ensures the neighbourhood will have a diversity of housing stock that will promote the ability to age-in-place allowing people to stay in their neighbourhood throughout their life.

Goal 5 Support Sustainable Transportation Choices	Intensification of this site will support future rapid transit investment along Lonsdale Avenue. This site is well situated to provide the occupants with a variety of transportation choices across the north shore and the greater region.
Official Community Plan	
Policy 1.1.2 Align growth with the development community amenities and infrastructure	Intensification of the site supports the Central Lonsdale Area and future rapid transit infrastructure investment
Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods	The proposed development on the site is appropriately scaled to the neighbourhood and supports the primacy of the Lonsdale Regional City Centre.
Policy 1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings	The proposed building has similar roof lines and architectural characteristics as the existing dwelling. The materiality of the new dwelling is consistent with the surrounding neighbourhood.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner	The proposed architecture of the new dwelling is consistent with the surrounding urban form and the chosen materials are consistent with those found in the local context.
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The proposed infill development provides a smaller housing form that assists in promoting aging-in-place. Additionally, this form will help to provide more diverse housing in a neighbourhood that is accessible to rapid transit and the Central Lonsdale area.
Housing Action Plan	
Action #5 To increase rental options in lower density areas to support renters and provide homeowners with additional rental income, while retaining neighbourhood scale and character.	The proposed infill development creates two ground oriented units that has the potential to supplement the rental supply. This increase in supply is located in a transit oriented area and supports the Lower Lonsdale precinct.

Sustainable Development Guidelines	
Natural Systems The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.	The project is providing permeable paving, low-impact development and landscape features to ensure storm water runoff is filtered and can be managed on site to mitigate impact on local water courses and the Burrard Inlet.

PLANNING ANALYSIS:

Site Context

The surrounding land uses are identified in Table 2 below.

Table 2. *Surrounding Uses*

Direction	Address	Description	Zoning
North	343 East 15th Street	1.5-storey single-family dwelling	RS-1
South	343 East 14th Street	2-storey single-family dwelling	RS-1
East	348 East 14th Street	2-storey single-family dwelling	RS-1
West	338 East 14th Street	2-storey single-family dwelling	RS-1

Generally, the surrounding neighbourhood is made up of single family homes and coach houses. Additionally, further to the west on both the north and south sides of East 14th Street are townhouse developments.

Use

The policy framework applicable to the subject site supports the proposed duplex residential use. The site is located in close proximity to transit and the Central Lonsdale commercial precinct. Additionally, the units will provide a diversity of housing stock in the area, supporting aging-in-place.

Intensity

The proposed intensification on the site is appropriate for the neighbourhood given the surrounding density on adjacent sites. The site and the proposal provide a transition between the more intense building types to the west of the site, which includes the

hospital, with the lower rise building forms to the east. The proposal provides three parking spaces on-site, which will adequately serve the proposed intensity of uses.

Form

The urban form proposed for the site satisfies the policy intent of ensuring any new development is consistent with the character of the surrounding neighbourhood. The overall massing of the new building is sympathetic to the architectural style of the existing structures on site. Visual bulk is minimized, reducing the impact on neighbouring sites. The site layout provides for private amenity spaces for each dwelling unit. Parking is appropriately placed adjacent to the laneway. The units on site have been designed to ensure individualized entrances and access to the street. Storm water runoff will be dealt with through a variety of low-impact development measures, such as but not limited to, permeable surfaces.

Additionally, the requested variances ensure that the proposed urban form on site will promote liveable spaces, such as rear yard amenities and on-site storage. The variances allow for the provision of the appropriate amenities for both, while ensuring that the overall development fits within the neighbourhood character.

COMMUNITY CONSULTATION:

The applicant hosted a Development Information Session (DIS) on Monday, July 16, 2018 to present the proposed duplex development. The meeting was attended by eight members of the public.

A summary of the applicant's public consultation process and the results of the DIS are included as Attachment #3. The overall comments indicated support for this housing option. Based on the positive feedback received for this project, staff recommend waiving the Public Hearing.

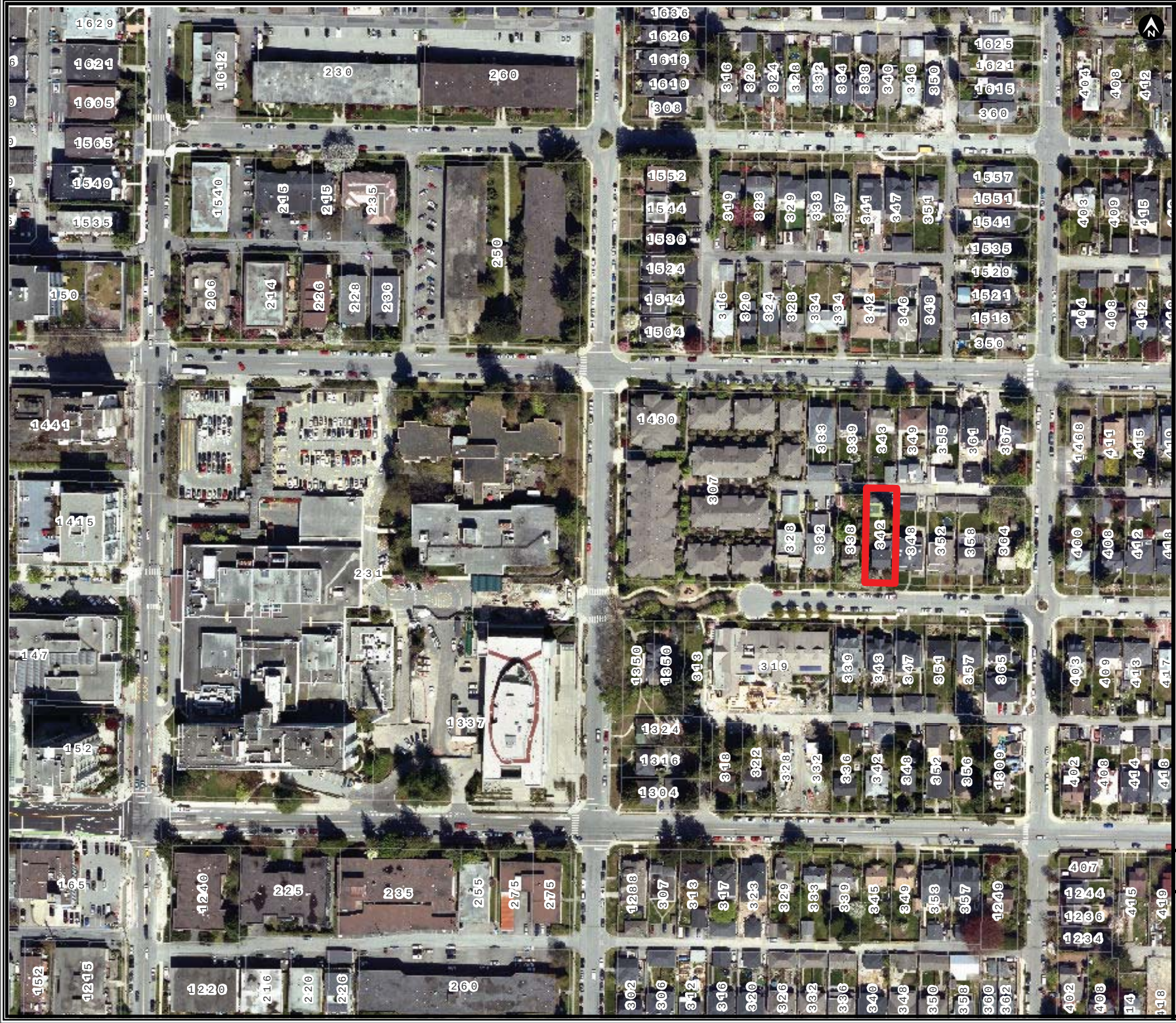
CONCLUSION:

The proposed application represents good planning. Intensification adjacent to a future rapid transit corridor and the Central Lonsdale mixed use commercial area is appropriate. The requested zoning changes and development proposal are consistent with the Region and the City's planning policies. Overall the application looks to implement a development that fits the surrounding neighbourhood character and provides increased density in an appropriate location.

RESPECTFULLY SUBMITTED:

Sean Galloway, MCIP, RPP
Manager, Planning

Attachments
SG:eb



City of North Vancouver

Context Map

Legend

Subject Site

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

PLOTTED: 4/25/2019
SOURCE: SiteMAP
COORDINATE SYSTEM: NAD 83, UTM Zone 10

city of north vancouver

Young Residence
342 East 14th St
North Vancouver

A1	SITE PLAN
A2	CONTEXT PLAN
A3	FOUNDATION PLAN
A4	BASEMENT PLAN
A5	MAIN FLOOR PLAN
A6	UPPER FLOOR PLAN
A7	ELEVATIONS
A8	ELEVATIONS
A9	ROOF PLAN
A10	GROSS FLOOR AREA
A11	GARAGE DRAWINGS
A12	CROSS SECTIONS

Civic Address:324 East 14th Street
North Vancouver .

Lot: 18
Block: 52
DL: 550
Plan: 1363

Application Description: Change of Zoning/Development Plan For two unit dwelling.

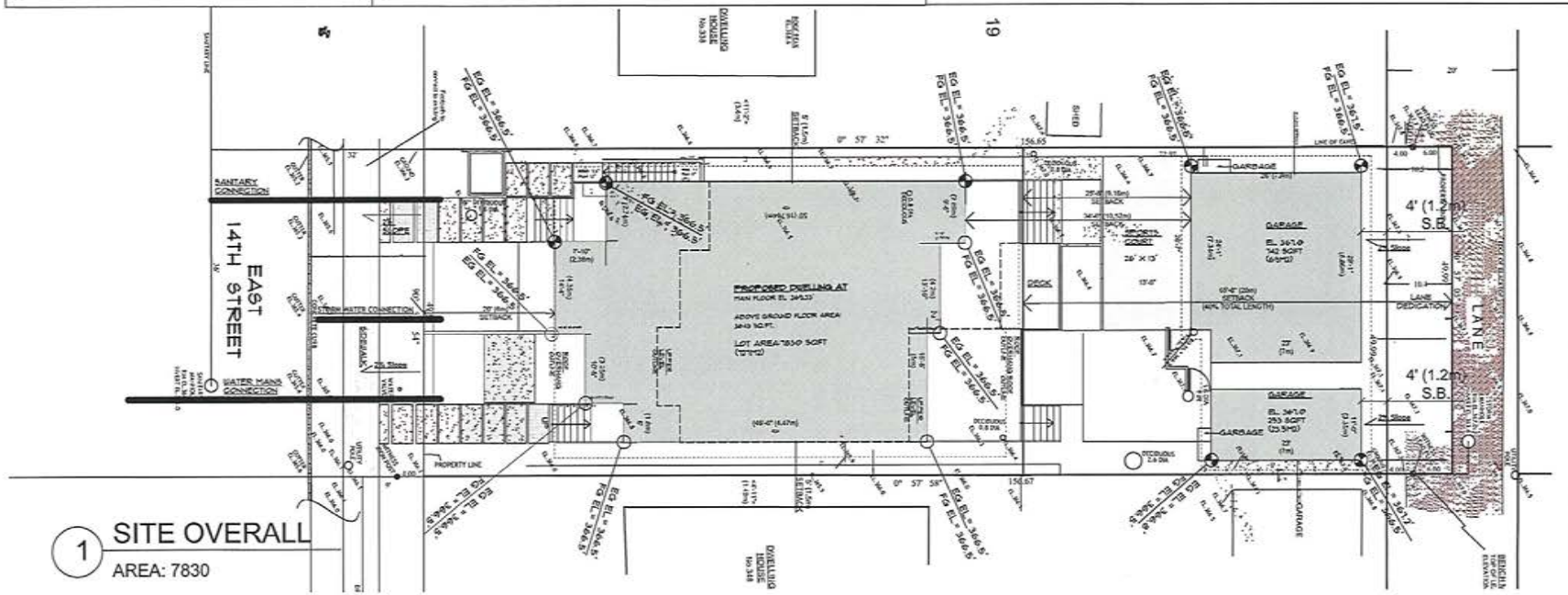
Lot Area (square metres (square feet))	7830 - sqft (727m2)	
	Existing	Proposed
Zoning	RS1	CD2
Official Community Plan		Existing
	Required	Proposed
Gross Floor Area (square metres (square feet))	3915 - sqft (363.71m2)	3843 - sqft (357.02m2)
Exemptions		Basement Exemption
Density Bonus (if applicable)		
Lot Coverage (percentage)	35 %	35 %
Height (metres (feet))	33' (10.05m)	24' 2"(7.3m)
Setbacks (metres (feet)) from		
Interior lot line 1	5' (1.5m)	5' (1.5m)
Interior lot line 2	5' (1.5m)	5' (1.5m)
Exterior lot line	N/A	N/A
Front lot line	20' (6m)	20' (6m)
Rear lot line	62' 7 " (19.07m)	65' 7 " (19.98m)
Vehicle Parking (number of spaces)	4	4
Bicycle Parking (number of spaces)		

GENERAL NOTES AND CONTRACTORS' DUTIES / OBLIGATIONS

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS REPRESENTED ON THE PLANS BEFORE COMMENCING WITH THE CONSTRUCTION OR DEMOLITION OF THIS PROJECT. ANY DISCREPANCIES NOT REPORTED TO ROBERT BLANEY DESIGN FOR VERIFICATION WILL BECOME THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
ALL MODIFICATIONS, ADDITIONS OR DELETIONS MADE TO THIS PROJECT WITHOUT DIRECT CONSULTATION WITH THIS OFFICE BECOMES THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
EACH DRAWING ISSUED FOR CONSTRUCTION SHALL BE SIGNED BY THE OWNER(S) AND THE CONTRACTOR, BY SIGNING THESE DRAWINGS, THE OWNER(S) STATE SATISFACTION AND COMPLETE UNDERSTANDING OF THIS PROJECT, THE DESIGN, AND THE SCOPE AND DETAIL OF THE WORK TO BE COMPLETED. DRAWINGS SHALL BE SIGNED BY THE OWNER(S) AND THE CONTRACTOR PRIOR TO COMMENCING WITH CONSTRUCTION. ROBERT BLANEY DESIGN TO RETAIN ONE SET OF DRAWINGS SIGNED AND AUTHORIZED FOR CONSTRUCTION. FAILURE TO FOLLOW THIS AUTHORIZATION PROCEDURE SHALL VOID ROBERTS DUTY DRAWING LOG FOR CONSTRUCTION.
REVISED DRAWINGS MUST ALSO BE SIGNED BY THE OWNER(S) AND CONTRACTOR PRIOR TO THE CONSTRUCTION OF REVISIONS, AND RETURNED TO ROBERT BLANEY DESIGN. THIS PROCEDURE SHALL BE ADHERED TO FOR ANY FUTURE REVISIONS OR ADJUSTMENTS MADE TO THE DRAWINGS.
BIDDING / NOTE: DRAWINGS TO BE VOID FOR CONSTRUCTION UNLESS ABOVE PROCEDURE IS FOLLOWED.
ROBERT BLANEY DESIGN SHALL NOT BE HELD RESPONSIBLE FOR STRUCTURAL DESIGN OR INTEGRITY OF THIS PROJECT.
DIMENSIONS MAY BE SUBJECT TO VARIATION FROM THIS PLAN TO ACTUAL DIMENSIONS ATTAINED ON SITE.IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY SUCH DISCREPANCIES TO ROBERT BLANEY DESIGN UPON DISCOVERY.
ALL CONSTRUCTION SHALL COMPLY TO THE LATEST APPLICABLE B.C. BUILDING CODES AND LOCAL MUNICIPAL BUILDING AND ZONING BY-LAWS.
ALL PLUMBING AND ELECTRICAL INSTALLATIONS SHALL CONFORM TO THE LATEST EDITION OF THE B.C. ELECTRICAL, PLUMBING AND BUILDING CODES AS APPLICABLE.
CONTRACTOR TO CONFIRM ALL WINDOW SIZES AND EXACT DIMENSIONS OF OPENINGS WITH DESIGNER AND OWNER/AFTER CONSTRUCTION FRAMING AND PRIOR TO ORDERING WINDOWS.
ROBERT BLANEY DESIGN SHALL RETAIN OWNERSHIP OF THESE DRAWINGS UNTIL (IN RECEIPT OF ALL MONIES OWING FOR PROJECT DESIGN FEES.

GENERAL NOTES AND BUILDING SPECIFICATIONS

SITE CONSTRUCTION PLANS FOR STAIR SPECIFICATIONS.
WINDOWS WITHIN 36" OF DOOR LOCK SETS AND TO BE CONSTRUCTED OF SAFETY GLASS (SEE PLANS)
GLASS SIDE LIGHTS GREATER THAN 24" IN WIDTH THAT COULD BE MISTAKEN FOR DOORS TO BE CONSTRUCTED OF SAFETY GLASS.
WINDOWS Fixed 3 TO BE THERMALLY BROKEN (TYP.).
MIRRORED DOORS AT ENTRANCES TO WALK-IN CLOSETS ARE TO BE SPACED WITH SOLID MATERIAL.
GLASS IN SHOWER DOORS OR TUB ENCLOSURE DOORS TO BE CONSTRUCTED OF SAFETY GLASS.
FRENCH DOORS TO BUILDING EXTERIOR TO BE SAFETY GLASS.
VENTILATION:
MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING AT LEAST ONE HALF AIR CHANGE/HR, DURING THE HEATING SEASON, BASED UPON THE INTERIOR FINISHED VOLUME OF DWELLING. THIS SYSTEM SHALL BE CONTROLLED MANUALLY / AUTOMATICALLY.
CERAMIC TILES OR EQUAL REQUIRED FOR BATHROOM FLOORS
SMOKE ALARMS:
SMOKE ALARMS CONFORMING TO ULC/ORD 2031 SHALL BE INSTALLED IN BEDROOM HALLWAYS ON SECOND FLOOR, AND BASEMENT FLOOR LEVELS AND IN FOYER(S). ALARM UNITS SHALL BE INSTALLED ON OR NEAR THE CEILING, INSTALLATION BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN OVER CURRENT DEVICE AND SMOKE ALARM. ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS IN STRUCTURE TO SOUND.
VENTILATION TO BE UNIFORMLY DISTRIBUTED TO FLAT AND VAULTED ROOFS TO 1/150 OF THE INSULATED CEILING AREA
ATTIC SPACES TO BE VENTILATED 1/300 OF THE INSULATED CEILING AREA
ROOF VENTS MUST BE UNIFORMLY DISTRIBUTED WITH A MINIMUM OF 25% IN EAVE AND 25% IN ROOF TOP WHERE CROSS PURLINS ARE OMITTED
ATTIC ACCESS TO BE PROVIDED TO ALL ATTIC SPACES MINIMUM DIMENSION 11"x22-4"
WALLS TO BE INSULATED WITH R24 INSULATION MIN, WITH CEILINGS TO BE R40 INSULATION MIN, FOR FLAT OR VAULTED ROOFSAME REQUIRED FOR ATTIC SPACES
WATERPROOF WALL BOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS
EXHAUST FANS REQUIRED IN WASHROOMS HAVING NO VENT WINDOWS
EXTERIOR DOORS WHICH SWING OUTWARD FROM BUILDING SHALL BE PROVIDED WITH HINGES AND PINS SUCH THAT THE DOORS CANNOT BE REMOVED WHEN THEY ARE IN THE CLOSED POSITION
FOUNDATION WALLS OF BASEMENTS LOCATED BELOW FINISHED GRADE TO BE INSULATED WITH 2" SM (R10) OR EQUAL TO 24" BELOW FINISHED GRADE
ALL NEW OR ALTERED WINDOWS AND DOORS TO BE DOUBLE GLAZED CONSTRUCTION WITH THERMALLY BROKEN FRAMES
GARAGE DOORS PROVIDING ACCESS TO DWELLING INTERIOR TO HAVE DOOR TYP. WOOD JAMB STRIPPING AND AUTOMATIC SELF CLOSING HINGES
GLASS IN WINDOWS LESS THAN 6' FROM FLOOR TO BE OF SAFETY GLASS CONSTRUCTION.
ALL POSTS AND COLUMNS TO BE 4" MINIMUM (4"x4" NS PER SCBC 9.17.4.1(2))
CROSS BRIDGING REQUIRE AT MAXIMUM 7'-0" O.C. FOR ROOF AND FLOOR JOISTS
NEW CONSTRUCTION REQUIRED TO BE OF DOUGLAS FIR #2 GRADE LUMBER OR BETTER
SUBMISSIONS OF MECHANICAL VENTILATION DESIGN AND LETTER OF SUPERVISION BY PROFESSIONAL ENGINEER OR CERTIFIED HRAI CONTRACTOR TO BUILDING INSPECTOR REQUIRED AT TIME OF FRAMING INSPECTION
BUILDING SECURITY: DOOR FRAMES ARE TO BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND FRAMING AT THE LOCK HEIGHT SO THAT THE FRAME WILL RESIST SPREADING BY FORCE. SWING-TYPE DOORS SHALL BE PROVIDED WITH A 5 PIN CYLINDER DEADBOLT LOCK WITH A MINIMUM 25mm THROW, AND BE PROTECTED WITH A SOLID OR HARDENED FREE TURNING RING OR BEVELED CYLINDER HOUSING. INACTIVE LEAFS OF DOUBLE DOORS SHALL BE PROVIDED WITH HEAVY DUTY BOLTS, TOP AND BOTTOM, WITH A MIN. 25mm THROW. HINGES FOR EXTERIOR DOORS AS ABOVE SHALL BE FASTENED TO WOOD DOORS WITH MIN. 25mm LONG WOOD SCREWS AND TO FRAMES WITH MIN. 75mm LONG SCREWS INTO SOLID CLOCKING - STRIKE PLATES SHALL BE FASTENED WOOD FRAMES WITH MIN. 75mm LONG SCREWS INTO SOLID BLOCKING



1 SITE OVERALL
AREA: 7830

N

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PROJECT NAME:
YOUNG RESIDENCE
342 EAST 14th
NORTH VANCOUVER

DRAWING TITLE:
SITE PLAN
FLOORPLAN

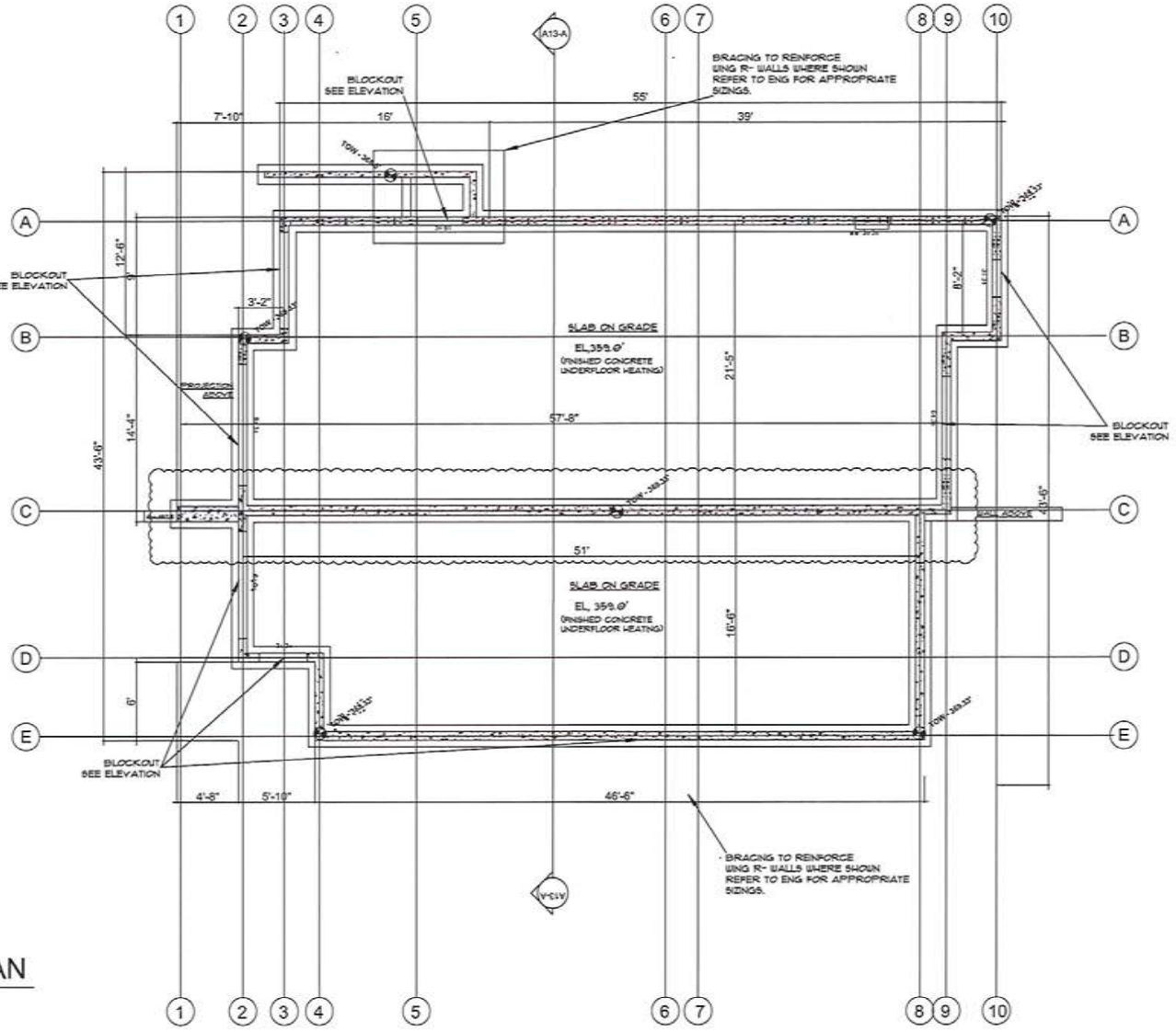
DRAWN BY: R.ROND	DATE: APR 16, 2019
CHECKED BY: R. BLANEY	CHECK ALL DIMS. REPORT TO:
SCALE: 1/8" = 1'-0"	REVISION # 1#

DRAWING NO.:
A1

STRUCTURAL SIZINGS/SPACINGS/CONNECTIONS ARE TO BE CONFIRMED WITH ENGINEER BEFORE CONSTRUCTION.

NOTE :
DRAWINGS ACCURATE TO +/- 1-2" PLEASE REPORT ANY MAJOR DISCREPANCIES TO ROBERT BLANEY DESIGN BEFORE PROCEEDING WITH WORKS.

ALL FOOTINGS AND FOUNDATIONS TO BE SURVEYD BY A REGISTERED BC LAND SURVEYOR BEFORE FORMING OR POURING CAN COMMENCE. ROBERT BLANEY DESIGN INC. TAKES NO RESPONSIBILITY UNLESS THIS ACTION IS PERFORMED.



1 FOUNDATION PLAN

PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

DRAWING TITLE:

FOUNDATION PLAN

DRAWN BY: R.RONO
DATE: APR 16, 2019
CHECKED BY: R. BLANEY
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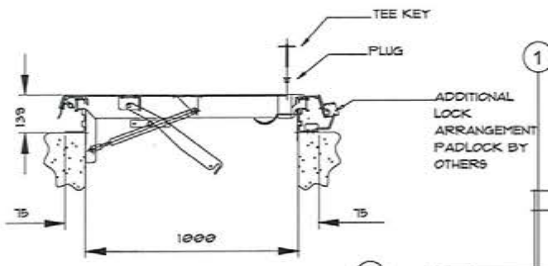
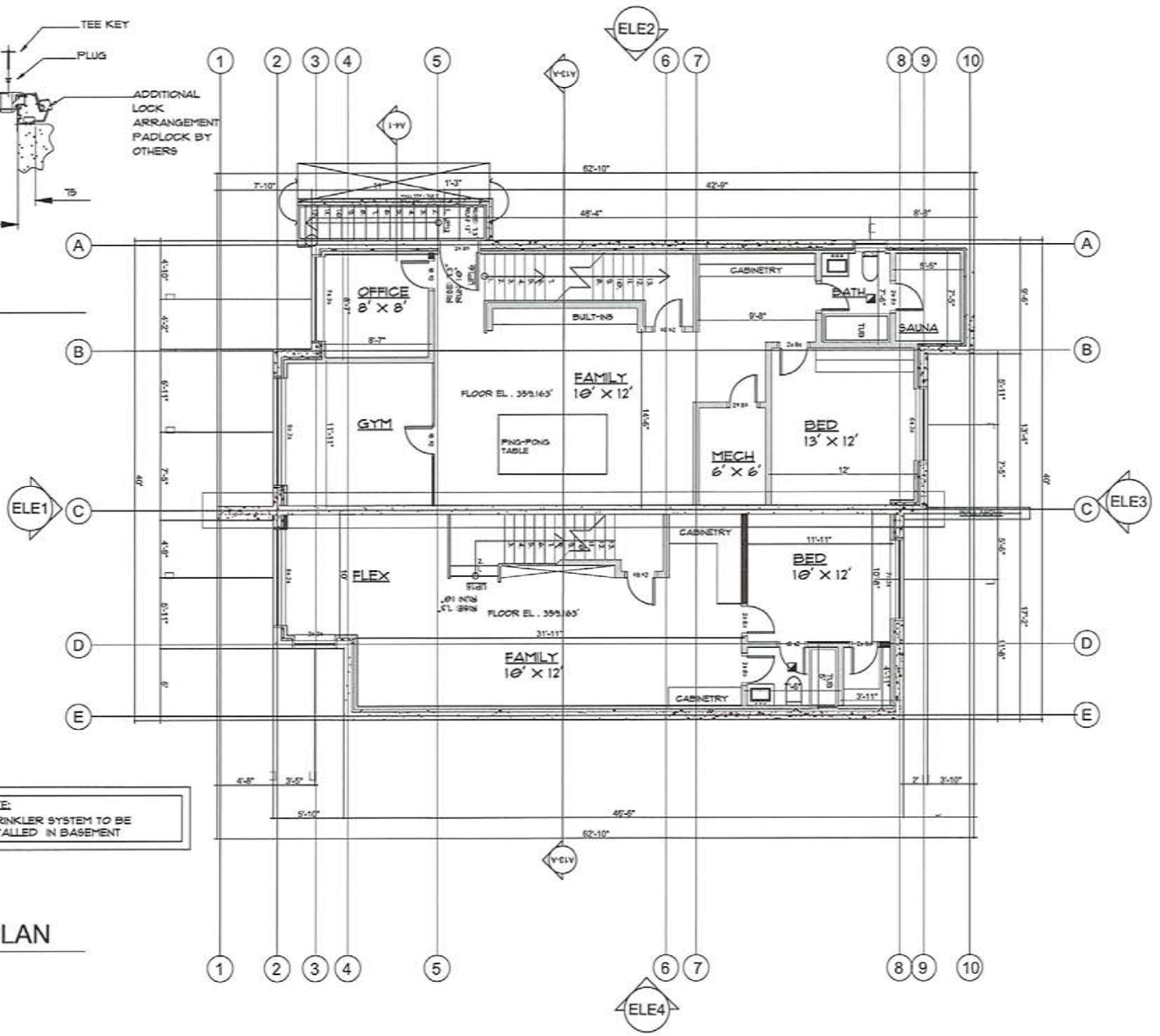
REVISION #: 1st

DRAWING NO.:

A3



1 Hatch Detail



NOTE:
SPRINKLER SYSTEM TO BE INSTALLED IN BASEMENT

1 BASEMENT PLAN

AREA: 1983 SQFT

N

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PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

DRAWING TITLE:

BASEMENT PLAN

DRAWN BY: R.RONO	DATE: APR 16, 2019
CHECKED BY: R. BLANEY	DESTROY ALL DWGS PREVIOUS TO:
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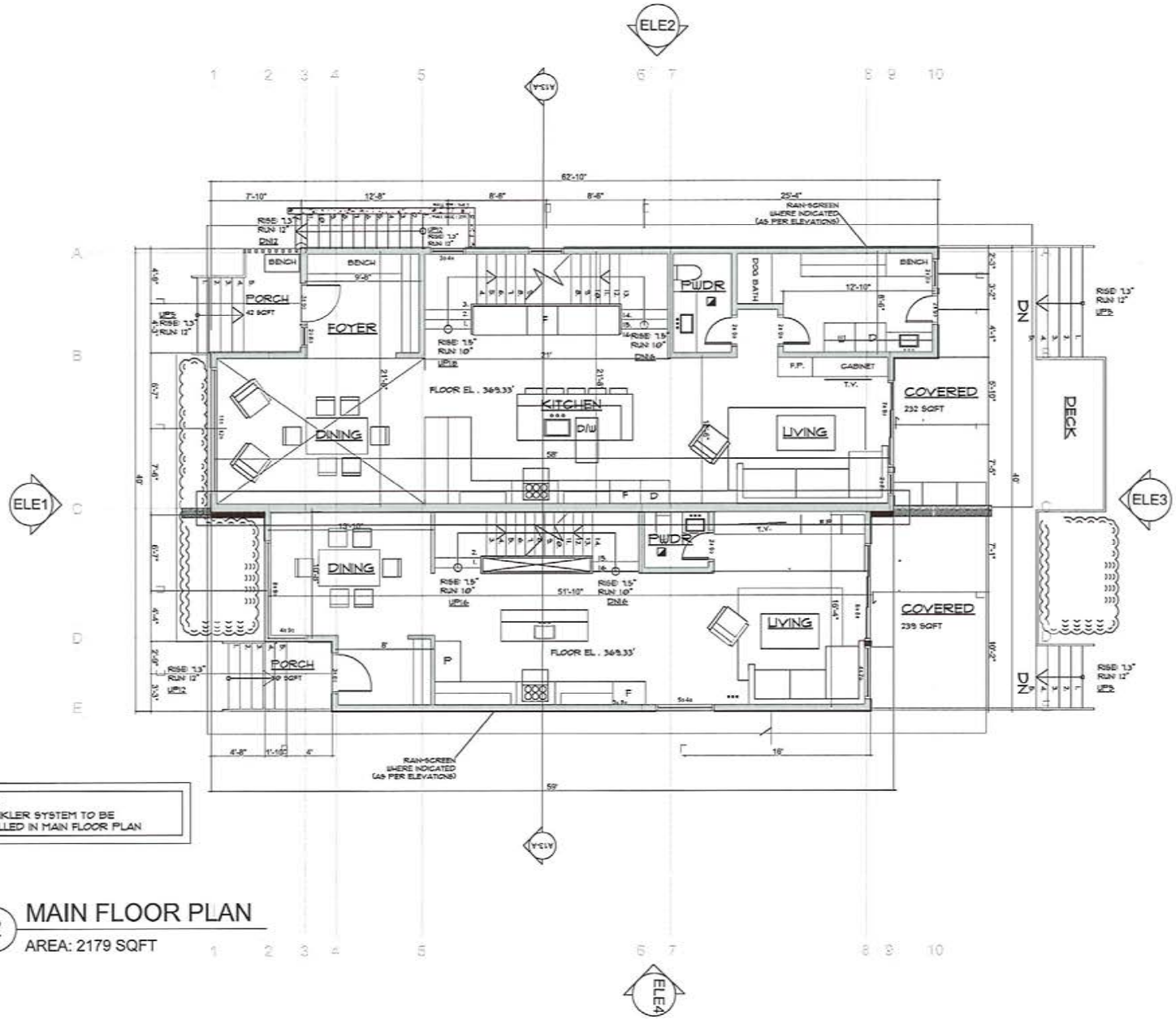
DRAWING NO.:

A4



NOTE:
SPRINKLER SYSTEM TO BE INSTALLED IN MAIN FLOOR PLAN

2 MAIN FLOOR PLAN

AREA: 2179 SQFT

PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

DRAWING TITLE:

MAIN FLOOR PLAN

DRAWN BY: R.RONO	DATE: APR 16, 2019
CHECKED BY: R. BLANEY	DESTROY ALL DWGS PREVIOUS TO:
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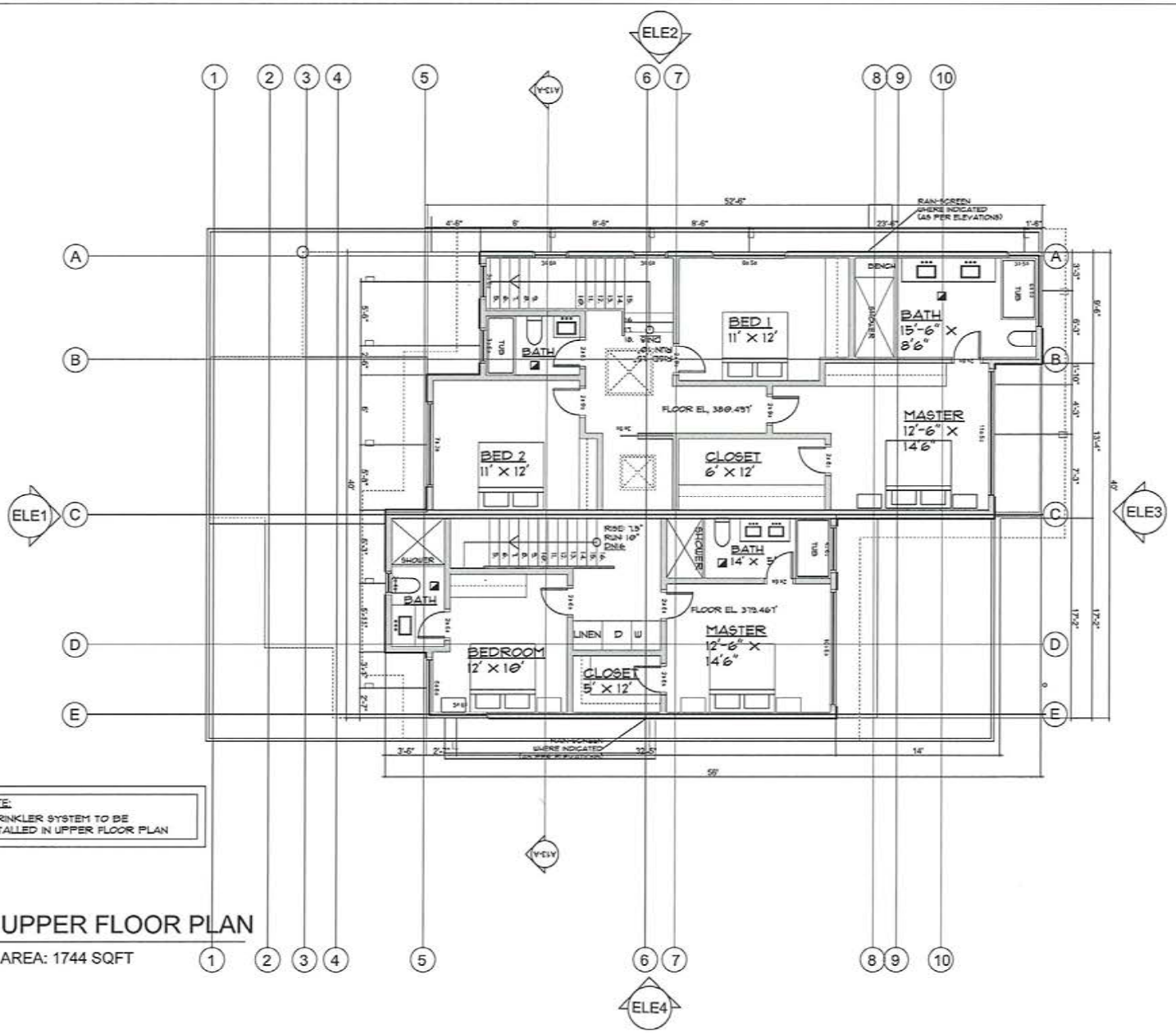
DRAWING NO.:

A5



NOTE:
SPRINKLER SYSTEM TO BE INSTALLED IN UPPER FLOOR PLAN

3 UPPER FLOOR PLAN

AREA: 1744 SQFT

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PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

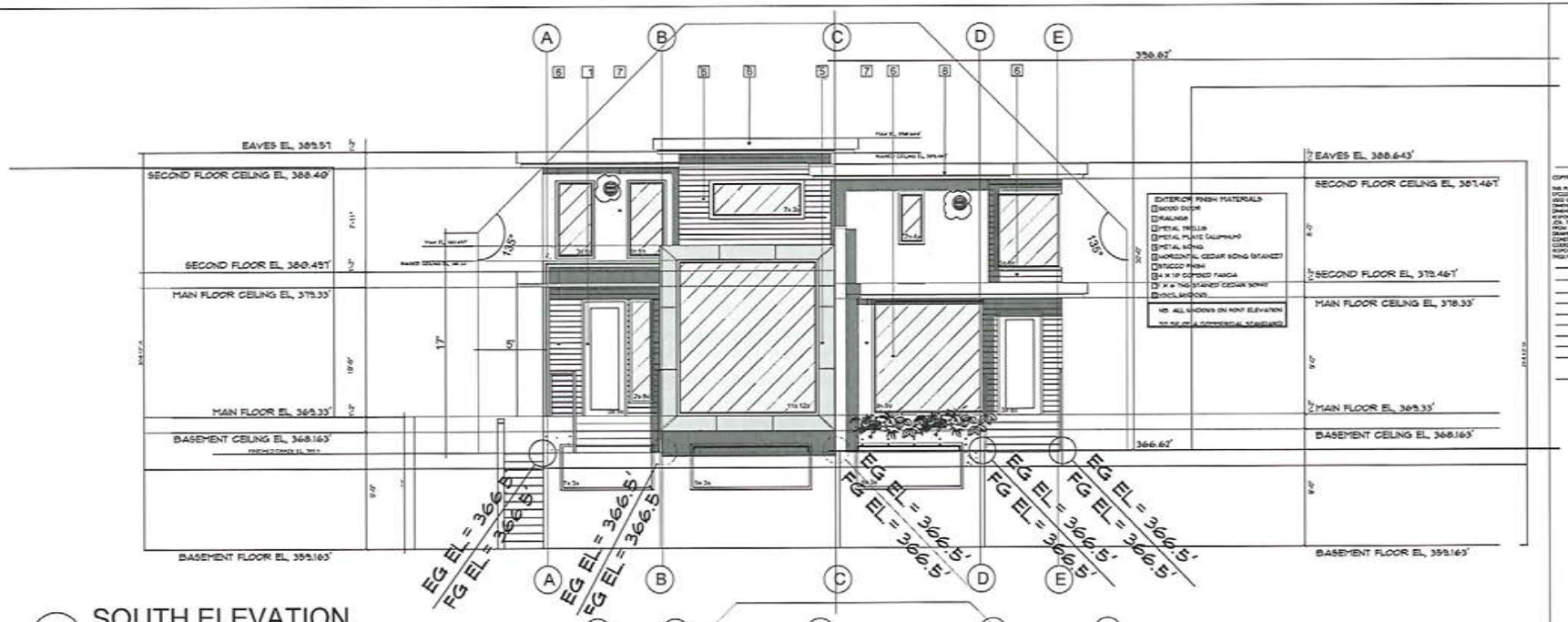
DRAWING TITLE:

UPPER FLOOR PLAN

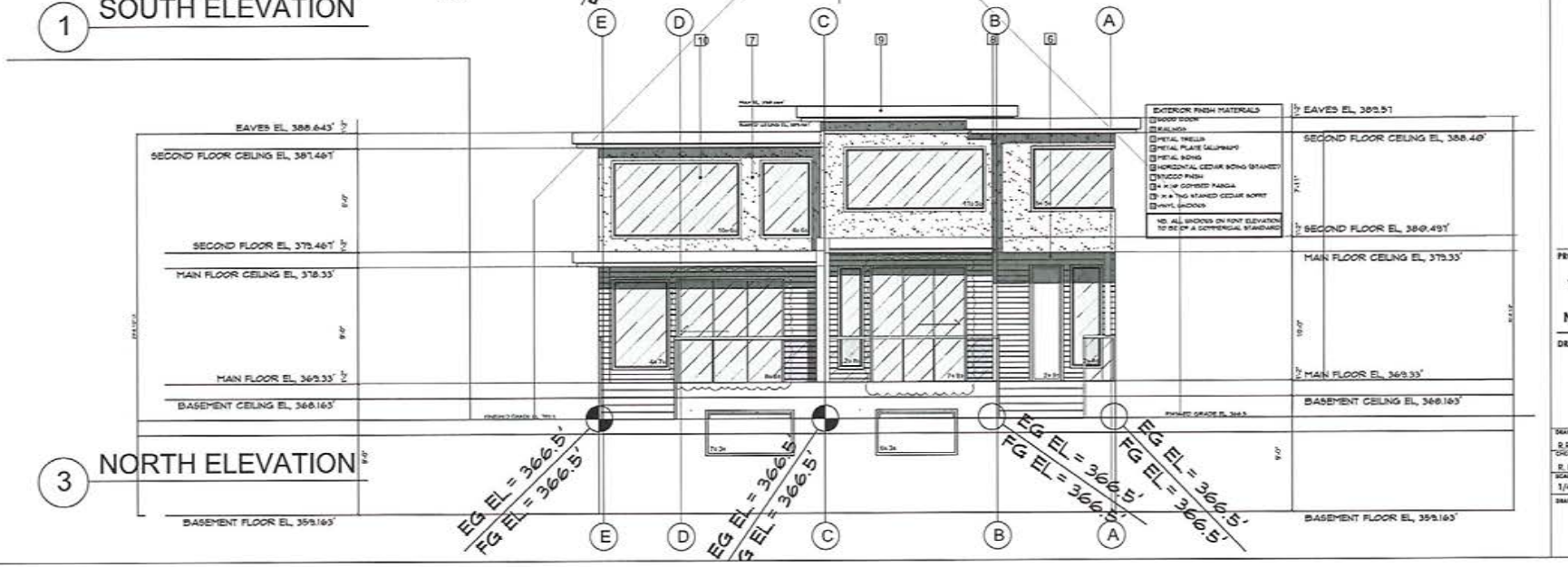
DRAWN BY: B.ROMO	DATE: APR 16, 2019
CHECKED BY: R. BLANEY	DESTROY ALL DWGS SUPERCEDED
SCALE: 1/4" = 1'-0"	REVISION # 1@

DRAWING NO.:

A6



1 SOUTH ELEVATION



3 NORTH ELEVATION

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PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

DRAWING TITLE:

ELEVATIONS

DRAWN BY: R.RONO	DATE: APR 16, 2019
CHECKED BY: R. BLANEY	REVISION # 19
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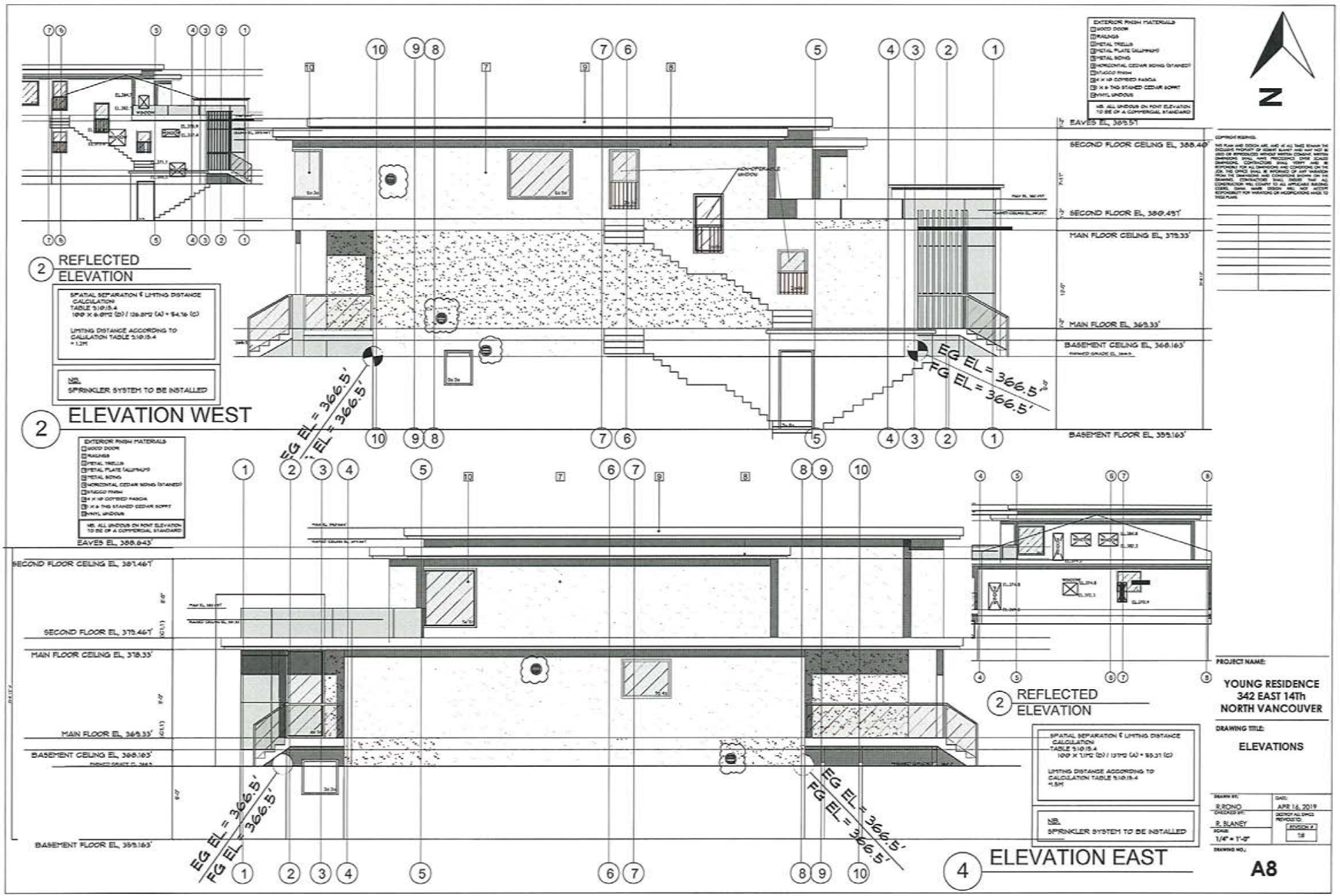
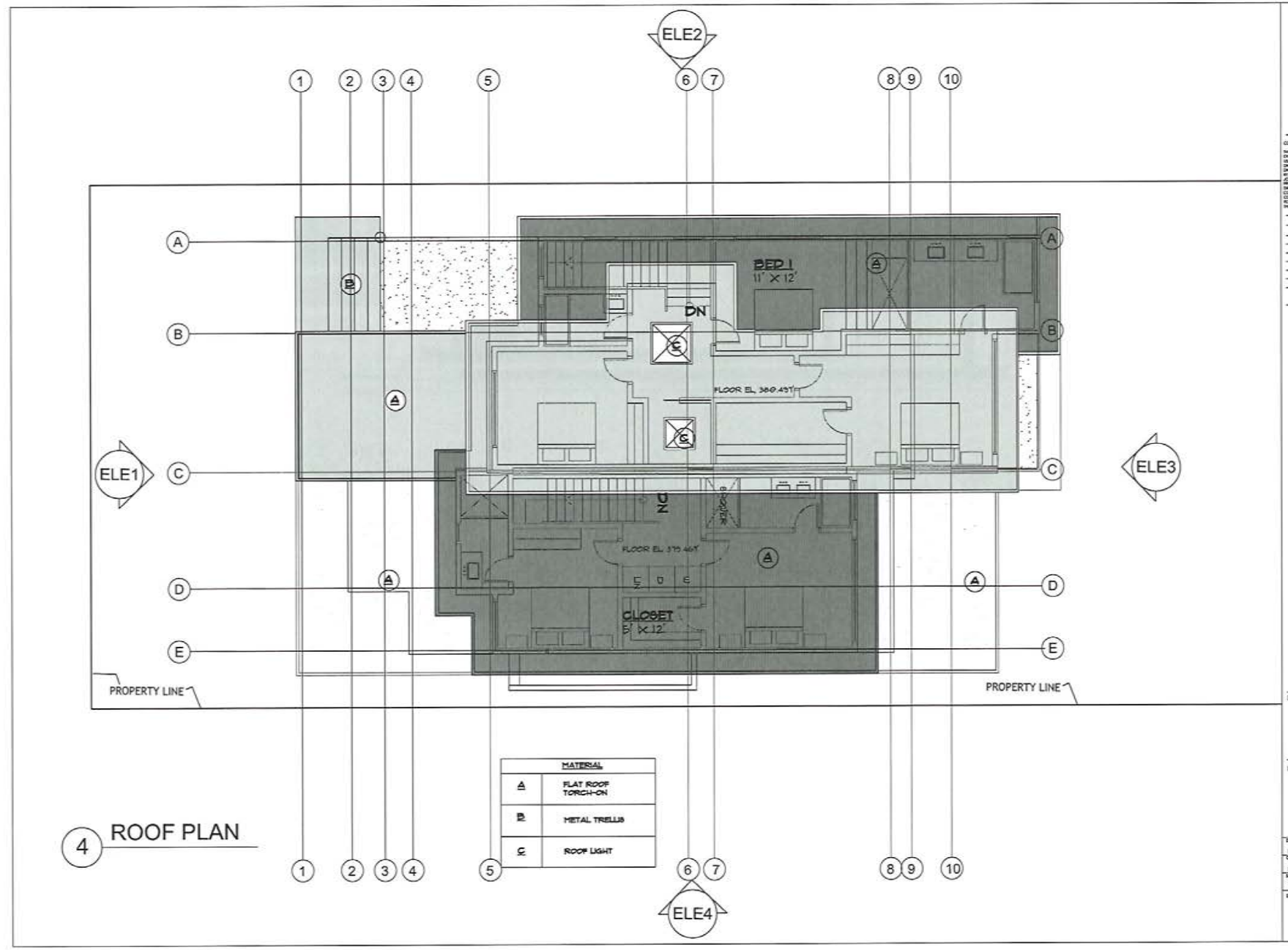

EXTERIOR FINISH MATERIALS
WOOD DOOR
RAILINGS
METAL TRELLIS
METAL PLATE (ALUMINUM)
METAL SIDING
HORIZONTAL CEDAR SIDING (STAINED)
STUCCO FINISH
4" X 10" COTTED FASCIA
1" X 6" TNG STAINED CEDAR SOFFIT
VINYL WINDOWS
NB. ALL WINDOWS ON FRONT ELEVATION TO BE OF A COMMERCIAL STANDARD
N
EAVES EL. 389.51'
SECOND FLOOR CEILING EL. 388.40'
SECOND FLOOR EL. 380.495'
MAIN FLOOR CEILING EL. 378.33'
MAIN FLOOR EL. 369.33'
BASEMENT CEILING EL. 368.163'
BASEMENT FLOOR EL. 359.163'
NON-OPERABLE WINDOW
EG EL = 366.5'
FG EL = 366.5'
2 REFLECTED ELEVATION
SPATIAL SEPARATION & LIMITING DISTANCE CALCULATION
TABLE 5.10.15.4
100P X 6.0M2 (D) / 126.8M2 (A) = 84.16 (C)
LIMITING DISTANCE ACCORDING TO CALCULATION TABLE 5.10.15.4
= 1.2M
NB.
SPRINKLER SYSTEM TO BE INSTALLED
2 ELEVATION WEST
EAVES EL. 388.643'
SECOND FLOOR CEILING EL. 387.467'
SECOND FLOOR EL. 379.467'
MAIN FLOOR CEILING EL. 378.33'
MAIN FLOOR EL. 369.33'
BASEMENT CEILING EL. 368.163'
BASEMENT FLOOR EL. 359.163'
2 REFLECTED ELEVATION
SPATIAL SEPARATION & LIMITING DISTANCE CALCULATION
TABLE 5.10.15.4
100P X 1.1M2 (D) / 13M2 (A) = 55.31 (C)
LIMITING DISTANCE ACCORDING TO CALCULATION TABLE 5.10.15.4
=1.5M
NB.
SPRINKLER SYSTEM TO BE INSTALLED
4 ELEVATION EAST
PROJECT NAME:
YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER
DRAWING TITLE:
ELEVATIONS
DRAWN BY: R.RONO
CHECKED BY: R. BLANEY
DATE: APR 16, 2019
SCALE: 1/4" = 1'-0"
DRAWING NO.: A8



MATERIAL	
A	FLAT ROOF TORCH-ON
B	METAL TRELLIS
C	ROOF LIGHT

4 ROOF PLAN

N

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PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

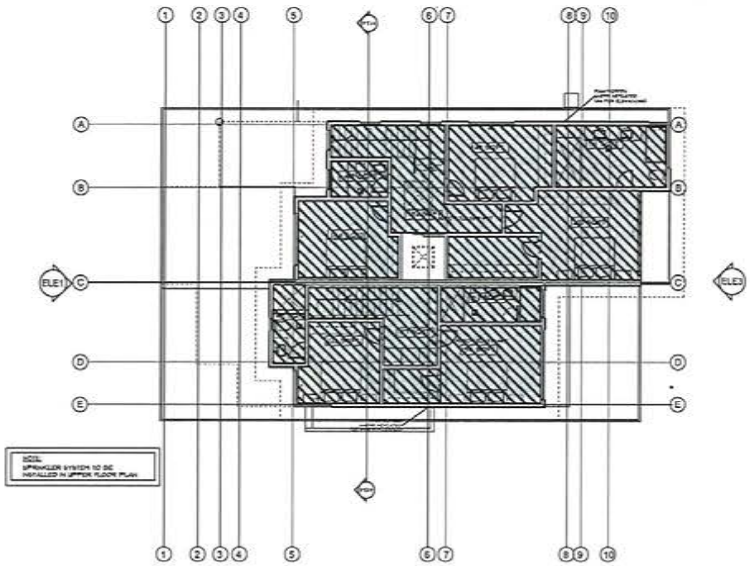
DRAWING TITLE:

ROOF PLAN

DRAWN BY:	DATE:
R.RONO	APR 16, 2019
CHECKED BY:	DETROIT ALL DWGS PREVIOUS TO:
R. SLANEY	DIVISION #
SCALE: 1/4" = 1'-0"	18

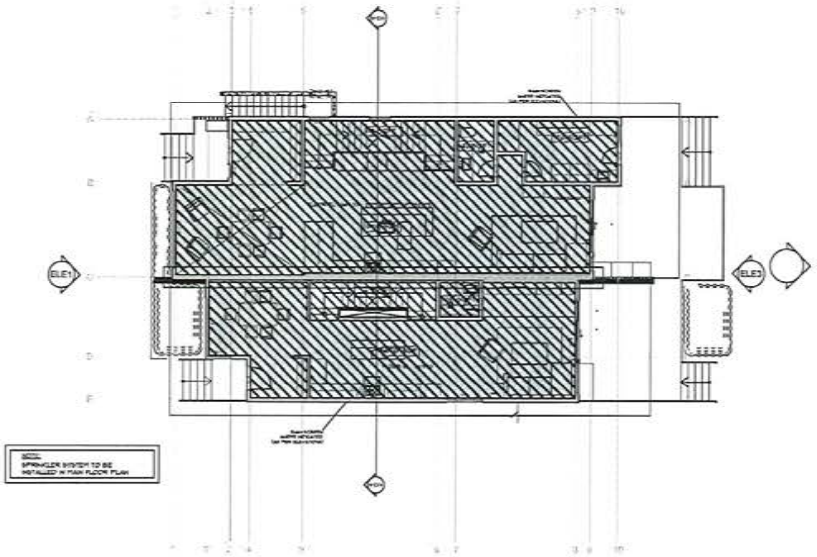
DRAWING NO.:

A9



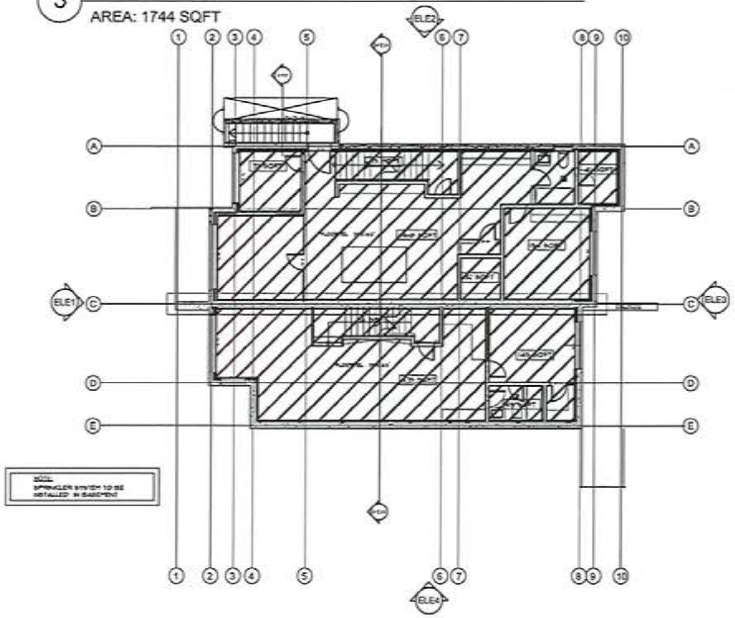
3 FIRST FLOOR GROSS AREA OVERLAY

AREA: 1744 SQFT



2 GROUND FLOOR GROSS AREA OVERLAY

AREA: 2179 SQFT



1 BASEMENT GROSS AREA OVERLAY

AREA: 2034 SQFT

KEY

- BATHROOMS /UTILITIES — Total - 603 sqft
- LIVING SPACE /KITCHENS DINING SITTING — Total - 2690sqft
- CIRCULATION /STAIRS HALLS — Total - 655 sqft
- BEDROOMS — Total - 1138 Sqft
- OFFICE — Total - 73 sqft

N.B.A. F.S.R. CALCULATIONS ARE SUMMARIZED ON A1

N.B. BASEMENT AREAS EXEMPT FROM F.S.R. CALCULATIONS AS PER RESIDENTIAL REQUIREMENTS FOR THE CITY OF NORTH VANCOUVER

N

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PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

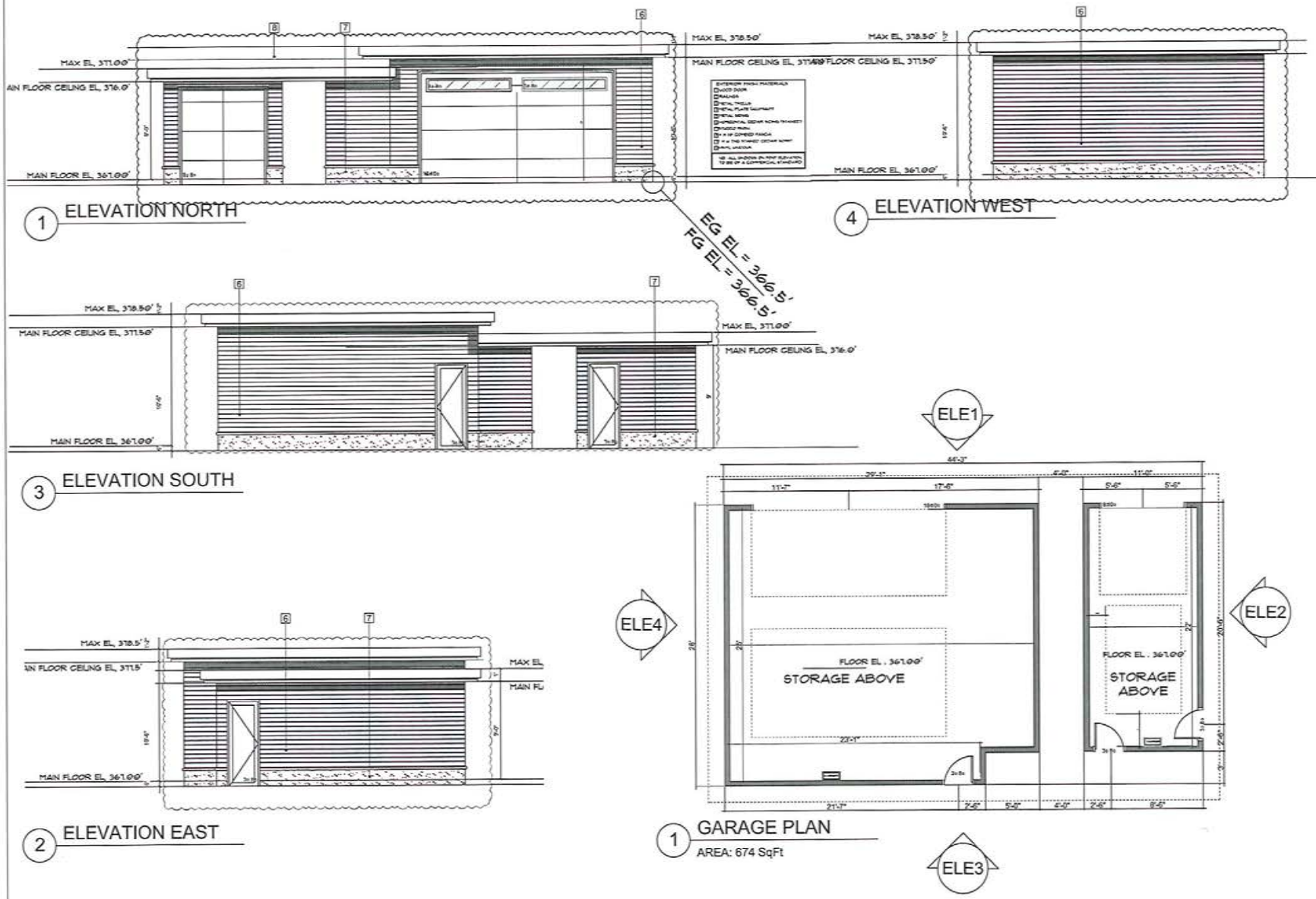
DRAWING TITLE:

GROSS AREA SUMMARY

DRAWN BY:	DATE:
R.RONO	APR 16, 2019
CHECKED BY:	DISTRICT BUILDING PERMISSION TO:
R. SLANEY	
SCALE:	REVISION #
NTS	1#

DRAWING NO.:

A10



N

PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

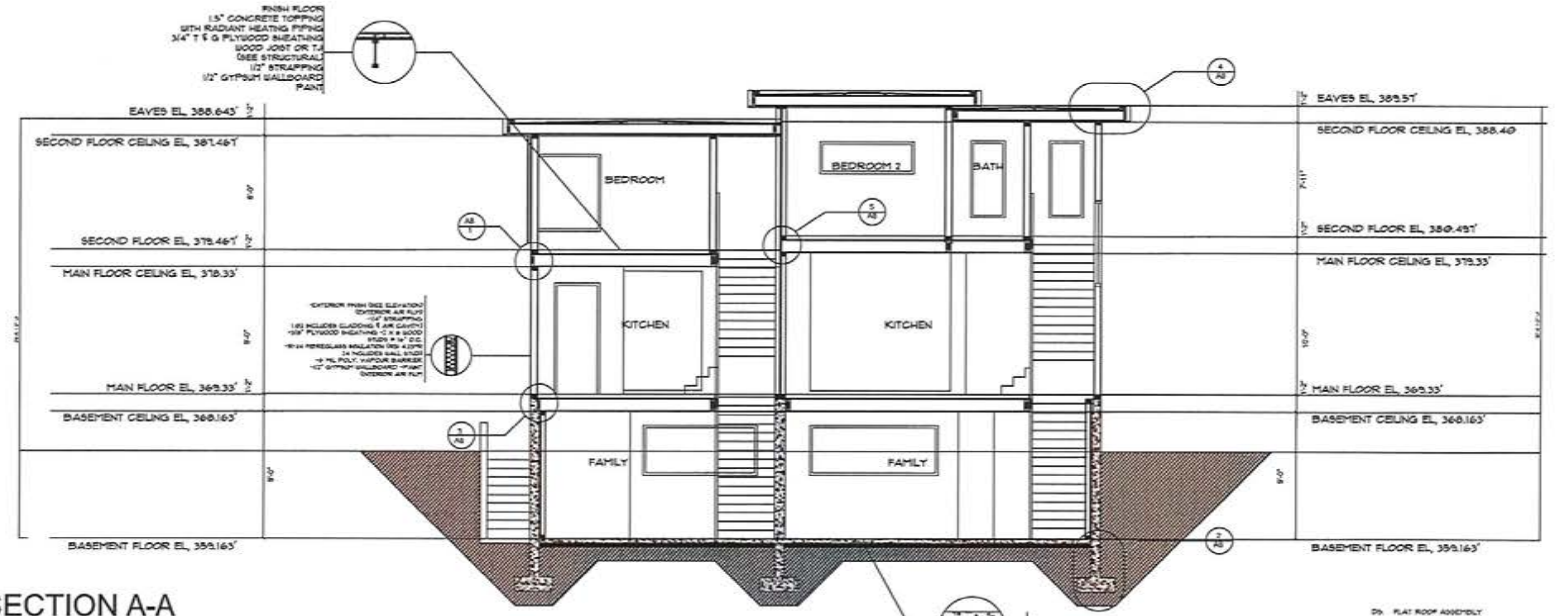
DRAWING TITLE:

ACCESSORY
BUILDING
GARAGE

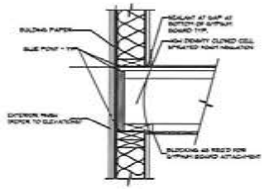
DRAWN BY: R.RONO	DATE: APR 16, 2019
CHECKED BY: R. BLANEY	DESTROY ALL DWGS PREVIOUS TO:
SCALE: 1/4" = 1'-0"	REVISION # 1#

DRAWING NO.:

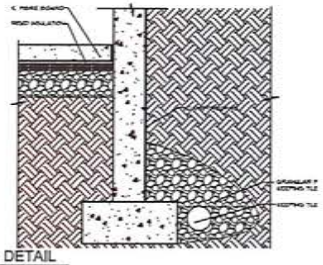
A11



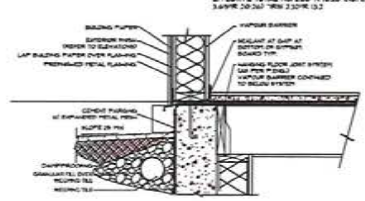
A SECTION A-A



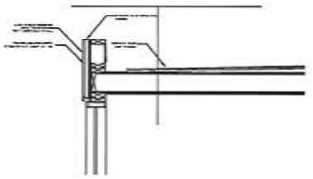
1 DETAIL



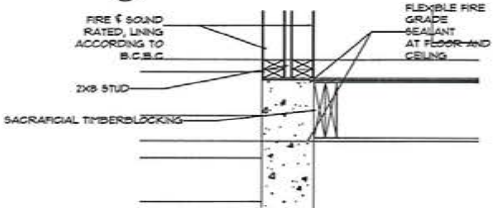
2 DETAIL



3 DETAIL



4 DETAIL



5 DETAIL

N

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PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

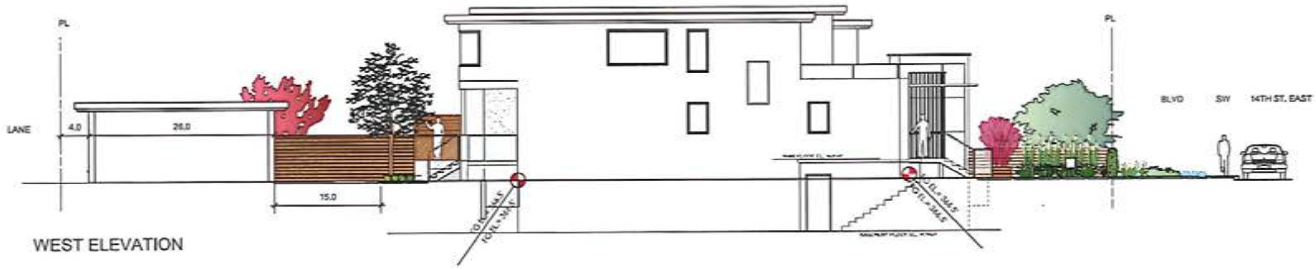
DRAWING TITLE:

CROSS SECTION

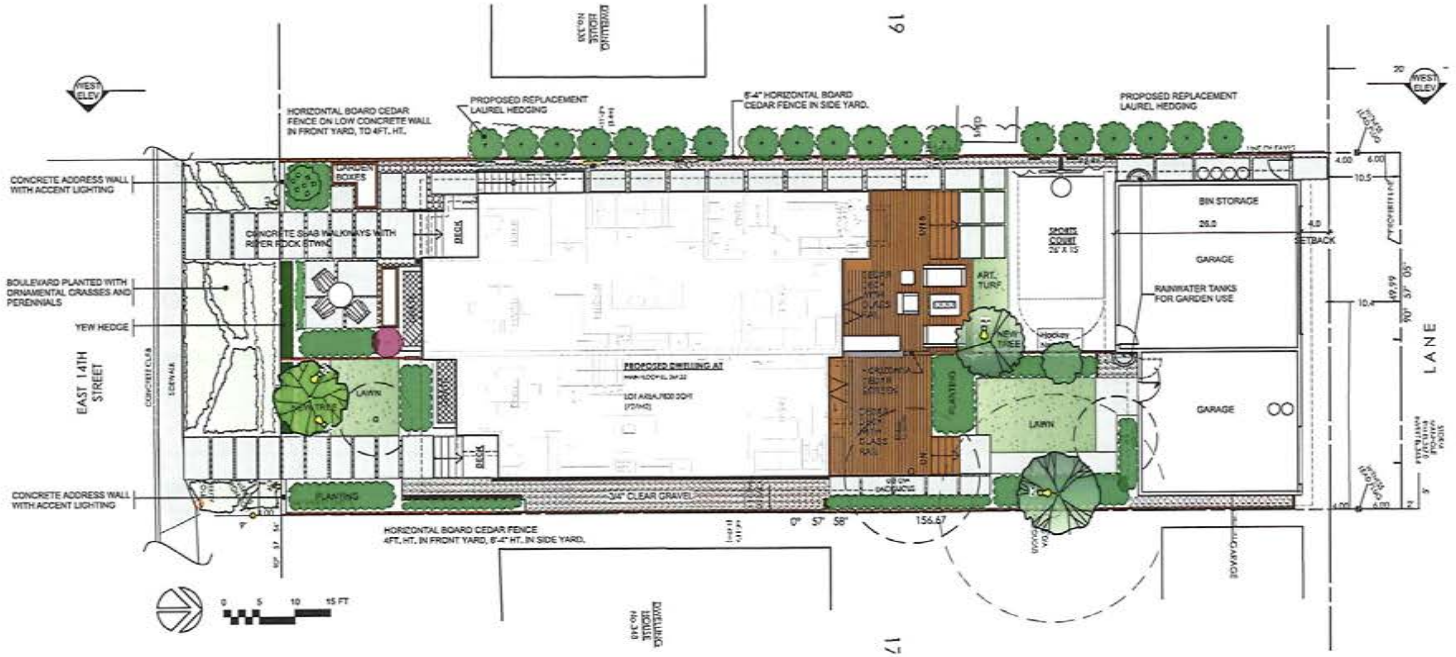
DRAWN BY: R.RONO	DATE: APR 16, 2019
CHECKED BY: R. BLANEY	DESTROY ALL DWGS PREVIOUS TO:
SCALE: 1/4" = 1'-0"	REVISION #: 1#

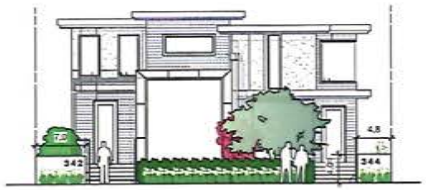
DRAWING NO.:

A12

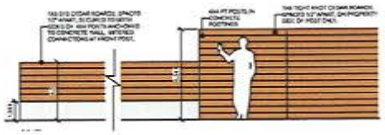


WEST ELEVATION

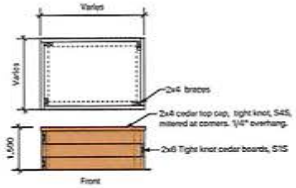




FRONT ELEVATION



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



PLANTER BOX DETAIL SCALE: 1/2"=1'-0"

N

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PROJECT NAME:

YOUNG RESIDENCE
342 EAST 14Th
NORTH VANCOUVER

DRAWING TITLE:

LANDSCAPE PLAN

DRAWN BY:	DATE:
R.RONO	APR 16, 2019
CHECKED BY:	DESTROY ALL DIMENSIONS PROVIDED TO:
R. SLANEY	REVISION #
SCALE: 1/8" = 1'-0"	18

DRAWING NO.:

L1

ROBERT BLANEY

Date: November 7th 2018

Regarding: DIS Meeting Held July 16th 2018 Held from 6 – 8pm.

To: Andrew Yu

As a result of hosting the DIS meeting at the City of North Vancouver's public library on July 6th 2018, It became very apparent that our unusual application for a 60/40 split was more than welcomed by the neighbours and citizens that attended.

In all we received 8 groups of families and citizens in the three hours the event was hosted. All attendees had positive things to say and there was NO negative feedback. Since the event we have also had numerous enquiries about others wanting to achieve such a project.

Overall we are happy with the event and look forward to its success.

Thank you,

Robert Blaney | Principal

Robert Blaney Design Inc.

Development Information Session

Sign in Sheet

Please note: This for will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DEVELOPMENT: **DATE:** **TIME:**

DIS LOCATION:

No.	Name	Address	Time
1	Tomoki Kaneko	228 20th Street East, N Van	6:00pm
2	YAZ DAOUDI	124 WEST 18TH N. VAN	7:20PM
3	Sarah Mosher + Phil call	364 East 14th st.	7.20pm
4	ARZOO BABUL	2354 HAYWOOD AVE.	7:30
5	MARK HUGHES	355 15th St. East	7:40
6			
7			
8			
9			
10			

ADDRESS OF APPLICATION:

Development Information Session

Please note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on this form, only your address.

Name: ECisha Li	
Address: 348 E. 14th street. North Van.	
The developer or City may contact me regarding these comments: [X] Yes [ ] No	
1. Do you support the proposed project?	Yes.
2. What do you like most about the proposed project?	Looks nice.

3. Do you have any concerns about the proposed projects?	No.
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

Contacts:

Applicant: Telephone: Email:

City of North Vancouver: Telephone: Email:

ADDRESS OF APPLICATION:

Development Information Session

Please note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on this form, only your address.

Name: YAZ DAOUDI	
Address: 124 WEST 18th STREET N.VAN	
The developer or City may contact me regarding these comments: ☐ Yes ☑ No	
1. Do you support the proposed project?	Yes.
2. What do you like most about the proposed project?	The typology of the Buildings!

1476116

3. Do you have any concerns about the proposed projects?	
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

Contacts:

Applicant:	Telephone:	Email:
City of North Vancouver:	Telephone:	Email:

ADDRESS OF APPLICATION:

Development Information Session

Please note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on this form, only your address.

Name: Sarah Mosher	
Address: 364 East 14th St.	
The developer or City may contact me regarding these comments:	☑ Yes ☐ No
1. Do you support the proposed project?	Yes.
2. What do you like most about the proposed project?	- that they are not the same size, offering more options on our street! - the modern style.

1476116

3. Do you have any concerns about the proposed projects?	None.
4. What would you suggest to improve or enhance the proposed project?	Nothing.
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

Contacts:

Applicant:	Telephone:	Email:
City of North Vancouver:	Telephone:	Email:

ADDRESS OF APPLICATION:

Development Information Session

Please note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on this form, only your address.

Name: MARK HUGHES	
Address: 355 15th Street East	
The developer or City may contact me regarding these comments: ☑ Yes ☐ No	
1. Do you support the proposed project? Yes	
2. What do you like most about the proposed project? Great design!	

3. Do you have any concerns about the proposed projects? None	
4. What would you suggest to improve or enhance the proposed project? —	
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

Contacts:

Applicant:	Telephone:	Email:
City of North Vancouver:	Telephone:	Email:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT

Permit No. DVP2019-00002 File: 08-3360-20-0465/1

Issued to owner(s): **Cynthia Shannon Young**

Respecting the lands located at **342 East 14th Street**, North Vancouver, BC, legally described as:

LOT 18 BLOCK 52 DL 550 PLAN 1363 PID: 014-756-595

(the "**Lands**")

List of Attachments:

Schedule "A": List of Plans

Authority to Issue:

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

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver "Zoning Bylaw, 1995, No. 6700" are hereby varied as follows:

   A. Section 509A(3) shall be varied to increase the site coverage to 47%.

   B. Section 509A(4)(c) shall be varied to waive the minimum height requirements above the reference grade for the first storey of the principal building.

   C. Section 514(5)(b) shall be varied to reduce the interior side lot line setback for the accessory buildings to 0.6m.

   D. Section 514(5)(g) shall be varied to increase the permitted solid wall along the rear laneway to 80.5%.

Special Terms and Conditions of Use:

3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A "List of Plans" and filed in the offices of the City, approved by Council, and in compliance with the regulations and conditions listed.

4. No variances other than those specifically set out in this permit are implied or to be construed.

5. All plans attached to this Permit and specifications referred to above, are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Variance Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.

General Terms and Conditions:

6. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

7. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.

8. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

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

Authorized by Council: _____
Year / Month / Day

_____
Darrell R. Mussatto, Mayor

_____
Karla Graham, City Clerk

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. DVP2019-00002.

Notice filed the _____day of _____, 20_____.

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans 342 East 14th Street

Designer	Project Name	Sheet Description	Sheet No.	Sheet Date	CityDocs File Number
Robert Blaney	Young Residence	Site and Floor Plan	A1	April 16, 2019	
Robert Blaney	Young Residence	Foundation Plan	A3	April 16, 2019	
Robert Blaney	Young Residence	Basement Plan	A4	April 16, 2019	
Robert Blaney	Young Residence	Main Floor Plan	A5	April 16, 2019	
Robert Blaney	Young Residence	Upper Floor Plan	A6	April 16, 2019	
Robert Blaney	Young Residence	Elevations	A7	April 16, 2019	
Robert Blaney	Young Residence	Elevations	A8	April 16, 2019	
Robert Blaney	Young Residence	Roof Plan	A9	April 16, 2019	
Robert Blaney	Young Residence	Accessory Building Garage	A11	April 16, 2019	
Robert Blaney	Young Residence	Landscape Plan	L1	April 16, 2019	

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8719

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, 2019, No. 8719" (Robert Blaney Design, 342 East 14th Street).**

2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of the RT-1 (Two-Unit Residential 1) Zone:

Lots	**Block**	**D.L.**	**Plan**	
18	52	550	1363	from RS-1

READ a first time on the <> day of <>, 2019.

READ a second time on the <> day of <>, 2019.

READ a third time on the <> day of <>, 2019.

ADOPTED on the <> day of <>, 2019.

MAYOR

CITY CLERK

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Division Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sean Galloway, Manager, Planning and Development

Subject: REZONING APPLICATION: 523 EAST 4TH STREET (PD MOORE HOMES INC. / LIGHTER DESIGN AND DRAFTING, CD-719)

Date: May 1, 2019 File No: 08-3360-20-0466/1

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

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning and Development, dated May 1, 2019, entitled "Rezoning Application: 523 East 4th Street (PD Moore Homes Inc. / Lighter Design and Drafting, CD-719)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8720" (PD Moore Homes Inc. / Lighter Design and Drafting, 523 East 4th Street, CD-719) be considered and the Public Hearing be waived;

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

AND THAT the Mayor and City Clerk be authorized to sign all necessary documentation to give effect to the motion.

ATTACHMENTS:

1. Context Map (Doc #1777166)
2. Architectural and Landscape Plans, dated September 10, 2018 (Doc #1777516)
3. Public Consultation Summary (Doc #1777512)
4. Zoning Amendment Bylaw No. 8720 (Doc #1777482)

PROJECT DESCRIPTION

The project consists of one two storey, two bedroom infill dwelling located to the rear of the subject site fronting on to the laneway. The proposed dwelling incorporates a secondary suite, which consists of a single bedroom and den. The current site has an existing dwelling constructed in 2001 that will remain. Within the existing dwelling, a new secondary suite will be added. The requested changes to the zoning by-law to permit this development are identified in Table 1 below, additionally, Attachment #4 has the amending by-law with the proposed changes.

Table 1. *Requested Changes to the Zoning By-law*

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RT-1	CD Zone
- Use		Two principal dwellings per lot
Setbacks (metres)		
- Rear	14.5 m	1.52 m

POLICY FRAMEWORK

The subject site is designated R2 within the Official Community Plan. This designation permits a range of ground-oriented housing in areas located between detached residential and more intensive residential or mixed-use areas. Duplexes with secondary suites, triplexes, and row homes are permitted in this designation.

Metro 2040	
Goal 1 Create a Compact Urban Area	Intensifying this site with infill that is consistent and scaled to the surrounding neighbourhood, ensure the highest and best use of the land promoting a compact urban area.
Goal 2 Support a Sustainable Economy	Infill on this site promotes housing forms that can support a diversity of income levels and ensure people live close to where they work.
Goal 4 Develop Complete Communities	The proposed development ensures the neighbourhood will have a diversity of housing stock that will promote the ability to age-in-place allowing people to stay in their neighbourhood throughout all of their lifecycles.

Goal 5 Support Sustainable Transportation Choices	Intensification of this site will support future rapid transit investment along 3rd Street East. This site is well situated to provide the occupants with a variety of transportation choices across the north shore and the greater region.
Official Community Plan	
Policy 1.1.2 Align growth with the development community amenities and infrastructure	Intensification of the site supports the Lower Lonsdale Area and future rapid transit infrastructure investment
Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods	The proposed development on the site is appropriately scaled to the neighbourhood and supports the primacy of the Lonsdale Regional City Centre.
Policy 1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings	The proposed building has similar roof lines and architectural characteristics as the existing dwelling. The materiality of the new dwelling is consistent with the surrounding neighbourhood.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner	The proposed architecture of the new dwelling is consistent with the surrounding urban form and the chosen materials are consistent with those found in the local context.
Policy 1.3.9 Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as well as storm water management and urban agriculture.	The development provides for habitable room windows along the laneway with direct sidewalk access to the front porch and doorway. This design promotes natural surveillance and activates the laneway environment.
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The proposed infill development provides a smaller housing form that assists in promoting aging-in-place. Additionally, this form will help to provide more diverse housing in a neighbourhood that is accessible to rapid transit and the Lower Lonsdale area.

Housing Action Plan	
Action #5 To increase rental options in lower density areas to support renters and provide homeowners with additional rental income, while retaining neighbourhood scale and character.	The proposed infill development creates two ground oriented units that has the potential to supplement the rental supply. This increase in supply is located in a transit oriented area and supports the Lower Lonsdale precinct.
Sustainable Development Guidelines	
Natural Systems The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.	The project is providing permeable paving, low-impact development and landscape features to ensure storm water runoff is filtered and can be managed on site to mitigate impact on local water courses and the Burrard Inlet.

PLANNING ANALYSIS

Site Context

The surrounding land uses are identified in Table 2 below.

Table 2. *Surrounding Uses*

Direction	Address	Description	Zoning
North	518, 522 and 528 East 4th Street	Single family dwellings	RS-1
South (across the laneway)	612 and 632 East 3rd Street	Single family dwelling and vacant lot	RG-3
East	529 East 4th Street	Single family dwelling	RT-1
West	519 East 4th Street	Single family dwelling	RT-1

Generally, the surrounding neighbourhood is made up of large single family homes. However, there has been construction of duplexes further to the east and the lands to the south are identified for more intense uses as they abut a future rapid transit route and were designated through the Moodyville Plan Area.

Use

The policy framework applicable to the subject site supports the proposed two dwelling residential use. The site is located in close proximity to frequent transit and Lower Lonsdale commercial precinct. Additionally, the units will provide a diversity of housing stock in the area, supporting aging-in-place.

Intensity

The proposed intensification on the site is appropriate for the neighbourhood given the surrounding density on adjacent sites. The site and the proposal provide a transition between the more intense building types to the south of the site, with the lower rise building forms to the north. The proposal provides three parking spaces on-site, which will adequately serve the proposed intensity of uses.

Form

The urban form proposed for the site satisfies the policy intent of ensuring any new development is consistent with character of the surrounding neighbourhood. The overall massing of the new building is sympathetic to the architectural style of the existing structures on site. Visual bulk is minimized, specifically along the adjoining property boundaries reducing the impact on neighbouring sites. The site layout provides for private amenity spaces for each dwelling unit. Parking is appropriately placed adjacent to the laneway. The units on site have been designed to ensure individualized entrances and access to the street, particularly, for the rear unit(s). Storm water runoff will be dealt with through a variety of low-impact development measures, such as but not limited to, permeable surfaces.

COMMUNITY CONSULTATION

A Developer Information Session (DIS) was held August 16, 2018 on site. The event was attended by approximately 13 people from the immediate neighbourhood. At the DIS, 7 comment forms were received, all in support of the project.

A summary of the applicant's public consultation process is included as Attachment #3. The overall comments indicated high support for this housing option as it provides an opportunity for multi-generational family living. Based on the positive feedback received for this project, staff recommend waiving the Public Hearing.

CONCLUSION

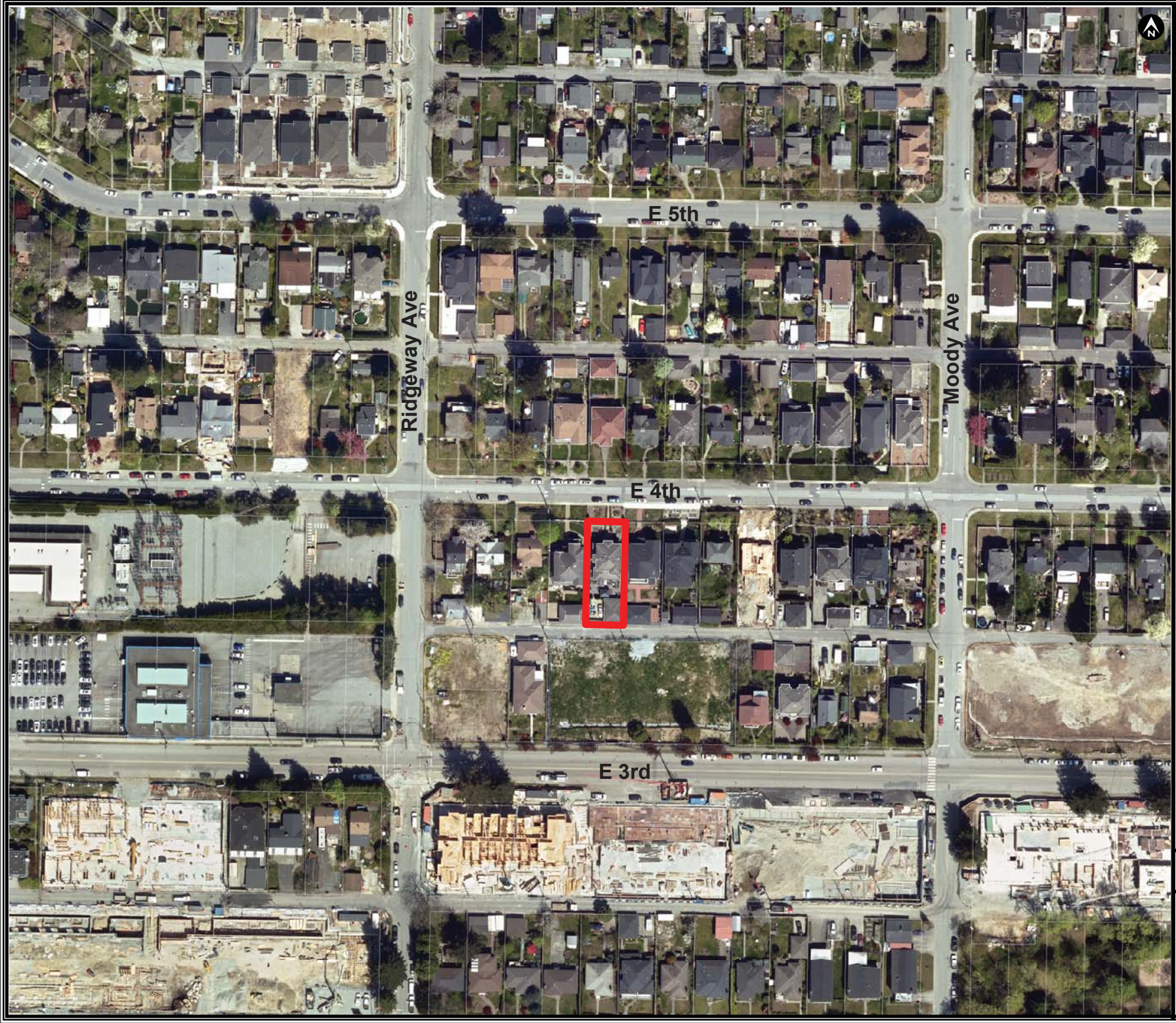
The proposed application represents good planning. Intensification adjacent to rapid transit corridors and mixed use commercial areas, both in Moodyville (along 3rd Street) and the Lower Lonsdale Precinct, is appropriate. The requested zoning changes and development proposal are consistent with the Region and City's planning policies.

Overall, the application looks to implement a development that fits the surrounding neighbourhood character and provides increased density in an appropriate location.

RESPECTFULLY SUBMITTED:

Sean Galloway, MCIP, RPP
Manager, Planning

SG/rf



City of North Vancouver

Context Map

Legend

Subject Site

0 12.5 25 50
Meters
1:2,000

DISCLAIMER

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

GIS Division, Information Technology, City of North Vancouver

PLOTTED: 4/4/2019
SOURCE: StatMAP
COORDINATE SYSTEM: NAD 83, UTM Zone 10

city of north vancouver

DEVELOPMENT/BUILDING PERMIT APPLICATION

PROP. INFILL HOUSE @ 523 E 4TH ST
CITY OF NORTH VANCOUVER, BC



PROJECT NAME:

INFILL HOUSE AT 523 E 4th St. VANCOUVER

PROJECT DATA:

ADDRESS:	523 E 4th St. NORTH VANCOUVER V7L1J7
LEGAL DESCRIPTION:	LOT 5, BLOCK 22, DISTRICT LOT 273 PLAN
1063 PID: 015-013-022	
ZONING:	RT-1A
OCP DESIGNATION:	LOW DENSITY ATTACHED FORM HOUSING
SITE DIMENSIONS AND AREA:	6,841.60 sqft / 635.60 sqm

GROSS FLOOR AREA

MAIN HOUSE	2,489.00 sqft / 231.23 sqm	(0.36)
PROP INFILL HOUSE	1,842.62 sqft / 171.18 sqm	
EXCLUSIONS:		
BASEMENT	756.60 sqft / 70.29 sqm	
GARBAGE & RECYCLE	133.04 sqft / 12.36 sqm	
MECHANICAL	49.36 sqft / 4.59 sqm	
TOTAL	903.62 sqft / 83.95 sqm	(0.13)
TOTAL AREA INFILL HOUSE		
TOTAL AREA	3,392.62 sqft / 315.18 sqm	(0.49)
MAX ALLOWED	3,394.56 sqft	(0.35+1000)

UNIT SUMMARY

PROP PRINCIPAL DWELLING (AREA 899.38 sq ft -
2 BEDROOMS
2 BATHS
KITCHEN
LIVING ROOM
PRIVATE OPEN SPACE 231.44 sqft / 21.50 sqm

PROP BASEMENT SUITE (AREA 756.60 sq ft / 70.29 sqm)

1 BEDROOM
OFFICE/DEN
1 BATH
KITCHEN
LIVING ROOM
PRIVATE OPEN SPACE 169.94 sqft / 15.79 m
TOTAL OPEN SPACE 401.38 sqft / 37.29 m

REQUIRED OPEN SPACE **200.00 sqft / 18.58 m**

LOT COVERAGE

MAIN HOUSE LOT COVERAGE	1,475.00 sqft / 136.66 sqm
PROP IN FILL HOUSE LOT COVERAGE	715.36 sqft
PROP TOTAL SITE LOT COVERAGE	2,124.36 sqft / 206.95 sqm
MAX TOTAL SITE LOT COVERAGE	3,420.75 sqft /

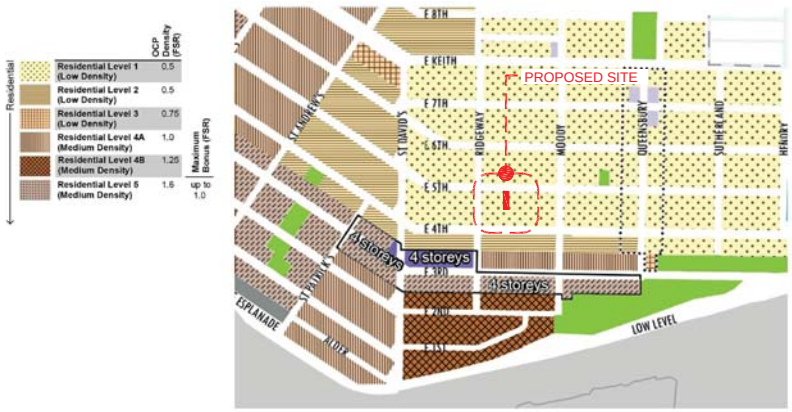
SETBACKS	FRONT	REAR	SIDE	SIDE
MIN REQUIRED (ZONING) (REAR TO REAR 20.0 ft / SIDE TO SIDE 10.0 ft)	5.0 ft / 1.52 m	20.0 ft / 6.10 m	5.0 ft / 1.52	5.0 ft / 1.52 m
PROPOSED (REAR TO SIDE)	5.0 ft / 1.52 m	15.7 ft / 4.79 m	8.7 ft /2.65 m	9.9 ft/ 3.02 m

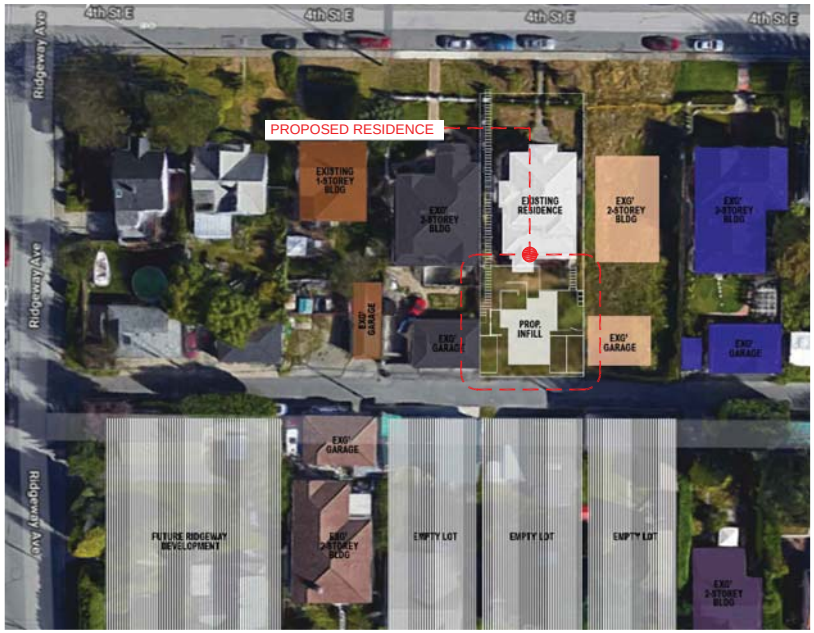
HEIGHT	RIDGE
MAXIMUM (ZONING OPC)	30.0 ft / 9.14 m
PROPOSED	25.3 ft / 7.71 m
PARKING	
REQUIRED (ZONING)	1.5 / UNIT
PROPOSED	3

LIST OF DOCUMENTS SUBMITTED

1 COVER SHEET
2 CONTEXT IMAGES
3 SHADOW STUDY
4 DESIGN RATIONALE
5 SUSTAINABILITY STATEMENT
6 SITE PLAN - SC 1/8"-1' (18X24)
7 SITE PLAN - NTS
8 LANDSCAPE PLAN
9 MAIN & UPPER LEVELS PLAN
10 BASEMENT & ROOF PLAN
11 WEST & NORTH ELEVATIONS
12 EAST & SOUTH ELEVATIONS
13 SECTIONS
14 RENDERS

PROJECT:	DRAWING:	ISSUE DATE:	REV.			DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	COVER SHEET	SEPT 10, 2018	1	MY LANE HOME	MOORE HOMES INC 4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	1 OF 14







529 E 4TH ST.

523 E 4TH ST.









519 E 4TH ST.

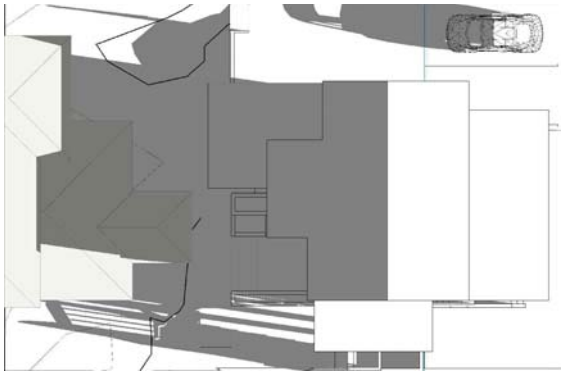
533 E 4TH ST.





PROJECT:	DRAWING:	ISSUE DATE:	REV.			DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	CONTEXT IMAGES	SEPT 10, 2018	1	MY LANE HOME MOORE HOMES INC	4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	2 OF 14

NORTH



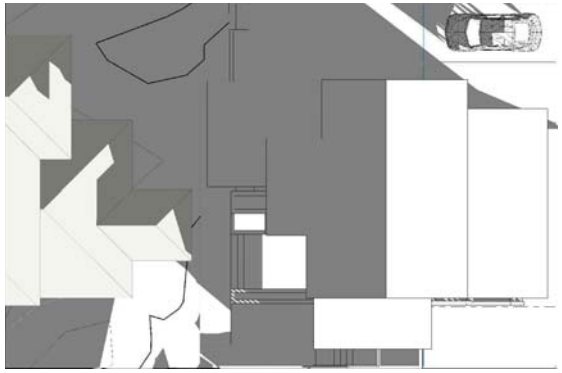
EQUINOX 8 AM



EQUINOX 12 NOON



EQUINOX 4 PM



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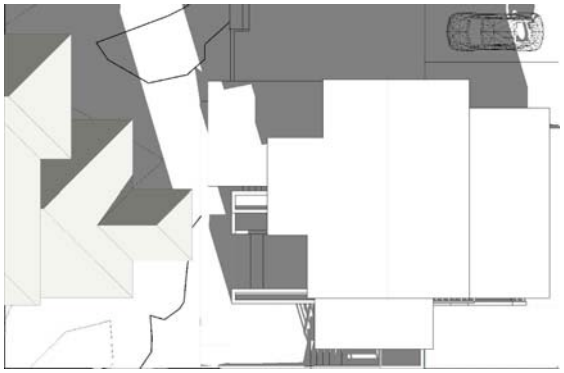
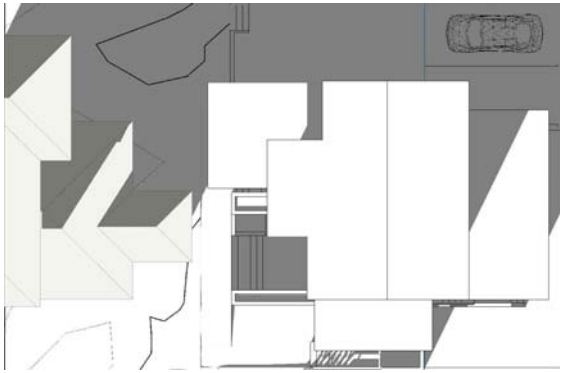


WINTER SOLSTICE 12 NOON



WINTER SOLSTICE 3 PM

PROJECT:	DRAWING:	ISSUE DATE:	REV.			DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	SHADOW STUDY	SEPT 10, 2018	1	MY LANE HOME MOORE HOMES INC	4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	3 OF 14

Design Rationale

Project description
The project consists of two low density homes with two livable accessory dwellings.
The two residential units are intended to reflect the City of North Vancouver's guiding principles by expanding the variety of low density affordable housing choices and accommodate livable accessory dwellings. This small project transforms a single family home into a multi generational property including two low density homes each offering two secondary suites suitable for:

- Families with children,
- Couples,
- Young Adults
- Seniors considering to downsize or age in place.

This multi generational project is intended to reflect the characteristics of the surrounding homes in the neighbourhood while complementing the characteristics of particular design elements of the up-coming Townhouse project across the Lane. Careful consideration has been given to provide both private and communal outdoor space to each of the homes.

Target market
By the nature of the projects proximity to transit, shopping, parks and schools it offers a wide variety of choices for families with children, seniors and young people. The multigenerational project with four livable units will provide the family with an affordable option for their two young adult children, who wish to stay in the City while still providing rentable options for the community.

Design origin and design description
The project is intended to reflect characteristics of the existing and surrounding homes in the neighbourhood as well as complementing specific design characteristics of the neighbouring town house development across the Lane. Site and landscape design incorporate individual access and address identity to the front yard, while still maintaining adequate transitions between the public and private zones. The secondary suites have been designed to have discreet entrances when viewed from the street while still providing well lit access from the front and rear of the property. A patio has been incorporated into the new secondary suite that allows a private quality outdoor space.

The Key Design Features Include:

- Individual front doors.
- Thoughtful lit Landscaping to soften the landscape and provide safe access.
- 3 Vehicle parking, accessed at the rear of the site
- Private and common outdoor space for individual units
- Simple sloping and flat roof forms, including architectural characteristics from existing home and New neighborhood townhouse project to the rear.
- Built to Step Code standards

Contextual Relationships
Architecturally, the overall design approach is a hybrid of modern and traditional building techniques with respect for local sloped roof forms, natural, low-maintenance and sustainable materials.
This multi generational project is intended to reflect the characteristics of the surrounding homes in the neighbourhood, while complementing the design characteristics of the up-coming Town House project across the Lane. The new proposed residence location and proximity to the Lane compliments the Moodyville Active, Safe Lanes and Streets initiative that further encourages pedestrian use in this transitional border.

Massing
The new building design incorporates a balanced building height and visual weight for the site and the neighbourhood. The top floor has been stepped back to provide, variety, Architectural interest, transition increased light and decrease apparent height.
The project entails a multigenerational approach to the property by maintaing the existing building and adding a second building into the approved strata designated area.

Amenities
Local schools, shopping, transit and parks are just a few of the local amenities that are within walking distance of these homes. They also are on the border of the Moodyville redevelopment that will include new homes, park. Improved greenways and transit networks.

Materials
Well - scaled materials for all exterior surfaces designed to match the existing architecture while been durable and low maintenance.

- Pre-Finished Horizontal Fibre Cement Siding with Contemporary Detailing and trim
- Pre – Finished Fibre Cement Shingles
- Painted Wood and Composite Fascia Boards

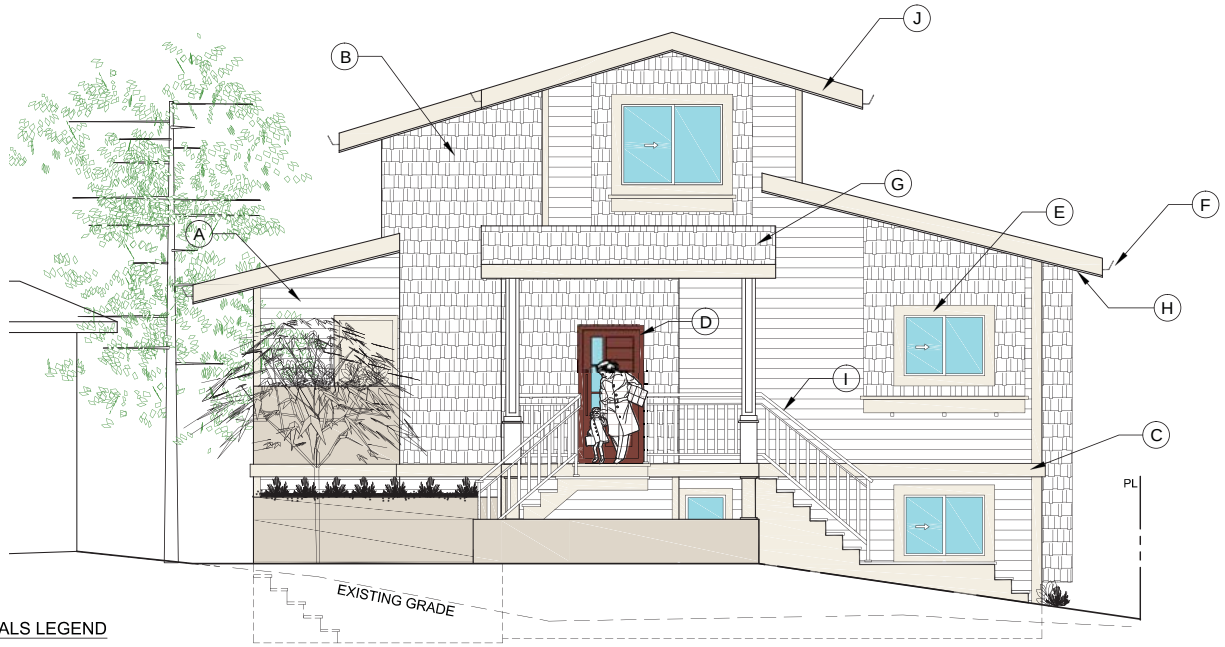
Open Space uses and landscape treatment

An inviting and dedicated street entrance path from the front and alongside of the house facing West Fourth leads to the rear of the new home and both secondary suites. Access to all units are gained through a private, well lit patio and entrance door. The path is well lit for safety and presence. Exterior soffit lighting and landscaping feature lighting will cast an inviting glow on to the entry paths and beyond.
The backyard between the future and existing main house is comprised of enhanced drought free planting with multiple common and privacy areas. An existing deck off the main house will continue to serve as a family gathering spot, as well as a small common grass area for outdoor play and enjoyment.

Additional drought free planting will continue in both parking areas and along parts of the lane. This is designed to encourage residential presence, promote an active and safe Lane as well as to encourage safe and active pedestrian use.

ADDRESS: 523 E 4TH ST. NORTH VANCOUVER V7L1J7

DESIGNER: LUZ GALINDO DEVELOPER: MY LANE HOME / PD MOORE HOMES



MATERIALS LEGEND

- (A) HARDIE PLANK PANEL - EX013 GROUT
- (B) HARDIE SHAKE - EX015 A LITTLE FADED
- (C) BELLY BAND - EX002 UNIVERSAL WHITE
- (D) MODERN DOOR EX030 RED BRICK
- (E) PAINTED WOOD COMPOSITE WINDOW TRIM EX002 UNIVERSAL WHITE
- (F) PREFINISHED VINYL GUTTER
- (G) SHINGLE ROOFING
- (H) STAINDED PINE SOFFIT
- (I) WOOD RAILING
- (J) PAINTED WOOD COMPOSITE FASCIA BOARD

EX015 A LITTLE FADED | EX013 GROUT | EX002 UNIVERSAL WHITE | EX030 RED BRICK

Statement of Affordability

Affordability, adaptability and multigenerational are key concepts that are inherent in the project concept. Using their existing property to build a new smaller detached home makes this an affordable option for the family and the neighbourhood. By including 3 additional livable accessory dwelling units (both one and two bedroom secondary suites) and a new two-bedroom residential home, provides flexible rental housing choices for family's, seniors and young adults in the community.

Storm Water Management Plan

Preliminary consultation in respect to an overall storm water plan has been conducted with staff Engineering. Our preliminary approach that meets City Guide Lines for on site storm water source control will be confirmed by a Geotechnical Engineer at time of submission.

The proposed new residence will replace the existing 2 car garage, approx. footprint 440 sqft.
The New residential unit foot print is approximately 25% larger at 580 sqft.
We will help offset this increase in impermeability, our preliminary proposed features include:

1: infiltration chamber installed below one of the parking areas designed to temporary hold storm water and allow it to slowly seep into the ground.
2: Rain-barrel Rainwater harvesting at existing residence
3: Three new on site parking spots flanking the new residence using permeable concrete grid (grasscrete) paving units.
4: Enhanced landscaping designed to allow vegetation and drainage

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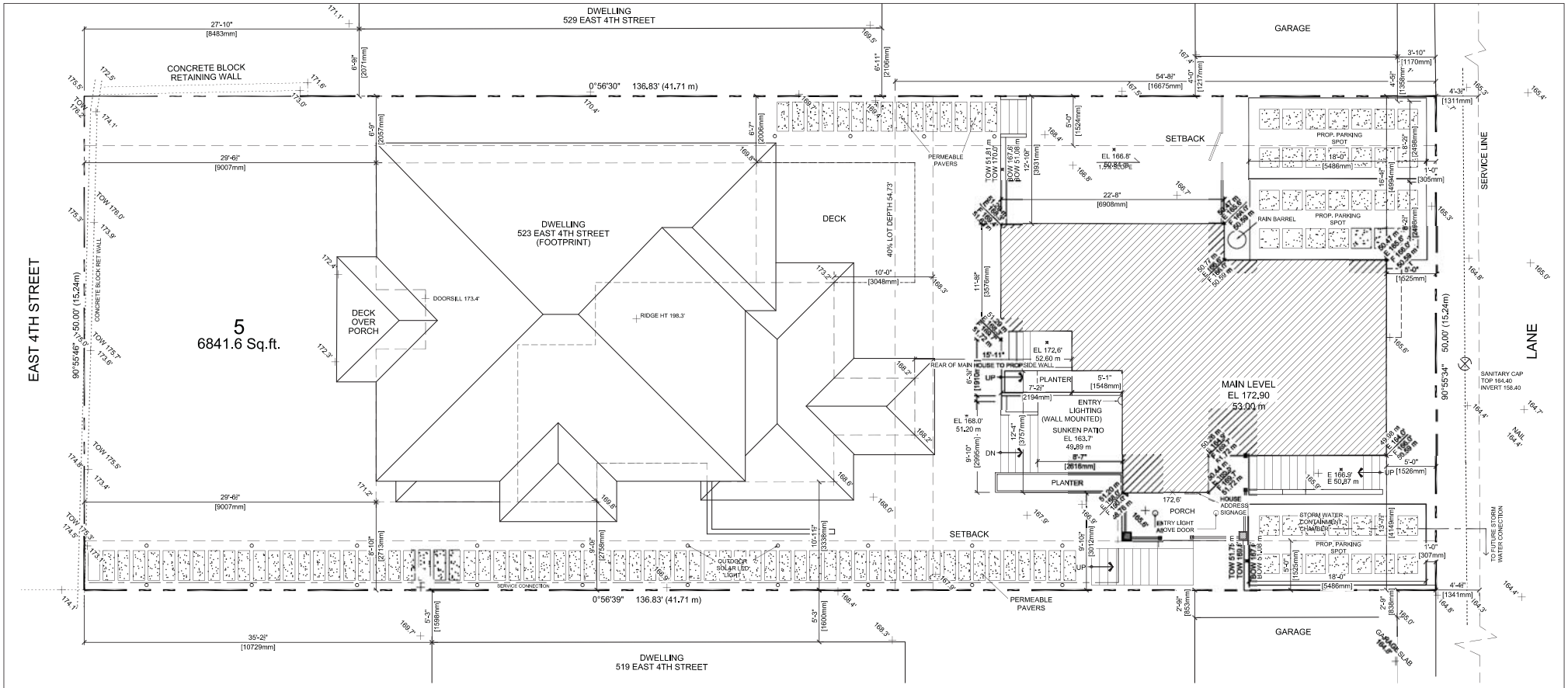
523 E 4th St NORTH VANCOUVER	SUSTAINABILITY STATEMENT	SEPT 10, 2018	1	MY LANE HOME MOORE HOMES INC	4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	5 OF 14


EAST 4TH STREET
LANE
DWELLING
529 EAST 4TH STREET
DWELLING
523 EAST 4TH STREET
(FOOTPRINT)
DWELLING
519 EAST 4TH STREET
GARAGE
GARAGE
CONCRETE BLOCK
RETAINING WALL
CONCRETE BLOCK RET WALL
DECK
DECK
OVER
PORCH
DOORSILL 173.4'
RIDGE HT 198.3'
5
6841.6 Sq.ft.
40% LOT DEPTH 54.73'
SETBACK
SETBACK
PERMEABLE
PAVERS
PERMEABLE
PAVERS
REAR OF MAIN HOUSE TO PROP SIDE WALL
MAIN LEVEL
EL 172,90
53.00 m
PLANTER
ENTRY
LIGHTING
(WALL MOUNTED)
SUNKEN PATIO
EL 163.7'
49.89 m
PLANTER
PORCH
ENTRY LIGHT
ABOVE DOOR
HOUSE
ADDRESS
SIGNAGE
RAIN BARREL
PROP. PARKING
SPOT
PROP. PARKING
SPOT
PROP. PARKING
SPOT
STORM WATER
CONTAINMENT
CHAMBER
OUTDOOR
SOLAR LED
LIGHT
SERVICE CONNECTION
TO FUTURE STORM
WATER CONNECTION
SANITARY CAP
TOP 164.40
INVERT 158.40
SERVICE LINE
NAIL
164.4'
90°55'46" 50.00' (15.24m)
90°55'34" 50.00' (15.24m)
0°56'30" 136.83' (41.71 m)
0°56'39" 136.83' (41.71 m)
27'-10"
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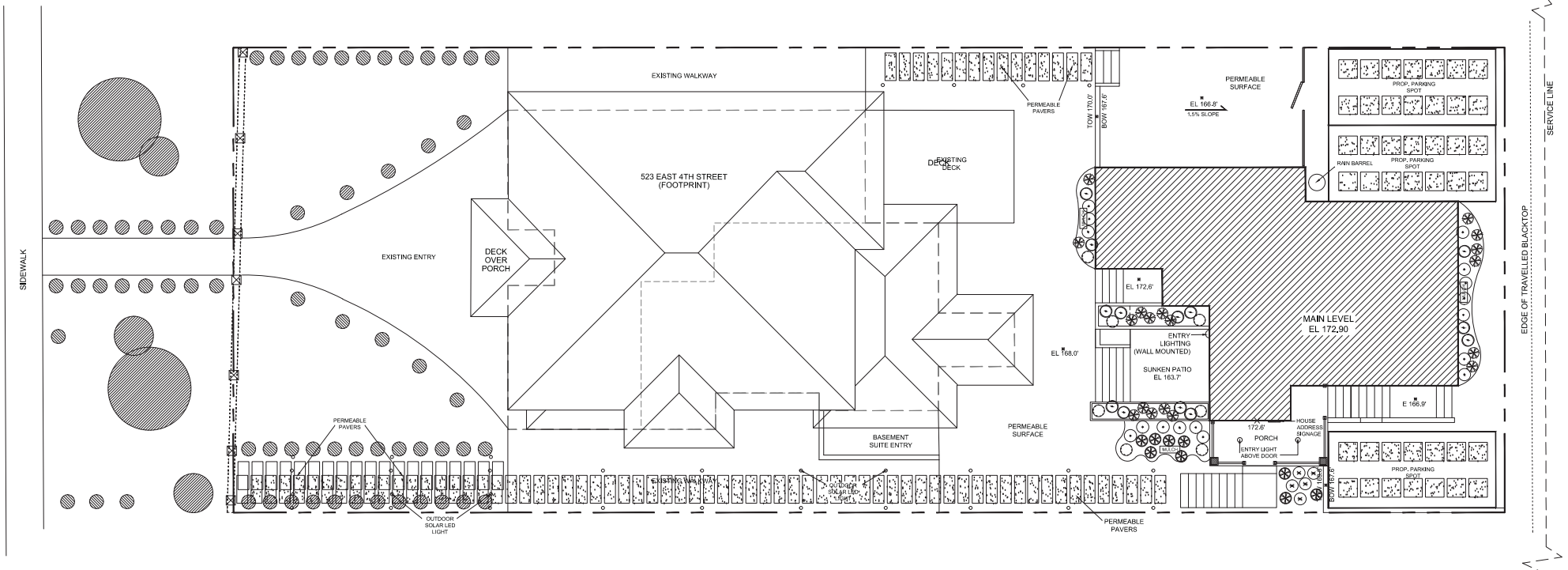


LANDSCAPE LEGEND



PROPOSED NEW PLANTING

A. LUZULA SYLVATICA
GREATER WOOD RUSH
WELL ESTABLISHED
POT SIZE: 1 GALLON



C. LIROPE MUSCARI 'BIG BLUE'
BIG BLUE LILY-TURF
WELL ESTABLISHED
POT SIZE: 1 GALLON



D. ECHINECEA PRUPUREA
PURPLE CONE FLOWER
WELL ESTABLISHED
POT SIZE: 1 GALLON



E. LILAC
SYRINGA VULGARIS
PARTIAL SHADE TO FULL SHADE
POT SIZE: 1 GALLON



B. FEATHER REEDGRASS
CALAMAGROSTIS "KARL FOERSTER"
FULL SUN TO PARTIAL SHADE
POT SIZE: 1 GALLON

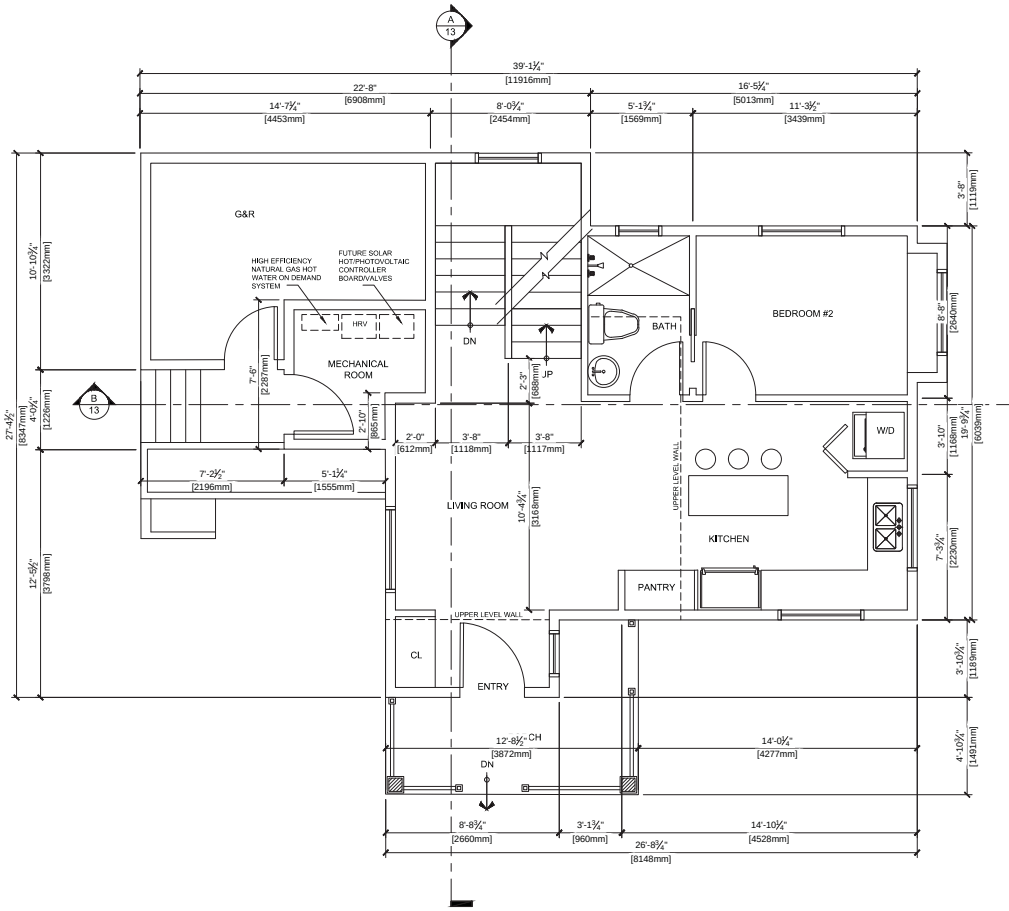


D. IMPERATA CYLINDRICAL 'RED BARON'
RED BARON JAPANESE BLOOD GRASS
WELL ESTABLISHED
POT SIZE: 1 GALLON

EXISTING

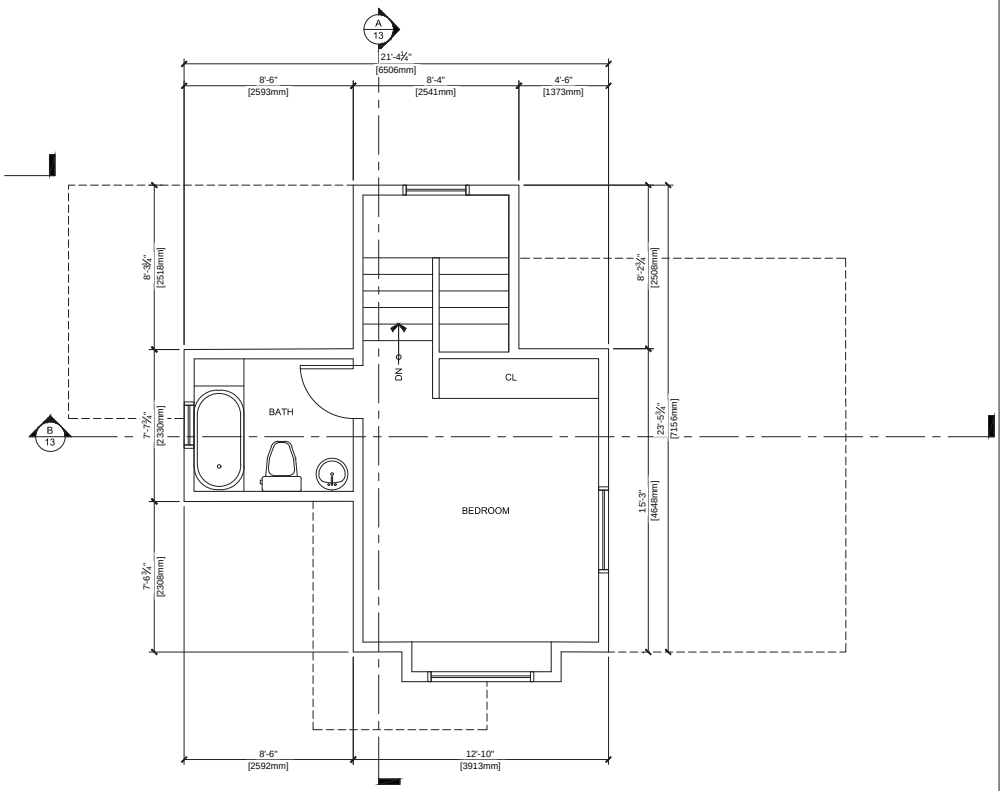
LANDSCAPE PLAN

PROJECT:	DRAWING:	ISSUE DATE:	REV.			DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	LANDSCAPE	SEPT 10, 2018	1	MY LANE HOME MOORE HOMES INC	4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	8 OF 14

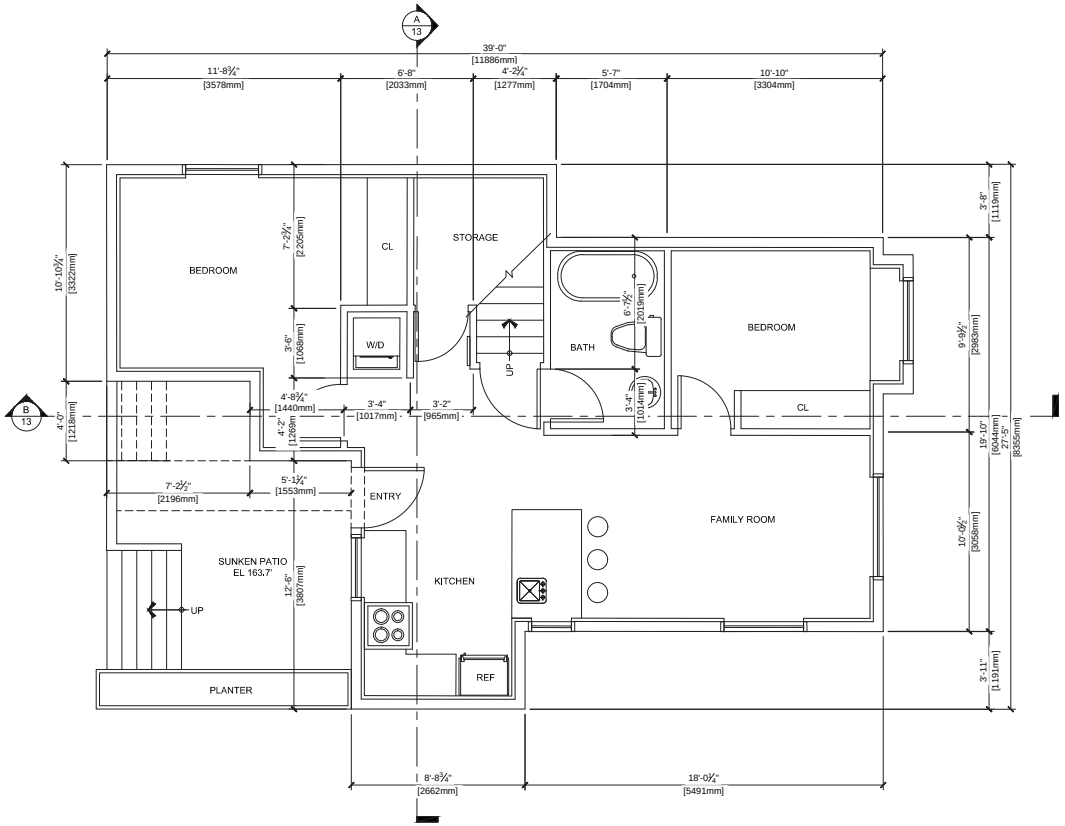


MAIN LEVEL
AREA 574.20 sq ft

UPPER LEVEL
AREA 329.42 sq ft

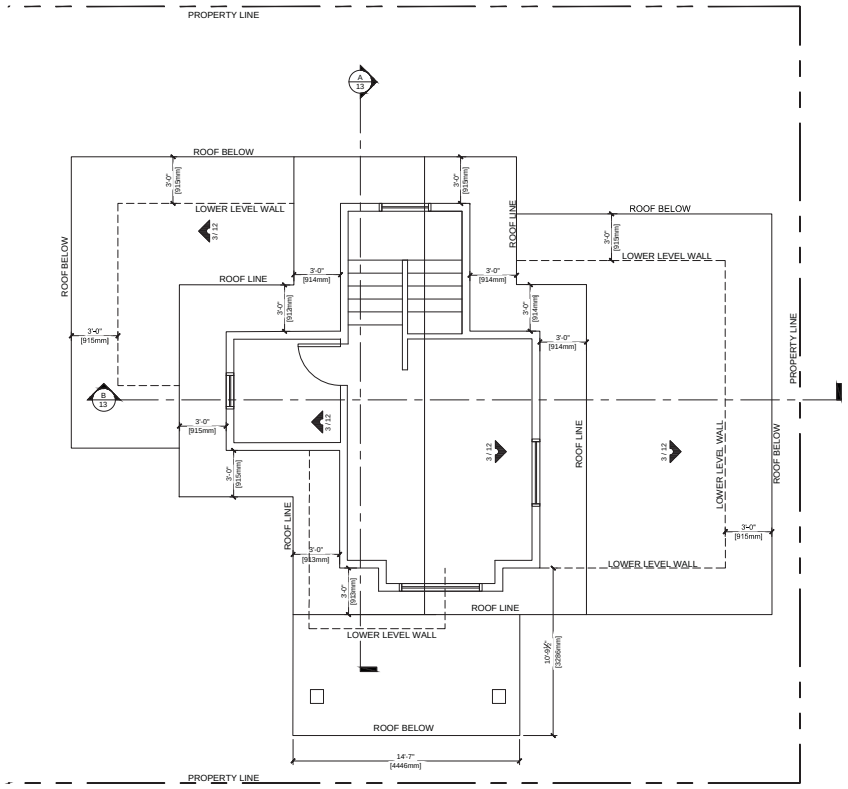


PROJECT:	DRAWING:	ISSUE DATE:	REV.			DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	MAIN & UPPER LEVELS	SEPT 10, 2018	1	MY LANE HOME MOORE HOMES INC	4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	9 OF 14



BASEMENT PLAN

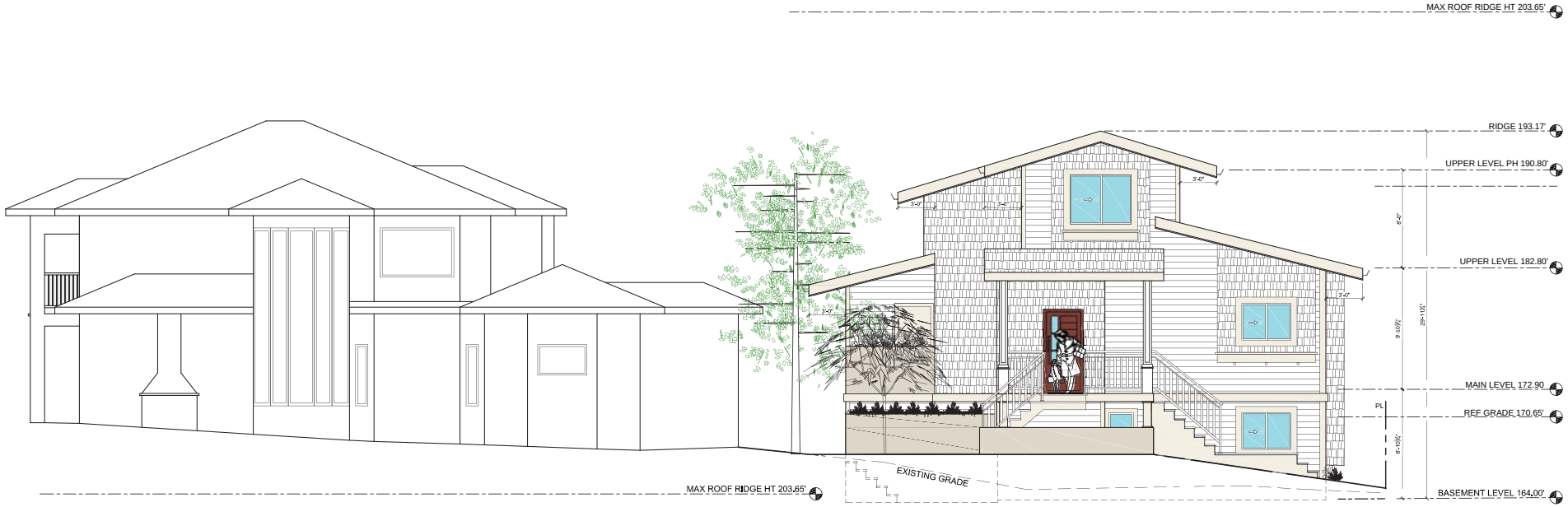
AREA 756.60 sq ft



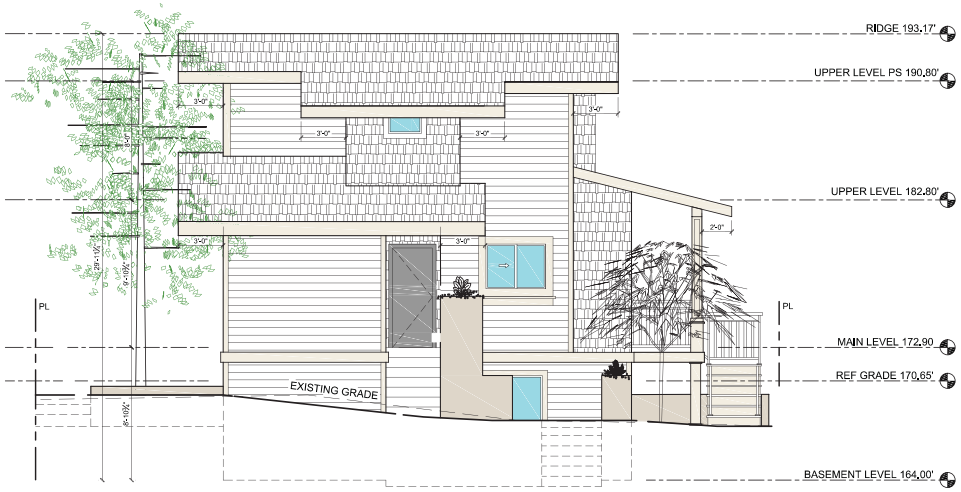
ROOF PLAN

SC ⅛"-1'

PROJECT:	DRAWING:	ISSUE DATE:	REV.			DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	BASEMENT & ROOF LEVELS	SEPT 10, 2018	1	MY LANE HOME MOORE HOMES INC	4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	10 OF 14

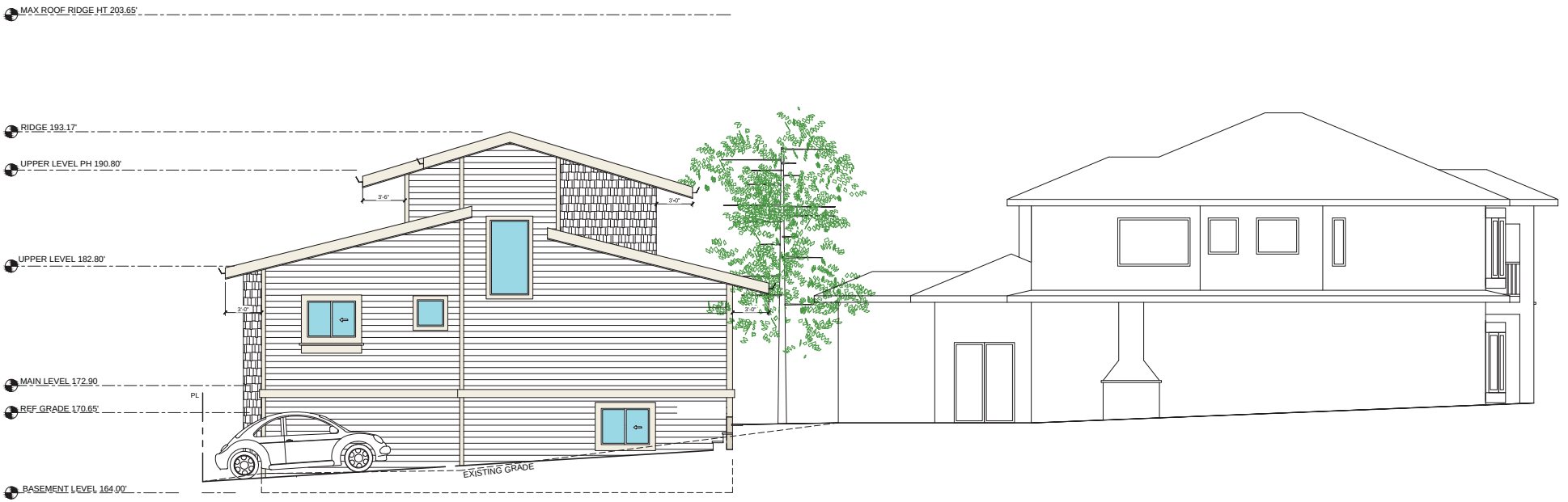


WEST ELEVATION

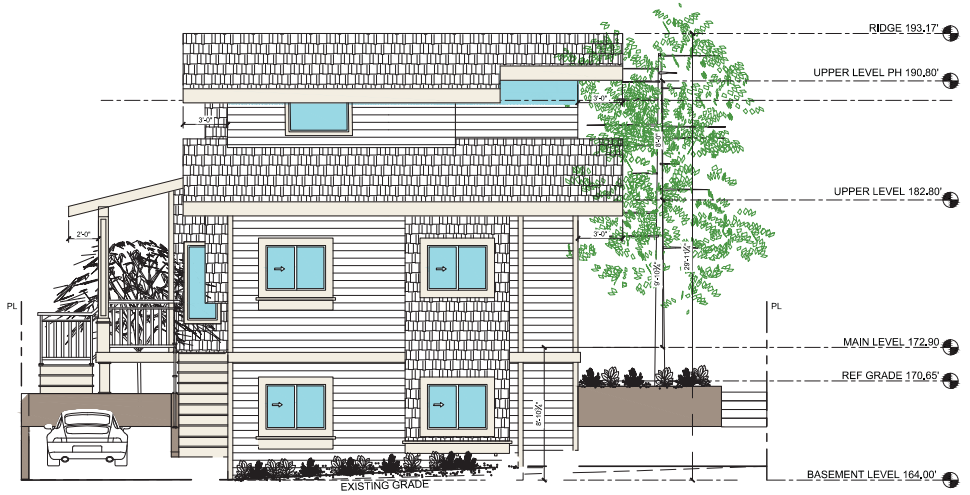


NORTH ELEVATION

PROJECT:	DRAWING:	ISSUE DATE:	REV.			DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	WEST & NORTH ELEVATIONS	SEPT 10, 2018	1	MY LANE HOME	MOORE HOMES INC 4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	11 OF 14

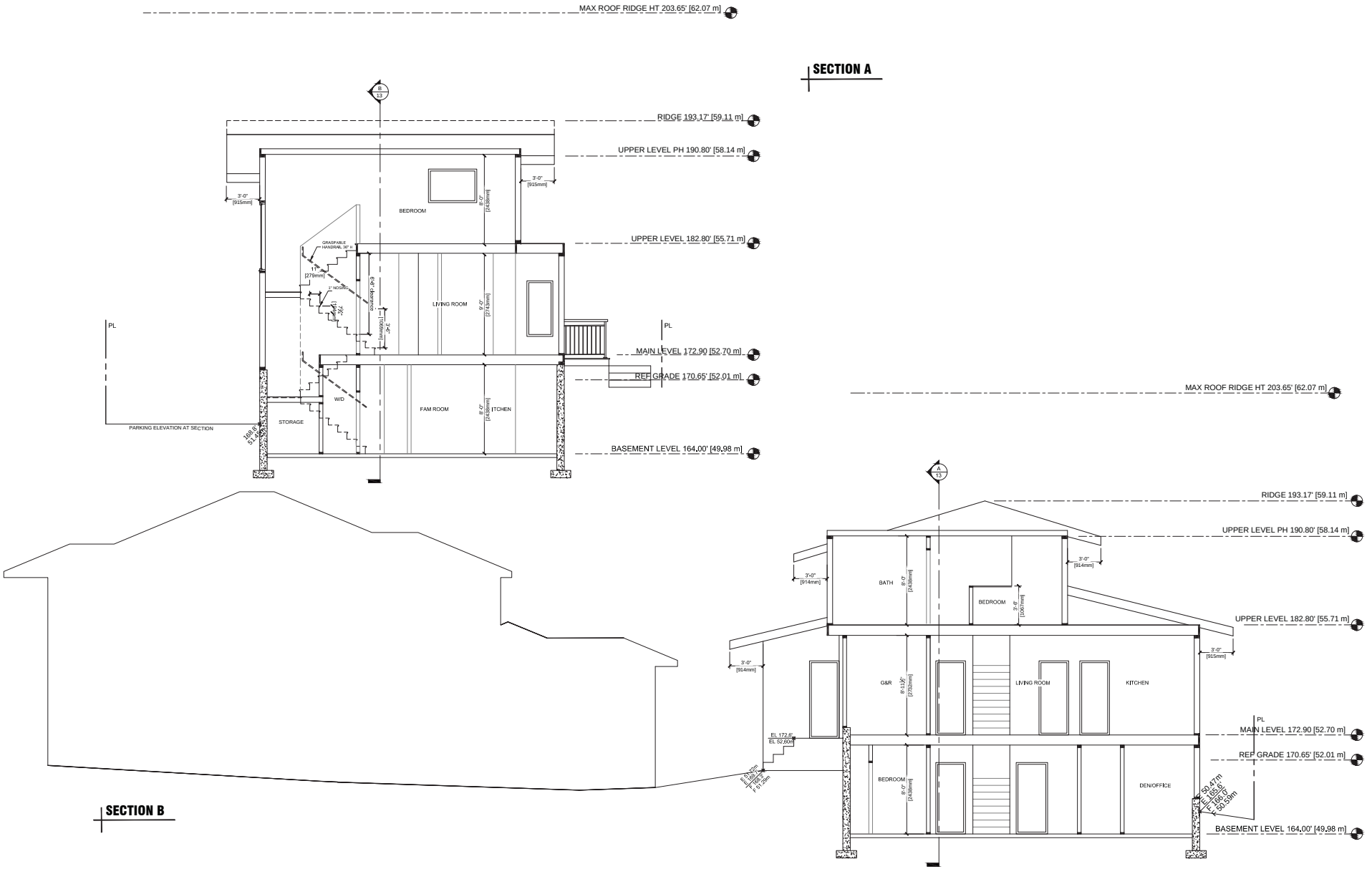


EAST ELEVATION



SOUTH ELEVATION

PROJECT:	DRAWING:	ISSUE DATE:	REV.			DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	EAST & SOUTH ELEVATIONS	SEPT 10, 2018	1	MY LANE HOME MOORE HOMES INC	4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	12 OF 14



PROJECT:	DRAWING:	ISSUE DATE:	REV.			DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	SECTIONS	SEPT 10, 2018	1	MY LANE HOME MOORE HOMES INC	4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	13 OF 14



FRONT VIEW



SOUTH-EAST CORNER



BACK VIEW



NORTH-WEST CORNER

PROJECT:	DRAWING:	ISSUE DATE:	REV.				DRAWING PREPARED BY:	SHEET #:
523 E 4th St NORTH VANCOUVER	RENDERS	SEPT 10, 2018	1	MY LANE HOME	MOORE HOMES INC	4388 STILL CREEK DR. BURNABY BC V5C6C6	Lighter Design & Drafting	14 OF 14

MY LANE HOME

August 17, 2018

DEVELOPMENT INFORMATION SESSION SUMMATION

A public information session was held on Thursday, August 16, 2018 from 6:00 pm to 8:00 pm where interested members of the public were invited to learn about and make comments of our application to construct a two-storey detached infill duplex building with secondary suite located at #523 East 4th Street within the City of North Vancouver.

The Development Information Session was advertised in the North Shore News for the August 8th and 10th edition, while a notice sign was placed outside the applicant's home on August 3, 2018 which gave details of the application, as well as the time and location of the information session. A mail drop was also completed on Friday, August 3, 218 to all neighbouring homes within 40 meters around residence #523 East 4th Street, City of North Vancouver (see attachment with 40 meter neighbour notification map), which outlined the application details and the date, time, and location of the scheduled meeting.

The materials available during the session included three 24" by 36" display boards showing the proposed building (including the modest changes to include the new livability zoning requirements), floor plans, and a site plan showing the property. Also provided and made available, was the completed application set of drawings in an 11" by 17" format. Staff also displayed the City of North Vancouver's information bulletins detailing zoning requirements and new building guidelines for the public to read.

The information session was hosted by home owner and resident of #523 East 4th Street, Carole-Anne Mesic, Paul Binotto of My Lane Home, and Luz Galindo, designer, all whom were in attendance to answer any questions during the information session. The session was attended by approximately 13 people, 8 of whom signed the sign in sheet. Five of those represented two attendees and the remaining signed individually. The attendees were mostly neighbours with the exception of two individuals; one from the Grand Boulevard area who was interested in coach homes and the other from another part of the city.

We received seven comment sheets with names and numbers; all in favour of the application and four liking the multigenerational and family possibilities.

Sincerely,

Paul Binotto
MY LANE HOME
604.218.7703 | pbinotto@mylanehome.ca


Ridgeway Ave
Ridgeway Ave
E 4th St
E 4th St
E 4th St
610 E 3rd St
324 Ridgeway Ave
612 E 3rd St
632 E 3rd St
642 E 3rd St
340 Ridgeway Ave,503 E 4th St
509 E 4th St
513 E 4th St
519 E 4th St
523 E 4th St
529 E 4th St
533 E 4th St
539 E 4th St
543-545 E 4th St
502 E 4th St
508 E 4th St
512 E 4th St
518 E 4th St
522 E 4th St
528 E 4th St
532 E 4th St
536 E 4th St
542 E 4th St



Development Information Session

Early Public Input Opportunity
Developing Application
523 E 4th Street

Date: Thursday, August 16, 2018
Time: 6:00-8:00 p.m.
Place: 523 E 4th Street, NV

MY LANE HOME

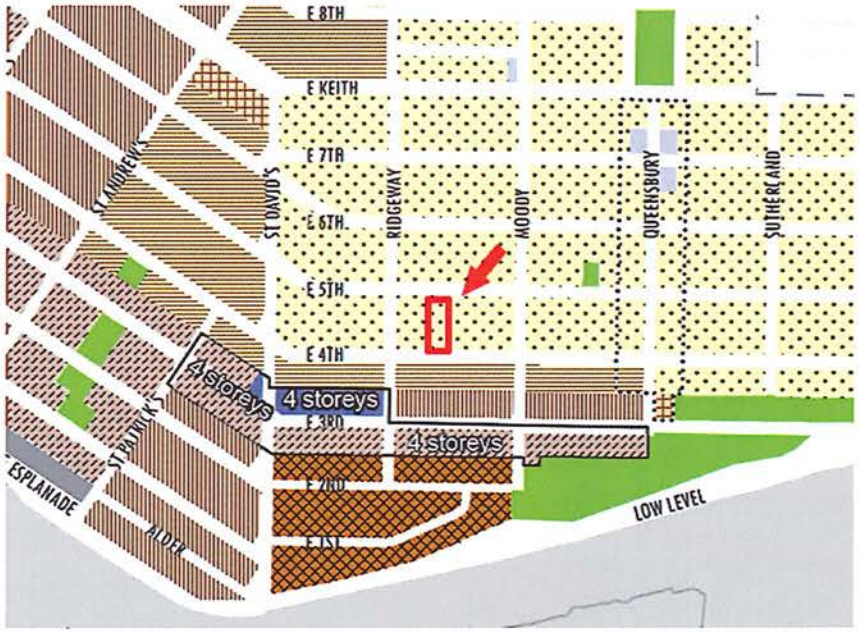


Development Information Session

Early Public Input Opportunity
Developing Application
523 E 4th Street

Date: Thursday, August 16, 2018
Time: 6:00-8:00 p.m.
Place: 523 E 4th Street, NV

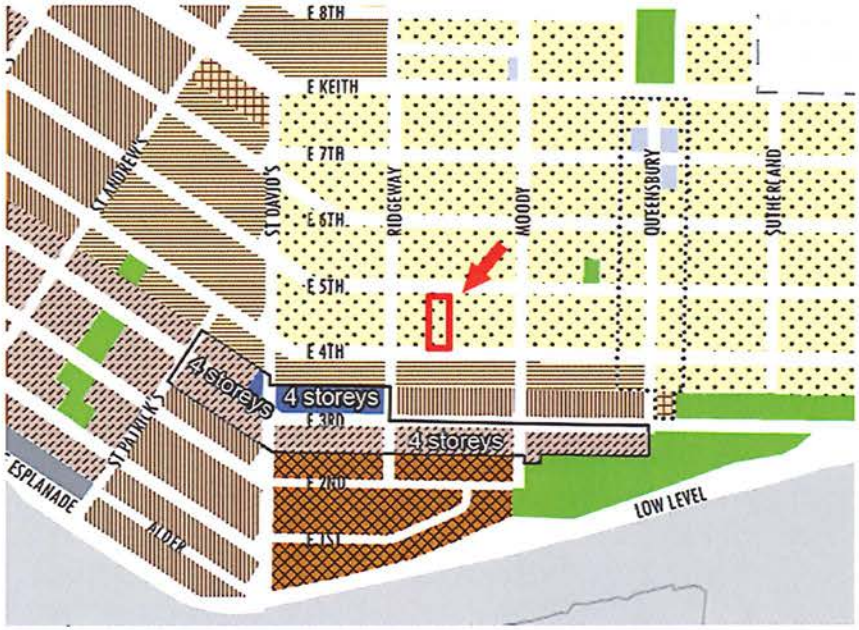
MY LANE HOME



My Lane Home is holding an information session where interest members of the public are invited to learn about and make comments about our application for a two-storey (plus basement) detached infill building with a secondary suit located at 523 East 4th Street within the City of North Vancouver. Three parking spaces are proposed. Access from the lane.

Application Contact:
Paul Binotto
My Lane Home INC
4388 Still Creek Drive
Burnaby, BC V5C 6C6
+ T: 604.218.7703
pbinotto@mylanehome.ca

City of North Vancouver Contact:
Annie Dempster, Planning Technician
Planning Department
141 West 14th Street
North Vancouver, BC V7M 1H9
+T: 604.990.4216
adempster@cnv.org



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City of North Vancouver Contact:
Annie Dempster, Planning Technician
Planning Department
141 West 14th Street
North Vancouver, BC V7M 1H9
+T: 604.990.4216
adempster@cnv.org

DEVELOPMENT APPLICATION

523 East 4th Street

PROPOSAL:

My Lane Home Inc. has submitted a Rezoning Application for a Comprehensive Development Zone at 523 East 4th Street to permit the development of a two-storey (plus basement) detached infill duplex building with a secondary suite. Three parking spaces are proposed accessed from the lane.
My Lane Home Inc. will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.

PROPOSED DEVELOPMENT SITE



SITE PLAN



APPLICANT:

NAME: Paul Binotto
COMPANY: My Lane Home Inc.
EMAIL: pbinotto@mylanehome.ca
PHONE: 604-218-7703

FOR MORE INFORMATION AND TO SHARE YOUR OPINION:

DEVELOPER'S INFORMATION SESSION

LOCATION: 523 East 4th Street North Vancouver
DATE: Thursday, August 16, 2018
TIME: 6:00 - 8:00 pm

cnv.org city of north vancouver

CITY OF NORTH VANCOUVER CONTACT: **Annie Dempster,** *Planning Technician* **adempster@cnv.org 604 990 4216**

DEVELOPER's INFORMATION SESSION

My Lane Home Inc. is holding an information session where interested members of the public are invited to learn about our application for a two-storey (plus basement) detached infill building with a secondary suite located at 523 East 4th Street within the City of North Vancouver. Three parking spaces are proposed accessed from the lane.

Meeting Location:

523 East 4th St North Vancouver

Date:

Thursday, August 16, 2018

Time:

6:00 - 8:00 pm

Paul Binotto
My Lane Home Inc.
604-218-7703
pbinotto@mylanehome.ca



Planning Department Contact: Annie Dempster 604.990.4216 adempster@cnw.org

This meeting has been required by the City of North Vancouver as part of the rezoning process

LADNER VILLAGE Market.com
160 Vendors

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DEVELOPER'S INFORMATION SESSION

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Date:
Thursday, August 16, 2018

Time:
6:00 - 8:00 pm

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My Lane Home Inc.
604-218-7703
pbinotto@mylanehome.ca



Planning Department Contact: Annie Dempster 604.990.4216 adempster@cnv.org
This meeting has been required by the City of North Vancouver as part of the rezoning process

VOLUNTEER DRIVERS NEEDED!
For more information call 604-515-5400
or visit volunteercancerdrivers.ca

Tips and tricks to get your dog to stop jumping for joy



Canine **Connection**

Joan Klucha

Charlie is a year and a half old German Shorthaired Pointer.

Charlie is full of energy, gregarious and adorable. Charlie is very social with other dogs, loves chasing squirrels, is kind and gentle to his two-year-old human brother and is always happy to meet people. Charlie's mom did an excellent job socializing Charlie and creating a good family dog. Charlie sounds pretty perfect, doesn't he?

But Charlie has no friends.

Well, he has me who adores him and his mom who also adores him, but everyone else? They would rather leave him than take him.

Here's the thing: Charlie jumps. A lot.

He is no different than any other dog that gets excited and jumps, but the humans in his life, well they just don't get it. They just see a hyper dog that jumps.

According to Charlie he doesn't see his behaviour as being wrong. To him a familiar human means to get happy, then jump. In the workings of his canine brain there is no right or wrong, there just … is.

He responds to what gets him what he wants, which is to greet humans. His choice in doing so is not acceptable to humans. The humans however have a different view, they see Charlie as being bad, they screech, they yell, they shove him away and then they leave. Charlie just thinks that this is what humans do upon greeting because he hasn't really experienced anything else from his human family.

Unfortunately, no one has the patience to help him stop jumping by teaching him a new way of saying hello. And to make matters worse, when Charlie is pushed away or segregated due to his jumping, he gets stressed so the next time he sees a familiar human he tries harder to get their affection which unfortunately means he jumps even more!

So despite the hours of training Charlie's mom has devoted to teaching him how to behave, the humans around her and Charlie can't seem to get their poop together to help Charlie be a good boy.

Bad humans!

Does this mean that Charlie is destined to a lonely life void of human interaction?

Not at all, but it does mean that Charlie's extended family members really need to step up their game and help Charlie out.

Charlie has a good foundation of training, so it really is simple to correct this behaviour. But the humans do need to get involved, be patient and help shape Charlie's human greeting behaviour into something that is more appropriate.

To start, Charlie's mom has to go back to reinforcing the basics of Charlie's training which is to sit for everything. Charlie must be reminded that sitting gets rewarded and jumping does not. Remember there is no right or wrong, there just is. And that "is" needs to be sitting for a treat and affection. A jar of treats needs to be placed at the front door, even outside of the door so that humans can help themselves to the treats and set Charlie up for success as soon as they come in the door. And the humans need to stop being so dramatic and calm the heck down.

Charlie needs to learn that the moment the door opens he is to sit. His mom can reinforce this by being proactive and asking Charlie to sit when the humans are outside. Once the door opens and Charlie breaks the sit, he is reminded immediately to sit by the entering humans and given a treat.

Timing is everything, and if the humans are too slow or burdened with bags or their cellphones stuck to their heads or impatient or flustered then this will not be successful and Charlie will jump and not learn a darn thing, and neither will the humans for that matter.

So the humans have to be prepared with treats in their hands instead of their stuff. Leave the stuff in the car along with the bad attitude until Charlie is sorted out.

Once inside, all humans have to continue to be diligent with their timing. As they walk through the house and Charlie is around, he is told to sit for a treat.

The idea is that Charlie is reinforced so often and so quickly for sitting that he starts choosing to sit on his own at the sight of a human.

With properly timed rewards, and a lot of patience and guidance, Charlie will be everyone's best friend again in no time.

Joan Klucha has been working with dogs for more than 15 years in obedience, tracking and behavioural rehabilitation. k9kinship@gmail.com.

COMMUNITY BULLETIN BOARD

Email information for your North Shore event to *listings@nsnews.com*.

From page **23**

you love to belt out a tune this summer program in partnership with Harmony House Music School offers a drop-in choir at the waterfront across from the Silk Purse Arts Centre, West Vancouver on Tuesdays until Aug. 28, 7-8:30 p.m. Choral directors Sandi Melody and Jeremy Vallance lead participants through vocal exercises and encourage them to find their voice. Free. *silkpurse.ca/singingbythesea*

LONG TABLE LUNCH Enjoy lunch outdoors, sitting at the long table Thursdays until Aug. 30 from noon to 2 p.m. at the Civic Plaza, 141 West 14th St., North Vancouver. *cnv.org*

SALSA DANCING AT LONSDALE QUAY Friday nights 5:30-7:30 p.m. until Aug. 31 at the Waterfront Plaza outside Lonsdale Quay, North Vancouver will be sizzling with dance. Salsa Studio hosts a fun, easy dance experience where participants will learn the foundations of salsa in a two-hour lesson. Sessions are weather permitting and participation is by donation.

POLISH FESTIVAL This special celebration of 100 years of Poland regaining independence takes place Saturday, Sept. 9, 1-9 p.m. at Shipbuilders Square and the Pipe Shop, 115 Victory Ship Way, North Vancouver. Enjoy games, arts and crafts, traditional food, puppet theatre, dance displays, music and more.

– compiled by Debbie Caldwell

CHOICES markets
Donate to the Canadian Heart & Stroke Foundation
Heart&Stroke
Join us for a Fundraising BBQ on August 11 from 11:00am to 2:00pm
At Choices
801 Marine Drive, North Vancouver.
facebook.com/ChoicesMarkets | twitter.com/ChoicesMarkets | /Choices_Markets

Attend a FREE Info Session on Parachute Brain Waves® hosted by the Vancouver Brain Injury Association
7-9 PM August 22, 2018
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Register today!
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info@vbia.ca
201-935 Marine Drive, North Vancouver
Funding is provided by the province of British Columbia through the BC Brain Injury Alliance and ICBC.

neighbourhoods Capilano-Edgemont

Lions' tales brought to life for natural storytime

NV library launches literary adventure

MARIA SPITALE-LEISK
mspitale-leisk@nsnews.com

If you go out in the woods in August you're bound for a big surprise.

No, it's a not a teddy bear picnic, but kids will encounter other characters in the park through a new interactive literary adventure.

North Vancouver District Public Library will create a pathway to reading, called Trail Tales, by posting pages of a children's storybook at two Edgemont-area parks – Fairmont and Eldon – later this month.

The selected story is *The Two Sisters*, written by Canadian poet and author E. Pauline Johnson. Chief Joe Capilano passed on the legend of The Two Sisters to Johnson who retold it in her book *Legends of Vancouver* (1911). Now, it has been illustrated and presented as a children's picture book, *The Two Sisters*.

A children's librarian will guide participants through the First Nations legend of the "Two Sisters," also known as "The Two Lions" – in the shadow of the iconic figures that stand guard over the North Shore mountains.



Lynn Valley children's librarian Danielle Wing joins Capilano library co-ordinator Carys Brown at Fairmont Park, behind Highlands Elementary, in showcasing an interactive literacy experience taking place at the park on Aug. 21. PHOTO PAUL MCGRATH

Twenty scaled-up illustrations posted on stakes throughout the park bring to life the story of two sisters who brought together two warring tribes for a peaceful feast, creating a lasting sense of community among the coastal people.

Especially in this age of technology, stories can be presented and experienced in many ways, according to NVDPL events co-ordinator Meghan Crowe.

"And some research has suggested that spending time outdoors, close to nature, can even have significant health benefits," says Crowe. "Children today often have immense exposure to digital screens, and outdoor environments can naturally encourage children and families to take part in physical activity."

For Trail Tales, NVDPL programmers were inspired by the StoryWalk project at the Kellogg-Hubbard Library in Vermont.

"The (North Vancouver District Public) Library aims to connect community, share knowledge, and inspire stories – and this is one of those programs that allows us to do all three," says Crowe.

"North Shore families are tremendously active and eager to explore the outdoors, so the library wanted to provide a unique literacy opportunity that took advantage of this while celebrating the remarkable environment that we are privileged to live in here in North Vancouver."

Trail Tales will be presented at Fairmont Park, 3150 Colwood Dr., Aug. 21, 10:30-11:30 a.m. and at Eldon Park, 4010 Ruby Ave., Aug. 23, 10:30-11:30 a.m.

More information is available at *nvdpl.ca*.

DEVELOPER's INFORMATION SESSION

My Lane Home Inc. is holding an information session where interested members of the public are invited to learn about our application for a two-storey (plus basement) detached infill building with a secondary suite located at 523 East 4th Street within the City of North Vancouver. Three parking spaces are proposed accessed from the lane.

Meeting Location:
523 East 4th St North Vancouver

Date:
Thursday, August 16, 2018

Time:
6:00 - 8:00 pm

Paul Binotto
My Lane Home Inc.
604-218-7703
pbinotto@mylanehome.ca



Planning Department Contact: Annie Dempster 604.990.4216 adempster@cnv.org
This meeting has been required by the City of North Vancouver as part of the rezoning process

Certified Family Mediators



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NORTH SHORE LAW LLP

6th Floor, 171 W. Esplanade, North Vancouver
604.980.8571 • northshorelaw.com

Kiwanis North Shore Housing Society

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Contact
info@kiwanisnorthshorehousing.org

Development Information Session

SIGN IN SHEET

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DEVELOPMENT: *523 East 4th Street* **DATE:** August 16/18 **TIME:** 6-8

DIS LOCATION:

No.	Name	Address	Time	
1	S. Conn	349 E 8th St	6:10	2
2	NATALY TAMIR	519 E 4th Street	6:12.	
3	Greg STOLL	549 E 4TH ST	6:20	2
4	GORDANA MARKOVIC	539 E. 4th St.		2
5	Steven Corcoran	533 E. 4th St.		
6	PETER BRASSIL	522 E 4TH ST		
7	Jan Malcolm	522 4th St E	6:50	2
8	JANKA PAVLOVA	549 4TH ST E	6:55 PM	2
9				
10				

Document:

523 East 4th Street

Development Information Session

Please Note: Should you provide your name and address, this form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address. Your comments will be taken into consideration by City staff in its review of the application; however it will not be viewed by City Council or the public.

[DATE] *[TIME]*

Name: Steven Corcoran **Address:** 533 E. 4th Street North Vancouver BC	
1. Do you support the proposed project?	Yes.
2. What do you like most about the proposed project?	Separate titled - 2 properties
3. Do you have any concerns about the proposed project?	No.
4. What would you suggest to improve or enhance the proposed project?	Duplex zonings should be 60% coverage not 50%
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Paul Bintto, My Lane Homes	Telephone:604-218-7703	E-Mail: pbinotto@mylanehome.ca
City of North Vancouver: Annie Dempster	Telephone: 604-990-4216	E-Mail: adempster@cnv.org

Document:

523 East 4th Street

Development Information Session

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[DATE] *[TIME]*

Name: S Conn	
Address: 346 E 8th St	
1. Do you support the proposed project?	Yes
2. What do you like most about the proposed project?	ACCOMODATES FAMILY
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	NIL
5. Please provide any additional comments.	✓ good ideer considering the condos below

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Paul Bintto, My Lane Homes — Telephone:604-218-7703 — E-Mail: pbinotto@mylanehome.ca

City of North Vancouver: Annie Dempster — Telephone: 604-990-4216 — E-Mail: adempster@cnv.org

Document:

523 East 4th Street

Development Information Session

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[DATE] Aug/16/18 [TIME] 6:29

Name: NATALY TAMIR	
Address: 519 East 4th Street North Vanc	
1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	MULTI-GENERATIONAL, A HOME FOR MY SON
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	LOOKS GOOD! WELL DONE
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Paul Bintto, My Lane Homes — Telephone:604-218-7703 — E-Mail: pbintto@mylanehome.ca

City of North Vancouver: Annie Dempster — Telephone: 604-990-4216 — E-Mail: adempster@cnv.org

Document:

523 East 4th Street

Development Information Session

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[DATE] *[TIME]*

Name: MARETREWELA	
Address: 754 GRAND BOULEVARD	
1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	FAMILY
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	NA
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Paul Bintto, My Lane Homes — Telephone:604-218-7703 — E-Mail: pbinotto@mylanehome.ca

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Document:

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	[DATE]	*[TIME]*
Name: GORDANA MARKOVIC	Aug 16, 2018	7pm
Address: 539 E. 4th St.		

1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	ACCOMMODATION FOR KIDS OR EXTENDED FAMILY
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	✓
5. Please provide any additional comments.	✓

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Paul Bintto, My Lane Homes	Telephone:604-218-7703	E-Mail: pbinotto@mylanehome.ca
City of North Vancouver: Annie Dempster	Telephone: 604-990-4216	E-Mail: adempster@cnv.org

Document:

523 East 4th Street

Development Information Session

Please Note: Should you provide your name and address, this form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address. Your comments will be taken into consideration by City staff in its review of the application; however it will not be viewed by City Council or the public.

[DATE] [TIME]

Name: Greg STOLL	
Address: 549 - 4th St East	
1. Do you support the proposed project?	Yes
2. What do you like most about the proposed project?	Abilty to have additional living unit and maintaining .5 FSR
3. Do you have any concerns about the proposed project?	
4. What would you suggest to improve or enhance the proposed project?	not sure what finishings are would suggest keeping with the newer homes in the area
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Paul Bintto, My Lane Homes — Telephone:604-218-7703 — E-Mail: pbintto@mylanehome.ca

City of North Vancouver: Annie Dempster — Telephone: 604-990-4216 — E-Mail: adempster@cnv.org

Document:

523 East 4th Street

Development Information Session

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Aug 16/18 [DATE] [TIME]

Name: Jan Malcolm	
Address: 522 4th St E (across the street!)	
1. Do you support the proposed project?	Yes ☺
2. What do you like most about the proposed project?	Roof line is not at maximum level. Won't be seen from north side of 4th
3. Do you have any concerns about the proposed project?	That all residents use the parking off road and not have all cars on street
4. What would you suggest to improve or enhance the proposed project?	trees ☺
5. Please provide any additional comments.	Please give us knowledge when this comes to council.

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Paul Bintto, My Lane Homes — Telephone:604-218-7703 — E-Mail: pbinotto@mylanehome.ca

City of North Vancouver: Annie Dempster — Telephone: 604-990-4216 — E-Mail: adempster@cnv.org

Document:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8720

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, 2019, No. 8720" (PD Moore Homes Inc. / Lighter Design and Drafting, 523 East 4th Street, CD-719).**

2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-719 (Comprehensive Development 719 Zone):

Lots	Block	D.L.	Plan	
5	22	273	1063	from RT-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:

   A. Adding the following section to Section 1100, thereof, after the designation "CD-718 Comprehensive Development 718 Zone":

      "CD-719 Comprehensive Development 719 Zone"

   B. Adding the following to Section 1101, thereof, after the "CD-718 Comprehensive Development 718 Zone":

      "CD-719 Comprehensive Development 719 Zone"

      In the CD-719 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

      (1) Section 509A(1) be replaced as follows: Two Principal Buildings shall be permitted on one Lot;

      (2) Section 509A(4)(c) shall be waived;

(3) Section 509A(5)(b) be replaced with 1.52 metres from the rear lot line.

READ a first time on the <> day of <>, 2019.

READ a second time on the <> day of <>, 2019.

READ a third time on the <> day of <>, 2019.

ADOPTED on the <> day of <>, 2019.

MAYOR

CITY CLERK

Division Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 151 EAST KEITH ROAD (URBAN SYSTEMS / IMH 151 E KEITH APARTMENTS LTD)

Date: May 6, 2019 File No: 08-3360-20-0403/1

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

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated May 6, 2019, entitled "Rezoning Application: 151 East Keith Road (Urban Systems) / IMH 151 E Keith Apartments LTD)":

THAT second reading of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702) be rescinded;

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702) be amended and given second reading, as amended, and referred to a Public Hearing;

THAT second reading of "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702, Rental Housing Commitments) be rescinded;

THAT "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702, Rental Housing Commitments) be amended and given second reading, as amended, and referred to a Public Hearing;

THAT additional offsite works and community amenities listed in the May 6, 2019 report in the section "Community Amenities and Infrastructure Improvements" be secured, through agreements at the applicant's expense and to the satisfaction of the Director of Planning and Development, as conditions of rezoning;

AND THAT the Mayor and City Clerk be authorized to execute all necessary covenants and legal agreements required to secure the commitments outlined in the report.

ATTACHMENTS:

1. Context Map (doc#1767383)

Updated Proposal

2. Revised Project Summary Sheet from plans dated February 4, 2019 (doc#1765369)
3. Revised Architectural and Landscaping Plans, dated February 4, 2019 (doc#1773974)
4. Updated Public Consultation Summary dated April 11, 2019 (doc#1773897)
5. Affordability Statement dated February 6, 2019 (doc#1779267)
6. Sustainability Statement dated January 2018 (doc#1780126)

Background

7. Staff Report dated March 7, 2018 (doc#1776566)
8. Architectural and Landscaping Plans dated February 27, 2018 (doc#1625895)

Bylaws

9. Tracked changes version of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618" (doc#1628354-v2)
10. Tracked changes version of "Housing Agreement Bylaw, 2018, No. 8622" (doc#1626592-v2)

PURPOSE

The purpose of this report is to present for Council's consideration, the return of a Development Application to rezone 151 East Keith Road (Attachment #1) from High Density Apartment Residential 1 (RH-1) to Comprehensive Development 702 (CD-702). The application is requesting the addition of two rental infill buildings, securing all units, both new and those within the existing residential tower, as rental in perpetuity and partnering with Hollyburn Family Services for the provision of 4 units accommodating vulnerable seniors. The return of this application is to amend the proposal due to the result of not achieving Third Reading at the April 23, 2018 Council meeting.

BACKGROUND

On March 12, 2018, Council considered an application for the subject site to add three rental infill buildings to the existing residential rental tower (Attachments #7 and #8). The three buildings comprised of:

- 33 studio units;
- 5 two bedroom townhouse units; and
- 2 three bedroom townhouse units.

Council granted the proposal First and Second Reading and scheduled a Public Hearing date of April 23, 2018.

At the April 23rd Public Hearing, the majority of the submissions received expressed opposition to the proposal, citing concerns with proposed parking as well as the infill building setbacks as not keeping with the neighbourhood character. Other items that were mentioned in opposition were the proposed density and construction noise that the proposal

would bring, citing reference to the recently completed apartment building directly east of the subject site at 161 East Keith Road. Those in support identified the provision of rental housing and affordable rental units as key items. Other items of support were access to local amenities, that there was to be no displacement of existing tenants, and some felt the allowable density was appropriate.

After the conclusion of the Public Hearing, the application was not given Third Reading.

The applicant made changes to the proposal, as described in this report, and is seeking Council consideration.

DISCUSSION

Site Context and Surrounding Use

The subject site is located in the Lower Lonsdale area along the south side of East Keith Road, across from Victoria Park, between Lonsdale Avenue to the west and St. George's Avenue to the east. It is also a double frontage lot with East 6th Street directly to the south (Attachment #1).

The site currently contains a 15 storey residential tower with 89 rental apartment units, which was completed in 1975. The parking structure surrounds the tower and serves to support resident parking. From the East Keith Road side, the roof of the parkade creates a landscaped plaza.

A description of the buildings surrounding the subject site is outlined in Table 1 below.

Table 1. *Surrounding Uses*

Direction	Address	Zoning	OCP	Description
North (across the south arm of East Keith Road)	Victoria Park	Public Use and Assembly 1 (P-1)	Parks, Recreation and Open Space	Park Space
South (across East 6th Street)	141 and 165 East 6th Street	Medium Density Apartment Residential 1 (RM-1)	Residential Level 5. Max. 1.6 FSR with 1.0 FSR bonus density.	Two three-storey rental apartment buildings of 54 units each.
East	161-165 East Keith Road, and 160 E 6th Street	Comprehensive Development 651 (CD-651)	Residential Level 6. Max. 2.3 FSR with 1.0 FSR bonus density.	16 storey 93 unit apartment building
West	123 East Keith Road	Comprehensive Development 155 (CD-155)	Residential Level 6. Max. 2.3 FSR with 1.0 FSR bonus density.	17 storey, 32 unit apartment building.

Proposal

The main changes to the current proposal are:

- The removal of the three unit, two storey building located between East Keith Road and the tower at the northeast corner of the site;

- The units of that building were moved to the proposed southwest building and modified to three bedroom units to increase the total number of three bedroom units being proposed to six; and
- To address accessibility, the applicant is proposing a ramp be installed from East Keith Road and would be directed along the northeastern part of the site to give access not only to the existing tower, but between the two proposed infill buildings.

The drawings for the revised proposal can be found in Attachment #3.

The density of the current tower is 2.29 times the lot area (FSR), just under the Official Community Plan (OCP) maximum of 2.30. With the OCP allowing Council to consider an additional 1.0 FSR Density Bonus to the site, the applicant is proposing to use 0.88 FSR of that additional density to permit the addition of 40 rental housing units to the site.
The rental units within the existing tower are not secured. Through the proposed rezoning, the applicant has agreed to secure 100% of the units in the existing tower along with the 40 proposed units.

The applicant is not proposing replacing or undertaking any major renovations to the tower, other than upgrades to individual units when they become vacant. As a result, the applicant has stated that no displacement would result from the construction of the proposed infill buildings.

Building #1

This building is located at the northwest corner of the property and is a four storey rental apartment building containing 31 studio units. The orientation of the building toward East Keith Road provides the main access to the lobby. The ground floor units fronting Keith Road will have direct street access from their units.

To encourage social interaction amongst the residents as well as encouraging physical activity, this building proposes a number of elements that are outlined in the City's Active Design guidelines, including:

- A proposed indoor amenity room located adjacent to the lobby;
- To encourage stairwell use, the main stairway is visible upon entering the lobby as well as from the exterior of the building;
- A secondary stairway is also in a prominent location at the end of the hallway and is glazed for easy visibility; and
- A rooftop terrace, to promote social interaction for all residents of the property.

Building #2

This building is a four storey walk-up townhouse building located at the southwest corner of the subject site and contains nine units, including:

- Three studio units with direct outdoor access to the interior courtyard; and
- Six, three bedroom units with their own individual access to the same interior courtyard as the studio units. The other three bedroom units would be directly accessed from East 6th Street.

No rooftop decks are proposed with this building. The proposed setbacks of the infill buildings from the property lines remain unchanged.

Public Realm

The application seeks to improve the interface between the site and one of the City's most prominent civic spaces and streets. Presently, the site's interface with the public realm consists of the parking structure and landscaping; this interface does not support an enhanced pedestrian environment. The proposed mid-rise infill buildings are ground related, orient their main unit entrances to the street and provide an active edge and street wall to the public realm. In doing this, it significantly improves the pedestrian experience and views into and out of the public realm. Consistent with many great and large parks across the country, there is a need to provide a sense of enclosure (or to delineate the space) through the provision of a street wall. The proposed development incorporates a mid-rise form that is human scaled, which will create a sense of enclosure by providing a street wall along Victoria Park.

Proposed Parking and Access

The application is proposing to use the current parking structure to accommodate the off-street parking for both the proposed 40 units as well as the existing tower. The proposed 77 off-street parking stalls meets the minimum Zoning Bylaw requirement of 77 parking stalls.

The parkade will also house the required number of bicycle parking for the proposed infill units as well as the recycling and garbage enclosure. The enclosures for the current tower are contained within that building.

PLANNING ANALYSIS

2014 Official Community Plan

The Official Community Plan identifies the subject site as Residential Level 6 (R6), which permits a residential development of 2.3 times the size of the site (FSR) with the potential of a 1.0 FSR density bonus to be granted at the discretion of Council for an overall density of 3.30 FSR. The OCP also limits the maximum height of a building to 46 metres (151 feet) tall.

The combined density of the existing tower with the proposed infill buildings would result in a FSR of 3.17 and will not exceed the OCP maximum.

The City's Official Community Plan is centered on a set of guiding principles and a sustainable city framework. Proceeding with the proposed zoning and redevelopment of the subject site will advance many of these goals and objectives, particularly the following:

1.1.1 Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's regional Growth Strategy;

1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low rise buildings to lower density neighbourhoods;

1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings;

1.3.10 Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principals that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces;

1.5.4 Prioritize the development and revitalization of affordable rental housing and use density bonusing and use density bonusing and density transfers to incentivise the retention, renewal and/or replacement of rental units as a public benefit;

The proposal as presented will not require an amendment to the OCP.

Zoning Bylaw 1995, No. 6700

The property is currently zoned High Density Apartment Residential 1 (RH-1). An amendment to the Zoning Bylaw is required to permit the proposal as presented and is reflected in Zoning Amendment Bylaw 8618 (Attachment #9). Additionally, current zoning requirements are outlined in the Project Fact Sheet.

Using the RH-1 Zone as a base, the proposal is in conformance with the Zoning Bylaw with the exceptions to permit a density of 3.17 FSR, to allow a minimum parking stall width of 2.4 metres (8.0 feet), and setbacks to the proposed buildings as outlined in the following table:

Table 2. *Proposed Building Setbacks*

Building	Setback	Distance
Building #1	North setback	2.4 m (8.0 ft.)
	West setback	3 m (10.0 ft.) 1.6 m (5.41 ft.) for stairwell
Building #2	South setback	1.6 m (5.33 ft.)
	West setback	6 m (23.17 ft.)

The requested setback variances are to support the proposed building locations for a low-rise development within a property whose current zoning supports greater building setback distances for high-rise buildings. The current setback requirement of 7.6 metres (25 feet) from all property lines would not support low-rise infill structures in addition to an existing tower. Additionally, the setback variances are needed to create a consistent street wall and minimize gaps between buildings; the consistent street wall helps to support walking.

The proposed setback from the proposed infill buildings is supportable in multi-family areas with side yard setbacks for more recent low and mid-rise buildings ranging from 2.4 metres (8.0 feet) to 3.6 metres (12.0 feet) from the property line. The projection of the proposed stairwell in Building #1 is limited to the width of the stairway and is a minor projection from the overall depth of the building.

The separation between the proposed Building #1 and the existing residential tower to the west at 123 East Keith Road is 15.0 metres (49.2 feet), there is slight projection of a stairway within that setback.

The current zoning requirements can be found in the Project Face Sheet in Attachment #2.

The proposed parking variance is due to the applicant proposing to use the existing parking structure. At the time it was built, the required parking stall width was 2.44 metres (8 feet). Since the City received this application, the Zoning Bylaw was amended to increase the width to 2.5 metres (8.2 feet). This would affect the spacing of the existing columns supporting the structure of the parkade. For the applicant to achieve their proposed number of parking stalls, the variance is necessary.

To secure the existing residential tower and the proposed additional units, the Comprehensive Development Zone in Amendment Bylaw No. 8618 limits the use to Rental Apartment Residential.

Housing Action Plan

To achieve the requested 0.88 FSR Density Bonus for this proposal, the City's Density Bonus and Community Benefits Policy, as well as the City's Housing Action Plan, would require that 10% of the new units be rented at 10% below market rates in perpetuity (Mid-Market units). As the existing tower is not being replaced or undergoing a major renovation, the 89 current units are not included with the Mid-Market unit count.

To meet the requirement, the applicant is partnering with Hollyburn Family Services to provide four studio units (10% of the total number of new units) at rates less than what the City's Mid-Market units could achieve by being able to tap into the SAFER subsidy to rent to vulnerable seniors. The applicant has updated their Affordable Housing statement (Attachment #5) to outline this proposal, and this is reflected in the Housing Agreement, which will secure these rates in perpetuity (Attachment #10). It should be noted that rents would revert to mid-market rental rates in accordance with City Policy if the contract with Hollyburn Family Services is terminated.

The updated Affordability Statement outlines the rate difference between the City's Mid-Market units and what the SAFER subsidy will be able to provide using 2018 numbers. The chart below outlines the difference between the two rates as well as market rates.

	April 2019 market rents*	2018 mid-market rents	Percentage difference from market	SAFER subsidized rates	Percentage difference from market
Studio	$1,500	$1,029	31% below	$800	47% below

* Current market rents were obtained from a new market rental development in Central Lonsdale, advertised on Craigslist, in April 2019

To address the Family-Friendly Housing Section of the Housing Action Plan, the applicant is proposing 6 of the 40 new units be three bedroom units to give families unit type options. The existing tower contains primarily one and two bedroom units.

Community Amenities/Infrastructure

The City's *Density Bonus and Community Benefits Policy,* in conjunction with the Official Community Plan, allows Council to consider a density bonus beyond the OCP limit of 2.30 FSR, up to a maximum of 3.30 FSR in the Residential Level 6 area.

The policy provides a number of community benefit options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The value could be in the form of a cash contribution or some form of amenity, such as an all rental apartment building to be secured in perpetuity plus a form of affordability in

accordance with the City's Housing Action Plan. In this case, to achieve the desired 0.88 FSR bonus density for the new infill buildings, the applicant has agreed to secure the existing residential tower and the proposed additional 40 units as rental in perpetuity, as well as partnering with Hollyburn Family Services to secure four units using the SAFER rental rate for vulnerable seniors.

As the proposed rental rates for the four Mid-Market units would exceed what the City would achieve through acquiring the same number of units through the Housing Action Plan, the proposal meets the intent of the Policy and no community amenity cash contribution is required for this development proposal.

For comparison, a cash contribution in accordance with the Policy for this density bonus would be valued at approximately $3.45 million, as outlined in Table 2 below. The City would receive rental housing in lieu of a cash contribution.

Table 3. *Estimated Value of Community Benefits through Density Bonusing*

Density Value Calculation	Value
Density Addition from 2.29 FSR to 2.30 FSR / OCP Density (@ $20 / sq. ft.)	$5,600
Density Bonus to 0.88 FSR / OCP Density Bonus (@ $140 / sq. ft.)	$3,449,354
Total Value of Community Benefits	**$3,454,954**

Staff also seeks Council's endorsement for a financial contribution of $25,000 from the applicant to help finance a public Electric Vehicle Charging Station within the City. This item is not specifically required under the authority of City bylaws, but could be made a requirement of rezoning under the authority of Council. This contribution would be payable prior to adoption of rezoning.

COMMUNITY CONSULTATION

The applicant held a Developer Information Session (DIS) to invite the public to gather information and comment on the most recent proposal. The event was held on March 27, 2019 where 46 people attended. At the meeting, a total of 28 comment sheets were submitted. The applicant provided a report of the meeting that includes comments provided on that day. Staff included comments that were received directly or after the event (Attachment #4).

The feedback received showed that most were opposed to the application for the following reasons:

- The building setbacks from the property lines along the west property line, as well as fronting East Keith Road and East 6th Street are too small;
- Lack of off-street parking;
- Increased traffic in the neighbourhood; and
- Low to mid-rise building is not in character with the neighbourhood or the streetscape.

Those who supported the application (and some in opposition) liked that there would be more rental units, and some below market units would be provided. Some liked the overall appearance of the buildings.

Should Council grant the amended second reading to proposed Bylaw No. 8618 and No. 8622, a Public Hearing will be required.

ADVISORY BODY INPUT

Advisory Design Panel

The updated proposal was not forwarded to the Advisory Design Panel as the overall architecture and landscaping had not significantly changed from the last time Council viewed them. In addition, the overall scope of the proposal has been reduced due to the elimination of one of the infill buildings along the east side of the subject site.

For further information on the items and resolutions, please refer to the March 7, 2018 staff report (Attachment #7).

FINANCIAL IMPLICATIONS

A financial contribution of $25,000 is to be received prior to adoption of rezoning that will go towards the installation of a public Electric Charging Station in the City.

A cash contribution for additional density is not required for rental property as noted in the Community Amenities/Infrastructure section above.

SUSTAINABILITY COMMENTS

The subject site is one half-block from Lonsdale Avenue and has good access to public transit. Victoria Park (which contains a portion of the Green Necklace) is across the street. The proposed development would be using unused portions of the site on top of an existing parkade while maintaining enough space for landscaping.

The applicant will also be:

- Connecting the infill buildings to Lonsdale Energy Corporation (LEC) and providing the infrastructure for the future connection of the existing residential tower to LEC;
- Contributing towards an Electric Vehicle Charging Station in the City;
- Using high-performance windows in the building envelope;
- Using energy saving certified appliances; and
- Installing low consumption water fixtures.

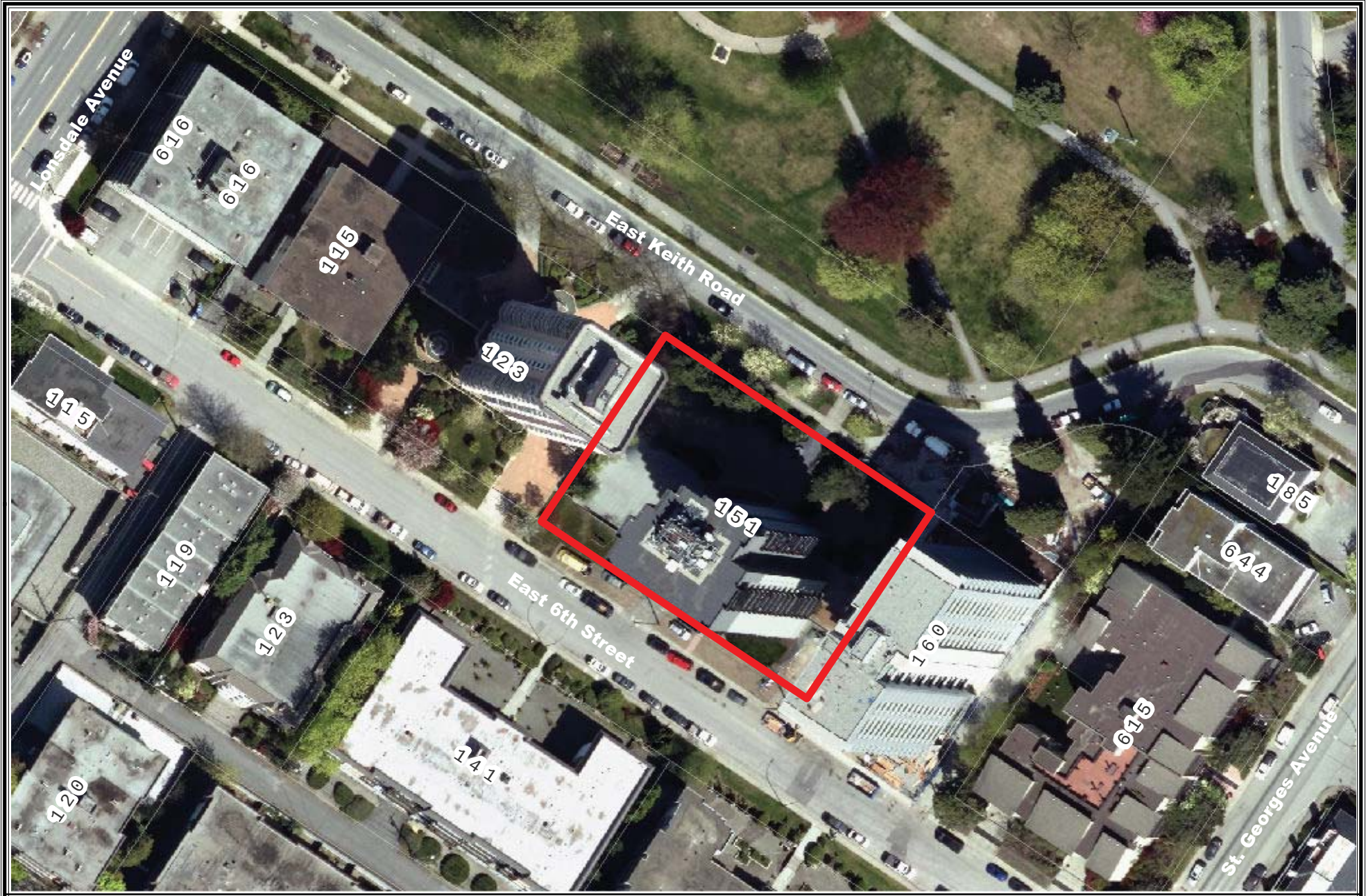
The applicant has filled out the Sustainable Development Guideline Checklist as part of their application to identify their intent on achieving the City's sustainability goals. These are shown in Attachment #6.

INTER-DEPARTMENTAL IMPLICATIONS

Staff's review of the revisions showed no changes to their previous comments and all issues would be managed through the Building Permit process.

RESPECTFULLY SUBMITTED:

David Johnson
Development Planner



city of north vancouver

Context Map:

Subject Site

N

PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

151 East Keith Road



SITE CHARACTERISTICS

OCP Designation	Residential Level 6 (R6)
Existing Zoning	High Density Apartment Residential 1 (RH-1)
Site Area	2,601.1 sq. m (27,998 sq. ft.)

FLOOR AREA AND HEIGHT

	Existing Zoning (RH-1)	**Offical Community Plan**	**Proposed**
Floor Space Ratio	Maximum 2.60 FSR or 6,762.86 sq. m (72,795 sq. ft.)	OCP - 2.30 FSR 5,982.53 sq. m (64,395.4 sq. ft.) Density Bonus - 1.0 FSR 2,601.1 sq. m (27,998 sq. ft.)	Existing Building 5,962.98 sq. m (64,185.0 sq. ft.) 2.29 FSR Proposed Addition 2,288.11 sq. m (24,629.0 sq. ft.) 0.88 FSR
		Total Maximum 8,583.63 m² (92,393.4 sq. ft) 3.30 FSR	**Proposed Total 8,251.09 sq. m (88,814.0 sq. ft) 3.17 FSR**
Total Lot Coverage	50%	N/A	40.1%
Principal Building Height (maximum)	30.48 m (100.0 ft.)	46.0 m (151.0 feet)	Building 1 - 16.13 m (52.91 feet) Building 2 - 13.26 m (43.51 feet)

SETBACKS

	Existing Zoning (RH-1)	**Proposed**
North (East Keith Road)	7.62 m (25.0 ft.)	2.40 m (7.83 ft.)
East Side Yard	7.62 m (25.0 ft.)	29.36 m (96.32 ft.)
West Side Yard	7.62 m (25.0 ft.)	1.65 m (5.41 ft.)
South (East 6th Street)	7.62 m (25.0 ft.)	1.63 m (5.33 ft.)

BICYCLE PARKING

	Required	**Proposed**
Residential (stalls for additional units)	60 secured / 6 short term	62 secured / 6 short term

VEHICLE PARKING

	Required	**Proposed**
Total Vehicle Parking (stalls)	Existing and Proposed: 77 (includes 13 visitor)	77 (includes 13 visitor)

Numbers based on plans dated February 4, 2019 #1765369

PROPOSED RESIDENTIAL INFILL DEVELOPMENT

151 EAST KEITH ROAD
NORTH VANCOUVER B.C.

Starlight Investments



REISSUED FOR REZONING APPLICATION - FEBRUARY 4th, 2019

BHA Architecture

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PROJECT TEAM

DEVELOPER

STARLIGHT INVESTMENTS
1400 - 3280 BLOOR STREET WEST,
CENTRE TOWER, TORONTO ON M8X 2X3

Founded in 2011, Starlight Investment Ltd. is a real estate asset management firm with a primary focus on multifamily rental properties in over 400 properties across Canada and the Southern United States. Starlight's innovative approach to the properties under its management is reflected in its commitment to excellence in quality design and construction for both existing assets and new infill development projects alike.

ARCHITECT

BHA ARCHITECTS
205-1628 WEST 1ST AVE.
VANCOUVER BC V6J 1G1

BHA Architects (formerly Burrowes Huggins Architects) was founded in 1991 and since that time has been actively involved in a variety of developments, and worked with many local and regional development companies. BHA completed work includes a number and variety of Whistler buildings including the Four Seasons Resort and Residences, the Athlete's Lodge in Cheakamus Village and a mix of resort condominiums in the Blackcomb Benchlands.

BHA Architects has longstanding experience in the Lower Mainland with mixed-use and ground-oriented housing projects including street-oriented townhouses, stacked townhouses, 4 to 6 storey mixed-use retail residential projects, purpose-built rental housing and not for profit housing projects.

LANDSCAPE ARCHITECT

CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET
VANCOUVER BC V6H 2V1

Connect Landscape Architecture (formerly Sharp & Diamond) is a recognized leader in the design and transformation of healthy vibrant communities. Our vision is simple - Connect people to their environment through meaningful design. Connect Landscape Architecture draws inspiration from the natural landscape while embracing built form and infrastructure.

PLANNING CONSULTANT

URBAN SYSTEMS
550-1090 HOMER STREET
VANCOUVER BC V6B 2W9

Urban Systems is a multi-disciplinary consulting firm founded in 1975. At our 14 offices across 5 provinces, we bring spirit in service for vibrant communities and have been recognized as one of the Best Workplaces in Canada for 12 years running. With over forty years of land development experience, we assist clients in moving through the different stages of development as quickly and efficiently as possible. Urban Systems promotes sustainable development methods that add efficiency, improve performance, and provide marketing value to development projects. Our integrated approach to land development has resulted in some of the most celebrated development projects in Western Canada. We provide the full range of services required to take projects from start to finish, including land use planning and design, civil engineering, landscape architecture, legal survey, and construction services. We assemble a customized team of professionals for every new assignment to design and construct all aspects of each unique site.

PROJECT STATISTICS

				SF	SM	ACRES	HA	Unis Per Acre	Units Per HA			
Project Name:	RESIDENTIAL INFILL DEVELOPMENT											
Project Number:	P424		Gross Site Area:	27997.90 sf	2601.09 sm	0.64 acres	0.260 ha	n/a	n/a	**Date:**	9-Jan-17	
Client:	STARLIGHT INVESTMENTS									**Revised:**	14-Jan-19	

TOTAL FSR SUMMARY (ALL NEW BUILDINGS)

	Permitted FSR	Permitted FSR	Actual SF	Actual SM	Actual FSR
Total GFA	**27998 sf**	**1.00 fsr**	**24629 sf**	**2288.11 sm**	
Storage			**0 sf**	**0.00 sm**	
Total FSR			**24629 sf**	**2288.11 sm**	**0.88 fsr**

Amenity Provided

Required:	n/a	n/a	
Provided:	166 sf	15.42 sm	

Site Coverage

Site Area	27997.9 sf	
Existing Foorprint	4452 sf	15.90%
New Footprint	6780 sf	24.22%
Total Coverage		40.12%

BUILDING ONE AREAS (APARTMENT BUILDING)

LEVEL		RES LOBBY	CIRCULATION	RESIDENTIAL	AMENITY	GFA	EFF	NO UNITS	STORAGE	FSR		GFA CHECK
1	(NOTE: PROJECT LEVEL 3 ON FLOOR PLANS)	104 sf	1012 sf	2823 sf	166 sf	4105 sf	68.77 %	7	0 sf	**3939 sf**		4105 sf
2	(NOTE: PROJECT LEVEL 4 ON FLOOR PLANS)	0 sf	977 sf	3220 sf	0 sf	4197 sf	76.72 %	8	0 sf	**4197 sf**		4197 sf
3	(NOTE: PROJECT LEVEL 5 ON FLOOR PLANS)	0 sf	977 sf	3217 sf	0 sf	4194 sf	76.70 %	8	0 sf	**4194 sf**		4194 sf
4	(NOTE: PROJECT LEVEL 6 ON FLOOR PLANS)	0 sf	977 sf	3217 sf	0 sf	4194 sf	76.71 %	8	0 sf	**4194 sf**		4194 sf
5	(NOTE: PROJECT LEVEL 7 ON FLOOR PLANS)	0 sf	428 sf	0 sf	0 sf	428 sf	0.00 %	0	0 sf	**428 sf**		428 sf
TOTAL		**104 sf**	**4371 sf**	**12477 sf**	**166 sf**	**17118 sf**	72.89 %	**31 units**	**0 sf**	**16952 sf**	less amenity & stor.	**17118 sf**
		9.66 sm	**406.08 sm**	**1159.14 sm**	**15.42 sm**	**1590.32 sm**			**0.00 sm**	**1574.89 sm**		**1590.30 sm**

BUILDING TWO AREAS (TOWNHOUSE BUILDING)

TOWNHOUSE UNIT TYPE	UNIT NO	UNIT TYPE	FLOOR			TOTAL		NO UNITS	TOTAL GFA		STORAGE	TOTAL FSR	
		LOWER	LOWER	MID	UPPER								
A3	T25	STUDIO TOWNHOUSE	405 sf	0 sf	0 sf	405 sf	37.67 sm	1 units	405 sf	37.67 sm	0 sf	405 sf	37.67 sm
A4	T24	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	37.99 sm	1 units	409 sf	37.99 sm	0 sf	409 sf	37.99 sm
A5	T26	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	37.99 sm	1 units	409 sf	37.99 sm	0 sf	409 sf	37.99 sm
B4	T28	2 STOREY TOWNHOUSE (3 BR)	405 sf	0 sf	629 sf	1033 sf	96.00 sm	1 units	1033 sf	96.00 sm	0 sf	1033 sf	96.00 sm
B5	T27	2 STOREY TOWNHOUSE (3 BR)	408 sf	0 sf	634 sf	1042 sf	96.84 sm	1 units	1042 sf	96.84 sm	0 sf	1042 sf	96.84 sm
B6	T29	2 STOREY TOWNHOUSE (3 BR)	408 sf	0 sf	634 sf	1042 sf	96.84 sm	1 units	1042 sf	96.84 sm	0 sf	1042 sf	96.84 sm
C1	T22	3 STOREY TOWNHOUSE (3 BR)	296 sf	405 sf	405 sf	1106 sf	102.70 sm	1 units	1106 sf	102.70 sm	0 sf	1106 sf	102.70 sm
C2	T21	3 STOREY TOWNHOUSE (3 BR)	299 sf	408 sf	408 sf	1115 sf	103.59 sm	1 units	1115 sf	103.59 sm	0 sf	1115 sf	103.59 sm
C3	T23	3 STOREY TOWNHOUSE (3 BR)	299 sf	408 sf	408 sf	1115 sf	103.59 sm	1 units	1115 sf	103.59 sm	0 sf	1115 sf	103.59 sm
TOTALS								**9 units**	**7677 sf**		**0 sf**	**7677 sf**	
									713.21 sm			**713.21 sm**	

PROJECT SUMMARY TOTALS

NEW INFILL PROJECT TOTALS	**40 units**	**24629 sf FSR**	**2288.11 sm**	**0.88 fsr**
EXISTING BUILDING PROJECT TOTALS	**89 units**	**64185 sf FSR**	**5962.98 sm**	**2.29 fsr**
TOTALS FOR NEW INFILL AND EXISTING	**129 units**	**88814 sf FSR**	**8251.09 sm**	**3.17 fsr**

PARKING

PARKING STATISTICS

DATE 27-Jul-16
REVISED 29-Oct-18

TOTAL PARKING PROVIDED BY EXISTING BUILDING

	EXISTING REGULAR STALLS	H/C STALLS	TOTAL
LEVEL 1	51 stalls	0 stalls	51 stalls
LEVEL P1	53 stalls	0 stalls	53 stalls
TOTAL	104 stalls	0 stalls	104 stalls

TOTAL PARKING PROVIDED BY MODIFICATIONS

	EXISTING REGULAR STALLS	H/C STALLS	SMALL STALLS	TOTAL
LEVEL 1	35 stalls	2 stalls	0 stalls	37 stalls
LEVEL P1	37 stalls	3 stalls	0 stalls	40 stalls
TOTAL				77 stalls

SUMMARY OF UNITS/PARKING

EXISTING BUILDING	
2 BEDROOM UNITS	28 units
1 BEDROOM UNITS	60 units
STUDIO	1 units
TOTAL UNITS EXISTING BUILDING	89 units
NEW BUILDING	
STUDIO APARTMENTS	34 units
TOWNHOUSE UNITS	6 units
TOTAL UNITS NEW BUILDING	40 units
TOTAL UNITS EXISTING AND NEW	129 units
TOTAL PARKING PROVIDED	77 stalls 0.60 stalls per unit

ZONING SUMMARY

	ZONING SUMMARY - INFILL DEVELOPMENT		PROJECT	KEITH ROAD RESIDENTIAL INFILL DEVELOPMENT	
	PROJECT NO.	P424 IMPERIAL	METRIC	VALUE	NOTES
1	**CIVIC ADDRESS:**				
	151 East Keith Road, City of North Vancouver	LOT: B	BLOCK: 114	DL: 274	PLAN: 15049
	PID: 007-697-481				
2	**APPLICATION DESCRIPTION:**				
	To construct a residential infill development consisting of 2 buildings and 40 rental units.				
3	**LOT AREA**				
	EXISTING	27997.90 sf	2601.09 sm		
	PROPOSED	27997.90 sf	2601.09 sm		
4	**ZONING**				
	EXISTING	RH-1			
	PROPOSED	CD			
5	**OFFICIAL COMMUNITY PLAN (OCP):**				
	As per the OCP, the site is Residential Level 6 (High Density) - refer to Schedule A Land Use Map.				
	Existing OCP Density (FSR) = 2.3 with a Maximum Bonus (FSR) of up to 1.0. 2.3 + 1.0 = 3.3 Total Permitted FSR				
6	**GROSS FLOOR AREA**				
	PERMITTTED: 1.0 Bonus FSR	27998.00 sf	2601.09 sm		
	PROPOSED: 0.88 FSR	24629.00 sf	2288.11 sm	= 0.88 FSR	
7	**RESIDENTIAL UNIT MIX**				
	STUDIO APARTMENTS: 31 units (includes 14 Adaptable Level 2 Units)				
	TOWNHOUSE UNITS: 9 units (includes 3 Studio Townhouses, 3 2-Storey Townhouses and 3 3-Storey Townhouses)				
	TOTAL: 40 Units				
8	**VEHICLE PARKING**				
	Refer to Parking Statistics				
9	**BICYCLE PARKING**	REQUIRED	PROPOSED		
	LONG TERM:	60 (40 units x 1.5)	62.00		
	SHORT TERM:	6.00	6.00		

UNIT SUMMARY BUILDING 1

BUILDING 1
STRATA LOT UNIT SUMMARY

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
1	101	A6	410 sf	38.13 sm	0 sf	0.00 sm	410 sf	38.13 sm	0 sf	0.00 sm
1	102	A1	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	103	A1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	104	A2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	105	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	106	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	107	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
		Level 2 Totals:	**2823 sf**	**262.36 sm**	**0 sf**	**0.00 sm**	**2823 sf**	**262.36 sm**	**0 sf**	**0.00 sm**

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
2	201	D4 (ADAPTABLE)	407 sf	37.81 sm	0 sf	0.00 sm	407 sf	37.81 sm	0 sf	0.00 sm
2	202	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	203	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	204	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	205	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
2	206	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
2	207	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	208	D3 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 2 Totals:	**3220 sf**	**299.25 sm**	**0 sf**	**0.00 sm**	**3220 sf**	**299.25 sm**	**0 sf**	**0.00 sm**

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
3	301	D4 (ADAPTABLE)	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
3	302	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	303	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	304	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	305	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	306	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	307	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	308	D3 (ADAPTABLE)	401 sf	37.29 sm	0 sf	0.00 sm	401 sf	37.29 sm	0 sf	0.00 sm
		Level 3 Totals:	**3217 sf**	**298.98 sm**	**0 sf**	**0.00 sm**	**3217 sf**	**298.98 sm**	**0 sf**	**0.00 sm**

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
4	401	D4 (ADAPTABLE)	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
4	402	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	403	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	404	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	405	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	406	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	407	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	408	D3 (ADAPTABLE)	401 sf	37.29 sm	0 sf	0.00 sm	401 sf	37.29 sm	0 sf	0.00 sm
		Level 4 Totals:	**3217 sf**	**298.98 sm**	**0 sf**	**0.00 sm**	**3217 sf**	**298.98 sm**	**0 sf**	**0.00 sm**
		Overall Totals:	**12477 sf**	**1159.57 sm**	**0 sf**	**0.00 sm**	**12477 sf**	**1159.57 sm**	**0 sf**	**0.00 sm**

DESIGN RATIONALE

PROJECT DESCRIPTION

The project proposes two new purpose-built infill rental buildings and a new ramp/pathway for barrier-free access on the property at 151 East Keith Road. The existing site incorporates a 14-storey purpose-built rental tower (1972) and a 2-storey underground parking garage. The site is located on the south side of Keith Road, south of Victoria Park and two blocks east of Lonsdale. The existing rental tower is flanked by a 14-storey condominium tower to the west and a 14-storey condominium tower to the east.

SITE ATTRIBUTES

The site affords a variety of opportunities that support the addition of new rental housing:
The site fronts onto Victoria Park and offers a significant opportunity for street-oriented housing that faces the park.
The site slopes to the south and affords an unequalled opportunity for views across Burrard Inlet and a full south exposure.
The existing tower is sited to the east of the site and as such enables additional structures to be located to the west.
The slope of the site enables the new infill buildings to incorporate a large amount of ground-oriented housing, a preferred model for families.

SITE PLANNING AND DISPOSITION

The site plan incorporates two new structures and a new ramp / pathway that provides barrier-free access from East Keith Road to the existing tower and throughout the site.
Building 1: a 4-storey apartment building fronting East Keith Road.
Building 2: a 4-storey ground-oriented townhouse building fronting East 6th Street.
Buildings 1 and 2 are separated with an internal courtyard which enables access to six stacked townhouses in Building 2, while access to three stacked townhouses in Building 2 is from East 6th Street. Building 1 is accessed from Keith Road and has a central elevator lobby which also provides barrier-free access to the parkade levels from inside and outside the building.

UNIT TYPE AND DISPOSITION

The project incorporates a combination of studio units and 3-bedroom units. Building 1 contains 31 studio suites with ground-level north-facing suites having access directly from Keith Road. Building 2 incorporates three studio townhouse units and six 3-bedroom townhouses, all with ground level or courtyard level access.
When combined with the 1 and 2-bedroom suites in the existing tower, the overall project achieves a more varied mix of unit types.

LANDSCAPE AND OPEN SPACE

The existing landscaping above the parking garage including the mature trees on site along Keith Road will have to be replaced in order to construct the new buildings. The proposal, however, includes a new ramp / pathway that provides barrier-free access from Keith Road to the existing tower as well as to a new landscaped courtyard central to the site. Here, a new indoor/outdoor elevator available to all residents can be used for access to the parkade levels. Furthermore, new exterior stairs to the east of Building 2 allow pedestrian travel from East 6th Street through the site to East Keith Road and Victoria Park. The north-facing ground level units in Building 1 will have small, street-oriented garden spaces fronting Victoria Park while the south-facing ground level units in Building 2 will incorporate landscaped gardens facing East 6th Street. Building 1 will a rooftop garden and amenity space while the 3-bedroom units in Building 2 will have generous south-facing roof terraces.

ENGINEERING CONSIDERATIONS

The proposed three infill buildings are constructed above an existing 2-storey concrete parkade. The parkade, built in 1973, is constructed with a flat slab, 12" x 24" columns and perimeter foundation walls. A number of constraints and challenges arise:
- The floor to floor height is 8'-6" which results in barely 2m clear headroom. As such, there is no practical way to add anything into the parking level ceiling space. Any encumbrances such as structural elements, ductwork, pipes, additional lighting etc. would restrict the headroom to less than 2m which is both unacceptable and non-code compliant.
- All new structural loads can only be supported directly above the columns.
- Any major intervention or renovation of the existing parking structure would necessitate a building code upgrade which is both impractical and unfeasible.

The project addresses the "design constraints" outlined above as follows:
- Construction of a structural podium below the footprint of each new building. This space allows the structural loads to be transferred to the existing columns and provides an interstitial space for the plumbing and mechanical services.
- The limited intervention into the existing parking garage includes a new elevator servicing both levels of the parking structure and provision of bicycle storage adjacent to each existing exit stair.
- Ongoing discussions are in progress between the City of North Vancouver Engineering Department, the Lonsdale Energy Corporation and MCW Mechanical Consultants to develop a strategy for servicing the new infill buildings.
LMDG Building Code Consultants are preparing a building code concept report to address 1) the existing tower, 2) the existing parking garage, and 3) the new infill buildings. This report has been included with the rezoning / development permit application.
Both mechanical and electrical consultant reports are attached to the application.

ARCHITECTURAL CHARACTER

The new buildings provide a new, contemporary streetscape for the East Keith Road and East 6th Street frontages. These are new "homes on the park". As such, the expression of the massings adopts a "row house" approach utilizing a portal or balcony enclosure to identify each unit, or in the case of Building 1, each unit module. The buildings are crafted in a West Coast but modern character utilizing simple planes, flat roofs, generous overhangs and contemporary glazed railings. A simple palette of materials include panelized walls (HardiePanel), horizontal siding, and metal siding and soffits with a woodgrain finish. The glazing is contemporary in its fenestration. All the soffits where visible to the street are clad in natural wood coloured material with associated trim. In sum, the proposed buildings together with the updated landscaping successfully provide a new, refreshing and contemporary streetscape facing Victoria Park.

AREA PLAN

1" = 200'-0"

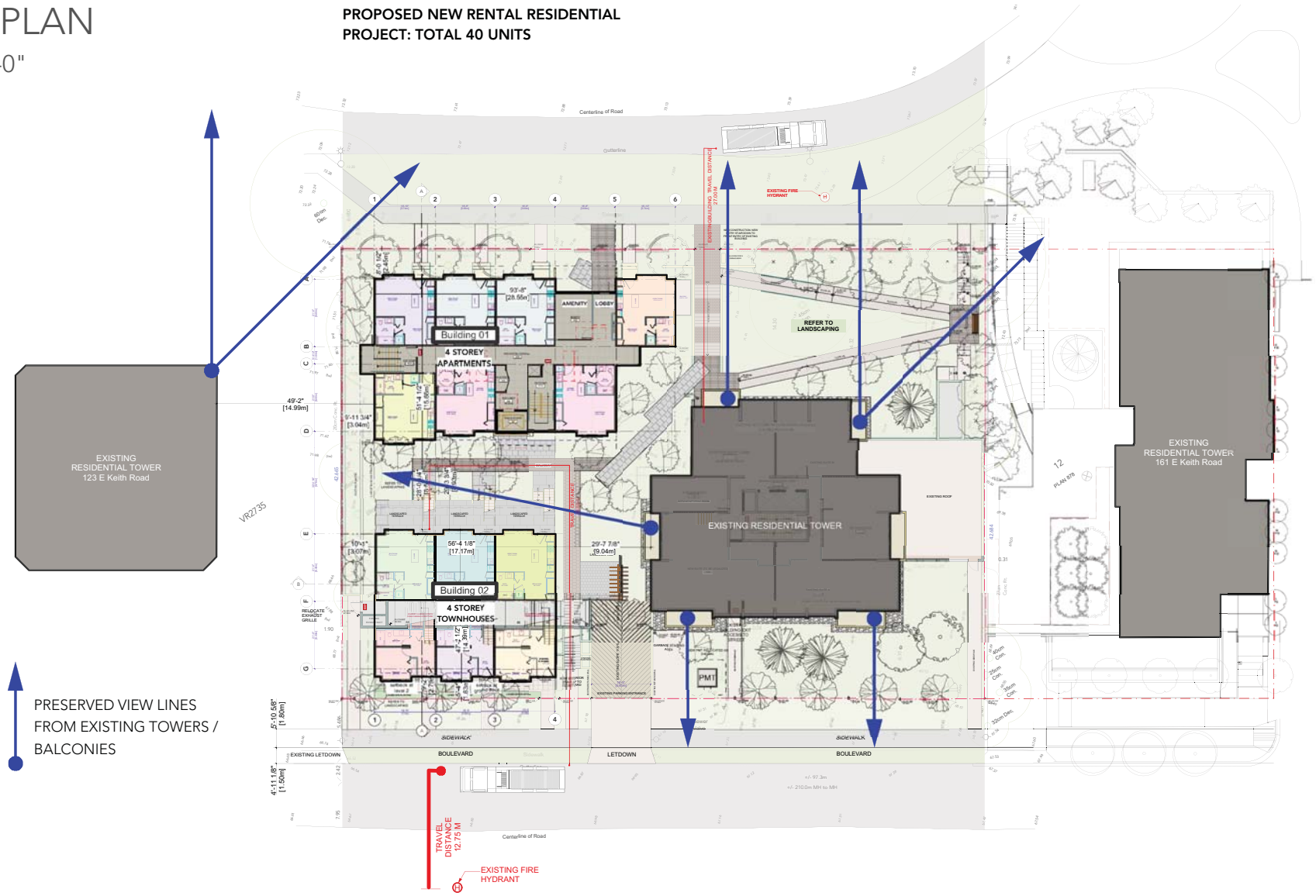


NORTH

SITE PLAN

1" = 30'-0"

PROPOSED NEW RENTAL RESIDENTIAL
PROJECT: TOTAL 40 UNITS



P1 PLAN

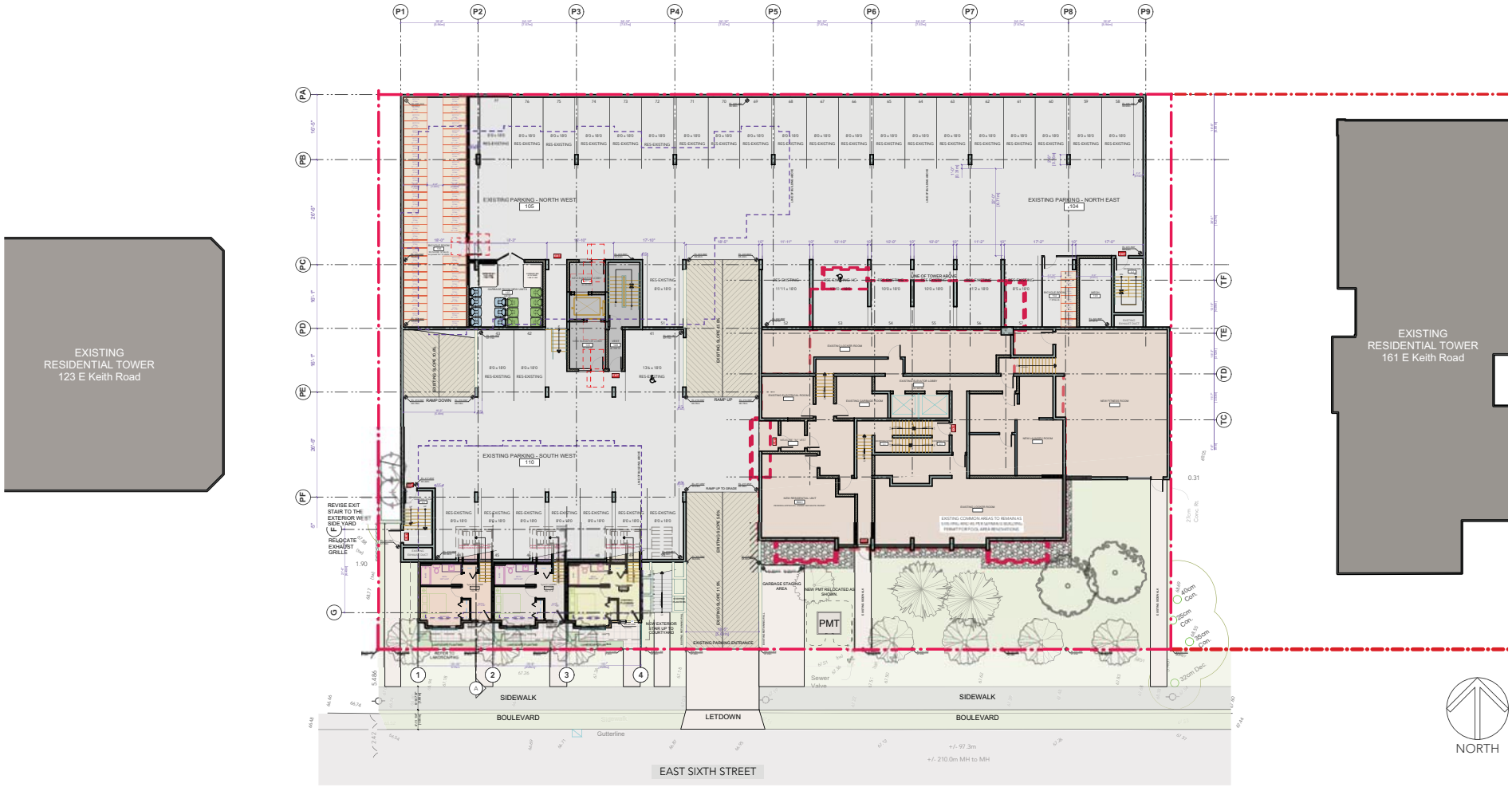
0 20 30 40 50 FT



NORTH

GROUND FLOOR PLAN

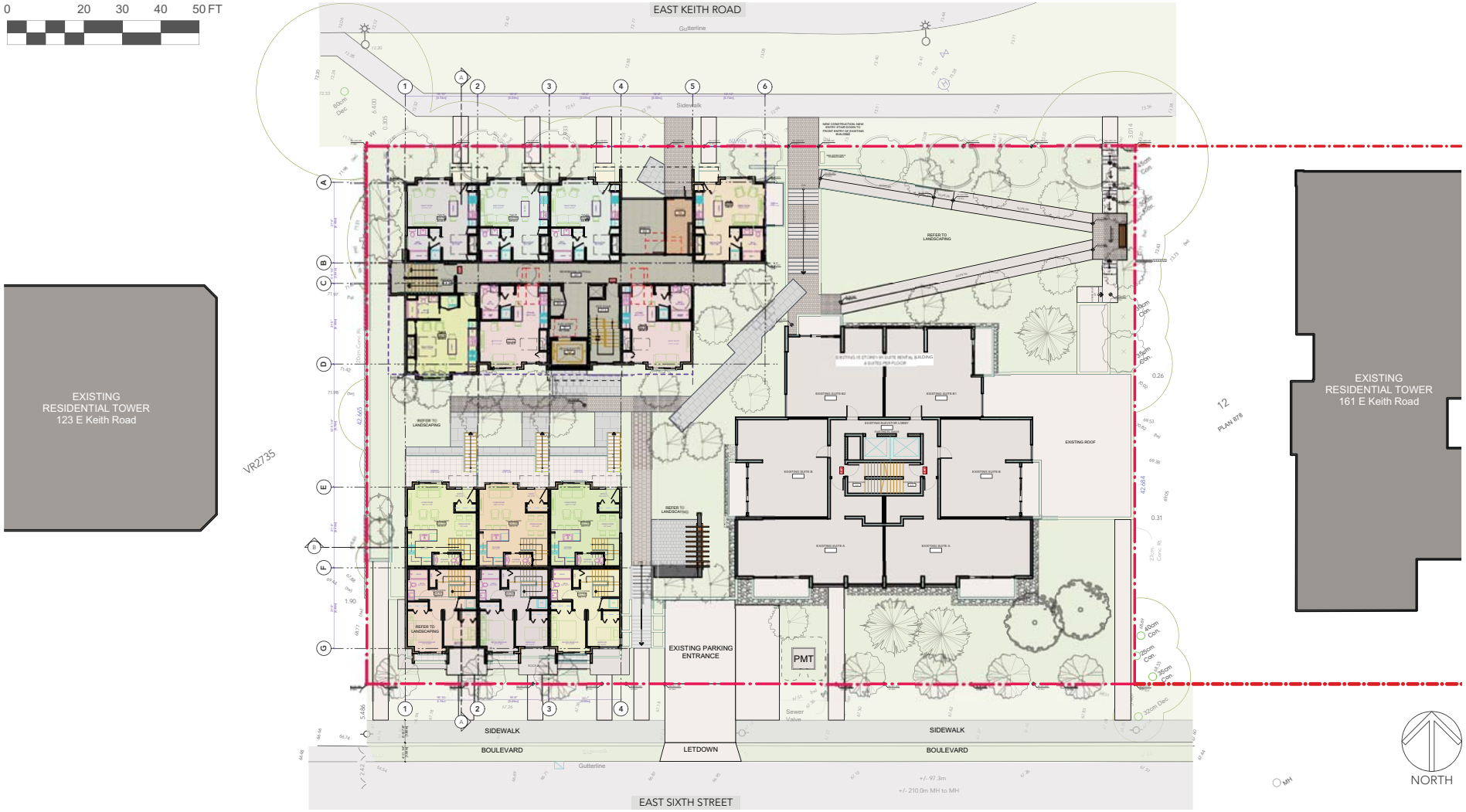
0 20 30 40 50 FT



LEVEL 2 PLAN


0
20
30
40
50 FT
EAST KEITH ROAD
EXISTING RESIDENTIAL TOWER 123 E Keith Road
VR2735
CRAWL SPACE BELOW LEVEL 3 RESIDENTIAL LEVEL
WALKWAY
EXISTING (EXIT) LOBBY
EXISTING ROOF
REFER TO LANDSCAPING
EXISTING PARKING ENTRANCE
PMT
LETDOWN
SIDEWALK
BOULEVARD
EAST SIXTH STREET
EXISTING RESIDENTIAL TOWER 161 E Keith Road
PLAN 878
NORTH

LEVEL 3 PLAN (Upper Ground)



LEVEL 4 PLAN

0 20 30 40 50 FT



LEVEL 5 PLAN

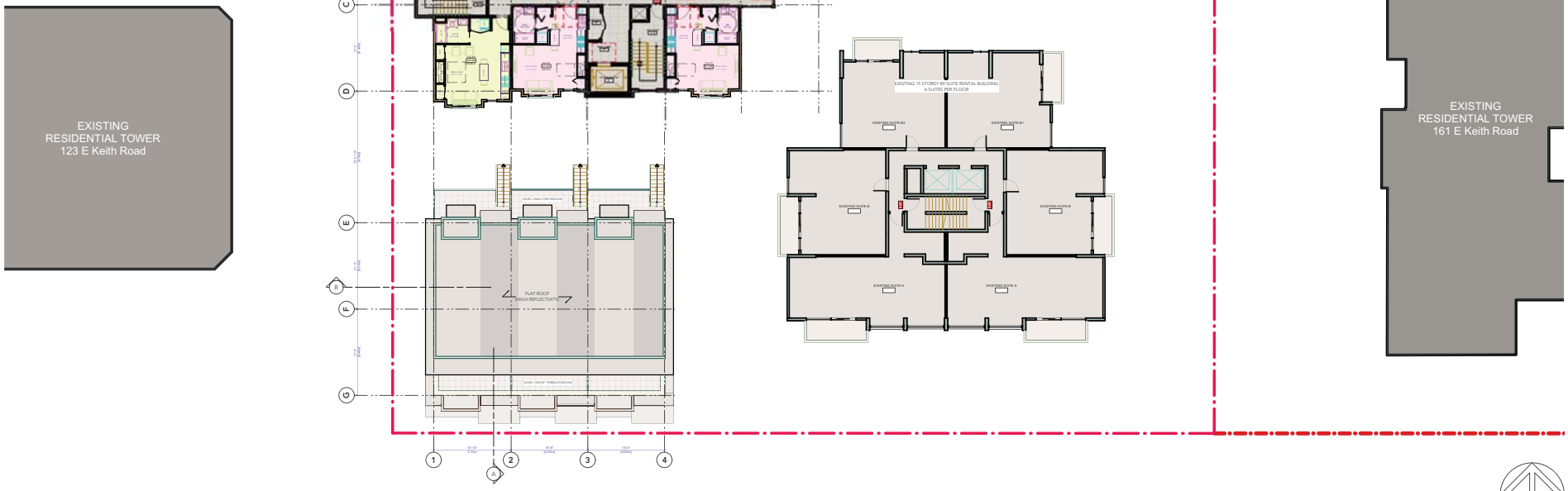
0 20 30 40 50 FT



NORTH

LEVEL 6 PLAN

0 20 30 40 50 FT



NORTH

LEVEL 7 (Roof) PLAN

0 20 30 40 50 FT

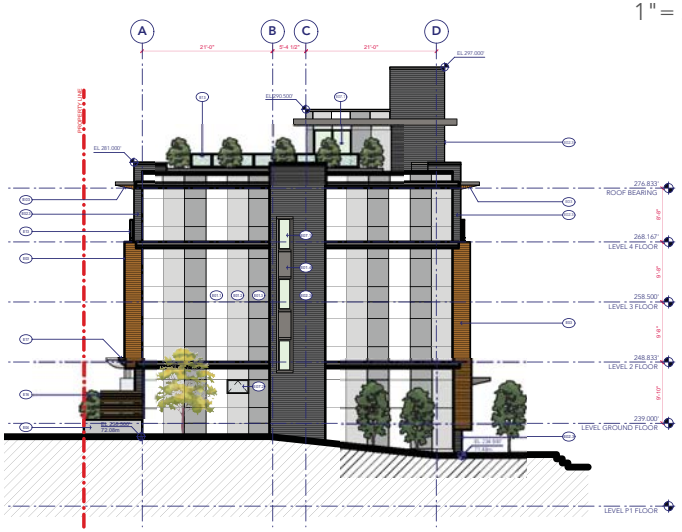


ELEVATIONS - BUILDING 1

1" = 20'-0"



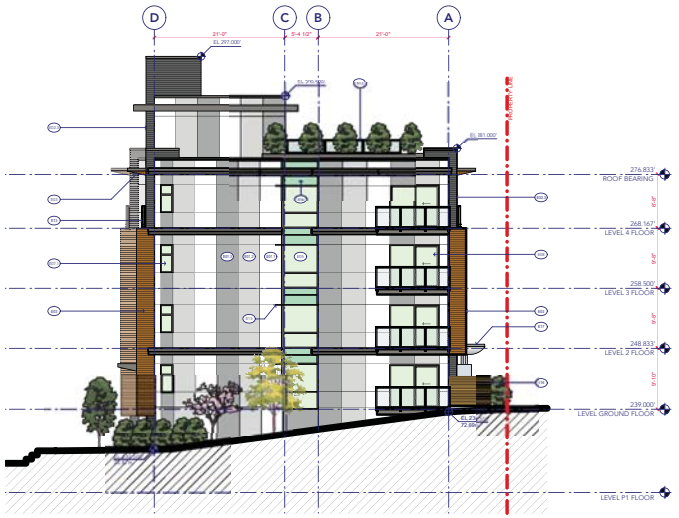
BUILDING 1 - SOUTH ELEVATION (COURTYARD)



BUILDING 1 - WEST ELEVATION



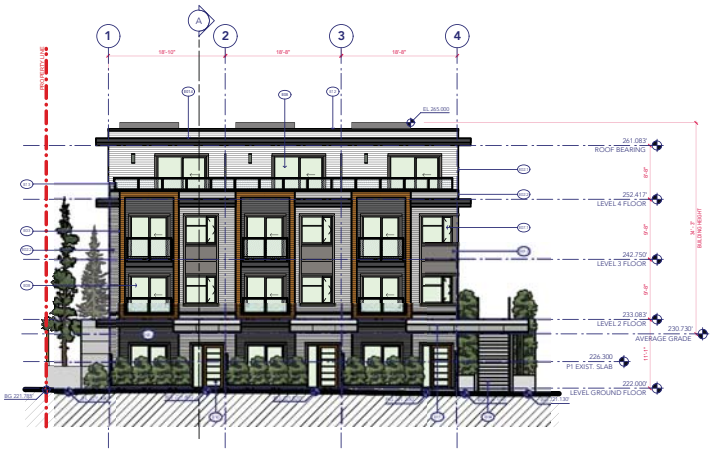
BUILDING 1 - NORTH ELEVATION (E. KEITH ROAD)



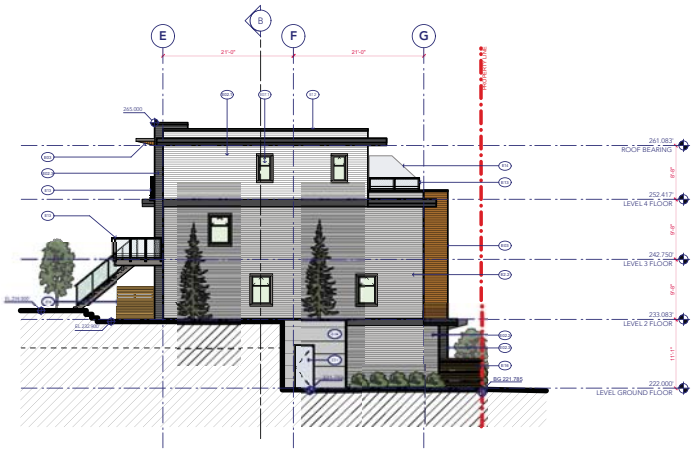
BUILDING 1 - EAST ELEVATION

ELEVATIONS - BUILDING 2

1" = 20'-0"



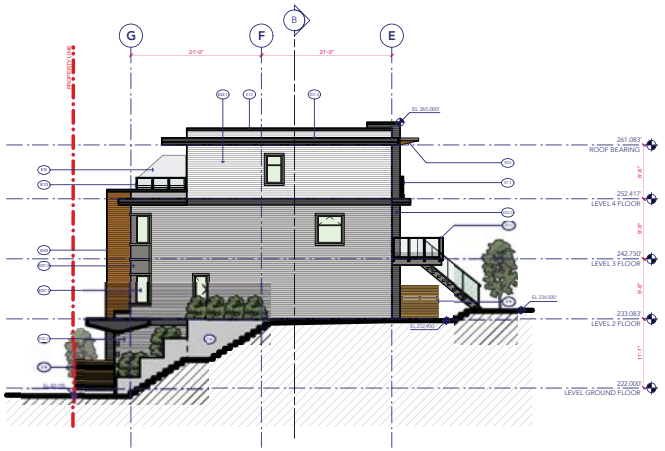
BUILDING 2 - SOUTH ELEVATION (EAST 6TH STREET)



BUILDING 2 - WEST ELEVATION



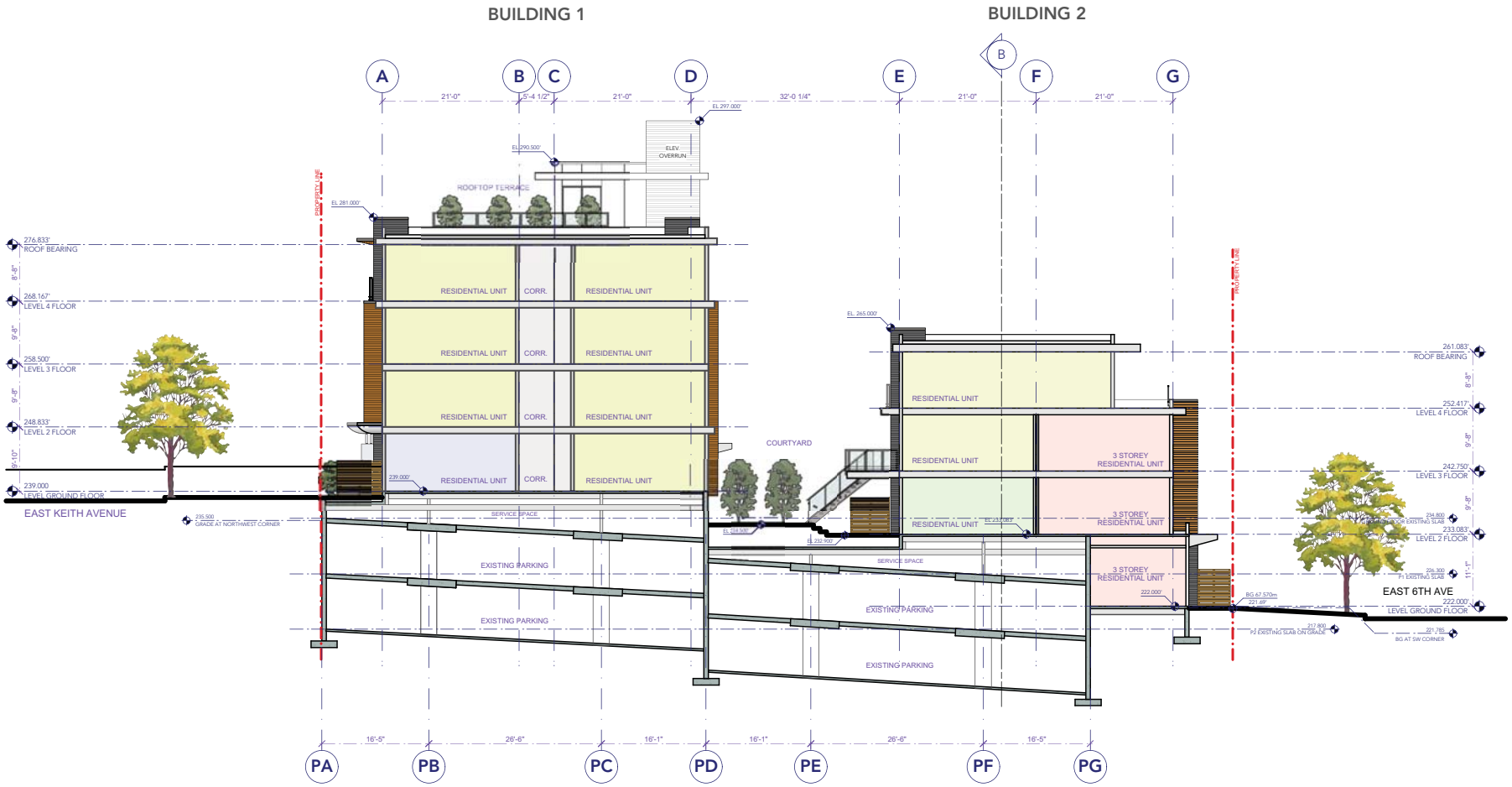
BUILDING 2 - NORTH ELEVATION (COURTYARD)



BUILDING 2 - EAST ELEVATION

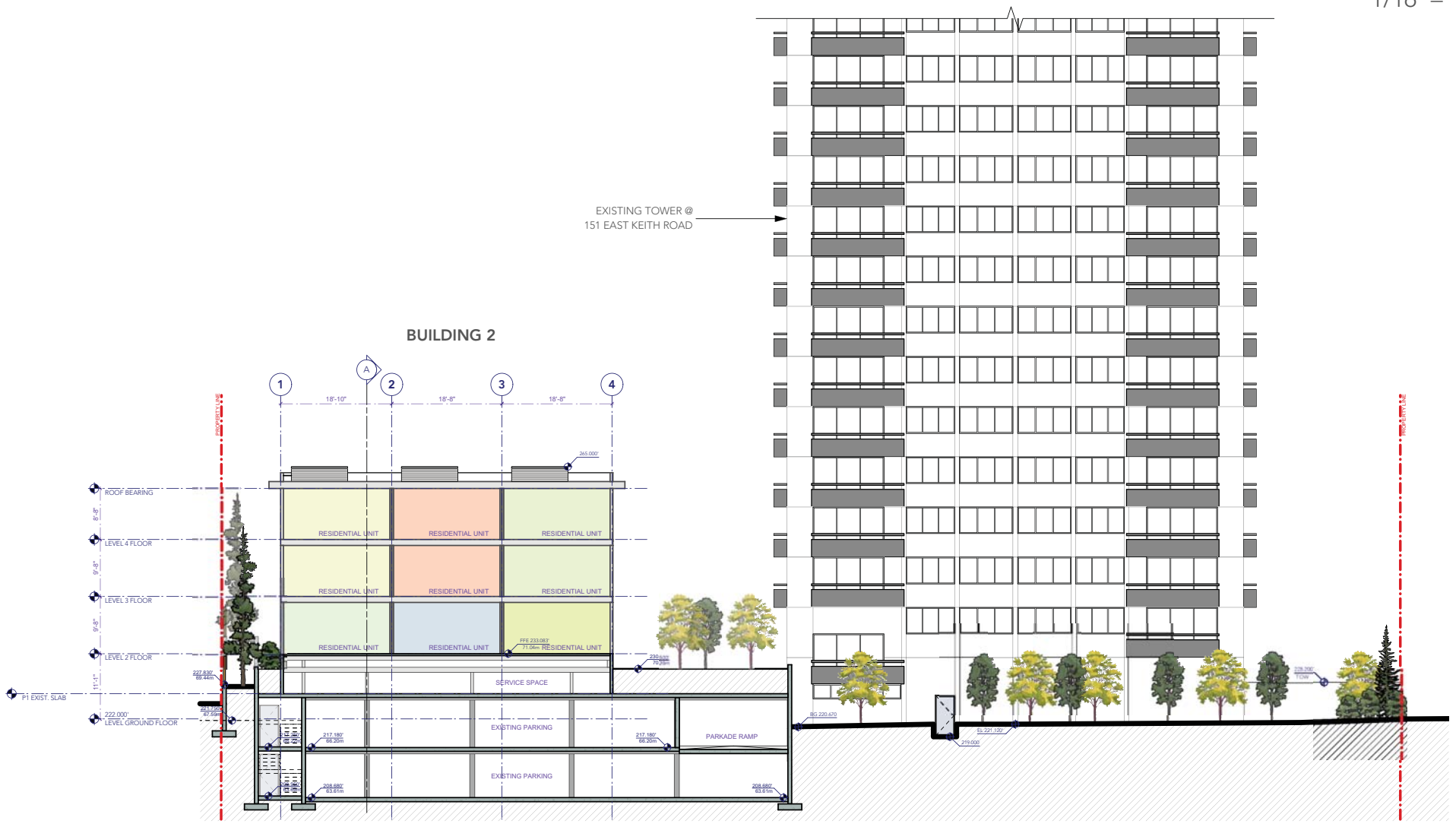
CROSS SECTION A-A

1/16" = 1'-0"



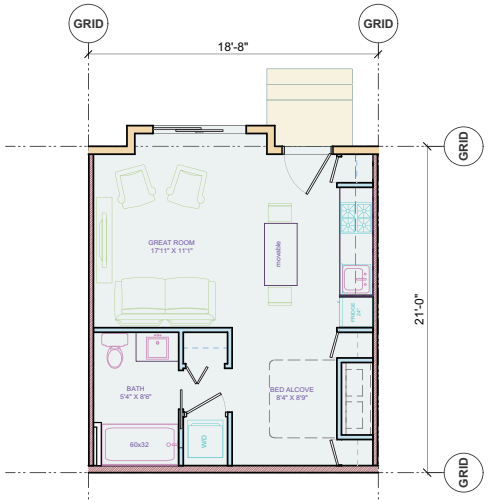
LONGITUDINAL SECTION B-B

1/16" = 1'-0"

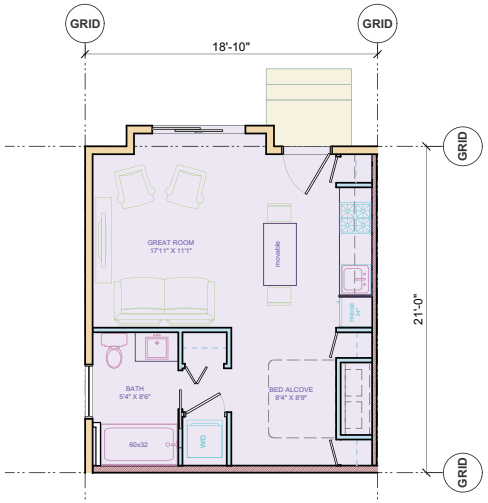


UNIT PLANS - APARTMENT & TOWNHOUSE STUDIOS

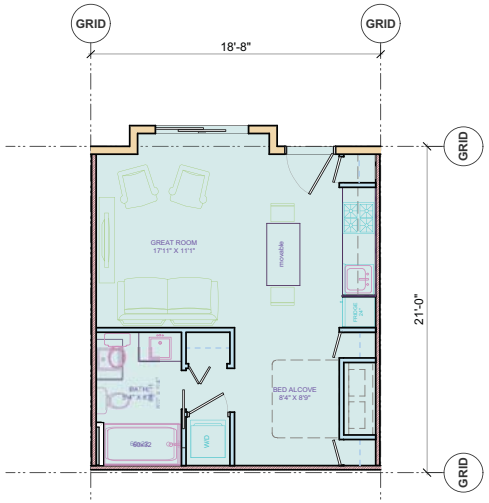
SCALE: 1/8" = 1'-0"



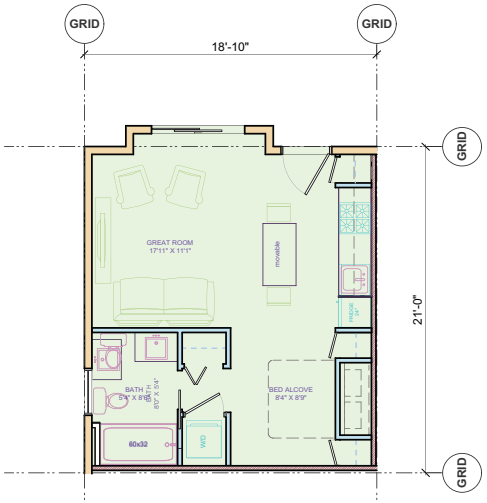
UNIT TYPE **A1** - APARTMENT STUDIO (INTERNAL)



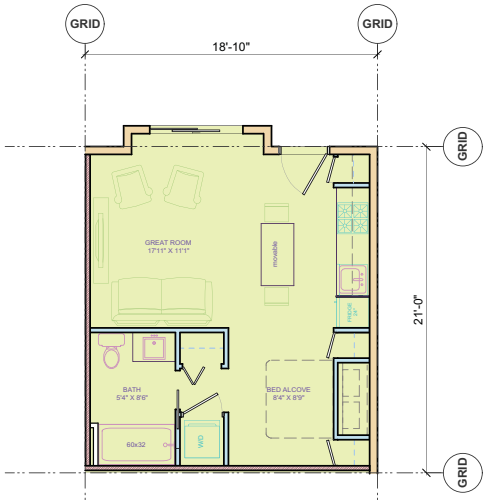
UNIT TYPE **A2** - APARTMENT STUDIO (END)



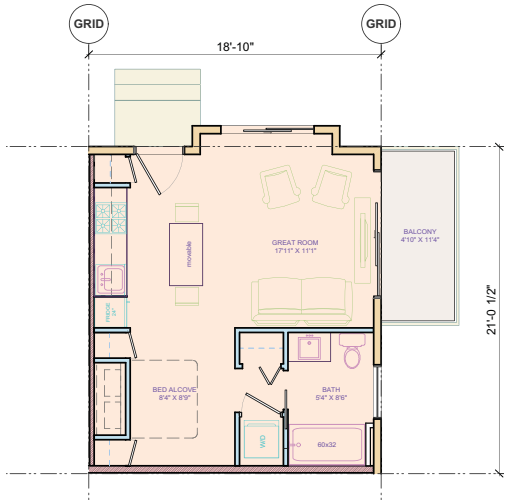
UNIT TYPE **A3** - TOWNHOUSE STUDIO (END)



UNIT TYPE **A4** - TOWNHOUSE STUDIO (END)



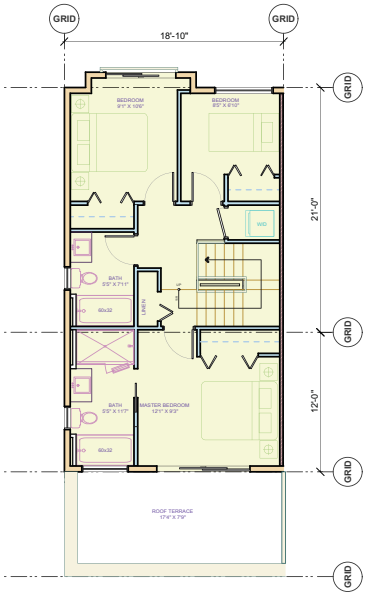
UNIT TYPE **A5** - TOWNHOUSE STUDIO (END)



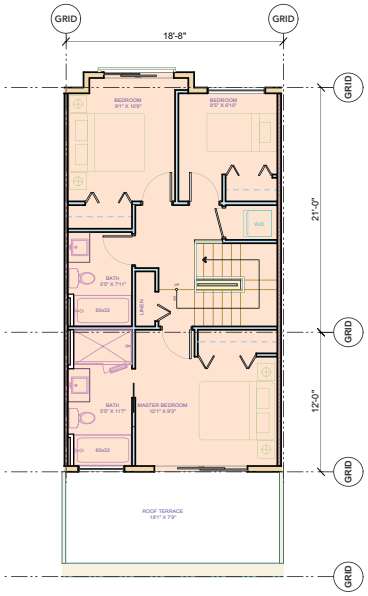
UNIT TYPE **A6** - APARTMENT STUDIO (END)

UNIT PLANS - 3 BEDROOM TOWNHOUSES

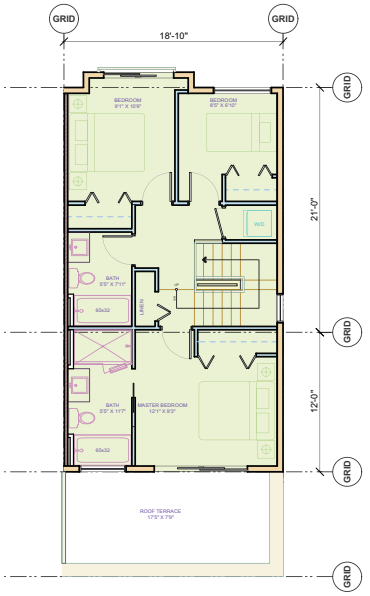
SCALE: 3/32" = 1'-0"



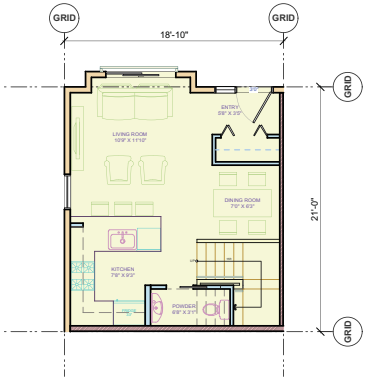
UNIT TYPE **B5** - 2 STOREY TOWNHOUSE (UPPER)



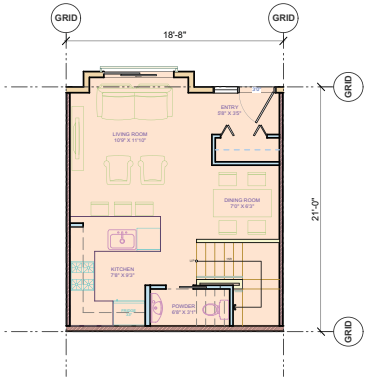
UNIT TYPE **B4** - 2 STOREY TOWNHOUSE (UPPER)



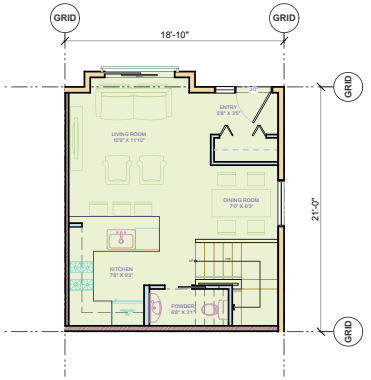
UNIT TYPE **B6** - 2 STOREY TOWNHOUSE (UPPER)



UNIT TYPE **B5** - 2 STOREY TOWNHOUSE (LOWER)



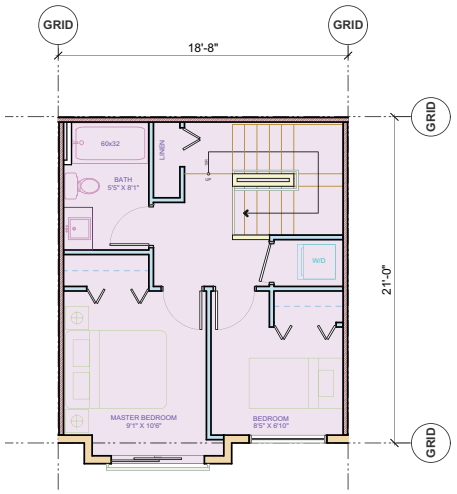
UNIT TYPE **B4** - 2 STOREY TOWNHOUSE (LOWER)



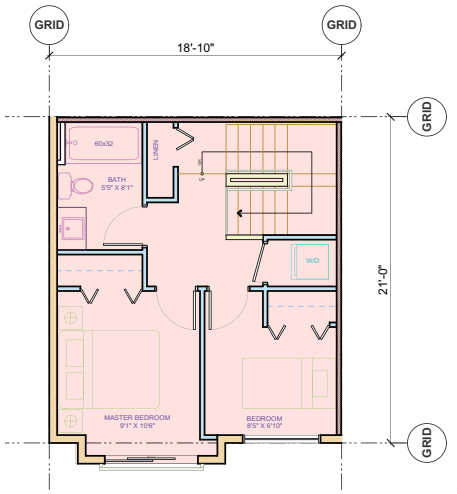
UNIT TYPE **B6** - 2 STOREY TOWNHOUSE (LOWER)

UNIT PLANS - 3 BEDROOM TOWNHOUSES

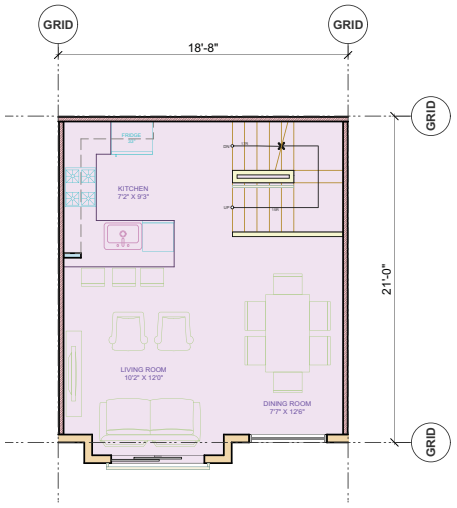
SCALE: 1/8" = 1'-0"



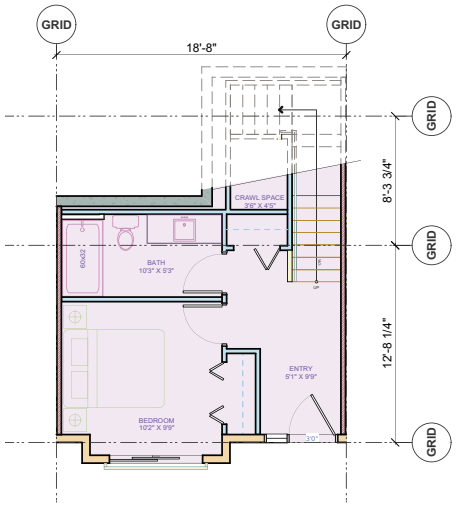
UNIT TYPE **C1** - 3 STOREY TOWNHOUSE (UPPER)



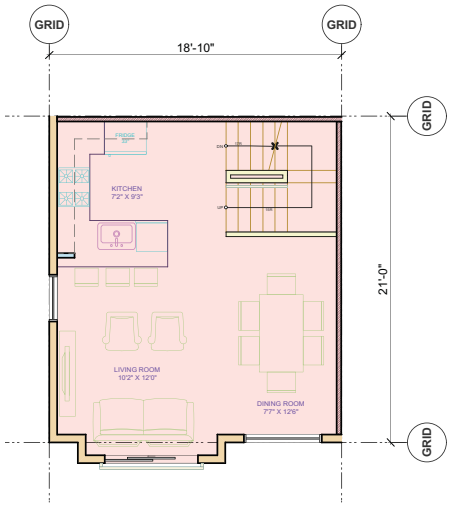
UNIT TYPE **C2** - 3 STOREY TOWNHOUSE (UPPER)



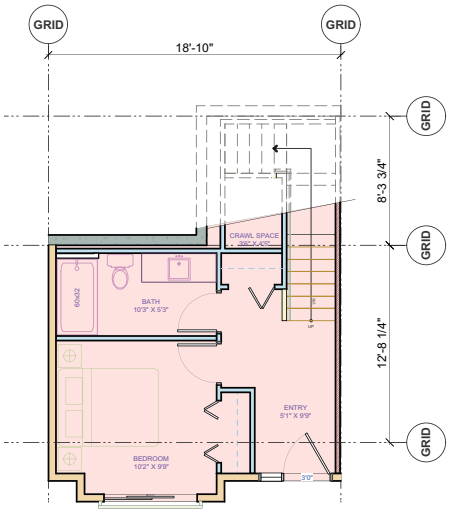
UNIT TYPE **C1** - 3 STOREY TOWNHOUSE (MID)



UNIT TYPE **C1** - 3 STOREY TOWNHOUSE (LOWER)



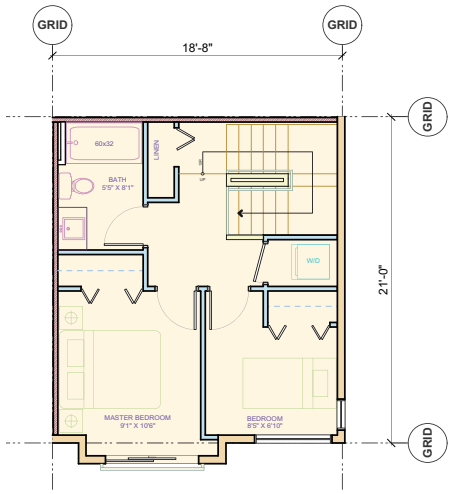
UNIT TYPE **C2** - 3 STOREY TOWNHOUSE (MID)

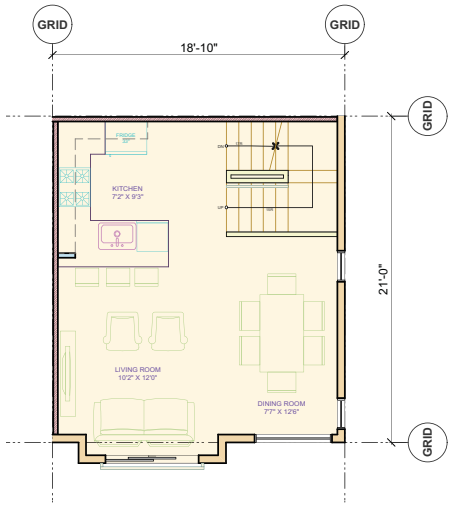


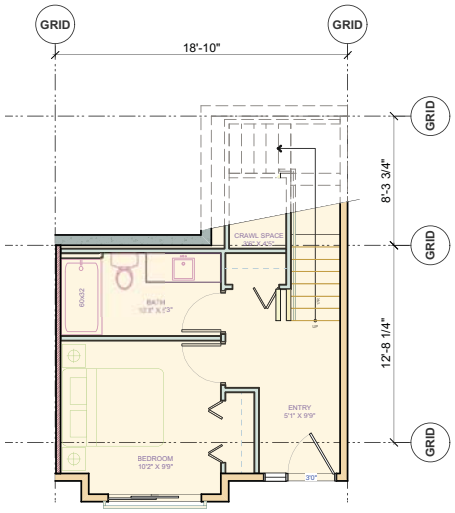
UNIT TYPE **C2** - 3 STOREY TOWNHOUSE (LOWER)

UNIT PLANS - 3 BEDROOM TOWNHOUSES

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

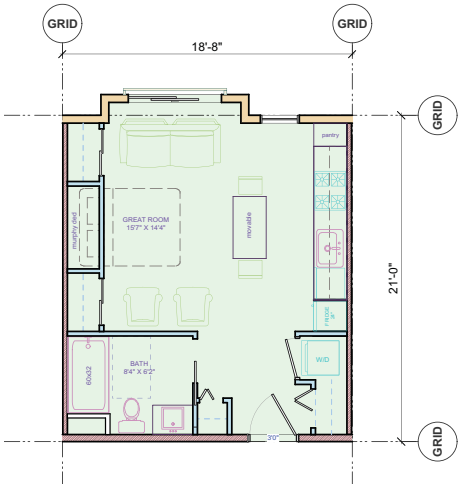




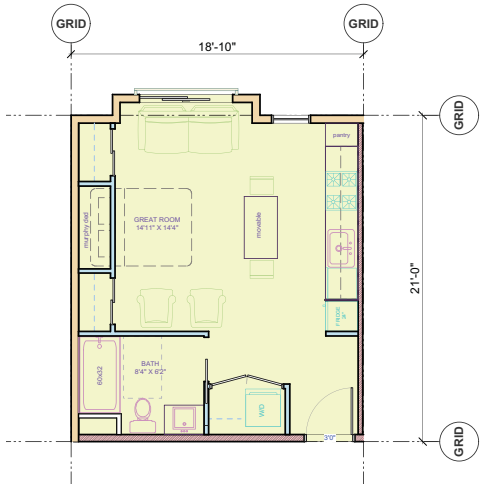


UNIT PLANS - APARTMENT UNITS

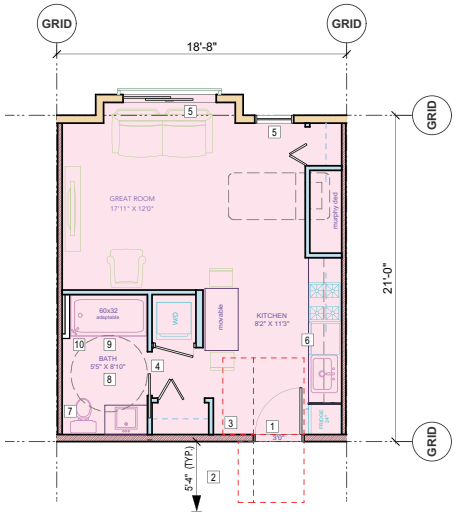
SCALE: 1/8" = 1'-0"



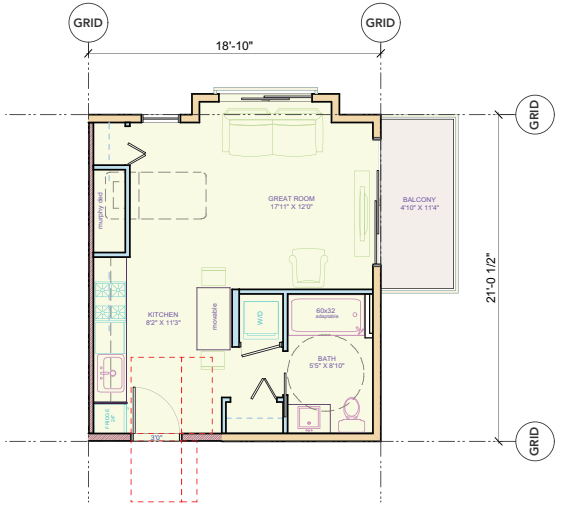
UNIT TYPE **D1** - STUDIO (INTERNAL) APARTMENT UNIT



UNIT TYPE **D2** - STUDIO (END) APARTMENT UNIT



UNIT TYPE **D3** - STUDIO (INTERNAL) (ADAPTABLE L2) APARTMENT UNIT



UNIT TYPE **D4** - STUDIO (END) (ADAPTABLE LEVEL 2)

LEVEL 2 ADAPTABLE DESIGN ELEMENTS:

1. 3'-0" Suite entry door c/w wiring for automatic door opener.
2. Corridors greater than 4' wide, typical.
3. 2'-0" clear wall space adjacent to door latches where door swings toward user.
4. Bathroom door 2'-10" clear opening.
5. Window sills less than 2'-6" A.F.F.
6. Continuous counter between sink and stove.
7. Toilet located adjacent to wall.
8. Turning radius within bathroom provided.
9. Greater than 3' clearance along full length of tub.
10. Tub control valve placed at outer edge of tub, with tub spout remaining in central position.

3D STUDIES



EAST KEITH ROAD ELEVATION



EAST KEITH ROAD - LOOKING WEST



EAST KEITH ROAD - LOOKING EAST

3D STUDIES



EAST 6TH STREET ELEVATION



EAST 6TH STREET - LOOKING WEST



EAST 6TH STREET - LOOKING EAST

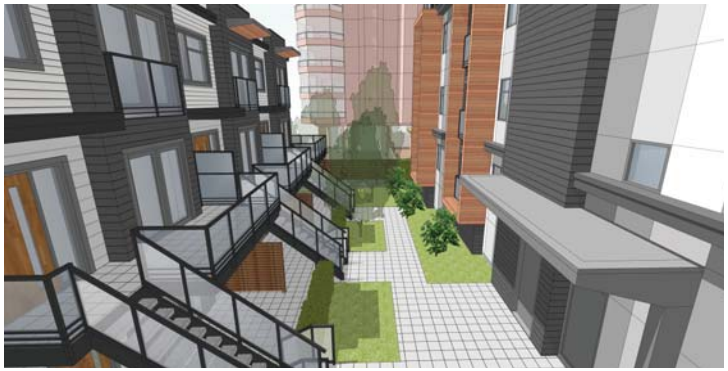
3D STUDIES



BIRDSEYE - LOOKING NORTHEAST



BIRDSEYE - LOOKING EAST



BIRDSEYE - LOOKING SOUTHEAST



BIRDSEYE - LOOKING SOUTHEAST

SHADOW STUDIES

SUMMER / WINTER SOLSTICE & AUTUMN EQUINOX



June 21st - 10am



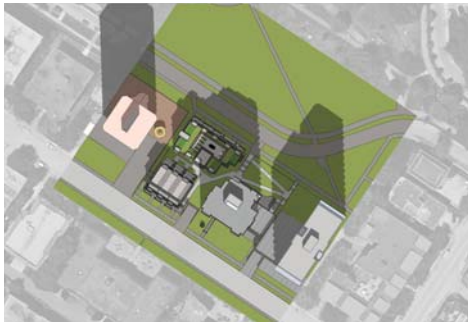
June 21st - 12pm



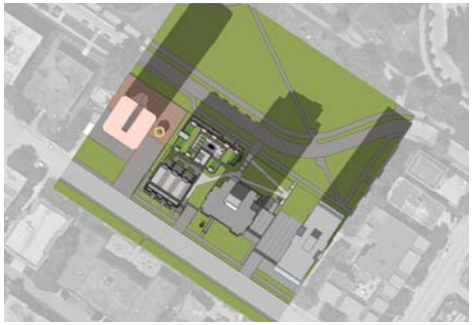
June 21st - 2pm



September 21st - 10am



September 21st - 12pm



September 21st - 2pm



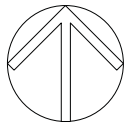
December 21st - 10am



December 21st - 12pm



December 21st - 2pm



EXTERIOR MATERIALS / COLOURS



E01.1
Cementitious Panel System
Hardie Reveal 2.0
Painted - Arctic White

E01.2
Cementitious Panel System
Hardie Reveal 2.0
Painted - Light Mist

E01.3
Cementitious Panel System
Hardie Reveal 2.0
Painted - Gray Slate

E01.4
Cementitious Panel System
Hardie Reveal 2.0
Painted - Iron Gray

E02.1
Cementitious Lap Siding
Prefinished - Arctic White

E02.2
Cementitious Lap Siding
Prefinished - Light Mist

E02.3
Cementitious Lap Siding
Prefinished - Iron Gray

E03
Stained Wood Siding
Natural Finish

E05 | E15 | E17
Prefinished Aluminum Storefront System /
Alum. Fins / Premanufactured Alum. Panel
Clear Anondized Finish

E07 | E08 | E09
Prefinished Vinyl Windows / Sliding Doors /
Swing Doors w/ Hardie Trim Casings
Iron Mountain Grey

E10
Stained Wood Glazed Door
w/ Clear Glass
Natural Finish

E12 | E13
Metal Flashing / Aluminum Guard Rails
Racoon Fur
To match Benjamin Moore 2126-20

E18
Aluminum Soffit
Longboard Woodgrain
Light Cherry

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	ELEMENT	FINISH	COLOUR
E01.1	CEMENTITIOUS PANEL SYSTEM (Hardie 2.0 Reveal)	PAINT	ARCTIC WHITE
E01.2	CEMENTITIOUS PANEL SYSTEM (Hardie 2.0 Reveal)	PAINT	LIGHT MIST
E01.3	CEMENTITIOUS PANEL SYSTEM (Hardie 2.0 Reveal)	PAINT	GRAY SLATE
E01.4	CEMENTITIOUS PANEL SYSTEM (Hardie 2.0 Reveal)	PAINT	IRON GRAY
E02.1	CEMENTITIOUS LAP SIDING (HardiePlank)	PREFINISHED	ARCTIC WHITE
E02.2	CEMENTITIOUS LAP SIDING (HardiePlank)	PREFINISHED	LIGHT MIST
E02.3	CEMENTITIOUS LAP SIDING (HardiePlank)	PREFINISHED	IRON GRAY
E03	WOOD COLOURED SOFFIT / SIDING	PREFINISHED	LIGHT ASH
E04	EXPOSED CONCRETE	PAINTED	CONCRETE - ELASTOMERIC PAINT
E05	ALUMINUM WINDOW WALL SYSTEM	PREFINISHED	CLEAR ANODIZED FINISH
E06	SPANDREL GLAZING	PREFINISHED	TO MATCH ADJACENT WINDOW WALL SYSTEM
E07.1	VINYL WINDOWS (Hardie Trim Casings at Lap Siding)	PREFINISHED	BLACK / CLEAR GLASS
E07.2	VINYL WINDOWS	PREFINISHED	BLACK / TRANSLUCENT GLASS
E08	VINYL SLIDING DOOR (Hardie Trim Casings)	PREFINISHED	IRON MOUNTAIN GREY
E09	VINYL SWING DOOR	PREFINISHED	IRON MOUNTAIN GREY / CLEAR GLASS
E10	WOOD GLAZED DOOR	STAINED	NATURAL STAIN / CLEAR GLASS
E11	HM DOOR	PAINT	TO MATCH ADJACENT MATERIAL
E12	METAL FLASHING	PREFINISHED	TO MATCH BM 2126-20 RACOON FUR
E13	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREFINISHED	GUARDS TO MATCH BM 2126-20 RACOON FUR, CLEAR GLASS
E14	ALUMINUM PRIVACY SCREEN	PREFINISHED	CLEAR ANODIZED FINISH
E15	ALUMINUM FINS	PREFINISHED	CLEAR ANODIZED FINISH
E16	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	NATURAL
E17	PREMANUFACTURED ALUMINUM PANEL	PREFINISHED	CLEAR ANODIZED FINISH

GENERAL MATERIAL NOTES:

MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATION CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

PROPOSED RESIDENTIAL INFILL DEVELOPMENT

LANDSCAPE SET: RE-ISSUED FOR REZONING
FEBRUARY 4, 2019

PROJECT INFORMATION

ARCHITECT:

BURROWES HUGGINS ARCHITECTS
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205 - 1628 WEST 1ST AVENUE
VANCOUVER, BRITISH COLUMBIA
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PH: 604.730.8100

LANDSCAPE ARCHITECT:

CONNECT LANDSCAPE ARCHITECTURE INC.
CONTACT NAME: DAVID STOYKO
2305 HEMLOCK STREET,
VANCOUVER, BRITISH COLUMBIA, V6H 2V1
EMAIL: DAVID@CONNECTLA.CA
PH: 604.681.3303

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	**SHEET NAME**
L 0.0	COVER SHEET AND DRAWING LIST
L 1.1	LANDSCAPE CONCEPT PLAN
L 1.2	LANDSCAPE CONCEPT LIGHTING PLAN
L 1.3	ROOF LEVEL PLAN
L 2.1	PLANT MATERIALS / LANDSCAPE MATERIALS
L 2.2	LANDSCAPE PLANTING PLAN
L 2.3	ROOF PLANTING PLAN
L 2.4	TREE PROTECTION AND REMOVAL

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF NORTH VANCOUVER.

connect
LANDSCAPE ARCHITECTURE

2305 Hemlock St, Vancouver BC, V6H 2V1
T 604 681 3303 F 604 681 3307
www.connectla.ca

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REVISIONS		
6	RE-ISSUED FOR REZONING	19-02-04
5	ISSUED FOR REVIEW	18-12-11
4	RE-ISSUED FOR REZONING	17-10-23
3	RE-ISSUED FOR REZONING	17-01-09
2	ISSUED FOR REZONING	16-11-22
1	ISSUED FOR REVIEW	16-10-20

Starlight Investments

PROPOSED
RESIDENTIAL INFILL
151 EAST KEITH ROAD
North Vancouver, BC

Scale:	n/a
Drawn:	KW
Reviewed:	DS
Project No.	06-516

COVER PAGE
DRAWING INDEX

L0.0

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LANDSCAPE ARCHITECTURE

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REVISIONS

Starlight Investments

PROPOSED RESIDENTIAL INFILL 151 EAST KEITH ROAD

North Vancouver, BC

Scale:	3/32" = 1'-0" (1:128)
Drawn:	KW
Reviewed:	DS
Project No.	06-516

LANDCAPE CONCEPT PLAN

L1.1

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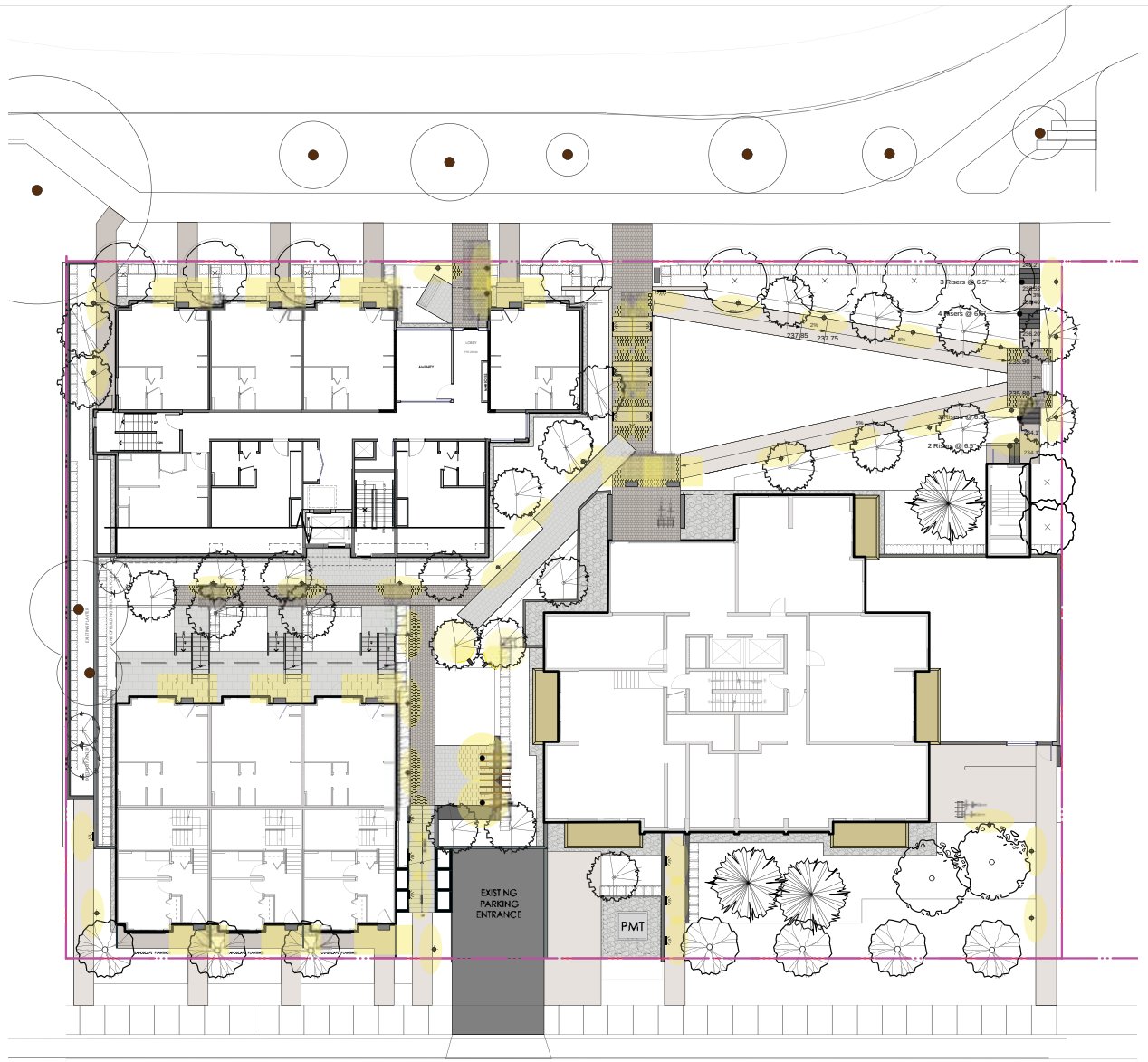

SYMBOL | **LEGEND LIGHTING**

TYP. ENTRY DOOR LIGHT
REFER TO ARCHITECTURAL AND ELECTRICAL DWGS

WALL / STEP LIGHT
PEDESTRIAN IN-WALL LIGHTS FOR ILLUMINATING STAIRS AND PATHS
SLV LIGHTING PEMA SQUARE
15W CFL LAMP
MODEL# 3230030U - BLACK COLOUR



BOLLARD LIGHTING
PEDESTRIAN LIGHT BOLLARD FOR PATH LIGHTING
SLV LIGHTING F-POL BOLLARD
13W LED LAMP
MODEL #4231595U - ANTHRACITE COLOUR



UP-LIGHTING
AT SPECIMEN TREES AND MONUMENT LOCATIONS
SLV LIGHTING SITRA 360 SPIKE (GX53 LED)
5W LED 60 DEGREE LAMP
MODEL# 5231525U - ANTHRACITE COLOUR



DOWN-LIGHTING
AT TRELLIS FEATURE
SLV LIGHTING SITRA 360 WL (GX53 LED)
5W LED 60 DEGREE LAMP
MODEL# 3231515U - ANTHRACITE COLOUR



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LANDCAPE CONCEPT LIGHTING PLAN

L1.2

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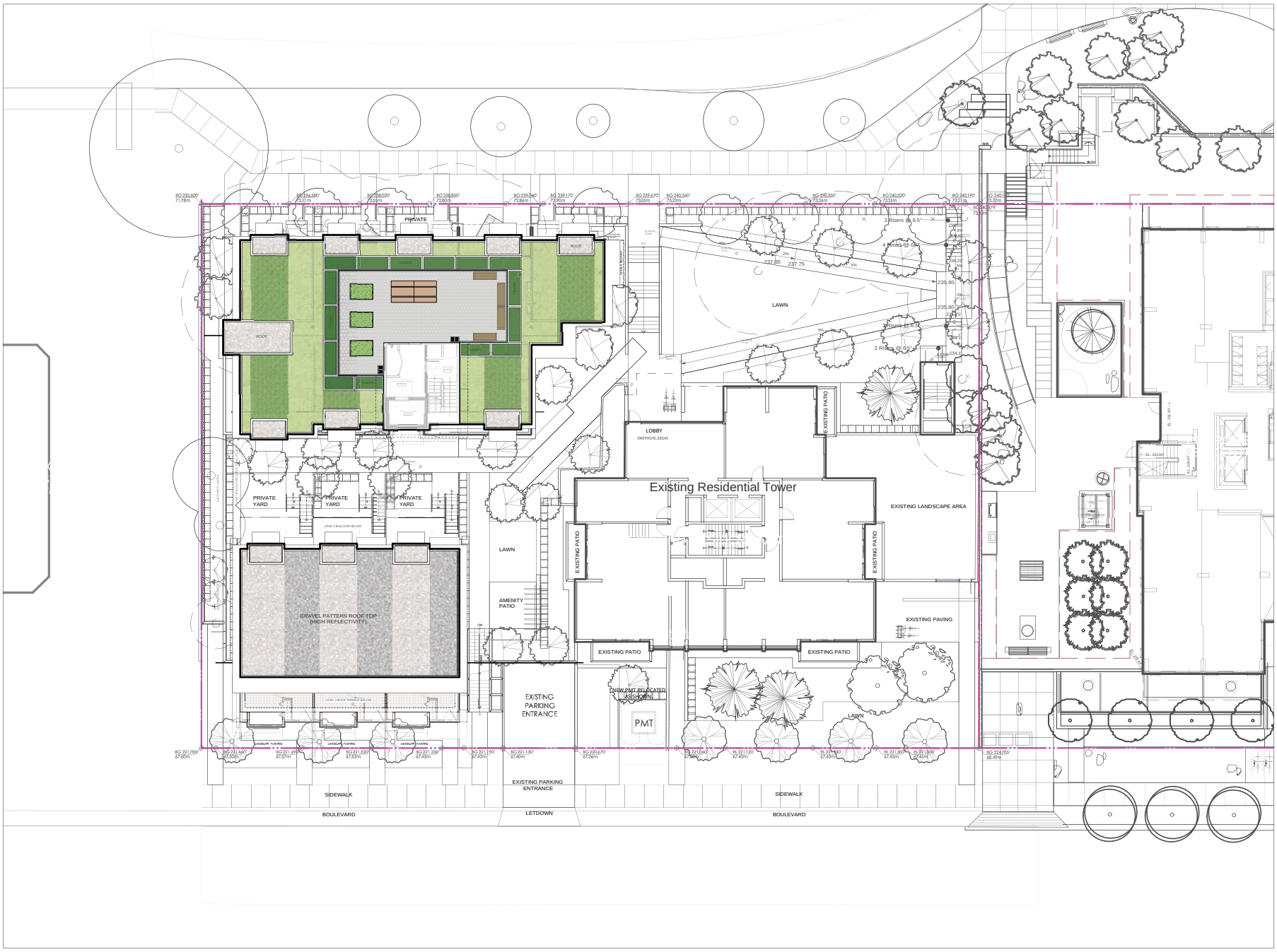

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ROOF LEVEL PLAN

L1.3

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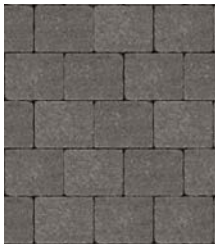
PAVING


FEATURE AREAS


WALKWAYS


PATIOS

PLANTING CHARACTER

EVERGREEN AND SHADE PLANTS



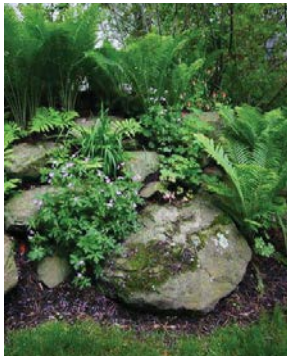

Dicentra formosa
Bleeding Heart


Polystichum munitum
Western Sword Fern


Fragaria chiloensis
Beach Strawberry


Rubus calycinoides
Emerald Carpet

PACIFIC NORTHWEST PLANTS




Achillia millefolium
Yarrow


Blechnum spicant
Deer Fern


Cryptogramma crispa
Parsley Fern


Iris tenax
Oregon Iris

PLANT MATERIAL LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	EXISTING TREES			
	Existing Tree To Remain; install Tree Protection Fencing around dripline perimeter			
	PROPOSED CONIFEROUS TREES			
3	*Picea omorika*	Serbian Spruce	3m HT. B&B	As shown
3	*Picea orientalis aurea*	Golden Oriental Spruce	3m HT. B&B	As shown
54	*Pinus parviflora 'Hillier'*	Hillier Japanese White Pine	1.5m HT. B&B	As shown
	PROPOSED DECIDUOUS TREES			
17	*Acer circinatum*	Vine Maple	6cm cal., B&B	As shown
7	*Acer griseum*	Paperbark Maple	5cm cal., B&B	As shown
2	*Acer palmatum 'Osakazuki'*	Japanese Maple	5cm cal., B&B	As shown
2	*Cercidiphyllum japonicum*	Katsura Tree	6cm cal., B&B	As shown
8	*Fraxinus penn. 'Prairie Spire'*	Prairie Spire Ash	6cm cal., B&B	As shown
4	*Liquidambar styraciflua 'Slender Silhouette'*	Slender Silhouette Sweetgum	5cm cal., B&B	As shown
4	*Syringa reticulata*	Japanese Tree Lilac	5cm cal., B&B	As shown
	SHRUBS			
164	*Berberis thunbergii 'Rose Glow'*	Rose Glow Japanese Barberry	No. 2 Pot	600mm o.c.
60	*Cornus stolonifera*	Red Twig Dogwood	No. 3 Pot	900mm o.c.
13	*Forsythia intermedia*	Yellow Forsythia	No. 2 pot	600mm o.c.
122	*Lavandula angustifolium 'Hidcote'*	Hidcote Blue English Lavender	No. 2 Pot	450mm o.c.
83	*Pieris japonica*	Japanese Pieris	No. 3 Pot	900mm o.c.
68	*Polystichum munitum*	Western Sword Fern	No. 1 pot	450mm o.c.
199	*Ilex crenata*	Japanese Holly	No. 2 Pot	600mm o.c.
24	*Rhododendron 'Ken Janeck'*	Pink Rhododendron	No. 3 Pot	450mm o.c.
72	*Rhododendron 'Unique'*	Pink Rhododendron	No. 3 pot	600mm o.c.
45	*Sarcococca hookerana 'Humilis'*	Himalayan Sweetbox	No. 2 Pot	600mm o.c.
105	*Skimmia japonica*	Japanese Skimmia	No. 2 Pot	600mm o.c.
82	*Spiraea x bumalda 'Goldflame'*	Goldflame Spirea	No. 2 Pot	600mm o.c.
73	*Symphoricarpos alba*	Snowberry	No. 3 pot	600mm o.c.
251	*Taxus x media 'Hilli'*	Hicks Yew (male form)	No. 5 Pot	450mm o.c.
	GROUNDCOVERS			
148	*Ceanothus griseus horizontalis*	Creeping Ceanothus	No. 1 pot	380mm o.c.
127	*Fragaria chiloensis*	Beach Strawberry	No. 1 Pot	380mm o.c.
216	*Geranium cantabrigiense*	Cranesbill Geranium	4" (10cm) Pot	450mm o.c.
9	*Pachysandra terminalis*	Japanese Spurge	4" (10cm) Pot	380mm o.c.
66	*Rubus calycinoides*	Emerald Carpet	4" (10cm) Pot	380mm o.c.
37	*Thymus praecox 'Purple Carpet'*	Purple Carpet Creeping Thyme	4" (10cm) Pot	300mm o.c.
	PERENNIALS			
22	*Dicentra formosa*	Western Bleeding Heart	No. 1 Pot	450mm o.c.
34	*Echinacea purpurea*	Purple Coneflower	No. 1 Pot	450mm o.c.
18	*Hosta 'Blue Angel'*	Blue Angel Hosta	No. 1 Pot	600mm o.c.
42	*Iris tenax*	Tough-Leaf Iris	4" (10cm) Pot	380mm o.c.
	GREEN ROOF MIXES			
60m2	*Species TBD*	Dark Mix	Tray system	As shown
110m2	*Species TBD*	Light Mix	Tray system	As shown

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PLANT MATERIALS
LANDSCAPE MATERIALS

L2.1

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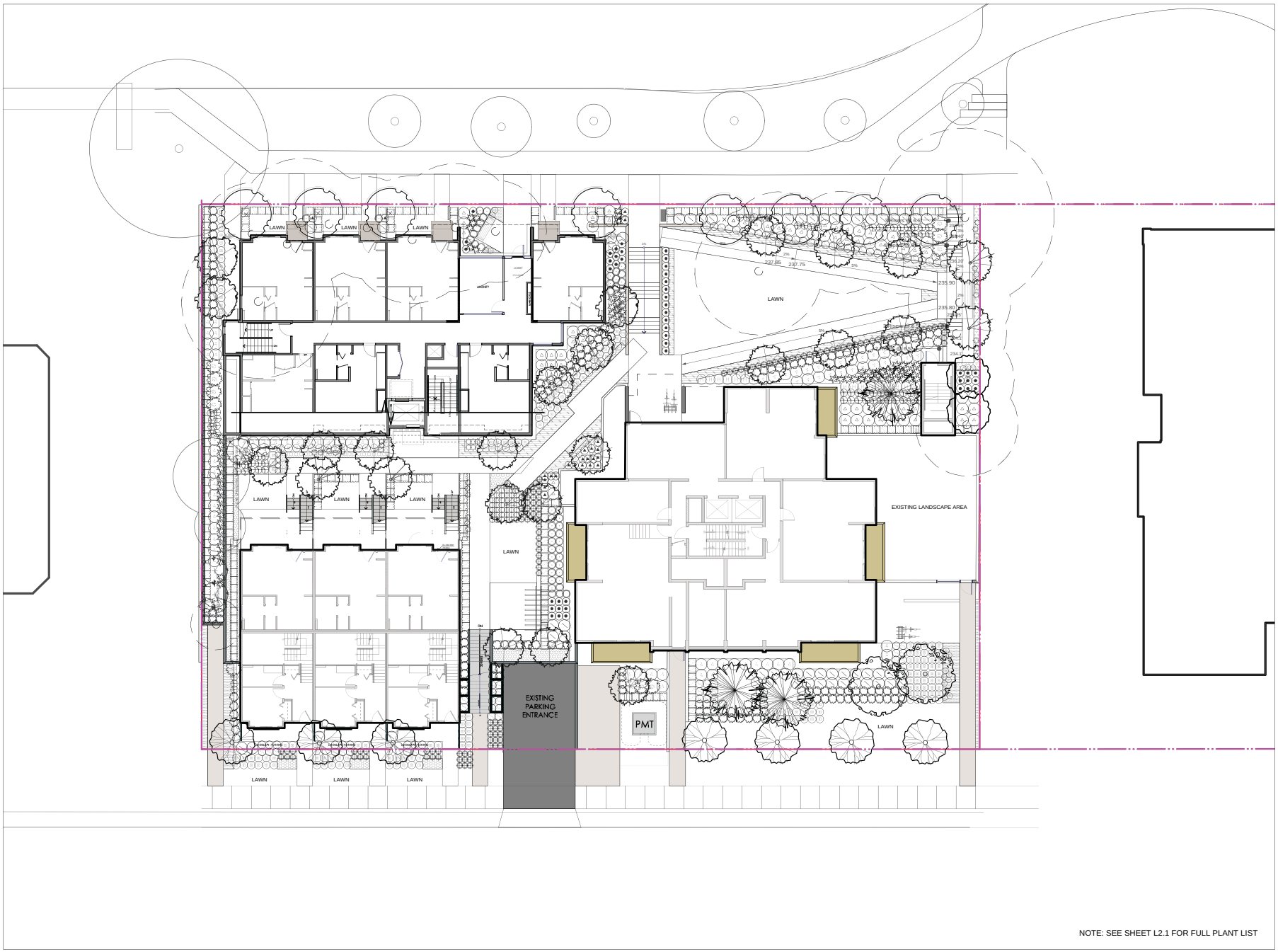

NOTE: SEE SHEET L2.1 FOR FULL PLANT LIST

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LANDCAPE PLANTING PLAN

L2.2

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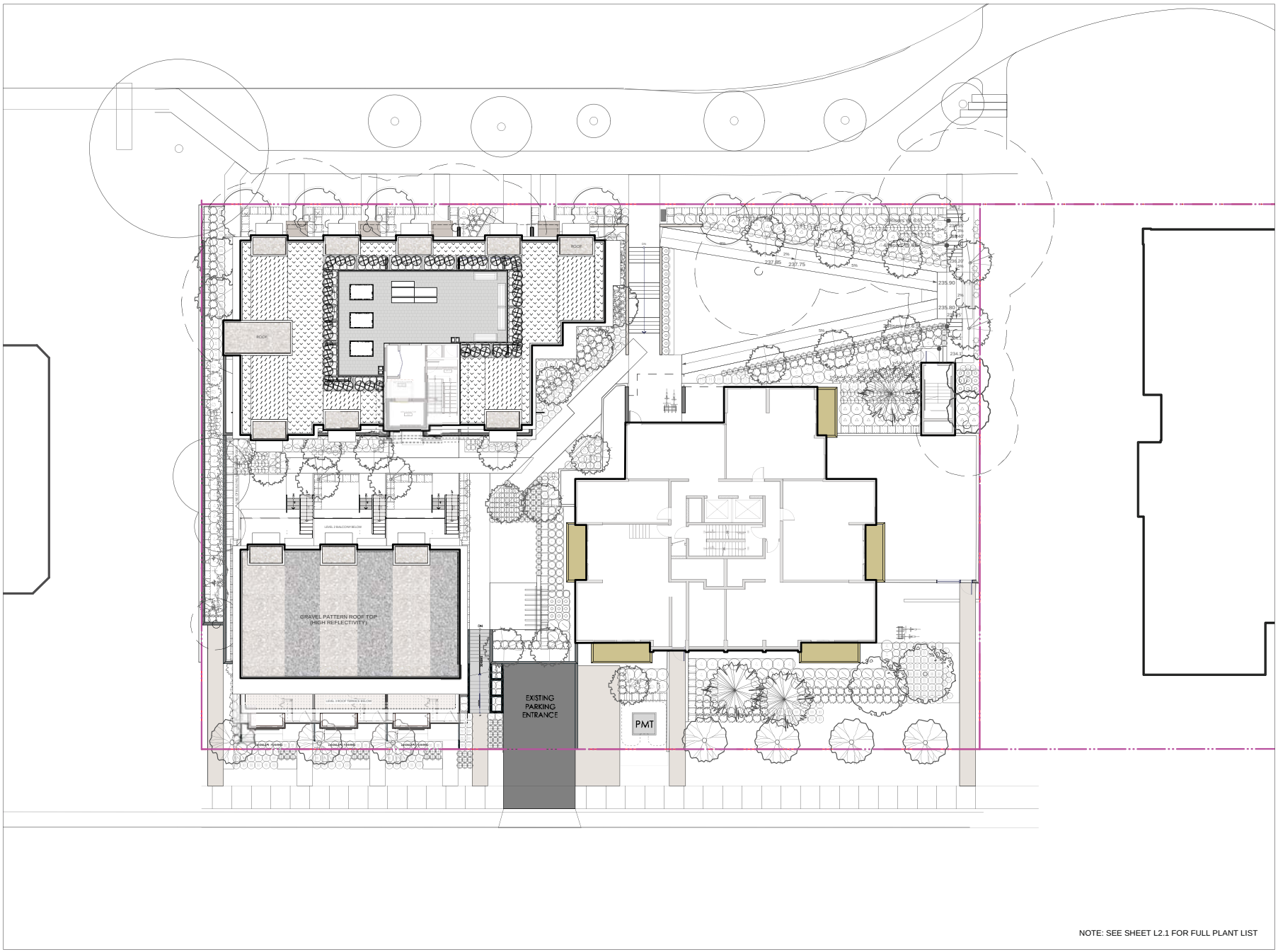

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ROOF LEVEL PLANTING PLAN

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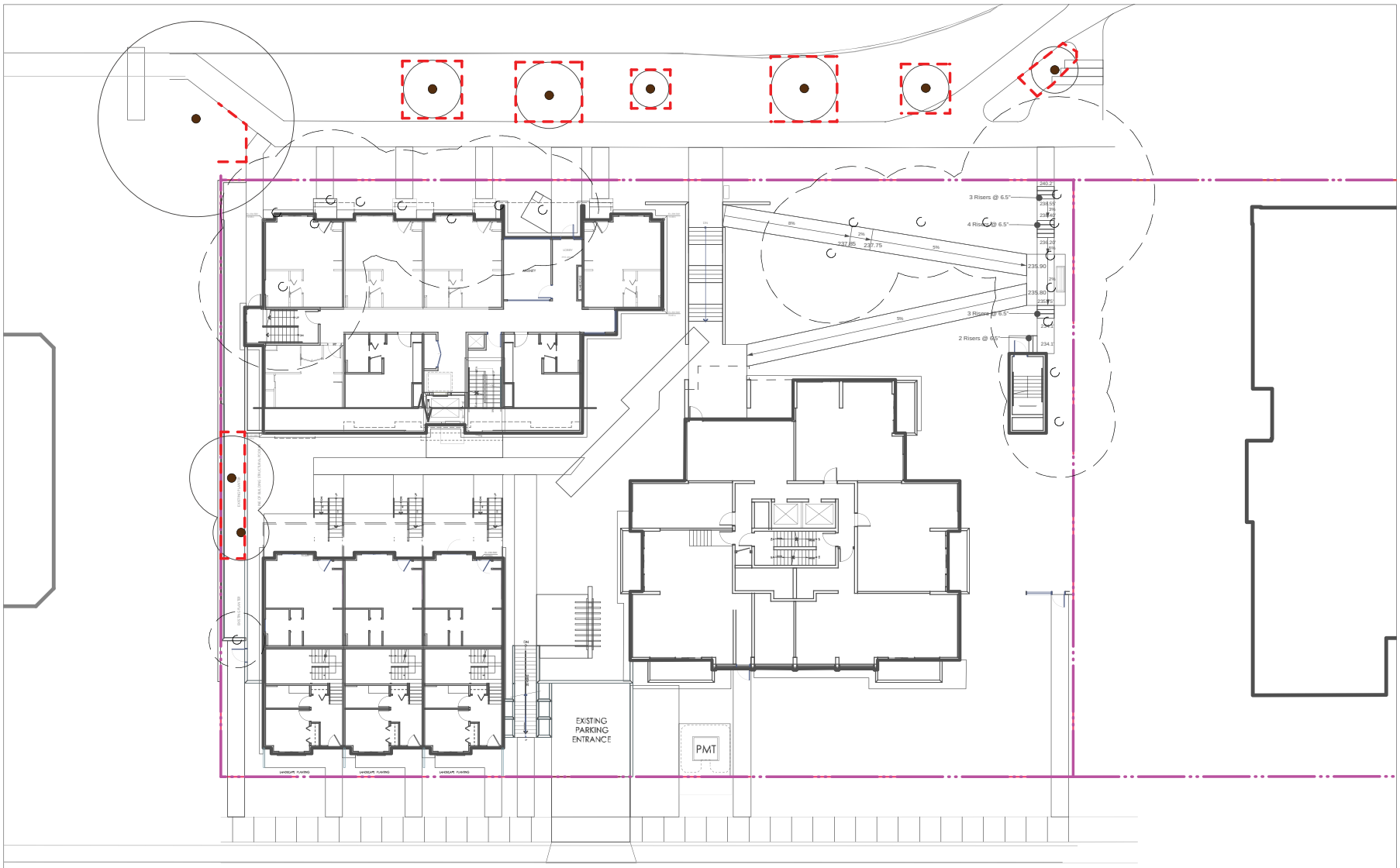

TREE REPLACEMENT STATISTICS

DESCRIPTION	
EXISTING TREES TO BE RETAINED ON-SITE	2
EXISTING TREES TO BE RETAINED OFF-SITE (BOULEVARDS AND ADJACENT EDGES)	7
EXISTING TREES TO BE REMOVED	21
NEW REPLACEMENT TREES (APPROXIMATELY 2.33:1 REPLACEMENT)	49

TREE RETENTION LEGEND

DESCRIPTION	SYMBOL
EXISTING TREE TO BE RETAINED	
EXISTING TREE TO BE REMOVED	

TREE PROTECTION FENCING
TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF NORTH VANCOUVER STANDARDS AND INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION ACTIVITY

TREE RETENTION NOTES

1. REFER ALSO TO SURVEY DRAWINGS. ANY EXISTING TREES NOT IDENTIFIED ON DRAWINGS ARE TO BE PROTECTED UNTIL CONSULTANTS CAN REVIEW AND DETERMINE THE CIRCUMSTANCES.

2. WHERE REQUIRED INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF NORTH VANCOUVER STANDARDS AND SPECIFICATIONS. INFORM LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS PRIOR TO CONSTRUCTION ACTIVITY.

3. DO NOT REMOVE OR RELOCATE ANY TREE. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF NORTH VANCOUVER TREE PROTECTION BY-LAWS. CONTRACTOR TO CONTACT CITY ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

4. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES IS NOT PERMISSABLE. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING OR AIR SPADE. DO NOT CUT MAIN LATERAL ROOTS. FOR CARE AND PROTECTION OF ROOT CURTAIN SYSTEM, SEE IFC SPECIFICATIONS. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES.

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TREE PROTECTION AND REMOVAL

L2.4

Connect Landscape Architecture Inc.

POTTINGER BIRD

COMMUNITY RELATIONS

Community Open House Summary Report

151 East Keith Road
Starlight Investments

March 27, 2019
St. Andrew's Church
1044 St Georges Avenue
North Vancouver, B.C.

Final Version Date: April 11, 2019

Summary

Starlight Investments, in collaboration with BHA Architecture, is proposing to increase the rental housing capacity at 151 East Keith Road in North Vancouver through modest, infill development. The proposal intends to respond to the well documented need for more rental housing in the City of North Vancouver.

The site currently features a 14-storey purpose-built rental tower (built in 1972) and a 2-storey underground parking garage. The proposal is strictly for infill housing, meaning the existing building on site will remain in place and that no existing tenants will be displaced as a result of this proposal.

The application seeks to rezone the property to allow for the development of 40 new rental homes, which will be housed in two 4-storey buildings (townhome building and apartment building), for an additional floor space ratio of 0.88. In alignment with the *Housing Action Plan (2016),* 10% of the homes will be offered at below-market rates. These units will be rented at SAFER rates (30% below CMHC average) and secured in perpetuity, exceeding City requirements.

The site is designated as Level Six: High Density. The *Official Community Plan (2014)* notes that "Council may approve additional floor area if there is a commitment to provide market or non-market rental housing". (*OCP 2014, Section 2.2*).

As part of the planning process, a voluntary, applicant-led Neighbourhood Open House was held on March 27, 2019 at St. Andrews Church to share the proposal with the community. The purpose of the Neighbourhood Open House was to share the revised scheme with the community and gather the public's feedback. The notification and Neighbourhood Open House format adhered to the City of North Vancouver's policy guidelines and requirements.

A turnout of 50 members of the community garnered a total of 26 comment sheets during the duration of the Neighbourhood Open House. The applicant team received 2 comments from local residents following the Neighbourhood Open House.

Notification

An official letter of notification (Appendix A) was mailed to property owners within a 40 meter radius of the subject site. The notification radius provided by the City of North Vancouver included 2059 homes. The notification was received two weeks in advance of the Neighbourhood Open House, on March 13, 2019. In addition to the official notification, two signs were erected on the subject site (fronting East Keith Road and East 6th Street) on March 15th, 2019 and the Neighbourhood Open House was advertised in the North Shore News on March 20th and 22nd, 2019.

Neighbourhood Open House Summary

Date: March 27th, 2019
Location: The Friendship Room - St. Andrews Church, 1044 St. Georges Avenue, North Vancouver, B.C.
Hours: 5:00pm-7:00pm
Registered Attendees: 50
Comment sheets submitted at Open House: 26
Comments received after the Open House: 2

Total comments received: 28

The Neighbourhood Open House followed an informal format with 14 project boards on display (Appendix B). Members of the applicant team were present to answer questions. No formal presentation was made.

Comment sheets were available for participants to privately record their feedback on the proposal. All comments received at the Open House have been transcribed exactly as they appear (no corrections of spelling or grammar have been made) and are included in this report. Scanned copies of the comment sheets and email feedback (Appendix C) and the sign-in sheets (Appendix D) are attached herein.

Neighbourhood Open House Sign-In Sheet:

Name	Mailing Address	Email	Telephone
W Daal	123 E Keith		
G Daal	123 E Keith		
P Montgomery	123 E Keith		
D. McDowall	123 E Keith		
R. Romano	138 Esplanade E		
Bob Bunting	655 E 9th		
Cathy Lewis	655 E 9th		
Don Petter	678 W Queen		
Linda Jones	123 E Keith		
Bente Nielsen	1468 St. Andrews Av		
Ken Megale	1601-151 Keith Rd	[redacted]	[redacted]
Linda Heese	1501-140 Keith Rd		
Bill Heese	1501-140 Keith Rd		
Tanya Miller			
Joy Hayden	267 W. Esplanade	[redacted]	[redacted]
Robert Van Veen	102-151 Keith E Rd	[redacted]	
Gabrielle Lonen	1004-175 Victory Ship Way	[redacted]	
Dean Rath	202-141 E 6th St	[redacted]	
John Kennan	1401-123 E Keith Rd	[redacted]	
Gerry Fitzpatrick	123 E Keith	[redacted]	
David Fawley	1726 Rufus Dr	[redacted]	
H.Thomas	1001-123 E Keith		
T.Lehaullen	902-123 E Keith		
Ken Dueck	309-170 5th St E	[redacted]	
S. Wilson	209-131 E 3rd St	[redacted]	

Smith St N	150 E. Keith		
Schnieder S	140 E Keith		
I Gilbertson	141 E 6th St		
B. Graves	140 E Keith		
Wayne Collett	123 E.Keith		
Emily DeGenova	155 2nd St W		[redacted]
Hudson Francesco	155 2nd St W		
May Park	123 E.Keith		
B.Clark	123 E.Keith		
Robyn Newton	2104 Grand Blvd		
Kasin Lamers	141 E 6th Ave	[redacted]	[redacted]
Viire Daniels	802 - 123 E. Keith Rd		[redacted]
Mitchell Hugh	801-123 E. Keith Rd		[redacted]
Elonna Hugh	801-123 E. Keith Rd		[redacted]
Kim Collett	1501 123 E. Keith Rd	[redacted]	
B. Kellington	1001-140 E Keith		[redacted]
Bill Herman	123 E. Keith Rd		
Anne Herman	123 E. Keith Rd		
Chuck Handy	123 E. Keith Rd	[redacted]	[redacted]
Helen Patuck	123 E. Keith Rd		
Catriona Remockez	66-728 14th St		[redacted]

Comment Sheet Results and Quantitative Analysis:

Of the 28 comments received, we have determined that:

- 43% (12 respondents) voiced support for the project.
- 39% (11 respondents) voiced concern for the project.
- 18% (5 respondents) voiced neutral comments toward the project, with suggestions.

Key Areas of Support:

- 39% (11 respondents) expressed support for increased rental, affordable and/or family-oriented housing supply in the area.
- 32% (9 respondents) voiced support for the design (architecture, landscaping and density) of the proposal.
- 25% (7 respondents) liked that the proposal is for infill development (ie. no displacement associated with this application).

Key Areas of Concern:

- **39% (11 respondents)** indicated that they wanted to see the setbacks increased and/or had concerns about view corridors.
- **18% (5 respondents)** raised concerns about increased street-side parking and/or traffic in the area.
- **18% (5 respondents)** raised concerns about construction impacts (noise, debris, etc).
- **14% (4 respondents)** did not want to see housing developed at this location.

Of the 26 comment cards received at the Neighbourhood Open House, 7 comment cards were submitted anonymously (no name or contact information). Below provides an overview of the comments received. Please note that comments are transcribed verbatim and have not been corrected, altered, or censored.

1. Tell us a little about yourself. Check those applicable to you?

   Transcription of Comments:

   - **93% (25 respondents)** live in the City of North Vancouver
   - **19% (5 respondents)** work in the City of North Vancouver
   - **56% (15 respondents)** own their home
   - **37% (10 respondents)** rent their home
   - **7% (2 respondents)** did not provide a response

2. Are there elements of the proposed plan that you like? If so, what are they?

   Transcription of Comments:

   The below responses to this question were submitted to the applicant team during the Neighbourhood Open House:

1.	*Larger family units, starter home units (all in one!), Modest infill, fits with character of neighbourhood and rooftop patios*
2.	*-The design, how it fits in the community* *-Proximity to green space – great for seniors and small families* *-Pleased how it fits into the existing neighbourhood* *-Pleased to see family size units – need some children in the neighbourhood* *-Love the housing available to low-income seniors*
3.	*All of them!*
4.	*I like that the plan is supporting the development of more rental housing much needed, especially in the form of studio and 3-bedroom units, which we are particularly short on. I also don't think this development will be overly disruptive to existing residents on detract from their neighbourhood*
5.	*-Support for seniors* *-3-Bedroom rentals are needed in North Van! (Affordable)* *-Thrilled to see a progressive plan* *-Better amenities are needed in rental buildings. I am happy to see that there will be upgrades*

6.	*-Increase to rental stock* *-Seniors below market rental* *-3-bedroom units for families* *-Adaptable units* *-No displacement of existing residents*
7.	*-Rental stock will increase without displacing current units. This is a true increase in available rentals, not just replacing a building* *-Affordability. Affordability is a real concern in the City of NV. Rental prices seem to increase every month and there doesn't seem to be an end in sight. I want to live in a vibrant and diverse city, not a city that is only accessible to the highest income residents* *-I really can't emphasis enough how much I support this project*
8.	*-All! More affordable housing is needed in this city especially projects that do not displace current tenants* *-Makes the whole street look better and more modern*
9.	*-Like the aesthetics* *-Integrates well with the neighbouring buildings*
10.	*-Improves access* *-Revised layout (building 3 removed)* *-More landscapes and trees (Greenery)*
11.	*What are you planning to do with the trees on the west side of these buildings?* *How are ya going to accommodate the people with cars?*
12.	*NONE*
13.	*-Not really – I do not wish this development to proceed*
14.	*I do not like any of the plans* *Unnecessary devel* *Construction fatigue – due to 16 storey bld. Next door* *Obstruction to view corridor* *Parking problems* *Noise*
15.	*NONE*
16.	*No* *We have no need for unaffordable rental housing*
17.	*Like that the proponent is willing to buy their plans to the neighbourhood for early views* *I also like the fact that the unsightly piece of land will be addressed*
18.	*Too close to Victoria Park & Victoria Place* *No sight lines from Park* *Stairwell lighting impacting wildlife & Area Residents* *Affordable suites – I don't think so*
19.	*That it is 4-storey is good-but I still think this development is misplaced* *That tenants are not displaced-since nobody there!!* *That it would remain "RENTAL" is perpetuity*
20.	*I am supportive of an infill project for the site but it must respect neighbourhood values, particularly setbacks*
21.	*The walkway is most considerate to all*
22.	*We need more rental housing in NV that is affordable* *Proposed building & landscaping looks attractive in renderings*

3. <u>Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?</u>

Transcription of Comments:

The below responses to this question were submitted to the applicant team during the Neighbourhood Open House:

1.	*Unsure*
2.	*Building 1 is too close to the property line to the west and to Keith road. The setbacks are insulting to the community need for open, uncluttered visual space especially as people live in smaller + smaller apartments studios* *Building 2 is too close to the property line to the west. 6th street set back is fine it is taking advantage of the "air space" left on the ost side of the property to the west (123)*
3.	*Build sooner*
4.	*DO NOT BUILD*
5.	*DO NOT BUILD* *The Corridor is going to disappear. Most of the grocery & park will be obsured by this building specially for those that live on East 6th. We are fed up with construction, trucks, no parking, excessive noise – ground tremors, smokers, foul language. THE TRAFFIC IS OUTRAGEOUS and our patience has reached its limit.*
6.	*Setback from E Keith Road, to be improved. The building encroaches on the sidewalk. As a pedestrian the building has an overbearing presence. It is totally out of character with the neighbourhood*
7.	*Yes, atm we the plan we don't want any more skyscrapers in around Victoria Park*
8.	*Excellent response to comments & concerns raised at the public hearing last year*
9.	*No view corridors have been maximized already while not over bearing the site*
10.	*The plan needs to address the west side variance issue. I live at the 123 E Keith and will certainly feel the impact of the solid wall massing in this design. The protruding stairwell structure in that wall makes the impact even worse. When the adjacent buildings has an open airy side yard it is not fair to the neighbourhood to build so close to the property line and expect the adjacent property to provide the ambiance this area projects. Please increase the west side setback and redesign your buildings to reflect that. We are well aware that not having to build new parking allotments will save this developer a lot of money, but the neighbourhood will suffer for it. To allow the project to also destroy our light and openness corridors is not acceptable*
11.	*Increase setbacks at E Keith*
12.	*It is not the right place – looks awkward in between the high-rises, and like the previous proposal it blocks the park even now that the one building is removed. I don't think we should put anything there just because there aren't any buildings right now. It seems a bit desperate!*
13.	*The setback is….*
14.	*No I think it's great!*

15.	*Nope, needs to move forward*
16.	*Always curious about Highrise vs 4 storey integrations but can't think of any changes.*
17.	*Yes – abandon this project – not necessary- we don't need a wall of corridor facing us*
18.	*No I just want it to be build*
19.	*Victoria Park is probably the highest residential 2 block area in the city despite this density. Victoria Park is a very desperate area because of its ambiance. This ambiance is the result of the view corridors this project reduces the west view corridor to a minimal width. The setbacks should be 25 feet which will be consistent with the eastern setback*

4. Do you have any other comments you'd like to share with us?

Transcription of Comments:

The below responses to this question were submitted to the applicant team during the Neighbourhood Open House:

1.	*Respect the design principles which have made this area beautiful to live despite the density. By eliminating this view corridor, you will set a principle for many other Victoria Park properties*
2.	*People dislike change, but that shouldn't impede progress. This development is part of a solution to a longer problem. I hope it proceeds*
3.	*Pleased to see a well-designed smaller building rather than another 17-storey high rise. Also like the changes to the design, greater set back. It 'softens' the concrete jungle surrounding the area yet it fits in. What a fabulous opportunity for small families with a beautiful park across the street*
4.	*Great company, great building, great management*
5.	*No-DO NOT BUILD-It is enough. Our green corridor will disappear-we will have constant noise trucks, tremors, dust garbage-no parking smokers-screaming. Residents on E 6th street are worn out. We want a 5-year construction break. I have nothing good to say.*
6.	*This is an inappropriate project in an inappropriate place. The feel of the street will be completely changed with the units sitting in areas not similar to the rest of the buildings surrounding the park on the east & west Keith road. The construct parking problem will be exasperated – the underutilized parking is because tenants don't want to rent spaces out because they don't have cars. The community finds this imposition, and should've listened too*
7.	*I look forward to seeing this project being built! We need more rental apartments!*
8.	*Much needed! Thank you!*
9.	*This development seems to me to be greed! We already have a concrete wall on our street!*
10.	*We have already been through 2.5 years of construction already on this block. Parking on street us a real problem.*
11.	*I find it very disturbing that having seen this project defeated by a previous city council, it is now back in an even more disturbing design. "What" makes the proponent think he has a better chance to pass it this time. Do you know something this neighbourhood is not being told??*

	I since really believe something need to be built on this site and badly needed "social| housing should be built here. This is exactly the kind of site where the proponent has not had factor in acquiring land costs or providing any additional parking that they could provide badly needed "social housing" and still make a reasonable profit by building within the OCP allowed limits.
12.	*Its so important to recognize progress and growth the city is growing, and people need a place to live. I've heard so many people against development because they are against change and that is unacceptable. We have an enviable lifestyle here in the City of NV and that lifestyle is open to everyone. We all need a place to live and a community to call home and I for one, love this city. But the nay side is the real problem here. Nimbyism and thinly veiled classism hurt this community. Let's be real about the projects that bring out hardcore opponents – its not the luxury towers that seems to bring out the worst. We all need a place to live, so build homes.*
13.	*"Below Market" – only 4 of 40 units will be "below market" and starlight properties are known for charging high rents, so affordability will be an issue (still).* *Starlight properties is North Van make a mocking of your first placard "project team", which says how "excellent" the company is. Example – property at 150 E Keith has been under renovation since last November, and is still not finished. (Masking tape for door numbers, cardboard still or floor in lobby..etc etc) Most residents see the "upgrade" as a downgrade. (ugly gray doors, cement filing) – Not would be okay with that if it could just be finished. Lack of attention shows lack of respect for tenants.*
14.	*I am very concerned about the construction noise and length of time to build – 1.5 years I am also concerned about the additional vehicle traffic on 6th street to the underground parking and extra demand for street parking, which is already in very high demand.*
15.	*The 4-storey + building needs to be set back further from Keith Rd E. The bylaw regulation states 25 feet setback. Too much of this building is not the setback!* *This building is too high to be this close to the sidewalk + road* *-Parking- there are inefficient spaces for parking, the surrounding streets are full day and night! This is unacceptable to force more people to park on the street* *Too much potential car parking area is planned for bicycle lockers – too much space compound to car parking situation in this area.*

Comments Received Post Open House

The applicant team received 2 comments from local residents following the Neighbourhood Open House. The following correspondence was submitted to the applicant team:

From: Jessie Brock
Date: April 10, 2019 at 7:23:53 AM
To: Virginia Bird

Subject: Rental Housing on Keith

To whom it may concern:

I recently received a flyer with an invitation to attend an Open House to view the plans for a new rental housing project on East Keith Road, less than a block from where I live (rent). I wasn't able to attend the Open House as I have a very young son but wanted to register my support by email.

Although the project is small in scale, this infill development will add 40 new units of much needed rental housing supply to the City of North Vancouver, and is a much better use of land that what is currently on site today. When we moved back to the North Shore from downtown, my family and I struggled to find appropriate rental accommodation in this neighbourhood given the lack of larger 2 & three bedroom homes.

The location of the proposed development off Lonsdale, opposite Victoria Park, is an ideal location to add additional density due to its proximity to services and amenities, outdoor recreation space, and transit. Thank you for your consideration.

Jessie Brock

From: Jody Rechenmacher
Sent: Thursday, April 4, 2019 8:31 PM
To: Kirsten Avison
Subject: Keith Road - Infill Development

Hello,

I was unable to attend the open house last week but I am submitting these formal comments **in support** of the application for infill development on Keith Road.

My husband and I own a townhouse on 4th Street West. We moved to the City of North Vancouver in September of 2017 from Vancouver after having our first child. We chose the north shore because of proximity to the mountains, but we chose the City specifically because of the type of development that has been happening over the recent years. We value living in a walkable community with a vibrant streetscape on Lonsdale and the proximity to the seabus. We also value the City's many parks, including Victoria Park.

I support the proposed development for two reasons:

1. I love the mixed use space on Lonsdale and see new businesses starting at other places in the City. However, there is still some vacant commercial development and at times it seems some businesses struggle with having the population base to support their viability. I welcome additional density to certain areas in the City to ensure that we can continue to have access to vibrant streetscapes and a diversity of businesses.

2. I'm aware that the City needs to continue to increase housing supply – both market and affordable housing. I welcome additional density of the right type and in certain areas to meet this need. The proposed development is a perfect example of what I see to be the right type of infill density – leveraging existing buildings without evicting existing residents. Having Victoria Park across the street from the site maintains a desirable openness to the site without compromising the experience of being in the park. Infill development of this type is important because it doesn't sacrifice our City's green spaces. Approving this development helps the City to increase supply of rental stock in a way that protects the character and assets of the City, without evicting current residents.

Sincerely,

Jody Rechenmacher

Appendices

- **Appendix A:** Neighbourhood Open House Notification
- **Appendix B:** Project Display Boards
- **Appendix C:** Copy of Submitted Comment Cards
- **Appendix D:** Copy of Open House Registration
- **Appendix E:** Site Signage

PLEASE JOIN US

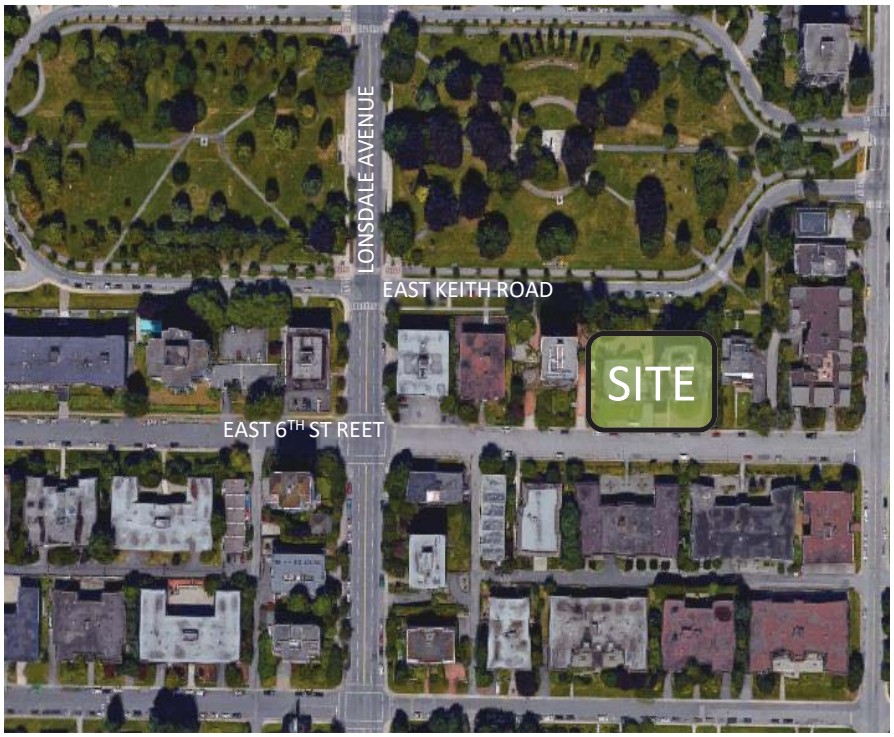
BHA Architecture, together with Starlight Investments, invite you to a Neighbourhood Open House to view their proposal to increase rental housing capacity at 151 East Keith Road through modest, infill development.

BHA Architecture, together with Starlight Investments, are pleased to present a proposal to increase rental housing capacity at 151 East Keith Road. The proposal aligns with the current allowable density under the City's *Official Community Plan (2014)* and seeks to respond to the well documented need for rental and family oriented housing in the City. In alignment with the City's *Housing Action Plan (2016)*, 10% of the units will be offered at below market rates. The application seeks to rezone the property at 151 East Keith Road to allow for the development of 40 units of purpose-built rental housing, which will be housed in two buildings: a 4-storey apartment building and a 4-storey townhome building, for a floor space ratio of 0.88. Existing tenants of the property will not be displaced as a result of this proposal.

The applicant team welcomes your input and invites you to join us to learn about the proposal.

<u>Neighbourhood Open House Details</u>

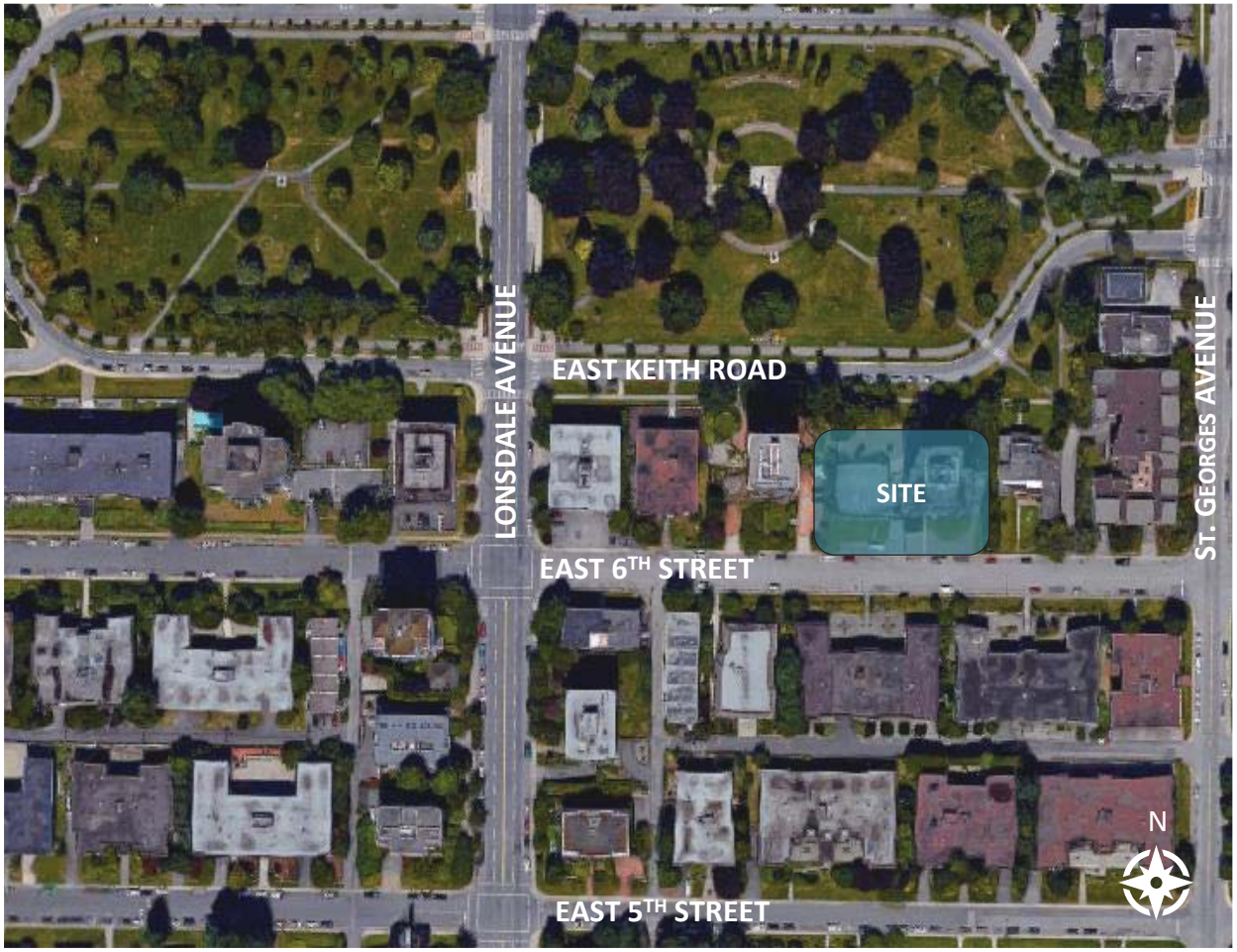
Date: Wednesday, March 27, 2019
Time: 5:00pm – 7:00pm *(drop in)*
Place: The Friendship Room, St. Andrews Church
Address: 1044 St. Georges Avenue, North Vancouver



This is not a City of North Vancouver event. This Open House is being hosted voluntarily by the applicant team.

For further information please contact:
Virginia Bird at 604-619-0837

Welcome



Site Aerial (Above): The site is located at 151 East Keith Road in North Vancouver, between Lonsdale Avenue and St. Georges Avenue

Starlight Investments, in collaboration with BHA Architecture, are proposing to increase rental housing capacity at 151 East Keith Road through modest, low-rise infill development.

The purpose of tonight's Neighbourhood Open House is to share our vision for the site, provide information about the planning process and local development policies and to gain valuable feedback from our neighbours and the community.

This Open House is being held voluntarily by the applicant team.

Project Team



Starlight Investments

Starlight Investments Ltd. is a real estate asset management firm with a primary focus on multifamily rental properties across Canada and the Southern United States. Starlight's innovative approach to the properties under its management is reflected in its commitment to excellence in quality design and construction for both existing assets and infill development projects alike.


BHA Architecture

BHA Architecture was formed in 1991, and has developed expertise in a variety of construction forms and municipal processes. The firm has executed public and private sector projects across Western Canada and has developed a track record of producing imaginative and functional design solutions.


Urban Systems

Urban Systems is a multi-disciplinary planning firm founded in 1975 whose innovative approach to land development has resulted in some of the most celebrated development projects in Western Canada. Urban Systems harnesses the expertise of professional engineers, community planners, policy analysts, landscape architects, environmental scientists, communication experts, technologists, legal surveyors, and administrative professionals.

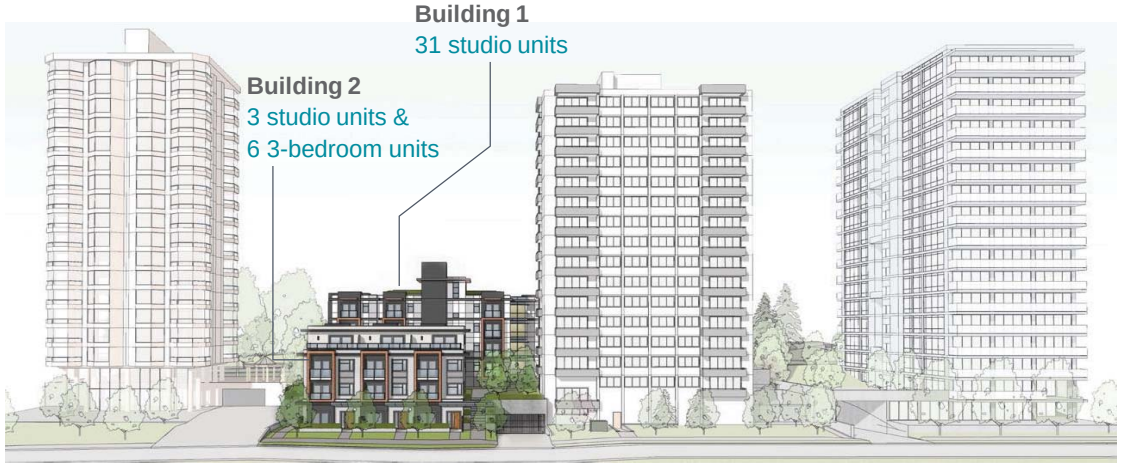

Connect Landscape Architecture

Connect Landscape Architecture is recognized as a leader in the design and transformation of healthy vibrant communities. Connect draws inspiration from the natural landscape while embracing built form and infrastructure.

Site & Neighbourhood Context



Site Elevations (Above): View of the proposed infill development and neighbouring buildings. View shown from East Keith Road.



Site Elevations (Above): View of the proposed infill development and neighbouring buildings. View shown from East 6th Street.



Site Aerial (Above): The site is located at 151 East Keith Road in North Vancouver, between Lonsdale Avenue and St. Georges Avenue.

Site Context

The site is located on the south side of Keith Road, two blocks east of Lonsdale Avenue. Adjacent to the north, is Victoria Park, while the existing tower is flanked by a 14 storey condominium to the west and a 16 storey condominium to the east. The immediate area is predominantly multi-family dwellings ranging between 2-14 storeys in height. The site is located within close walking distance to shopping, community amenities and transit, including the Seabus.

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Policy Context

Policy Context

Our proposal intends to respond to the well documented need for more rental housing in the City of North Vancouver. The City has continued to see a tightening rental market, with the documented vacancy rate down to 0.8% in 2017 from 1.3% the previous year. The vacancy rate for family oriented, 3 bedroom rental units in 2017 was even lower at 0% (Source: *CMHC 2018 Rental Housing Market Report*).

Official Community Plan (OCP)

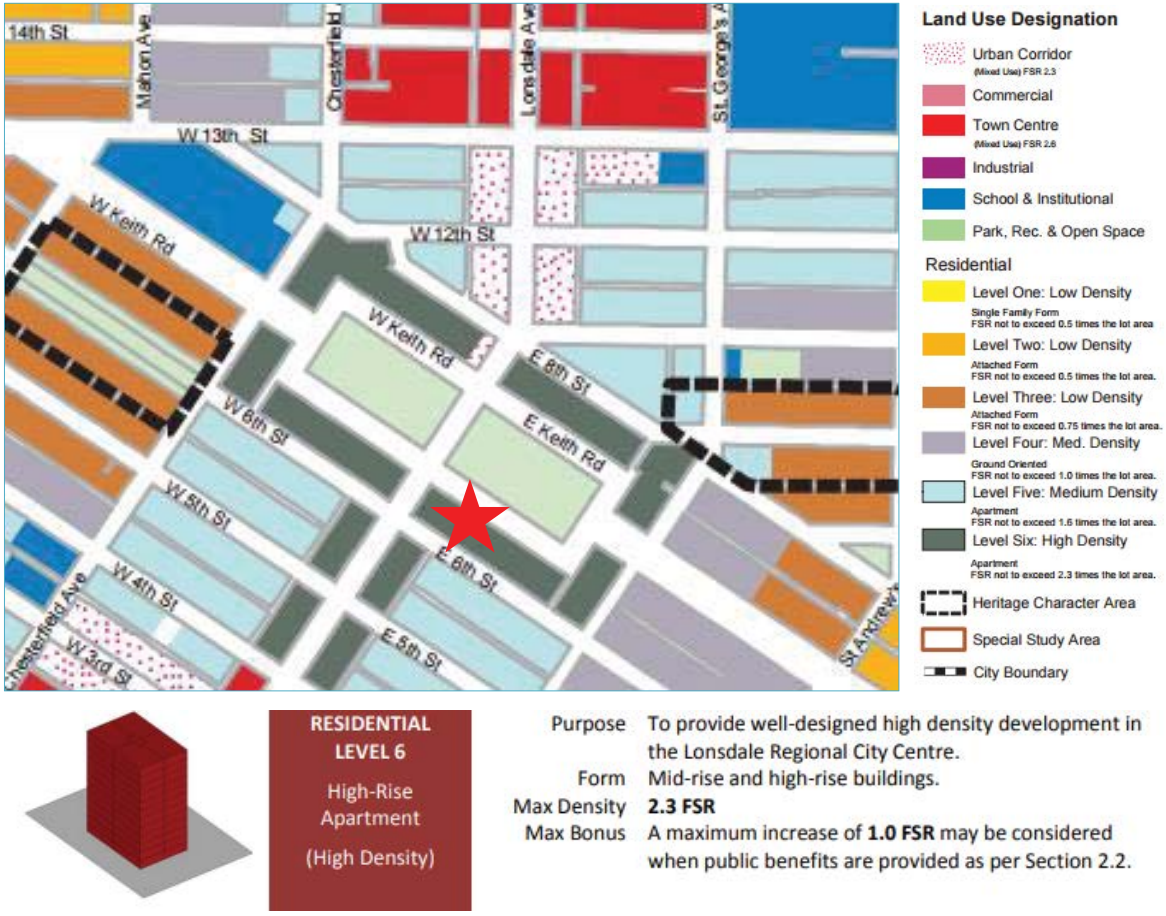
The OCP was adopted in 2014 after a 3-year public consultation process. The project aligns with the current allowable density bonus as per the *City's Official Community Plan (OCP 2014).*

Current Zoning

The site is zoned as Level Six: High Density. The OCP notes that "Council may approve additional floor area if there is a commitment to provide market or non-market rental housing". (*OCP 2014, Section 2.2*).

Housing Action Plan (HAP)

In alignment with the *Housing Action Plan (HAP 2016)*, 10% of the homes will be offered at below-market rates. These units will be rented at SAFER rates (30% below CMHC average) and secured in perpetuity, exceeding City requirements. The proposal also exceeds the HAP's family housing requirement (10% of total units) with 15% of the proposed units as 3-bedroom, family oriented homes.



RESIDENTIAL LEVEL 6

High-Rise Apartment

(High Density)

Purpose	To provide well-designed high density development in the Lonsdale Regional City Centre.
Form	Mid-rise and high-rise buildings.
Max Density	**2.3 FSR**
Max Bonus	A maximum increase of **1.0 FSR** may be considered when public benefits are provided as per Section 2.2.

Above: City of North Vancouver Land Use Designation Map (2014). The site is zoned as Level Six: High Density.

Community Benefits

Increase in Rental Housing Stock

The proposal seeks to add 40 new purpose built rental homes on the site. 100% of the new homes will be secured as rental homes.

No Tenant Displacement

There will be no loss of existing rental homes on the site. None of the existing tenants in the 89 suite building will be displaced.

Support for Seniors

Starlight has established a partnership with a local service provider to provide greater below market housing to seniors.

Design Excellence

The project received unanimous support from the City's Advisory Design Panel in February 2017.

Maximization of Existing Site

The development will maximize the use of the existing site, including the currently underutilized underground parkade, resulting in minimal disruption to current tenants and neighbours.

New Pedestrian Crossing

New stairs and landscaped pathways will allow pedestrian travel from East 6th Street to East Keith Road and Victoria Park.

Affordable Housing

In alignment with the Housing Action Plan, 10% of the homes will be offered at below-market rates. These units will be rented at SAFER rates (30% below CMHC average) and secured in perpetuity, exceeding City requirements.

Housing for All

The development will include 34 studio units and six 3-bedroom units. 14 of the units will be 'adaptable units'.

Alignment with City Vision

The project aligns with the City's Official Community Plan (OCP).

Commitment to Sustainability

A new bike repair station and 68 new bicycle parking spaces, including some with e-charging stations, will be provided on-site. A $25,000 contribution will help finance new EV charging stations in the City.

On-Site Amenities

Communal amenities will be provided for all tenants including an upgraded gym and rooftop deck. A new accessible pathway and landscaping will provide enhanced access to the existing building.

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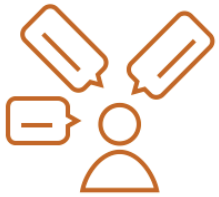
Community Feedback

In response to feedback from the Developers Information Session (April 26, 2017), discussions with community stakeholders and the comments at the Public Hearing (April 23, 2018), the design team has made a number of changes to the proposal for 151 East Keith Road.

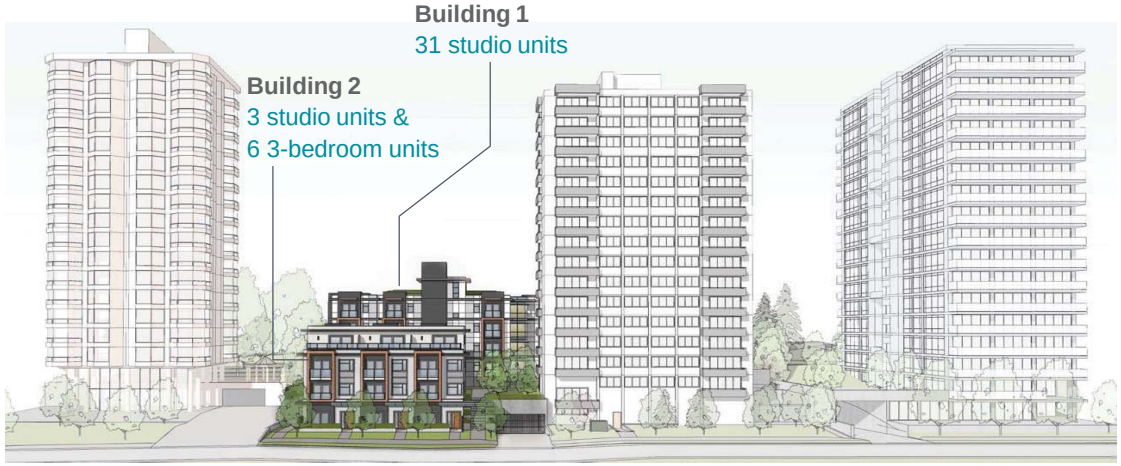


What We Heard		How We Responded
Key Areas of Support • Increased rental and family oriented housing supply • Inclusion of affordable housing for seniors • The design (architecture, height and density) • Better utilization of the site with no tenant displacement • Strategic location (close proximity to transit, community amenities and retail)	**Key Areas of Concern** • Increased density • Proposed setbacks (proximity to Victoria Park and loss of privacy of neighbouring buildings) • Loss of trees and open space on the site • The site is currently is not wheelchair accessible	• **Access:** A new ramp is proposed to provide barrier-free access from East Keith Road to the existing tower, proposed apartment building and underground parkade (via new elevator) • **Green Space**: New landscaping and trees will be added along the ramp to create a garden path experience • **Building Form:** The proposed townhouse building fronting East Keith Road (and Victoria Park) from previous rezoning application has been removed (reduction in density from 0.91 to 0.88 FSR and increased setback) • **Connectivity**: New exterior stairs and landscaped, accessible pathways will allow pedestrian travel from East 6th Street through the site to East Keith Road and Victoria Park

The Proposal



Site Elevations (Above): View of the proposed infill development and neighbouring buildings. View shown from East Keith Road.



Site Elevations (Above): View of the proposed infill development and neighbouring buildings. View shown from East 6th Street.

Project Summary

The application seeks to rezone the property to allow for the development of 40 new rental homes, which will be housed in two 4-storey buildings (townhome building and apartment building), for an additional floor space ratio of 0.88. In alignment with the Housing Action Plan, 10% of the homes will be offered at below-market rates. These units will be rented at SAFER rates (30% below CMHC average) and secured in perpetuity, exceeding City requirements.

The site currently features a 14-storey purpose-built rental tower (built in 1972) and a 2-storey underground parking garage. The proposal is strictly for infill housing, meaning the existing building on site will remain in place and that no existing tenants will be displaced as a result of this proposal.

Project Statistics

Project Summary		
Height	4 storeys	
Density	Proposed Infill: 0.88 FSR Existing: 2.29 FSR Total: 3.17 FSR	
Site Area	27997 sq. ft.	
Unit Breakdown	Building 1 (Apartments)	Building 2 (Townhomes)
Total Units	31	9
Studio	31	3
3 Bedroom	-	6
Vehicle Parking	77 stalls	
Bicycle Parking	68 new spaces	

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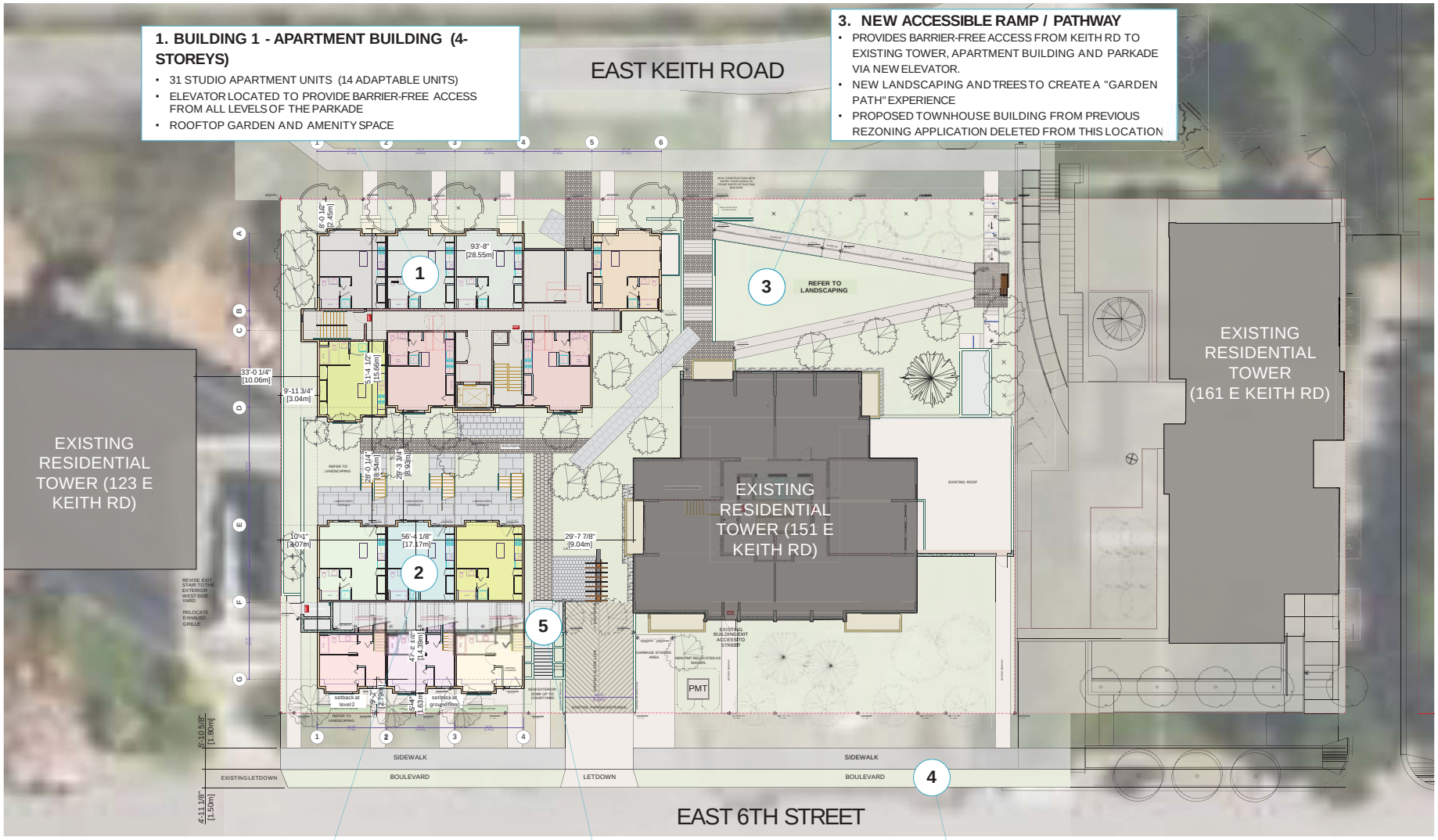
Rendering



View from Victoria Park
looking southwest

Site Plan


1. BUILDING 1 - APARTMENT BUILDING (4-STOREYS)
• 31 STUDIO APARTMENT UNITS (14 ADAPTABLE UNITS)
• ELEVATOR LOCATED TO PROVIDE BARRIER-FREE ACCESS FROM ALL LEVELS OF THE PARKADE
• ROOFTOP GARDEN AND AMENITY SPACE
3. NEW ACCESSIBLE RAMP / PATHWAY
• PROVIDES BARRIER-FREE ACCESS FROM KEITH RD TO EXISTING TOWER, APARTMENT BUILDING AND PARKADE VIA NEW ELEVATOR.
• NEW LANDSCAPING AND TREES TO CREATE A "GARDEN PATH" EXPERIENCE
• PROPOSED TOWNHOUSE BUILDING FROM PREVIOUS REZONING APPLICATION DELETED FROM THIS LOCATION
EAST KEITH ROAD
EXISTING RESIDENTIAL TOWER (123 E KEITH RD)
EXISTING RESIDENTIAL TOWER (151 E KEITH RD)
EXISTING RESIDENTIAL TOWER (161 E KEITH RD)
REFER TO LANDSCAPING
PMT
SIDEWALK
BOULEVARD
LETDOWN
EXISTING LETDOWN
EAST 6TH STREET
1
2
3
4
5
2. BUILDING 2 - TOWNHOUSE BUILDING (4-STOREYS)
• 9 UNITS: 3 STUDIOS AND 6 3-BEDROOM UNITS
5. NEW EXTERIOR STAIRS & PATHWAY ACROSS THE SITE
• NEW EXTERIOR STAIRS AND LANDSCAPED PATHWAYS ALLOW PEDESTRIAN TRAVEL FROM EAST 6TH STREET THROUGH THE SITE TO EAST KEITH RD AND VICTORIA PARK.
4. ENHANCED STREETSCAPE
• A 1.5m LANDSCAPED BOULEVARD AND A WIDENED SIDEWALK WILL BE ADDED ALONG EAST 6TH ST TO ENHANCE THE STREETSCAPE.
NORTH

Landscape Plan



Planting Character

Evergreen & Shade Plants



Pacific Northwest Plants



Starlight Investments

URBAN systems

connect LANDSCAPE ARCHITECTURE

BHA Architecture

3D Studies



EAST KEITH ROAD ELEVATION



EAST KEITH ROAD - LOOKING WEST



EAST KEITH ROAD - LOOKING EAST

3D Studies



EAST 6TH STREET ELEVATION



EAST 6TH STREET - LOOKING WEST



EAST 6TH STREET - LOOKING EAST

Process Timeline

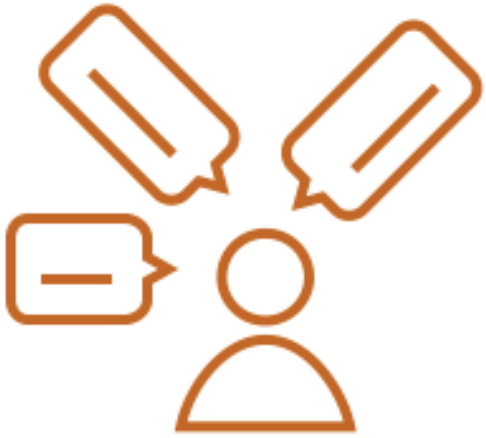
The following diagram provides an overview of the steps ahead and opportunities for public input on the infill rental housing proposal for 151 East Keith Road.



Thank You

Thank you for attending our Neighbourhood Open House.

Your feedback, insights and ideas are important to us. Please take a moment to fill in a comment card to share your feedback with the project team.



COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

1. **Tell us a little about yourself.** Check those applicable to you:

- ☑ I live in the City of North Vancouver
- ☐ I work in the City of North Vancouver
- ☑ I own my home
- ☐ I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**

Larger family units & all in one!
Starter home units
Modest infill
Fits with character of neighbourhood.
Roof top patios

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

No, view corridors have been maximized already while not overbearing the site

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

1. **Tell us a little about yourself.** Check those applicable to you:

- ☐ I live in the City of North Vancouver
- ☒ I work in the City of North Vancouver
- ☒ I own my home
- ☐ I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**

- The design
- How it fits in the community
- Proximity to green space = great for Seniors & Small families
- How it fits into the existing neighbourhood
- Pleased to see ~~units~~ family size units – need some children in that neighbourhood

(+) Love the housing available to low-income ~~families~~ Seniors

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

4. Do you have any other comments you'd like to share with us?

Pleased to see a well designed smaller building rather than another 17 Story high rise

also like the changes to the design - greater setback.

It 'softens' the concrete jungle surrounding the area yet it fits in

What a fabulous opportunity for small families with a beautiful park across the street.

Contact Information Please Print:

Name: Joy Hayden

Address: 104 - 267 W. Esplanade

Phone: [redacted]

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

Thank you for your feedback!

Good luck!!

COMMENT CARD

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

All of them!

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

Build sooner

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

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4. Do you have any other comments you'd like to share with us?

Great company!
Great building!
Great Manageress.

Contact Information Please Print:

Name: Ken Megale

Address: 1601 - 151 Keith Rd E

Phone: [redacted]

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* (Yes) / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

I like that the plan is supporting the development of more rental housing (much needed), especially in the form of studio and 3-bedroom units, which we are particularly short on. I also don't think this development will be overly disruptive to existing residents or detract from their neighbourhood.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

Unsure.

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4. Do you have any other comments you'd like to share with us?

People dislike change, but that shouldn't impede progress. This development is part of a solution to a larger problem. I hope it proceeds.

Contact Information Please Print:

Name: Catriona Remacken

Address: 66-728 14th St. W. North Van

Phone: [redacted]

Email:

Would you like to be contacted for future updates? *(please leave an email)* Yes / (No) (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

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COMMENT CARD

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

- SUPPORT FOR SENIORS!!
- 3 bedroom rentals are needed in North Van! (AFFORDABLE)
- THRILLED TO SEE A PROGRESSIVE PLAN.
- BETTER AMENITIES ARE NEEDED IN RENTAL BUILDINGS. I am happy to see that there will be upgrades.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

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Neighbourhood Open House
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4. **Do you have any other comments you'd like to share with us?**

Contact Information Please Print:

Name: EMILY D

Address: 155 2nd St. WEST

Phone [redacted]

Email: _____

Would you like to be contacted for future updates? *(please leave an email)* (Yes) / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

Adapt - Increase to rental stock
- Seniors below market rental
- 3 bedroom units for families
- adaptable units
- no displacement of existing residents.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

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4. Do you have any other comments you'd like to share with us?

Contact Information Please Print:

Name: Robyn Newton

Address: 2104 Grand Blvd

Phone: C

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

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- [x] I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**

- Rental stock will increase without displacing current units. This is a true increase in available rentals, not just replacing a building.

- Affordability. Affordability is a real concern in the CNV. Rental prices seem to increase every month, and there doesn't seem to be an end in sight. I want to live in a vibrant and diverse city, not a city that is only accessible to the highest income earners.

- I REALLY CAN'T EMPHASIZE ENOUGH HOW MUCH I SUPPORT THIS PROJECT.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

NO, I think it's great!

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4. Do you have any other comments you'd like to share with us?

It's so important to recognize progress and growth. The city is growing and people need a place to live. I've heard so many people against development because they are against change and that is unacceptable. We have an enviable lifestyle here in the city of North Vancouver and that lifestyle is open to everyone. We all need a place to live and a community to call home, and I, for one love this city. But the nay side is the real problem here. NIMBYism and thinly veiled classism hurt this community. Let's be real about the projects that bring out haracole opponents - it's not the luxury towers that seem to bring out the worst. We all need a place to live, so let's just build homes.

Contact Information Please Print:

Name: Stephanie Wilson

Address: 209 - 131 E. 3rd St. North Vancouver V7L 1E5

Phone: [redacted]

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* (Yes) / No (circle)

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

all! → more affordable housing is needed in this city especially projects that ~~does~~ doesn't displace current tenants.
→ makes the whole street look better and more modern

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

nope. needs to move forward

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4. **Do you have any other comments you'd like to share with us?**

Contact Information Please Print:

Name: RHIA ROMANO

Address: 138 E. ESPLANADE

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.
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2. **Are there elements of the proposed plan that you like? If so, what are they?**

(1) IMPROVED ACCESS
(2) REVISED LAYOUT (BUILDING 3 REMOVED)
(3) MORE LANDSCAPING AND TREES

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

EXCELLENT RESPONSE TO COMMENTS & CONCERNS RAISED AT THE PUBLIC HEARING LAST YEAR.

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4. Do you have any other comments you'd like to share with us?

I LOOK FORWARD TO SEEING THIS PROJECT BEING BUILT! WE NEED MORE RENTAL APARTMENTS!

Contact Information Please Print:

Name: DAVID FAWLEY

Address: 1726 RUFUS DR, NORTH VAN

Phone: [redacted]

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

Thank you for your feedback!

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

- Like the aesthetics
- Integrates well with neighbouring building
-

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

Always curious about high rise vs 4 storey integrations but can't think of any changes.

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4. **Do you have any other comments you'd like to share with us?**

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

None

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

DO NOT BUILD.

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
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4. **Do you have any other comments you'd like to share with us?**

NO — DO NOT BUILD — It is enough. Our green corridor will disappear - We will have constant noise trucks, tremors, dust, garbage — no parking smokers - screaming. Residents on East 6th Street are worn-out -

WE WANT A 5 YEAR CONSTRUCTION Break.

Contact Information Please Print:

Name: M de Wildt.

Address: 141 East 6th Street.

Phone: _____

Email: _____

I HAVE NOTHING GOOD to SAY

Would you like to be contacted for future updates? *(please leave an email)* Yes / (No) (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

Thank you for your feedback!

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3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

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Neighbourhood Open House
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4. Do you have any other comments you'd like to share with us?

I am very concerned about the construction noise & length of time to build - 1½ years. I am also concerned about the additional vehicle traffic on 6th St to the underground parking and extra demand for street parking which is already in very high demand.

Contact Information Please Print:

Name: Dean Rath

Address: #202 - 141 E 6th St.

Phone: [redacted]

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

Not really - I do not wish this development to proceed.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

Yes - abandon this project - Not necessary. - We don't need a wall of condos facing us.

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Neighbourhood Open House
Infill Rental Housing Proposal
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March 27, 2019

4. Do you have any other comments you'd like to share with us?

Much needed - thank you!

Contact Information Please Print:

Name: Gabrielle Horen

Address: 1004-175 Victory Ship Way NV

Phone: [redacted]

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* (Yes) / No (circle)

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Thank you for your feedback!

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4. Do you have any other comments you'd like to share with us?

We have been through 2½ YEARS of construction already on this block. parking on street is a real problem.

Contact Information Please Print:

Name: CHRISTINA GILBERTSON

Address: # 203 - 141 E. 6TH ST.

Phone: [redacted]

Email:

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.
Thank you for your feedback!

COMMENT CARD

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

- I DO NOT LIKE ANY OF THE PLANS.
- UNNECESSARY DEVEL.
- CONSTRUCTION FATIGUE - DUE TO 16 STOREY BLD. NEXT DOOR
- OBSTRUCTION TO VIEW CORRIDOR.
- PARKING PROBLEMS
- NOISE

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

NO - I JUST WANT IT TO BE BUILD.

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March 27, 2019

4. **Do you have any other comments you'd like to share with us?**

THIS DEVELOPMENT SEEMS TO ME TO BE GREED!
WE ALREADY HAVE A CONCRETE WALL ON OUR STREET.

Contact Information Please Print:

Name: IARA GILBERTSON

Address: #203 - 141 E. 6TH ST.

Phone: [redacted]

Email:

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

Thank you for your feedback!

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

None.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

Setback from E. Keith Road. ↑ to be improved. The building encroaches on the sidewalk. As a pedestrain the building has an obsebraive presence. It is totally out of character with the neighbourhood.

COMMENT CARD

Neighbourhood Open House
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4. **Do you have any other comments you'd like to share with us?**

Contact Information Please Print:

Name: Shirley Schnerder

Address: 901 - 140 Keith Rd E.

Phone: [redacted]

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

No

We have no need for unaffordable rental housing.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?** DO NOT BUILD.

The corridor is going to disappear. Most of the greenery + parks will be obscured by this building specially for those that live on East 6th. We are fed up with construction, trucks no parking, Excessive noise, garbage noise - ground tremors smokers, foul language. THE TRAFFIC IS OUTRAGEOUS and our patience has reached its limit.

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Infill Rental Housing Proposal
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4. **Do you have any other comments you'd like to share with us?**

Contact Information Please Print:

Name: Kwin Lamers

Address: _____

Phone: _____

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* (Yes) / No (circle)

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3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

COMMENT CARD

Neighbourhood Open House
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4. Do you have any other comments you'd like to share with us?

This is an inappropriate project in an inappropriate place. The feel of the street will be completely changed with the units sitting in areas not similar to the rest of the buildings surrounding the park on East + West Keith Road. The construct parking problem will be exasperated - the 'underutilized parking' is because tenants don't want to rent spaces and because they don't have cars. The community finds this an impairtion, and should be listened to.

Contact Information Please Print:

Name: William Hegge

Address: 1501 - 140 Keith Rd. E., N. Van.

Phone: [redacted]

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* (Yes) / No (circle)

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

Like that the proponent is willing to bring their plans to the neighbourhood for early viewing.

I also like the fact that the unsightly piece of land will be addressed.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

The plan needs to address the west side variance issue. I live at 123 E. Keith and will certainly feel the impact of the solid wall massing in this design. The protruding stairwell structure in that wall makes the impact even worse. When the adjacent building has an open airy side yard it is not fair to the neighbourhood to build so close to the property line and expect the adjacent property to provide the ambiance this area projects.

Please increase the ~~west~~ side setback and redesign your buildings to reflect that. We are well aware that not having to build new parking allotements will save this developer a lot of money but the neighbourhood will suffer for it. To allow the project to also destroy our light and openess corridors

COMMENT CARD

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4. **Do you have any other comments you'd like to share with us?**

I find it very disturbing that having seen this project dictated by a previous City council, it is now back in an even more disturbing design. "What" makes the proponent think he has a better chance to pass it this time. Do you know something this neighbourhood is not being told ???

I sincerely believe something needs to be built on this site and badly needed "social" housing should be built here. This is exactly the kind of site where the proponent has not had to factor in acquiring land costs or providing any additional parking that they could provide badly needed "social" housing and still make a reasonable profit by building within the OCP allowed limits.

Contact Information Please Print:

Name: V. Daniels

Address: #802- 123 E. Keith Road, N. Van.

Phone: [redacted]

Email:

Would you like to be contacted for future updates? *(please leave an email)* Yes / (No) (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

Thank you for your feedback!

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2. **Are there elements of the proposed plan that you like? If so, what are they?**

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- increase setbacks on E Keith

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4. Do you have any other comments you'd like to share with us?

- The 4-story + building needs to be set back further from Keith Rd E. The by-law requires 25 foot setback.
- Too much of this building is on the setback!
- this building is too high to be this close to the sidewalk & road
- parking - there are insufficient spaces for parking
  - the surrounding streets are full day and night
  - This is unacceptable to force more people to park on the street
  - too much potential car parking area is planned for bicycle lockers - too much space compared to car parking situation in this area

Contact Information Please Print:

Name: LINDA HEESE

Address: 1501 - 140 KEITH RD E.

Phone: [redacted]

Email:

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

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- [ ] I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**

Too close to Victoria Park + Victoria Place
No Sight lines from Park.
- Stairwell lighting impacting Wildlife + area Residents

Affordable suites - I don't Think SO.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

COMMENT CARD

Neighbourhood Open House
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4. **Do you have any other comments you'd like to share with us?**

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

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- ☑ I own my home
- ☐ I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**

What are you planning to do with the trees on the west side of these buildings?

How are you going to accomodate the people with cars?

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

Yes otherwise the plan we don't want any more skyscrapers in around Victoria park.

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

4. **Do you have any other comments you'd like to share with us?**

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

Thank you for your feedback!

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

1. **Tell us a little about yourself.** Check those applicable to you:

- ☑ I live in the City of North Vancouver
- ☑ I work in the City of North Vancouver (retired) (I did)
- ☑ I own my home
- ☐ I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**
The walkway is most considerate of to all.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**
Building 1 is too close to the property line to the West AND to Keith Road. The set-backs are insulting to the community need for open, uncluttered visual space especially as people live in smaller & smaller apartments/ studios.
Building 2 is too close to the property line to the west. 6th street set back is fine. It is taking advantage of the "air space" left on the east side of the property to the West (123).

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

4. **Do you have any other comments you'd like to share with us?**

(1) 10% "below market" – only 4 of 40 units will be "below market" – and Starlight Properties are known for charging high rents, so those so affordability will be an issue (still).

(2) Starlight Properties in North Van make a mockery of your first placard ("Project Team"), which says how "excellent" the company is. Example – property at 150 East Keith has been under renovation since last November, and is still not finished. (Masking tape for door numbers, cardboard still on floor in lobby, etc. etc.) Most residents see the "upgrade" as a downgrade (ugly grey doors, cement tiling) – not would be okay with that if it could just be finished. Lack of attention shows lack of respect for tenants.

Contact Information Please Print:

Name: STEPHEN SMITH

Address: _____

Phone: _____

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

Thank you for your feedback!

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

1. **Tell us a little about yourself.** Check those applicable to you:

- [x] I live in the City of North Vancouver
- [ ] I work in the City of North Vancouver
- [ ] I own my home
- [x] I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**

① We need more rental housing in N.V. that is affordable.
② Proposed building & landscaping looks attractive in renderings.

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

4. **Do you have any other comments you'd like to share with us?**

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

Thank you for your feedback!

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

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1. **Tell us a little about yourself.** Check those applicable to you:

☑ I live in the City of North Vancouver ☐ I work in the City of North Vancouver

☑ I own my home ☐ I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

The setback is

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

4. Do you have any other comments you'd like to share with us?

- ~~B~~ Respect the design principles which have made this area beautiful to live in despite the density
By eliminating this view corridor you will set a principle for many other Victoria Park properties

Contact Information Please Print:

Name: Wayne Cottett -

Address: #1501 123 Keith Road East

Phone: [redacted]

Email: [redacted]

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.
Thank you for your feedback!

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

1. **Tell us a little about yourself.** Check those applicable to you:

☒ I live in the City of North Vancouver ☐ I work in the City of North Vancouver

☐ I own my home ☐ I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**

I am supportive of an infill project for this site but it must respect neighbourhood values, particularly setbacks

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Victoria Park is probably the highest residential 2 block area in the city. Despite this density, Victoria Park is a very desirable area because of its ambience.
- This ambience is the result of the view corridors.
- This project reduces the western view corridor to a nominal width.
- The setback should 25 feet which will be consistent with the eastern setback.

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

4. **Do you have any other comments you'd like to share with us?**

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the registration table or via email to kirsten@pottingerbird.com by April 10, 2019.

Thank you for your feedback!

COMMENT CARD

Neighbourhood Open House
Infill Rental Housing Proposal
151 East Keith Road, North Vancouver

March 27, 2019

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1. **Tell us a little about yourself.** Check those applicable to you:

- [x] I live in the City of North Vancouver
- [ ] I work in the City of North Vancouver
- [x] I own my home
- [ ] I rent my home

2. **Are there elements of the proposed plan that you like? If so, what are they?**

- That it is 4-story is good - but I still think this development is misplaced
- That tenants are not displaced - since nobody there !!
- That it would remain "RENTAL" in perpetuity

3. **Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

It is not the right place - Looks awkward in between the highrises. And - like in the previous proposal - it boxes in the park even now that the one building is removed.

I don't think we should put anything there just because there aren't any buildings right now.

It seems a bit desperate !!

SIGN IN SHEET,

151 E Keith North Vancouver
March 27, 2019 (5:00 – 7:00 pm)

Name	Address	Email	Phone	Can we contact you with updates about this proposal (Y/N)?
Robert van Veen	102-151 Keith Rd. E., N. Van.	[redacted]		Y
Gabrielle Loren	1004-175 Victory Ship Way	[redacted]		Y
Dean Rath	141 E 6th St #202	[redacted]		Y
Jaian Kennedy	123 EAST KEITH #1401	[redacted]		Y
Geoff Fitzpatrick	123 East Keith Rd	[redacted]		Y
David Finney	1726 Rufus Dr.	[redacted]		Y
h. Thomas	1001 123 E Keith			
T. Lehoullier	#902 123 E. Keith			
Kent Duedc	#309 170 5th St east	[redacted]		Y.
S. Wilson	201-131 E. 3rd St.	[redacted]		Y.

SIGN IN SHEET,

151 E Keith North Vancouver
March 27, 2019 (5:00 – 7:00 pm)

Name	Address	Email	Phone	Can we contact you with updates about this proposal (Y/N)?
SMITH St N	150 KEITH RD E.			
Schneider, S.	140 Keith Rd E.			
GILBERTSON, I	141 E. 6TH ST.			
B GRAVES	140 E Keith Rd			
Wayne Collett	123 Keith Rd East			
EMILY DE GENOVA	155 2nd St. WEST NORTH VAN		[redacted]	YES
Hudson allan Francesco De Genova				YES
Mary Barr	123 E Keith			
B Clark	123 E. Keith			
Robyn Newton	2104 Grand Blvd			

SIGN IN SHEET,

151 E Keith North Vancouver
March 27, 2019 (5:00 – 7:00 pm)

Name	Address	Email	Phone	Can we contact you with updates about this proposal (Y/N)?
Kwsin Lameis	141 East 6th	[redacted]	[redacted]	Y
Viive Daniels	#502 - 123 E. Keith Rd.		[redacted]	Y
Mitchell Hugh & Elonna	#501 - 123 E Keith Rd.		[redacted]	Y
Kim Collett	#1501 - 123 E. Keith Rd.	[redacted]		Y
B. Kellington	1001 - 140 E. KEITH		[redacted]	N
BILL HERMAN	E. Keith Rd.			
Anne Herman	E. KEITH RD.			
CHUCK HANDY	123 KEITH RD E	[redacted]	[redacted]	Y
HELEN PASTUCK	123 E. KEITH RD			
Catriona Remacker	66-128 14th St. W.		[redacted]	

SIGN IN SHEET,

151 E Keith North Vancouver
March 27, 2019 (5:00 – 7:00 pm)

Name	Address	Email	Phone	Can we contact you with updates about this proposal (Y/N)?
BOB BUNTING	655 E 9TH			
CATHY LEWIS	11 11			
DON PETTER	6016 W. QUEEN	—	—	Yes
Linda Jones	123 Keith Rd E			
Bent Nielsen	1468 St. Andrews Ave			
Ken Megak	1601 151 Keith Rd E	[redacted]	[redacted]	Y
Linda Heese	1501 – 140 KEITH RD E			X
Bill Heese	11			
Tanya Miller				
Joy Haydu	207 W. Esplenade	[redacted]	[redacted]	X

SIGN IN SHEET,

151 E Keith North Vancouver
March 27, 2019 (5:00 – 7:00 pm)

Name	Address	Email	Phone	Can we contact you with updates about this proposal (Y/N)?
W Daal	123 E. Keith			
G. DAAL	123 E KEITH RD			
P. Montgomery	123 E Keith Rd.			
D. McDowall	123 E Keith Rd			
R. ROMANO	138 E. ESPLANADE			


NEIGHBOURHOOD OPEN HOUSE


151
NEIGHBOURHOOD OPEN HOUSE

MEMORANDUM

URBAN systems

Date:	February 6, 2019
To:	City of North Vancouver, Community Development Department
cc:	Howard Paskowitz, Starlight Investments
From:	Matthew Steyer
File:	3734.0005.01
Subject:	Statement of Affordability (Updated) – 151 E. Keith Rd., North Vancouver

Project Overview

IMH 151 E. Keith Rd. Apartments Ltd., in partnership with Starlight Investments, is proposing to build a 40-unit, purpose-built rental infill development at 151 E. Keith Rd. This development, located in the vibrant Lower Lonsdale area, will include a mix of studio and three-bedroom units catering to seniors, young professionals, and young families. Target market rents, unit types, and unit sizes are as follows:

Table 1 – Total Unit Summary

Unit Type	Building Type	Number of Units	Square Footage	Target Market Rent[1]
Studio	Townhouse and Apartment	34 (14 Adaptable)	400 sf – 410 sf	$1,550*
3-Bedroom	Townhouse	6	1033 sf – 1115 sf	$3,200
**4 studio units will be rented at SAFER subsidy rates (30% below CMHC averages)*				

To deepen affordability and support vulnerable seniors, **10% of the new units** (4 studios) will be rented at **30% below CMHC averages** (at SAFER subsidy rates)[2] **in perpetuity**, greatly exceeding the City's requirement of 10/10/10 (see Table 2).[3] Due to the central location of the project, 30% below CMHC city-wide averages is equal to approximately 50% below market rents in Lower Lonsdale. These below-market units will be administered through a partnership with Hollyburn Family Services Society, a local non-profit.

Table 2 – Below-Market Unit Summary

Below-Market Units	Percentage of Total	Rates	Period
Required	10% (4 units)	10% below CMHC averages	10 years
Proposed	**10% (4 units)**	**30% below CMHC averages**	**Perpetuity**

These 40 new units will complement Starlight's existing 89-unit market rental apartment building, located on the site since 1975. The new units will be constructed on an underutilized portion of the site, on-and-around the existing underground parking structure. This will be made possible by utilizing the City's density bonus program (under the OCP's R-6 designation). In total, the site will contain 129 multi-family rental units. **As an infill development proposal, no existing tenants or residents will be displaced as part of this project.**

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[1] Subject to change; to be aligned with market rents for comparable units in area at time of completion.
[2] The 2018-2019 Shelter Aid for Elderly Renters (SAFER) subsidy rate for singles in Zone 1 is $803 (BC Housing). In comparison, 2018 CMHC average rents for bachelor units in the City of North Vancouver is $1,143 (CMHC / City of North Vancouver).
[3] For applications in-stream prior to January 1, 2019.

Alignment with City Goals & Policies

There is an acute need for purpose-built rental housing in North Vancouver, a city with a private apartment vacancy rate of 0.8% in 2018 (down from 1.3% in 2017).[4] To address this situation, the City's recently endorsed Housing Action Plan (HAP) identified six goals, three of which are:[5]

- Increase the diversity of housing to meet the needs of various household types and income levels;
- Address the current local rental housing shortfall and meet anticipated rental demand in the future; and
- Build partnerships with and capacity of non-profit organizations, community partners, the development sector, and housing stakeholders to collectively respond to housing issues in the City of North Vancouver.

Key to meeting these goals will be adding new (and varied) supply to the market, while also retaining existing (older and more affordable) supply. The proposed development at 151 E. Keith Rd. will help the City achieve its goals by:

- Adding 40 new purpose-built rental units to the City's housing supply without displacing existing tenants.
- Providing 10% of new units at 30% below CMHC averages in perpetuity, beyond the 10/10/10 requirement for projects in-stream prior to January 1, 2019.
- Partnering with a local non-profit to support vulnerable seniors, one of the "groups with the greatest challenge" as identified in the HAP.
- Providing 6 new 3-bedroom units (15% of new units), exceeding the HAP recommendation of 10% family-friendly units in all new rental residential developments.
- Retaining 89 older purpose-built rental units (1 studio, 28 2-bedroom, and 60 1-bedroom units) and preserving existing rental supply.

In combination, the 129 units will cater to a range of incomes and family types in a vital, core area of the City, while also helping to fill in two key links along the Housing Continuum:

Figure 1 – Housing Continuum



Source: City of North Vancouver, Housing Action Plan (2016)

Beyond adding and preserving vital purpose-built market rental housing and partnering with a local non-profit to support vulnerable seniors, the proposed development offers additional affordability benefits to both residents and the City:

- 151 E. Keith Rd. is located in a highly accessible transit area, within close proximity of bus routes (and Future Rapid Transit Service) on Lonsdale Avenue and a variety of car-share options within the neighbourhood and within walking distance of the core commercial areas of Lower and Central Lonsdale.

[4] CMHC, Rental Market Report: Vancouver CMA, 2017 and 2018.
[5] City of North Vancouver, Housing Action Plan, Endorsed October 17, 2016.

This will significantly reduce yearly costs for future residents who choose to forgo car ownership and utilize active, public, and shared transportation.

- The infill development will better utilize existing residential land and City services while having minimal impact on existing infrastructure due to its modest scale.
- Upgrades to the site's common areas, including new rooftop amenity, will be accessible to existing tenants at no additional cost.
- Starlight has recently installed a new gym and upgraded the communal laundry facilities in the existing building. These new facilities will be accessible to tenants of the new development at no additional cost.
- Starlight will be upgrading the entrance to the existing building so that its now fully accessible and has relocated the elevator in the new building to allow barrier-free access to the parking garage for all tenants, further enhancing the site to ensure long-term livability for current and future residents.

We feel that the proposed development meets many of the City's rental housing and affordability goals and look forward to the opportunity to add much-needed purpose-built rental housing to support this vibrant North Shore community.

Sincerely,

URBAN SYSTEMS LTD.

Matthew Steyer, M. Pl.
Community Planner

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET
NORTH VANCOUVER
BC / CANADA / V7M 1H9
T 604 990 4220
F 604 985 0576
DEVEL@CNV.ORG
CNV.ORG

SUSTAINABLE DEVELOPMENT GUIDELINES

FOR REZONING & DEVELOPMENT PERMIT APPLICATIONS

Staff Use
Case Number _____

CIVIC ADDRESS 151 East Keith Road, City of North Vancouver Lot:B DL:274 Plan:15049 PID:007-697-481

APPLICANT NAME Starlight Investments (Owner) / Urban Systems Ltd. (Applicant)

I. INTRODUCTION



These Guidelines have been developed to help applicants prepare a successful Development Application submission. All Development Applications must include a response to the Sustainable Development Guidelines, which will be reviewed by Advisory Bodies, staff and, ultimately, City Council who will give serious consideration to the sustainability achievements of a project.

Applicants must demonstrate how their development will contribute to the current and future needs of the community by highlighting sustainability achievements of an application.

The Guidelines challenge applicants to advance the sustainability objectives of the City, as outlined in the 2014 Official Community Plan (OCP), which guides community development in our city with the following Vision:

> **In 2031, the City of North Vancouver will be a vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations.**

Sustainability in the City means balancing the natural, physical (human-made), human, social, cultural and local economic implications of our activities in order to meet the needs of people today without compromising the ability of future generations to meet their own needs.

One of the key ways that the community vision will be realized is through property development. Buildings house us, provide employment centres and frame our streets. They remain with us for many decades with significant ongoing impacts, including generating approximately 50% of our community greenhouse gas emissions. Buildings now need to adapt to the impacts of climate change to help the City become resilient to that new reality. Building forms and densities also have significant effects on housing cost and diversity, transportation choices, and the liveability of our community.

II. PREPARING THE SUSTAINABLE DEVELOPMENT GUIDELINES

Applicants are required to submit a response to the Guidelines as a key part of their development application package. Projects are not expected to incorporate all measures in the Guidelines.

For information on underlying City goals and objectives, it is recommended that applicants refer to other relevant City policies such as the OCP, Social Plan, Economic Development Strategy, Transportation Plan, Community Energy and Emissions Plan, Food Strategy and Food Action Plan, as well as others.

The Guidelines address the six capacities that comprise the OCP's Sustainable City Framework, including Natural Systems, Physical Structures / Infrastructure, Local Economy, Human Potential, Social Connections, and Cultural Diversity.

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1. Natural Systems: The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.



	Y	N	N/A	Please Provide Comments:
LANDSCAPE				
Private Trees Retained or Added in proposal (indicate number of each)	X			2 on-site trees retained, 7 boulevard / offsite trees protected, 50 new trees to be added.
Green Roof / Wall	X			Apartment building to have combination of extensive green roof and rooftop amenity space with some urban agriculture.
Majority Native Species Landscaping		X		Combination of native and near native plants.
Habitat Restoration (butterfly, bird-friendly, naturalized areas)	X			Plants providing food and shelter for wildlife are included.
Community Gardens*		X		
50% or More Edible Landscaping for Common Space		X		Some urban agriculture planters on apartment building roof.
Water Efficient Irrigation System (drip hose, low-flow nozzles)	X			Any irrigation will be high efficiency.
Rainwater Collection (rain barrel)			X	
Reuse of Wastewater			X	
HARDSCAPE				
Permeable Paving for Hardscape		X		
40%+ Open Site Space (see Zoning Bylaw definition)	X			Over 59% of the full site is open site space.
Other Sustainability Achievements:	Proposed infill project to be built on top of existing parkade structure, which means no excavation and no greenfield development.			

**See City of North Vancouver Active Design Guidelines for recommended compliance paths.*

2. Physical Structures/Infrastructure: The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.



	Y	N	N/A	Please Provide Comments:
HIGH PERFORMANCE CONSTRUCTION				
Durable Building (modular / deconstructable)	☐	☒	☐	
Building Reuse / Recycled Content / Use of Repurposed Materials	☒	☐	☐	Will be using ready available materials with recycling content.
Majority Use of Environmentally Friendly Materials (non-toxic, wood)	☒	☐	☐	Non-toxic materials for millwork and water-based paints.
Certified by a Third Party Green Building Rating System	☐	☒	☐	
ENERGY EFFICIENCY AND HEALTHY BUILDINGS				
Energy Performance (per building type)	Min.	Exceeding	(if so, specify Step)	
Part 3 Commercial (Step 2 min.)	☐	☐		
Part 3 Residential (Step 3 min.)	☒	☐		
Part 9 Commercial (BCBC min.)	☐	☐		
Part 9 Residential (Step 3 min.)	☐	☐		
Part 9 Residential < 1,200 ft² (Step 1 min.)	☐	☐		
Superior Insulation (thick wall exclusion in Zoning Bylaw sought for insulation above BC Building Code)	☐	☒	☐	
Airtightness (1.5+ blower door test and appropriate ventilation strategy)	☐	☐	☒	To be determined.
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)	☐	☒	☐	Double-glazing with argon fill.
Heat Recovery Ventilator (75% or better recovery)	☒	☐	☐	TBD by mechanical engineer at building permit stage.
LED Lighting (whole building)	☐	☒	☐	Some LED will be used.
Energy-Star Appliances (whole building)	☒	☐	☐	
Renewable Energy Fixtures Installed	☐	☐	☒	TBD by mechanical engineer.
Water Efficient Fixtures (whole building)	☒	☐	☐	
Greywater Reuse	☐	☒	☐	

TRANSPORTATION

End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)	☐	☒	☐	62 proposed long-term bicycle parking stalls (60 required). 6 proposed short-term bicycle parking stalls (6 required).
Car-Share Program	☐	☐	☒	
Electric Vehicle Supply Equipment: 20% of all residential parking spaces include an electrical outlet, a receptacle or electric vehicle supply equipment, and are supplied by a branch circuit rated not less than 40A at the nominal voltage of 208 V or 240V as applicable.	☐	☒	☒	Parking garage is existing.
Electric Vehicle Supply Equipment: Adequate space in the electrical room or electrical vault to support future electric vehicle charging for the remaining 80% of parking spaces.	☐	☒	☒	Parking garage is existing.
Other Sustainability Achievements:				

3. Local Economy: The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.



	Y	N	N/A	Please Provide Comments:
Net New Jobs Generated (long term, full time)	☐	☒	☐	Jobs to construct only.
Commercial floor space (net increase, indicate area)	☐	☐	☒	
Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft))	☐	☐	☒	
Non-Market / Lower-End of Market Commercial	☐	☐	☒	
Commercial Relocation Strategy	☐	☐	☒	
Other Sustainability Achievements:				

4. Human Potential: The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.



	Y	N	N/A	Please provide comments:
Market Rental Housing (net increase, indicate number of units)	X			The project is 100% purpose built rental housing with a total of 40 units.
Non-Market / Lower-End of Market Rental Housing	X			10% (4 units) will be rented at 30% below mid-market rates (SAFER) in perpetuity in partnership with local non-profit.
10%+ Three+ Bedroom Units (in multi-unit residential buildings)	X			15% 3-bedroom units provided.
Micro-units ~37.16m² (~400 ft²)	X			
Childcare Facilities		X		
Community Space for Food Preparation, Storage and Processing		X		
Green Building Educational / Interpretive Features		X		
Primary and Secondary Stair Design*	X			
Outdoor Circulation*	X			Includes new barrier-free ramp and courtyard spaces.
Storage space for residents in units and storage rooms (multi-unit residential buildings)		X		
Other Sustainability Achievements:	Proposed infill development includes retention of all existing units on-site (89 units, 100% rental) and no displacement of existing tenants.			

**See City of North Vancouver Active Design Guidelines for recommended compliance paths.*

5. Social Connections: The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.



	Y	N	N/A	Please provide comments:
Design Features for People with Disabilities (beyond Zoning Bylaw requirement)	X			A new ramp/pathway has been added to provide barrier-free access from Keith Road to the existing tower as well as a new indoor/outdoor elevator which provides accessibility to all parkade levels. Also, 14 Level Two adaptable units (35%) are being proposed.
Communal Cooking Amenities		X		
Indoor Amenity*	X			Amenity room provided in new apartment building, and tenants from new rental buildings will have access to amenity spaces in existing tower.
Outdoor Recreation*	X			Outdoor garden space provided on roof terrace of Building 1. New ramp/ pathway connecting internal courtyard and garden spaces on site.
Amenities for Senior Users		X		
Crime Prevention Through Environmental Design	X			
Other Sustainability Achievements:	New central garden space and communal terrace space will foster interaction between tenants from the new and existing building on site.			

**See City of North Vancouver Active Design Guidelines for recommended compliance paths.*

6. Cultural Diversity: The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.



	Y	N	N/A	Please provide comments:
Formal and Informal Gathering Spaces	☒	☐	☐	Courtyard design, landscape terraces and patios.
Retention of Heritage Building	☐	☐	☒	
Public Art Reflecting Local Culture	☐	☐	☒	
Streetscape Improvements (benches, planters, lighting)	☒	☐	☐	New 1.5m grass boulevard, updated site lighting.

Other Sustainability Achievements:

III. SUMMARY

The Sustainable Development Guidelines are important in both shaping and processing development applications. Applicants are advised to consider these issues at the outset of a project and to contact planning staff for more information on sustainable design strategies.



Endorsed by Council October 5, 2015

Division Manager	Director	CAO

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

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: David Johnson, Development Planner

SUBJECT: REZONING APPLICATION: 151 EAST KEITH ROAD (URBAN SYSTEMS / IMH 151 E KEITH APARTMENTS LTD)

Date: March 7, 2018 File No: 08-3360-20-0403/1

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

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated March 7, 2018, entitled "Rezoning Application: 151 East Keith Road (Urban Systems / IMH 151 E Keith Apartments LTD)":

THAT Zoning Bylaw 1995, No. 6700, Amendment Bylaw, 2017 No. 8618 (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702), be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702, Rental Housing Commitments) be considered and referred to a Public Hearing;

THAT additional offsite works and community amenities listed in the March 7, 2018 report in the section "Community Amenities and Infrastructure Improvements" be secured, through agreements at the applicant's expense and to the satisfaction of staff, as conditions of rezoning;

AND THAT the Mayor and City Clerk be authorized to execute all necessary covenants and legal agreements required to secure the commitments outlined in the report.

ATTACHMENTS:

1. Context Map (#1623276)
2. Project Fact Sheet (#1623391)
3. Reduced Development Plans (#1625895)
4. Public Consultation Summary (#1626569)
5. Sustainable Development Guideline Checklist (#1627810)
6. Zoning Amendment Bylaw 8618 (#1628354)
7. Housing Agreement Bylaw 8622 (#1626592)
8. Affordability Statement (#1626726)

PURPOSE:

The purpose of this report is to present for Council's consideration, a Development Application to rezone 151 East Keith Road (Attachment #1) from High Density Apartment Residential 1 (RH-1) to Comprehensive Development 702 (CD-702) to support adding three infill buildings to the existing residential tower. The proposed three infill buildings are to be built on top of the existing two level parkade structure.

BACKGROUND:

Applicant:	Matthew Steyer – Urban Systems
Architect:	Burrowes Huggins Architects
Official Community Plan Designation:	**Residential Level 6 (R6)**
Existing Zoning:	**High Density Apartment Residential (RH-1)**
Applicable Guidelines:	**None**

DISCUSSION:

Site Context and Surrounding Use

The subject site is located in the Lower Lonsdale area along the south side of East Keith Road, across from Victoria Park, between Lonsdale Avenue to the west and St. George's Avenue to the east. It is also a double frontage lot with East 6th Street directly to the south (Attachment #1).

The site currently contains a 15 storey residential tower with 89 rental apartment units, which was completed in 1975. The current parking structure surrounding the tower serves to support resident parking. It is mostly covered by landscaping.

The buildings adjacent to the subject site are high density residential buildings, ranging from mid-rise to towers. Across East 6th Street to the south are predominately three storey apartment buildings.

A description of the buildings surrounding the subject site is outlined in Table 1 below.

Table 1. *Surrounding Uses*

Direction	Address	Zoning	OCP	Description
North (across the south arm of East Keith Road)	Victoria Park	Public Use and Assembly 1 (P-1)	Parks, Recreation and Open Space	Park Space
South (across East 6th Street)	141 and 165 East 6th Street	Medium Density Apartment Residential 1 (RM-1)	Residential Level 5. Max. 1.6 FSR with 1.0 FSR bonus density.	Two three-storey rental apartment buildings of 54 units each.
East	161-165 East Keith Road, and 160 E 6th Street	Comprehensive Development 651 (CD-651)	Residential Level 6. Max. 2.3 FSR with 1.0 FSR bonus density.	16 storey 93 unit apartment building (currently under construction)
West	123 East Keith Road	Comprehensive Development 155 (CD-155)	Residential Level 6. Max. 2.3 FSR with 1.0 FSR bonus density.	17 storey, 32 unit apartment building.

Proposal

The applicant is proposing to add, in addition to the existing 89 unit tower, three separate infill buildings to house 40 new rental residential units. These new buildings are to be constructed on top of the existing parking structure. The applicant is not proposing replacing or undertaking any major renovations to the tower, other than upgrades to individual units when they become vacant. As a result, the applicant has stated that no evictions to the existing tower are necessary during construction.

The density of the current tower is 2.29 times the lot area (FSR), just under the Official Community Plan (OCP) maximum of 2.30. With the OCP allowing Council to consider an additional 1.0 Density Bonus to the site, the applicant is proposing to use that additional density to present the 40 unit addition. The three separate buildings are outlined in the submitted drawings shown in Attachment #3.

Building Number One is located at the North West corner of the property and is a four storey rental apartment building containing 31 studio units ranging in size from 37.1 square metres (400 square feet) to 38.2 square metres (412 square feet) in size. The orientation of the building toward East Keith Road provides access to the main lobby. The ground floor units fronting Keith Road will have direct street access from their units. The elevator within this building provides direct access to the underground parkade.

To encourage social interaction amongst the residents as well as encouraging physical activity, this building proposes a number of elements that are outlined in the City's Active Design guidelines, including:

1. A proposed indoor amenity room of 9.7 square metres (104 square feet) in size, is located adjacent to the lobby;
2. To encourage stairwell use, the main stairway is highly visible upon entering the lobby as well as from the exterior of the building from the glazing along the south and east side of the stairway;
3. A secondary stairway also is in a prominent location at the end of the hallway and is glazed for easy visibility; and
4. A rooftop terrace to promote social interaction for all residents of the property.

Building Number Two is a four storey walk-up townhouse building located at the south west corner of the subject site and contains six units. Two of these units are 38 square metre (409 square feet) studio units with direct outdoor access to the interior courtyard between this and Building Number One. Two other units are two level, two bedroom units approximately 96.8 square metres (1,042 square feet) in size, and stacked directly above these studio suites with their own individual access to the same interior courtyard. The final two units are three level, three bedroom units approximately 103.6 square metres (1,115 square feet) in size and directly accessed from the East 6th Street side. No rooftop decks are proposed with this building.

Building Number Three proposes three two level, two bedroom units approximately 73.2 square metres (788 square feet) in size and is located at the northeast corner of the property. Each unit is individually accessed from East Keith Road.

Public Realm

The application seeks to improve the interface between the site and one of the City's most prominent civic spaces and streets. Presently the parking structure and landscaping are directly adjacent to the public realm. This is an uncomfortable interface between the public and private realms. By proposing infill buildings that both are ground related and orient their principal unit entrances to the public realm, the new buildings will significantly improve the experience and views into and out of the public realm.

Proposed Parking and Access

The application is proposing to use the current parking structure to accommodate the off-street parking for both the proposed 40 units as well as the existing tower. The proposed 82 off-street stalls meets the minimum Zoning Bylaw requirement of 77.

The parkade will also house the required number of bicycle parking for the proposed units as well as the recycling and garbage enclosure. The enclosures for the current tower are contained within that building.

PLANNING ANALYSIS:

Supporting Documents

2014 Official Community Plan

The Official Community Plan identifies the subject site as Residential Level 6 (R6), which permits a residential development of 2.3 times the size of the site (FSR) with the potential of a 1.0 FSR density bonus to be granted at the discretion of Council for an overall density of 3.30 FSR. The OCP also limits the maximum height of a building to be 46 metres (151 feet) tall.

The combined density of the existing tower with the proposed infill buildings would result in a FSR of 3.21 and will not exceed the OCP maximum.

By proposing the potential density bonus for rental housing, this application does meet a key objective of the OCP. Objective 1.5.4 states:

Prioritize the development and revitalization of affordable rental housing and use density bonusing and density transfers to incentivise the retention, renewal and/or replacement of rental units as a public benefit.

Other objectives being addressed are listed in the Corporate Plan and/or Policy Implication section at the end of this report.

The proposal as presented will not require an amendment to the OCP.

Zoning Bylaw 1995, No. 6700

The property is currently zoned High Density Apartment Residential 1 (RH-1). An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8618 (Attachment #6). Additionally, current zoning requirements are in the Project Fact Sheet (Attachment #2).

Using the RH-1 Zone as a base, the proposal is in conformance with the Zoning Bylaw with the exceptions to permit a density of 3.21 FSR, to allow a minimum parking stall width of 2.44 metres (8.0 feet), and setbacks to the proposed buildings as outlined in the following table:

Table 2. *Proposed Building Setbacks*

Building	Setback	Distance
Northeast Building	North setback	2.45 m (8.0 ft.)
	West setback	3.04 m (10.0 ft.) 1.65 m (5.41 ft.) for stairwell
Southwest Building	South setback	1.63 m (5.33 ft.)
	West setback	7.06 m (23.17 ft.)
Northeast Building	North setback	2.40 m (7.83 ft.)
	East setback	1.97 m (6.5 ft.)

The proposed setback variances are to support the proposed building locations within a property whose current zoning supports higher building setback distances for high-rise buildings. The current setback requirement of 7.62 metres (25 feet) from all property lines would not support infill structures in addition to an existing tower.

The proposed parking variance is due to the applicant proposing to use the existing parking structure. At the time it was built, the required parking stall width was 2.44 metres (8 feet). This would affect the spacing of the structural columns and the structural design of the parkade. In the past two years, the Zoning Bylaw was amended to increase the width to 2.5 metres (8.2 feet). For the applicant to achieve their proposed number of parking stalls, the variance is necessary.

The applicant has always presented this proposal, along with the existing tower, as a long-term investment for them to provide rental dwelling units. To secure this initiative, the proposed Comprehensive Development Zone in Amendment Bylaw 8618 limits the use to Rental Apartment Residential.

Housing Action Plan

To achieve a 0.91 FSR Density Bonus for this proposal, the City's Density Bonus and Community Benefits Policy as well as the City's Housing Action Plan would require that 10% of the new units be rented at 10% below market rates for a period of 10 years (Mid-Market units). As the existing tower is not being replaced or undergoing a major renovation, the 89 current units are not included with the Mid-Market unit count.

To meet the requirement, the applicant is partnering with Hollyburn Family Services to provide four studio units (10% of the total number of new units) at rates less than what the City's Mid-Market units could achieve by being able to tap into the SAFER subsidy to rent to vulnerable seniors. The applicant has updated their Affordable Housing statement (Attachment #8) to outline this proposal, and is reflected in the Housing Agreement (Attachment #7), which will secure these rates for a period of 10 years. It should be noted that rents would revert to mid-market rental rates if the contract with Hollyburn Family Services terminates within the 10 year period.

The updated Affordability Statement outlines the rate difference between the City's Mid-Market units and what the SAFER subsidy will be able to provide using 2018 numbers. The chart below outlines the difference between the two rates as well as market rates.

	July 2017 market rents*	2017 mid-market rents	Percentage difference	SAFER subsidized rates	Percentage difference from market
Studio	$1,500	$916	39% below	$765	49% below

* Current market rents were obtained from a new market rental development in Central Lonsdale, advertised on Craigslist, in July 2017

To address the Family-Friendly Housing Section of the Housing Action Plan, the applicant is proposing two of the 40 new units be three bedroom units as well as five, two bedroom units to give families unit type options. The existing tower contains primarily one and two bedroom units.

Community Amenities/Infrastructure

The City's *Density Bonus and Community Benefits Policy* (Policy), in conjunction with the Official Community Plan, allows Council to consider a density bonus beyond the OCP limit of 2.30 FSR, up to a maximum of 3.30 FSR in the Residential Level 6 area.

The policy provides a number of community benefit options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The value could be in the form of a cash contribution or some form of amenity, such as an all rental apartment building to be secured in perpetuity plus a form of affordability in accordance with the City's Housing Action Plan. In this case, to achieve the desired 0.91 FSR bonus density for the new infill buildings, the applicant has agreed to secure all the proposed 40 unit addition as rental as well as partnering with Hollyburn Family Services to secure four units using the SAFER rental rate for vulnerable seniors, for a period of 10 years. As this would exceed what the City would achieve through acquiring the same number of units through the Housing Action Plan, staff is satisfied that the intent of the Policy has been met and that no community amenity cash contribution is required for this development proposal.

For comparison, a cash contribution in accordance with the Policy or this density bonus would be valued at approximately $3.69 million, as outlined in Table 3 below. The City would receive rental housing in lieu of a cash contribution.

Table 3. *Estimated Value of Community Benefits through Density Bonusing*

Density Value Calculation	Value
Density Addition from 2.29 FSR to 2.30 FSR / OCP Density (@ $20 / sq. ft.)	$5,600
Density Bonus to 0.91 FSR / OCP Density Bonus (@ $140 / sq. ft.)	$3,684,660
Total Value of Community Benefits	**$3,690,260**

Staff also seeks Council's endorsement for the item listed below. This item is not specifically required under the authority of City bylaws, but could be made a requirement of rezoning under the authority of Council.

- A financial contribution of $25,000 from the applicant to help finance a public Electric Vehicle Charging Station within the City. This contribution is payable prior to adoption of rezoning.

CONSULTATION:

Advisory Design Panel

The application appeared before the Advisory Design Panel on February 15, 2017 where the Panel supported the application subject to the applicant addressing the following items to the satisfaction of the Development Planner:

- Wall articulation, especially the west side of Building 1;
- Consideration of extending Building 4 for additional bike storage and plug-ins for electric bikes and scooters;
- Review of the east end of Building 1 to improve visual permeability through the site;
- Review adjusting the north south pathway to increase the separation along Building 2; and
- Roof top treatments to all infill buildings.

Staff worked with the applicant to resolve the appearance of the west side of the building as well as removing Building 4 that was to be a storage building for bicycles and garbage and recycling on the south end of the site fronting the existing tower. Its removal has been addressed using the existing parkade. The pathway and sightlines through the site have also been improved.

Public Consultation

The applicant held a Developer Information Session (DIS) on April 26, 2017 where 32 members of the community attended. At the meeting, a total of eight sign-in comment sheets were submitted. Many more submissions were received by the City after the DIS. The applicant did provide a report of the meeting that includes comments provided on and after the meeting.

The feedback received (Attachment #4) showed that most were opposed to the application for the following reasons:

- The building setbacks from the property line should be maintained and not be varied;
- Lack of off-street parking;
- Increased traffic in the neighbourhood; and

- Low to mid-rise building is not in character with the neighbourhood or the streetscape.

Those who supported the application liked that there would be more rental units, and the overall appearance of the buildings.

The applicant has reached out to the community to address the concerns and did reduce the scale of the proposal by removing three units in Building 2 to open up the south western part of the site and to protect views.

Should Council grant first and second reading to proposed Bylaws 8618 and 8622, a Public Hearing will be scheduled.

SUSTAINABILITY COMMENTS:

The subject site is one half-block from Lonsdale Avenue and has good access to public transit. Victoria Park (which contains a portion of the Green Necklace) is across the street. The proposed development would be using unused portions of the site on top of an existing parkade while maintaining enough space for landscaping.

The applicant will also be:

- Connecting the infill buildings to LEC and providing the infrastructure for the future connection of the existing residential tower to LEC;
- Contribution towards an Electric Vehicle Charging Station in the City;
- Using high-performance windows in the building envelope;
- Using energy saving certified appliances; and
- Installing low consumption water fixtures.

The applicant has filled out the Sustainable Development Guideline Checklist as part of their application to identify their intent on achieving the City's sustainability goals. These are shown in Attachment #5.

FINANCIAL IMPLICATIONS:

A financial contribution of $25,000 towards the City's Community Amenity Reserve Fund towards the installation of a public Electric Charging Station in the City.

A cash contribution for additional density are not required for rental property as noted in the Community Amenities/Infrastructure section above.

INTER-DEPARTMENTAL IMPLICATIONS:

The Civic Projects Team and Directors Team reviewed and endorsed this report at their joint meeting on March 6, 2018.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

The City's Official Community Plan is centered on a set of guiding principles and a sustainable city framework. Proceeding with the proposed zoning and redevelopment of the subject site will advance many of these goals and objective particularly the following:

1.1.1 Plan for growth in the City's population, dwelling units and employment in keeping with the projections in Metro Vancouver's regional Growth Strategy;

1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low rise buildings to lower density neighbourhoods;

1.3.5 Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings;

1.3.10 Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principals that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces;

1.5.4 Prioritize the development and revitalization of affordable rental housing and use density bonusing and use density bonusing and density transfers to incentivise the retention, renewal and/or replacement of rental units as a public benefit;

RESPECTFULLY SUBMITTED:

David Johnson
Development Planner

Attachments

DJ:eb

PROPOSED RESIDENTIAL INFILL DEVELOPMENT

151 EAST KEITH ROAD
NORTH VANCOUVER B.C.

Starlight Investments



REISSUED FOR REZONING APPLICATION - FEBRUARY 27th, 2018 (Original Submission October 25th, 2017)

Burrowes Huggins Architects

SUPERSEDED

PROJECT TEAM

DEVELOPER - STARLIGHT INVESTMENTS

1400-3280 BLOOR STREET WEST, CENTRE TOWER
TORONTO ONTARIO M8X 2X3

Founded in 2011, Starlight Investment Ltd. is a real estate asset management firm with a primary focus on multifamily rental properties in over 400 properties across Canada and the Southern United States. Starlight's innovative approach to the properties under its management is reflected in its commitment to excellence in quality design and construction for both existing assets and new infill development projects alike.

ARCHITECT

BURROWES HUGGINS ARCHITECTS
205-1628 WEST 1ST AVE.
VANCOUVER BC V6J 1G1

Burrowes Huggins Architects was founded in 1991 and since that time has been actively involved in a variety of developments, and worked with many local and regional development companies. BHA completed work includes a number and variety of Whistler buildings including the Four Seasons Resort and Residences, the Athlete's Lodge in Cheakamus Village and a mix of resort condominiums in the Blackcomb Benchlands.

Burrowes Huggins Architects has longstanding experience in the Lower Mainland with mixed-use and ground-oriented housing projects including street-oriented townhouses, stacked townhouses, 4 to 6 storey mixed-use retail residential projects, purpose-built rental housing and not for profit housing projects.

LANDSCAPE ARCHITECT

CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET
VANCOUVER BC V6H 2V1

Connect Landscape Architecture (formerly Sharp & Diamond) is a recognized leader in the design and transformation of healthy vibrant communities. Our vision is simple - Connect people to their environment through meaningful design. Connect Landscape Architecture draws inspiration from the natural landscape while embracing built form and infrastructure.

PLANNING CONSULTANT

URBAN SYSTEMS
550-1090 HOMER STREET
VANCOUVER BC V6B 2W9

Urban Systems is a multi-disciplinary consulting firm founded in 1975. At our 14 offices across 5 provinces, we bring spirit in service for vibrant communities and have been recognized as one of the Best Workplaces in Canada for 12 years running. With over forty years of land development experience, we assist clients in moving through the different stages of development as quickly and efficiently as possible. Urban Systems promotes sustainable development methods that add efficiency, improve performance, and provide marketing value to development projects. Our integrated approach to land development has resulted in some of the most celebrated development projects in Western Canada. We provide the full range of services required to take projects from start to finish, including land use planning and design, civil engineering, landscape architecture, legal survey, and construction services. We assemble a customized team of professionals for every new assignment to design and construct all aspects of each unique site.

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-10-25	Reissued for Rezoning

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Burrowes Huggins Architects
Suite 205 - 1628 West 1st Avenue, Vancouver B.C.
Telephone: (604) 730-8100 | Web: www.bha.ca

project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn: MCH/PDH	date: September 2016
checked	
scale: as noted	project no.: 424

sheet title:
PROJECT DESIGN TEAM

P424.plans.vwx

sheet no.:
A0.01
rev.:

plotted: 17-10-24 11:30:14 AM

PROJECT STATISTICS

Project Name:	RESIDENTIAL INFILL DEVELOPMENT			**SF**	**SM**	**ACRES**	**HA**	**Units Per Acre**	**Units Per HA**				
Project Number:	P424		Gross Site Area:	27997.90 sf	2601.09 sm	0.64 acres	0.260 ha	n/a	n/a	**Date:**	9-Jan-17		
Client:	STARLIGHT INVESTMENTS									**Revised:**	22-Feb-18		
TOTAL FSR SUMMARY (ALL NEW BUILDINGS)						**Amenity Provided**				**Site Coverage**			
	Permitted FSR	Permitted FSR	Actual SF	Actual SM	Actual FSR	Required:	n/a	n/a		Site Area	27997.9 sf		
Total GFA	**27998 sf**	**1.00 fsr**	**25582 sf**	**2376.64 sm**		Provided:	166 sf	15.42 sm		Existing Footprint	4452 sf	15.90%	
Storage			**0 sf**	**0.00 sm**						New Footprint	7179 sf	25.64%	
Total FSR			**25582 sf**	**2376.64 sm**	**0.91 fsr**					Total Coverage		41.54%	

BUILDING ONE AREAS (APARTMENT BUILDING)

LEVEL		RES LOBBY	CIRCULATION	RESIDENTIAL	AMENITY	GFA	EFF	NO UNITS	STORAGE	FSR		GFA CHECK
1	(NOTE: PROJECT LEVEL 3 ON FLOOR PLANS)	104 sf	904 sf	2826 sf	166 sf	4000 sf	70.66 %	7	0 sf	**3834 sf**		3999 sf
2	(NOTE: PROJECT LEVEL 4 ON FLOOR PLANS)	0 sf	868 sf	3220 sf	0 sf	4088 sf	78.76 %	8	0 sf	**4088 sf**		4088 sf
3	(NOTE: PROJECT LEVEL 5 ON FLOOR PLANS)	0 sf	870 sf	3220 sf	0 sf	4090 sf	78.72 %	8	0 sf	**4090 sf**		4088 sf
4	(NOTE: PROJECT LEVEL 6 ON FLOOR PLANS)	0 sf	868 sf	3220 sf	0 sf	4088 sf	78.76 %	8	0 sf	**4088 sf**		4088 sf
5	(NOTE: PROJECT LEVEL 7 ON FLOOR PLANS)	0 sf	468 sf	0 sf	0 sf	468 sf	0.00 %	0	0 sf	**468 sf**		468 sf
TOTAL		**104 sf**	**3978 sf**	**12485 sf**	**166 sf**	**16734 sf**	74.61 %	**31 units**	**0 sf**	**16568 sf**	ex amenity and storage	**16731 sf**
		9.66 sm	**369.60 sm**	**1159.92 sm**	**15.42 sm**	**1554.61 sm**			**0.00 sm**	**1539.18 sm**		**1554.35 sm**

BUILDING TWO AREAS (TOWNHOUSE BUILDING)

TOWNHOUSE UNIT TYPE	UNIT NO	UNIT TYPE	FLOOR			TOTAL		NO UNITS	TOTAL GFA		STORAGE	TOTAL FSR	
			LOWER	LOWER	MID	UPPER							
							sf	sm	sf	sm		sf	sm
A3	T24	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	37.99 sm	1 units	409 sf	37.99 sm	0 sf	409 sf	37.99 sm
A4	T23	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	37.99 sm	1 units	409 sf	37.99 sm	0 sf	409 sf	37.99 sm
B4	T25	2 STOREY TOWNHOUSE (3 BR)	408 sf	0 sf	634 sf	1042 sf	96.84 sm	1 units	1042 sf	96.84 sm	0 sf	1042 sf	96.84 sm
B5	T26	2 STOREY TOWNHOUSE (3 BR)	408 sf	0 sf	634 sf	1042 sf	96.84 sm	1 units	1042 sf	96.84 sm	0 sf	1042 sf	96.84 sm
C1	T21	3 STOREY TOWNHOUSE (3 BR)	299 sf	408 sf	408 sf	1115 sf	103.59 sm	1 units	1115 sf	103.59 sm	0 sf	1115 sf	103.59 sm
C2	T22	3 STOREY TOWNHOUSE (3 BR)	299 sf	408 sf	408 sf	1115 sf	103.59 sm	1 units	1115 sf	103.59 sm	0 sf	1115 sf	103.59 sm
TOTALS								**6 units**	**6657 sf**		**0 sf**	**6657 sf**	
									618.43 sm			**618.43 sm**	

BUILDING THREE AREAS (TOWNHOUSE BUILDING)

TOWNHOUSE UNIT TYPE	UNIT NO	UNIT TYPE	FLOOR			TOTAL		NO UNITS	TOTAL GFA		STORAGE	TOTAL FSR	
			LOWER	LOWER	MID	UPPER							
							sf	sm	sf	sm		sf	sm
B1	T28	2 STOREY TOWNHOUSE (2 BR)	391 sf	0 sf	391 sf	781 sf	72.59 sm	1 units	781 sf	72.59 sm	0 sf	781 sf	72.59 sm
B2	T27	2 STOREY TOWNHOUSE (2 BR)	394 sf	0 sf	394 sf	788 sf	73.24 sm	1 units	788 sf	73.24 sm	0 sf	788 sf	73.24 sm
B3	T29	2 STOREY TOWNHOUSE (2 BR)	394 sf	0 sf	394 sf	788 sf	73.20 sm	1 units	788 sf	73.20 sm	0 sf	788 sf	73.20 sm
TOTALS								**3 units**	**2358 sf**		**0 sf**	**2358 sf**	
									219.02 sm			**219.02 sm**	

PROJECT SUMMARY TOTALS

NEW INFILL PROJECT TOTALS	**40 units**	**25582 sf FSR**	**2376.64 sm**	**0.91 fsr**
EXISTING BUILDING PROJECT TOTALS	**89 units**	**64185 sf FSR**	**5962.98 sm**	**2.29 fsr**
TOTALS FOR NEW INFILL AND EXISTING	**129 units**	**89767 sf FSR**	**8339.62 sm**	**3.21 fsr**

ZONING SUMMARY

	ZONING SUMMARY - INFILL DEVELOPMENT			PROJECT	KEITH ROAD RESIDENTIAL INFILL DEVELOPMENT
	PROJECT NO. P424	IMPERIAL	METRIC	VALUE	NOTES
1	**CIVIC ADDRESS:**				
	151 East Keith Road, City of North Vancouver	LOT: B	BLOCK: 114	DL: 274	PLAN: 15049
	PID: 007-697-481				
2	**APPLICATION DESCRIPTION:**				
	To construct a residential infill development consisting of 3 buildings and 40 rental units.				
3	**LOT AREA**				
	EXISTING	27997.90 sf	2601.09 sm		
	PROPOSED	27997.90 sf	2601.09 sm		
4	**ZONING**				
	EXISTING	RH-1			
	PROPOSED	CD			
5	**OFFICIAL COMMUNITY PLAN (OCP):**				
	As per the OCP, the site is Residential Level 6 (High Density) - refer to Schedule A Land Use Map.				
	Existing OCP Density (FSR) = 2.3 with a Maximum Bonus (FSR) of up to 1.0. 2.3 + 1.0 = 3.3 Total Permitted FSR				
6	**GROSS FLOOR AREA**				
	PERMITTED: 1.0 Bonus FSR	27998.00 sf	2601.09 sm		
	PROPOSED: 0.91 FSR	25582.00 sf	2376.65 sm	= 0.91 FSR	
7	**RESIDENTIAL UNIT MIX**				
	STUDIO APARTMENTS: 31 units (includes 11 Adaptable Level 2 Units)				
	TOWNHOUSE UNITS: 9 units (includes 2 Studio Townhouses, 5 2-Storey Townhouses and 2 3-Storey Townhouses)				
	TOTAL: 40 Units				
8	**VEHICLE PARKING**				
	Refer to Parking Statistics				
9	**BICYCLE PARKING**	REQUIRED	PROPOSED		
	LONG TERM:	60 (40 units x 1.5)	62.00		
	SHORT TERM:	6.00	6.00		

UNIT SUMMARY BUILDING 1

BUILDING 1

STRATA LOT UNIT SUMMARY

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
1	101	A2	412 sf	38.33 sm	0 sf	0.00 sm	412 sf	38.33 sm	0 sf	0.00 sm
1	102	A1	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	103	A1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	104	A2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	105	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	106	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	107	D3 (ADAPTABLE)	402 sf	37.33 sm	0 sf	0.00 sm	402 sf	37.33 sm	0 sf	0.00 sm
		Level 2 Totals:	**2826 sf**	**262.68 sm**	**0 sf**	**0.00 sm**	**2826 sf**	**262.68 sm**	**0 sf**	**0.00 sm**

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
2	201	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
2	202	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	203	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	204	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	205	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
2	206	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
2	207	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	208	D3 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 2 Totals:	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
3	301	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
3	302	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	303	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	304	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	305	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	306	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	307	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	308	D3 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 3 Totals:	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
4	401	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
4	402	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	403	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	404	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	405	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	406	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	407	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	408	D3 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 4 Totals:	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**
		Overall Totals:	**12485 sf**	**1160.34 sm**	**0 sf**	**0.00 sm**	**12485 sf**	**1160.34 sm**	**0 sf**	**0.00 sm**

PARKING

PARKING STATISTICS

DATE 27-Jul-16
REVISED 24-Oct-17

TOTAL PARKING PROVIDED BY EXISTING BUILDING

	EXISTING REGULAR STALLS	H/C STALLS	TOTAL
LEVEL 1	51 stalls	0 stalls	51 stalls
LEVEL P1	53 stalls	0 stalls	53 stalls
TOTAL	104 stalls	0 stalls	104 stalls

TOTAL PARKING PROVIDED BY MODIFICATIONS

	EXISTING REGULAR STALLS	H/C STALLS	SMALL STALLS	TOTAL
LEVEL 1	38 stalls	2 stalls	0 stalls	40 stalls
LEVEL P1	40 stalls	2 stalls	0 stalls	42 stalls
TOTAL				82 stalls

SUMMARY OF UNITS/PARKING

EXISTING BUILDING		
2 BEDROOM UNITS	28 units	
1 BEDROOM UNITS	60 units	
STUDIO	1 units	
TOTAL UNITS EXISTING BUILDING	89 units	
NEW BUILDING		
STUDIO APARTMENTS	34 units	
TOWNHOUSE UNITS	6 units	
TOTAL UNITS NEW BUILDING	40 units	
TOTAL UNITS EXISTING AND NEW	129 units	
TOTAL PARKING PROVIDED	82 stalls	0.64 stalls per unit

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
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2017-10-25	Reissued for Rezoning

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Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn: MCH/PDH	**date:** May 2015
checked	
scale: as noted	**project no.:** 424

sheet title: PROJECT STATISTICS

P424.plans.vwx

sheet no.: A1.01 **rev.:**

plotted: 17-10-24 11:30:27 AM

DESIGN RATIONALE

PROJECT DESCRIPTION

The project proposes purpose-built new infill rental buildings on the property at 151 East Keith Road. The existing site incorporates a 14-storey purpose-built rental tower (1972) and a 2-storey underground parking garage.
The site is located on the south side of Keith Road, south of Victoria Park and two blocks east of Lonsdale. The existing rental tower is flanked by a 14-storey condominium tower to the west and a 14-storey condominium tower currently under construction to the east.

SITE ATTRIBUTES

The site affords a variety of opportunities that support the addition of new rental housing:
The site fronts onto Victoria Park and offers a significant opportunity for street-oriented residential suites that face the park.
The site slopes to the south and affords an unequalled opportunity for views across Burrard Inlet and a full south exposure.
The existing tower is sited to the east of the site and as such enables additional structures to be located to the west.
The slope of the site enables the new infill buildings to incorporate a large amount of ground-oriented housing, a preferred model for families.

SITE PLANNING AND DISPOSITION

The site plan incorporates three new structures:
Building 1 – a 4-storey apartment building fronting Keith Road, Building 2 – a 4-storey ground-oriented townhouse building fronting East 6th Street, and Building 3 – a three-plex, 2-storey townhouse building.
Buildings 1 and 2 are separated with an internal courtyard which enables access to six stacked townhouses in Building 2, while access to three stacked townhouses in Building 2 is from East 6th Street. Building 1 and 3 are accessed from Keith Road; Building 1 via a central elevator lobby and Building 3 from the street to each of three 2-storey townhouses.

UNIT TYPE AND DISPOSITION

The project incorporates a variety of rental unit types; Building 1 contains approximately 31 studio suites with the ground level north-facing suites having access directly from Keith Road. Building 2 and 3 incorporate a variety of studios and 2- and 3-storey townhouses, all with ground level or courtyard level access.
When combined with the 1 and 2 bedroom existing flats in the existing tower, the overall project achieves a more varied mix of unit types.

ENGINEERING CONSIDERATIONS

The proposed three infill buildings are constructed above an existing 2-storey concrete parkade. The parkade, built in 1973, is constructed with a flat slab, 12" x 24" columns and perimeter foundation walls. A number of constraints and challenges arise:
The floor to floor height is 8'-6" which results in barely 2m clear headroom. As such, there is no practical way to add anything into the parking level ceiling space. Any encumbrances such as structural elements, ductwork, pipes, additional lighting etc. would restrict the headroom to less than 2m which is both unacceptable and non-code compliant.
All new structural loads can only be supported directly above the columns.
Any major intervention or renovation of the existing parking structure would necessitate a building code upgrade which is both impractical and unfeasible.

The project addresses the "design constraints" as outlined above as follows:
Construction of a steel framed structural podium below the footprint of each new building. This space allows the structural loads to be transferred to the existing columns and provides an interstitial space for the plumbing and mechanical services.
The limited intervention into the existing parking garage includes a new elevator servicing both levels of the parking structure and provision of bicycle storage adjacent to each existing exit stair.
Ongoing discussions are in progress between the City of North Vancouver Engineering Department, the Lonsdale Energy Corporation and MCW Mechanical Consultants to develop a strategy for servicing the new infill buildings.
LMDG Building Code Consultants are preparing a building code concept report to address 1) the existing tower, 2) the existing parking garage and 3) the new infill buildings. This report will be included with the rezoning / development permit application.
Both mechanical and electrical consultant reports are attached to the application.

ARCHITECTURAL CHARACTER

The new buildings for the most part provide a new, refreshing streetscape to the Keith Road frontage. These are new "homes on the park". As such, the expression of the massings adopts a "row house" approach utilizing a portal or balcony enclosure to identify each unit, or in the case of Building 1, each unit module. The buildings are crafted in a West Coast but modern character utilizing simple planes, flat roofs, generous overhangs and contemporary glazed railings. A simple palette of materials including panelized walls (HardiePanel) and horizontal siding, both Hardie and metal with woodgrain finish. The glazing is contemporary in its fenestration. All the soffits where visible to the street are clad in natural wood coloured material with associated trim. In combination, the buildings successfully provide a new, refreshing and contemporary streetscape facing Victoria Park.

LANDSCAPE AND OPEN SPACE

The existing landscaping above the parking garage including the mature trees along the Keith Road street will have to be replaced in order to construct the new buildings. The proposal however, includes a new landscaped courtyard central to the site and new landscaping and entrance stairs to the existing building.
The north-facing ground level units will have a small, street-oriented garden space fronting Victoria Park while the south-facing ground level units incorporate a landscaped garden facing East 6th Street. The three multi-storey townhouses in the courtyard have a generous south-facing roof terrace.

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
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project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn: MCH/PDH	date: May 2015
checked	
scale: as noted	project no.: 424

sheet title:
PROJECT STATISTICS

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sheet no.:
A1.02
rev.:

plotted: 17-10-24 11:30:33 AM



AREA PLAN

Scale: 1"=100'-0"

NORTH

SUPERSEDED

revisions:

no.	date	description

issues:

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consultant:

seal:

drawn:	date:
MCH/PDH	June 2016
checked	
scale:	project no.:
as noted	424

sheet title:
AREA PLAN

P424.plans.vwx

sheet no.:
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rev.:

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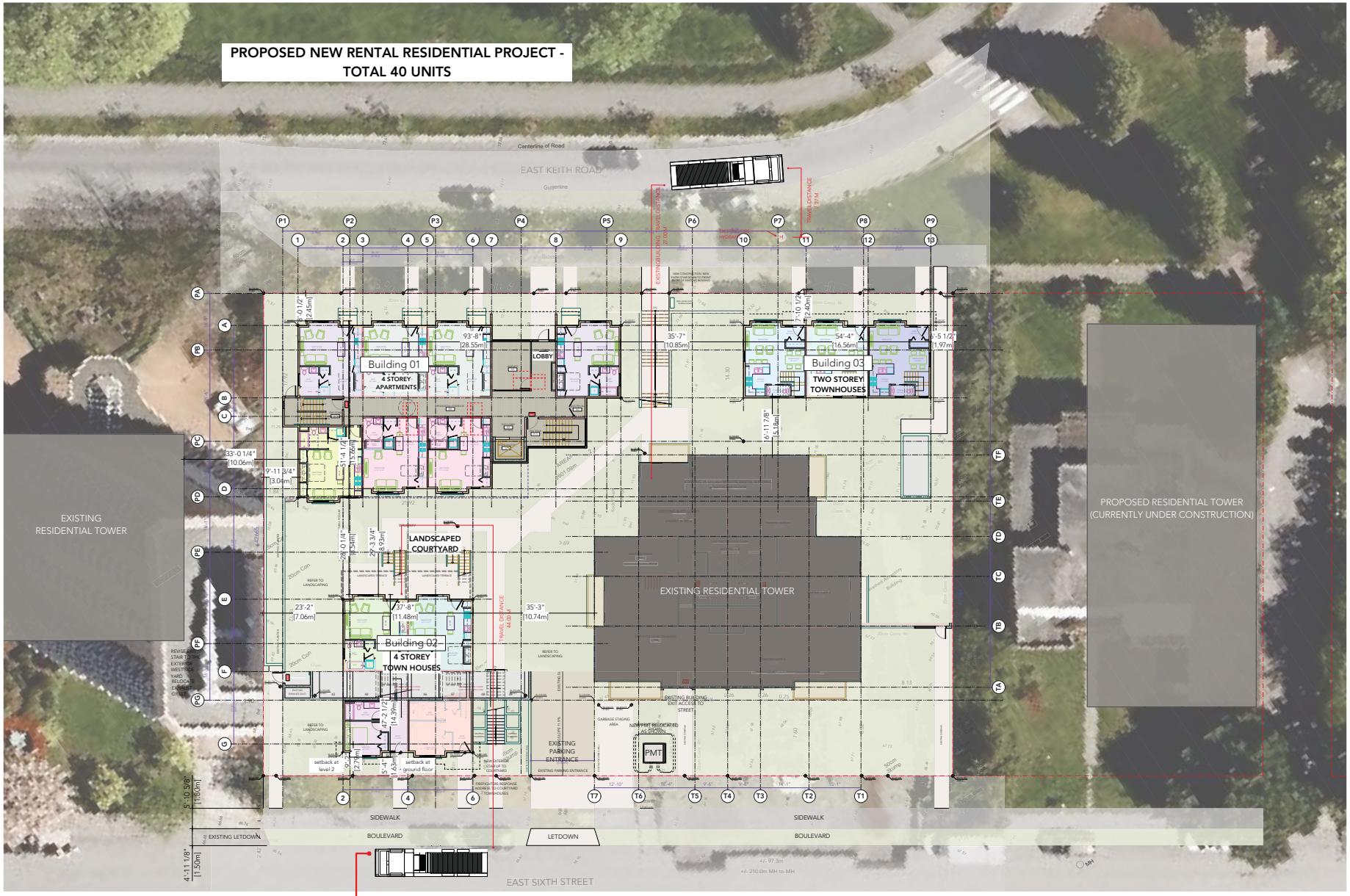

SITE PLAN

Scale: 1:150

NORTH

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
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Starlight Investments

consultant:

seal:

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checked	
scale: as noted	project no.: 424

sheet title: SITE PLAN

P424.plans.vwx

sheet no.: A1.04

rev.:

plotted: 17-10-24 11:30:52 AM

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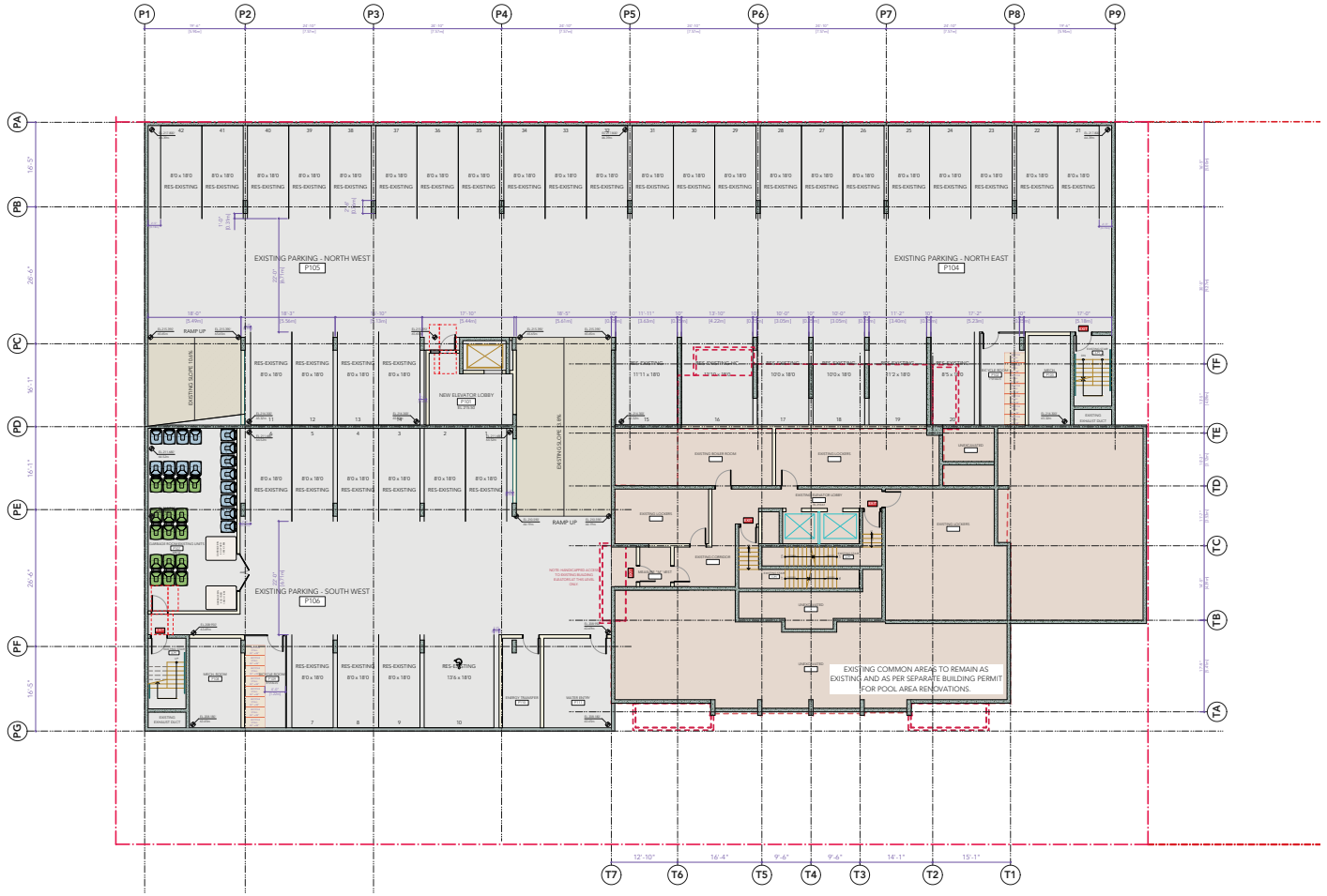

LEVEL P1 PLAN

Scale: 3/32" = 1'-0"

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22 Issued for Rezoning
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North Vancouver BC

Starlight Investments

consultant:

seal:

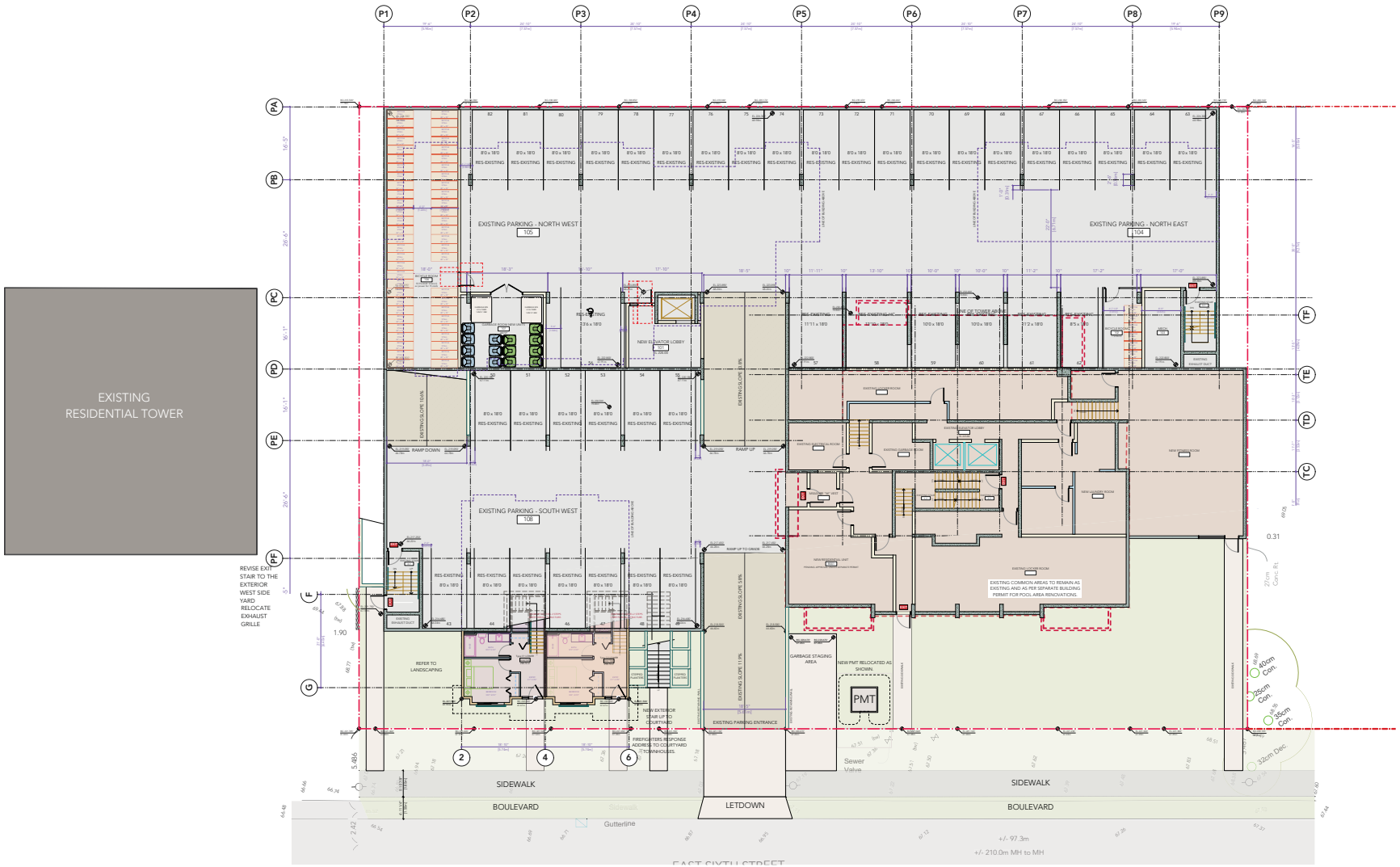
drawn: MCH/PDH	date: May 2015
checked	
scale: as noted	project no.: 424

sheet title:
PARKING P1 PLAN

P424.plans.vwx

sheet no.: A2.01
rev.:

plotted: 17-10-24 11:32:02 AM



GROUND FLOOR PLAN

Scale: 3/32" = 1'-0"

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
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consultant:

seal:

drawn: MCH/PDH	date: May 2015
checked	
scale: as noted	project no.: 424

sheet title:
GROUND FLOOR PLAN

P424.plans.vwx

sheet no.: A3.01
rev.:

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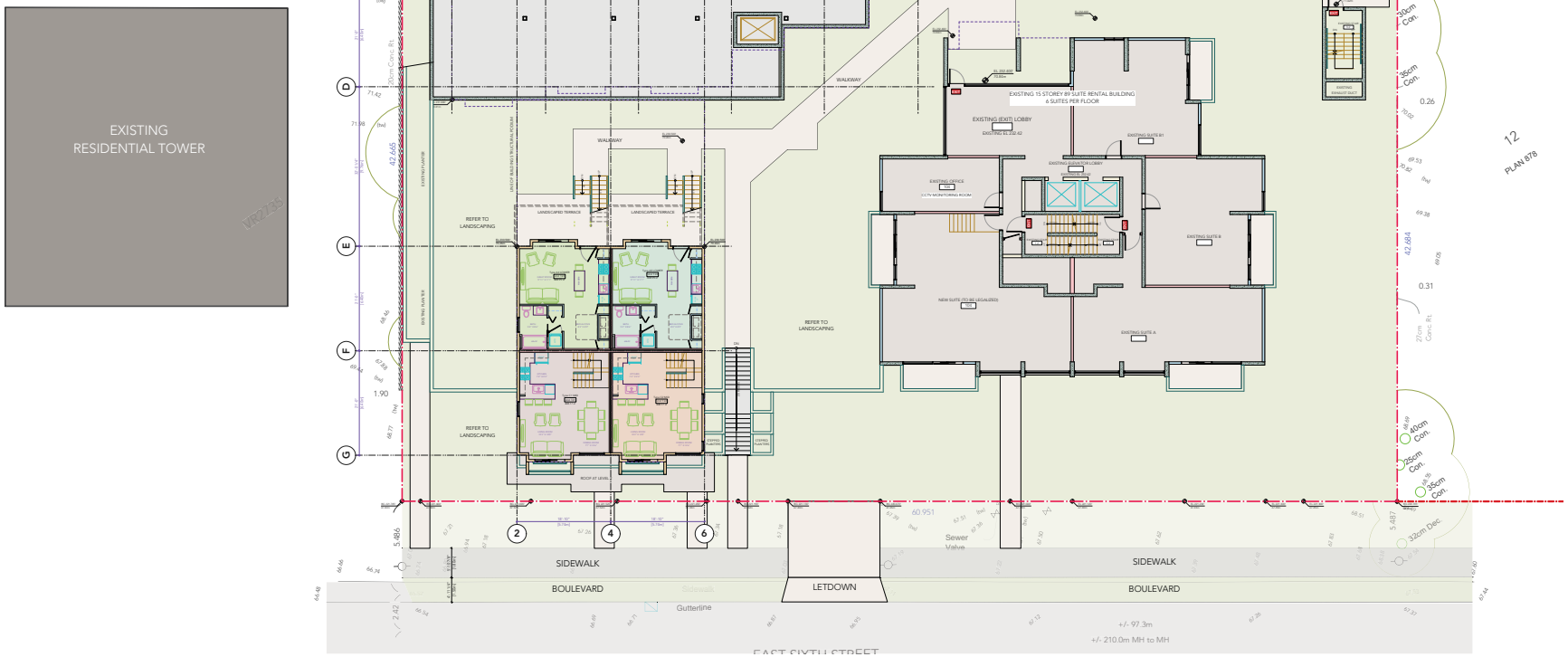

LEVEL 2 PLAN

Scale: 3/32" = 1'-0"

SUPERSEDED

revisions:

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issues:

2016-11-22	Issued for Rezoning
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seal:

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scale: as noted	project no.: 424

sheet title:
LEVEL 2 PLAN

P424.plans.vwx

sheet no.: A3.02
rev.:

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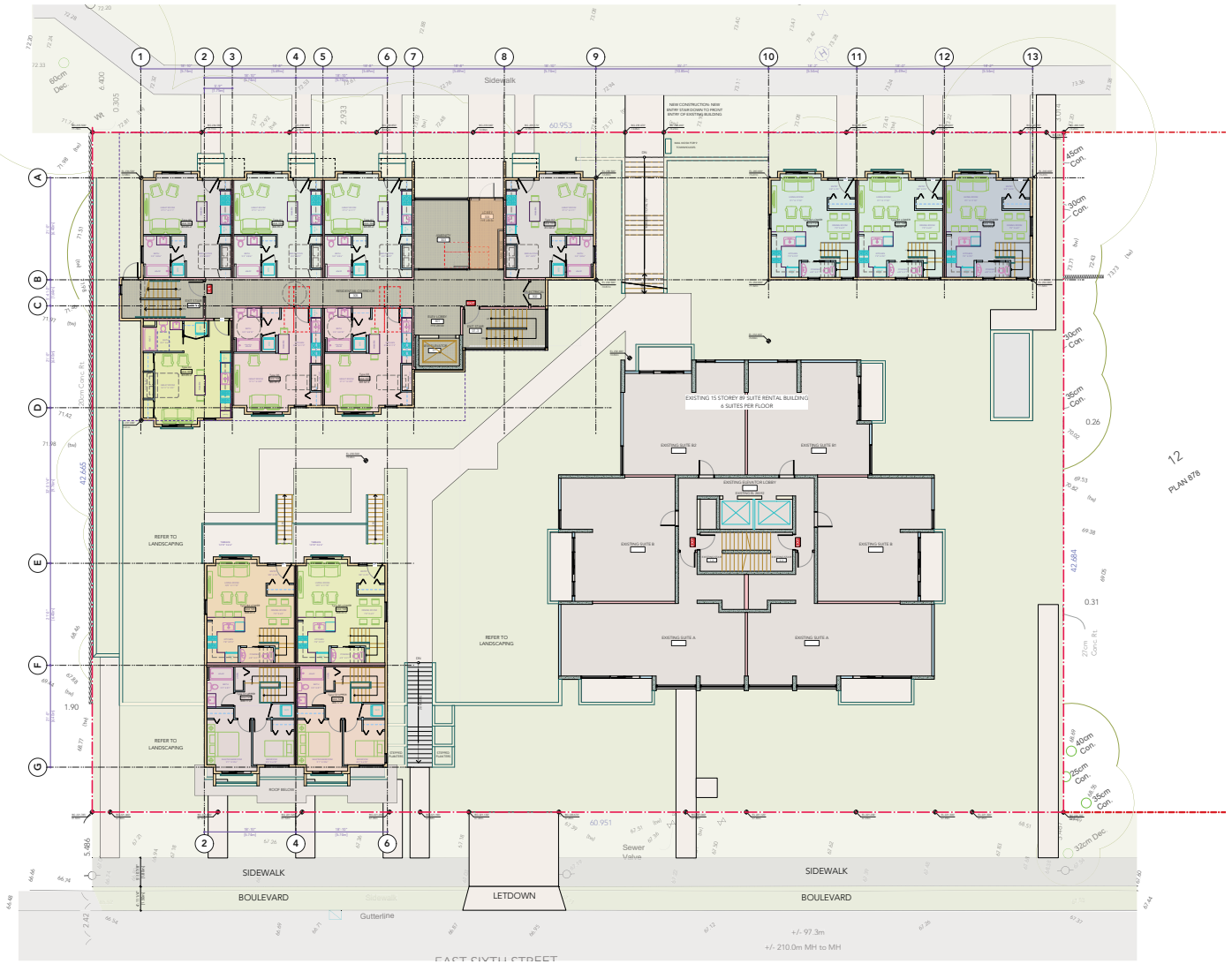

LEVEL 3 PLAN (UPPER GROUND)

Scale: 3/32" = 1'-0"

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
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seal:

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scale: as noted	project no.: 424

sheet title:
LEVEL 3 PLAN

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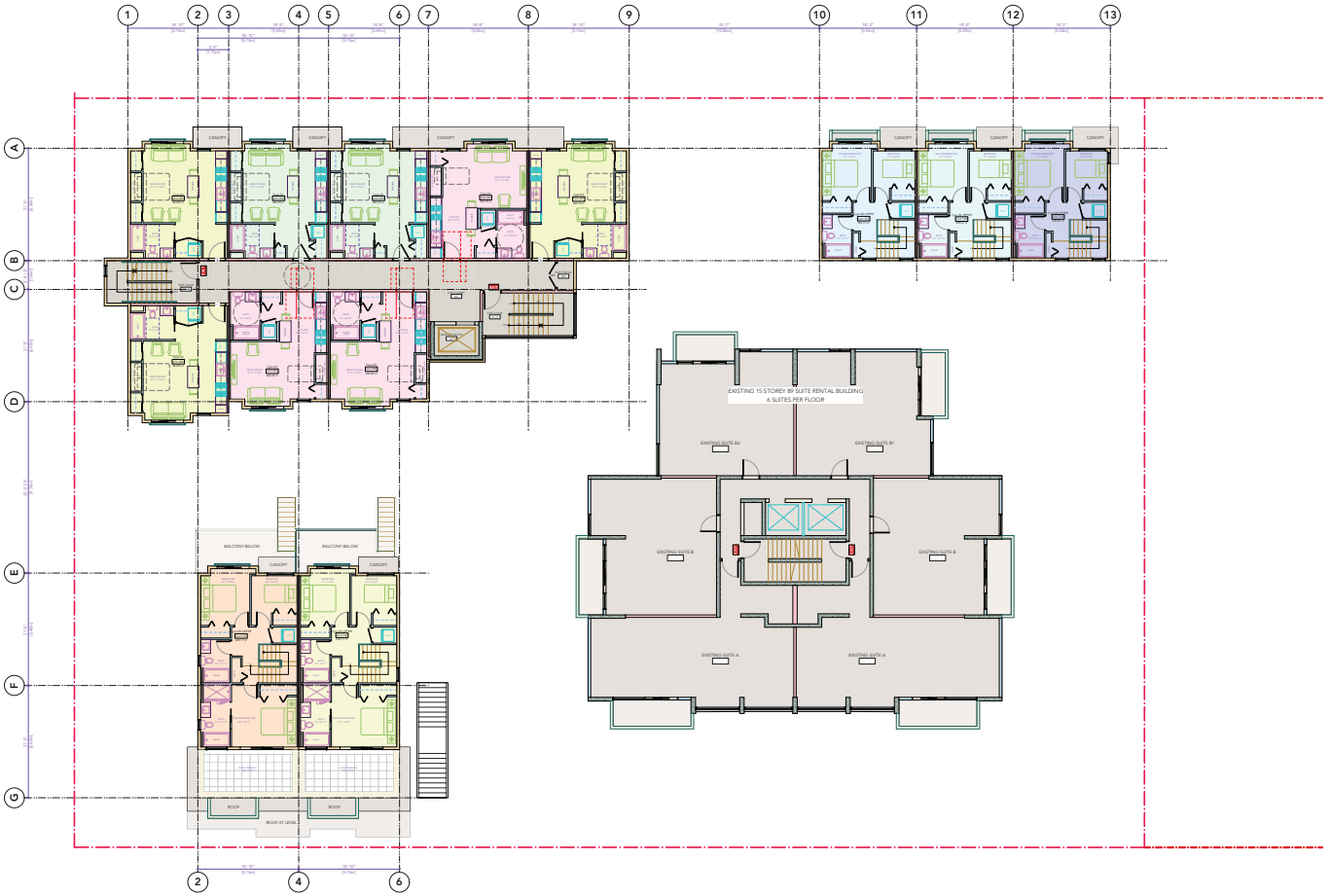

LEVEL 4 PLAN

Scale: 3/32" = 1'-0"

SUPERSEDED

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issues:

2016-11-22 Issued for Rezoning
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consultant:

seal:

drawn:	date:
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checked	
scale: as noted	project no.: 424

sheet title:
LEVEL 4 PLAN

P424.plans.vwx

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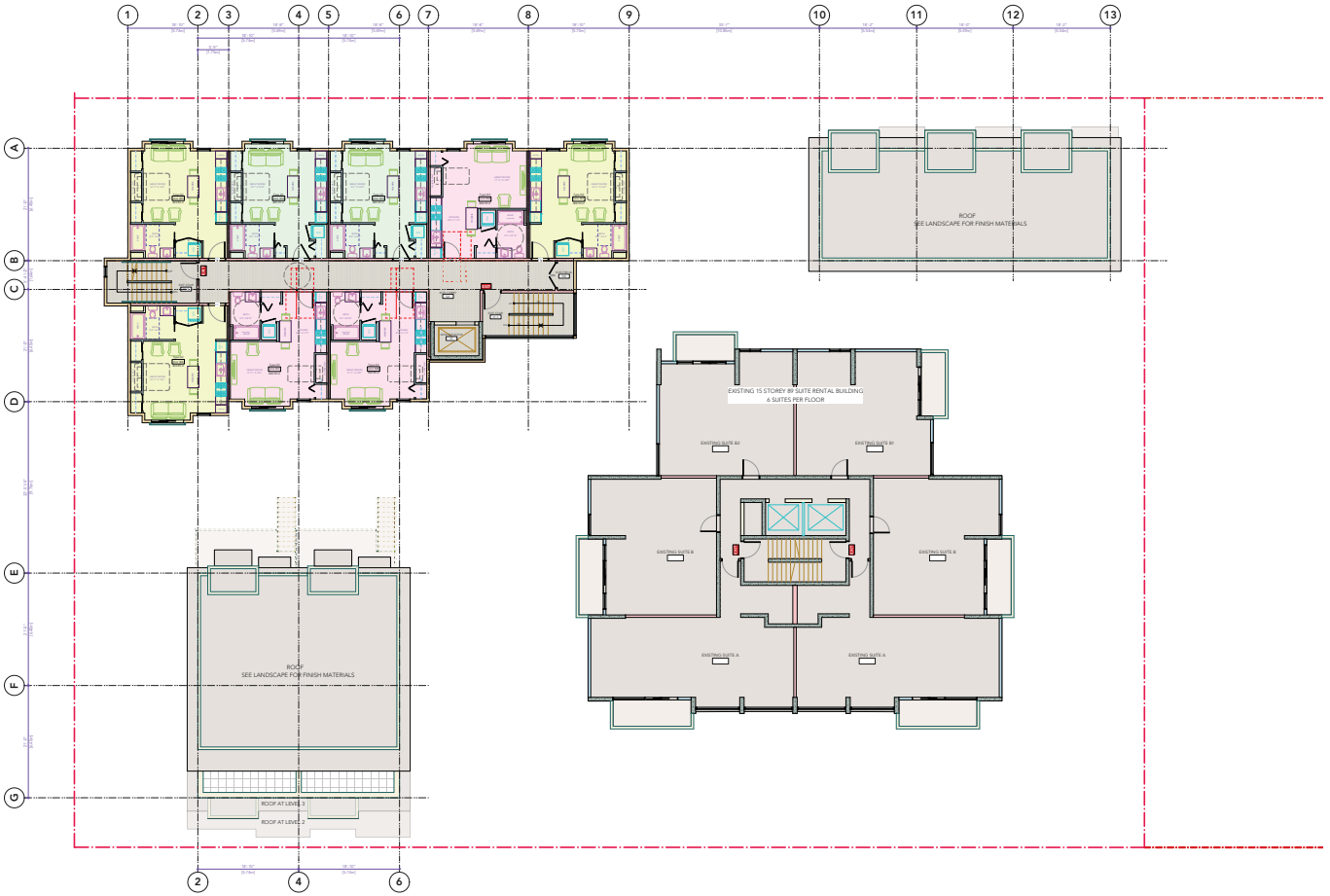
RESIDENTIAL TOWER



LEVEL 5 PLAN

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

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22 Issued for Rezoning
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consultant:

seal:

drawn:	date:
MCH/PDH	May 2015
checked	
scale: as noted	project no.: 424

sheet title:
LEVEL 5 PLAN

P424.plans.vwx

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rev.:

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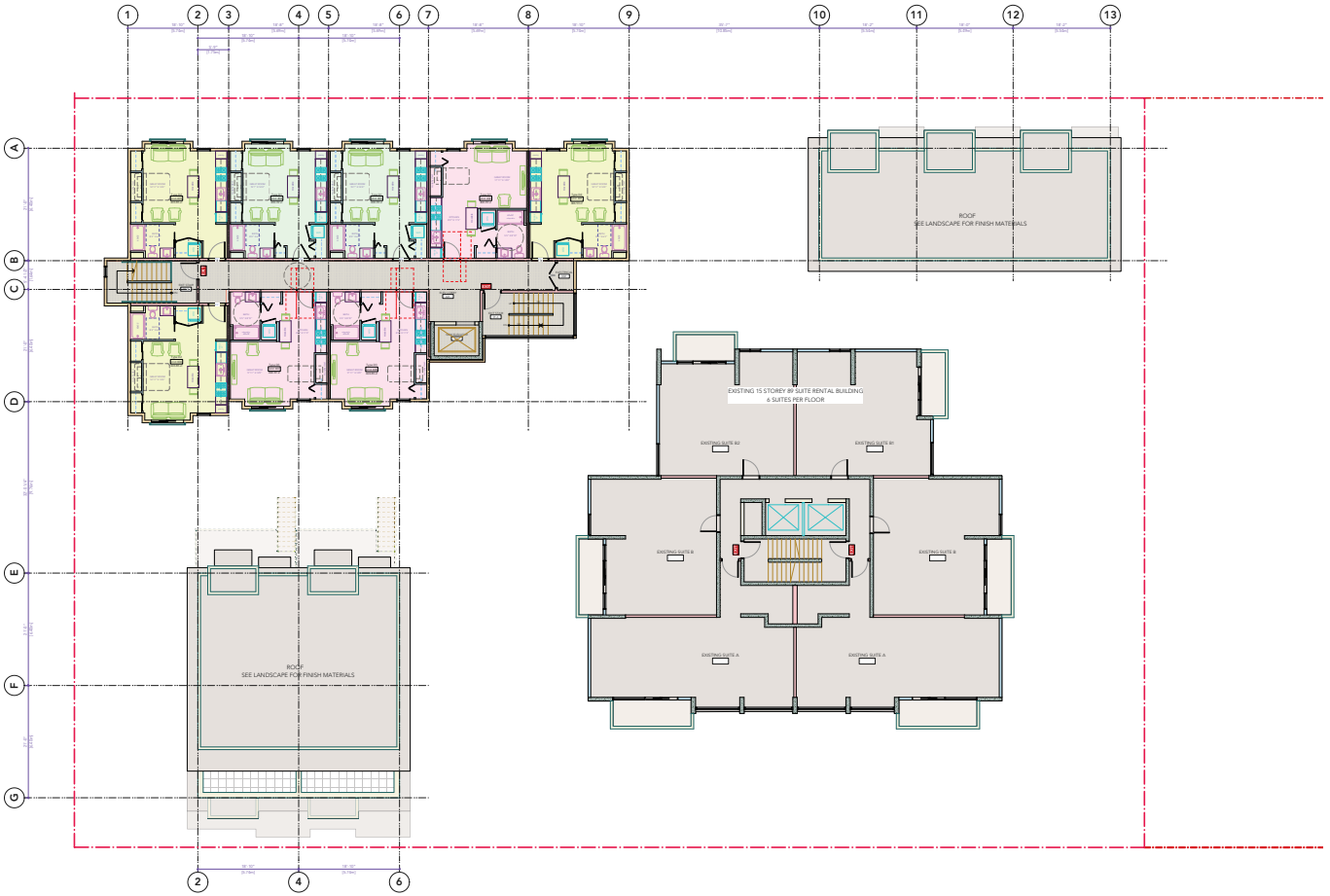
RESIDENTIAL TOWER



LEVEL 6 PLAN

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

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22 Issued for Rezoning
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Starlight Investments

consultant:

seal:

drawn:	date:
MCH/PDH	May 2015
checked	
scale: as noted	project no.: 424

sheet title:
LEVEL 6 PLAN

P424.plans.vwx

sheet no.: A3.06
rev.:

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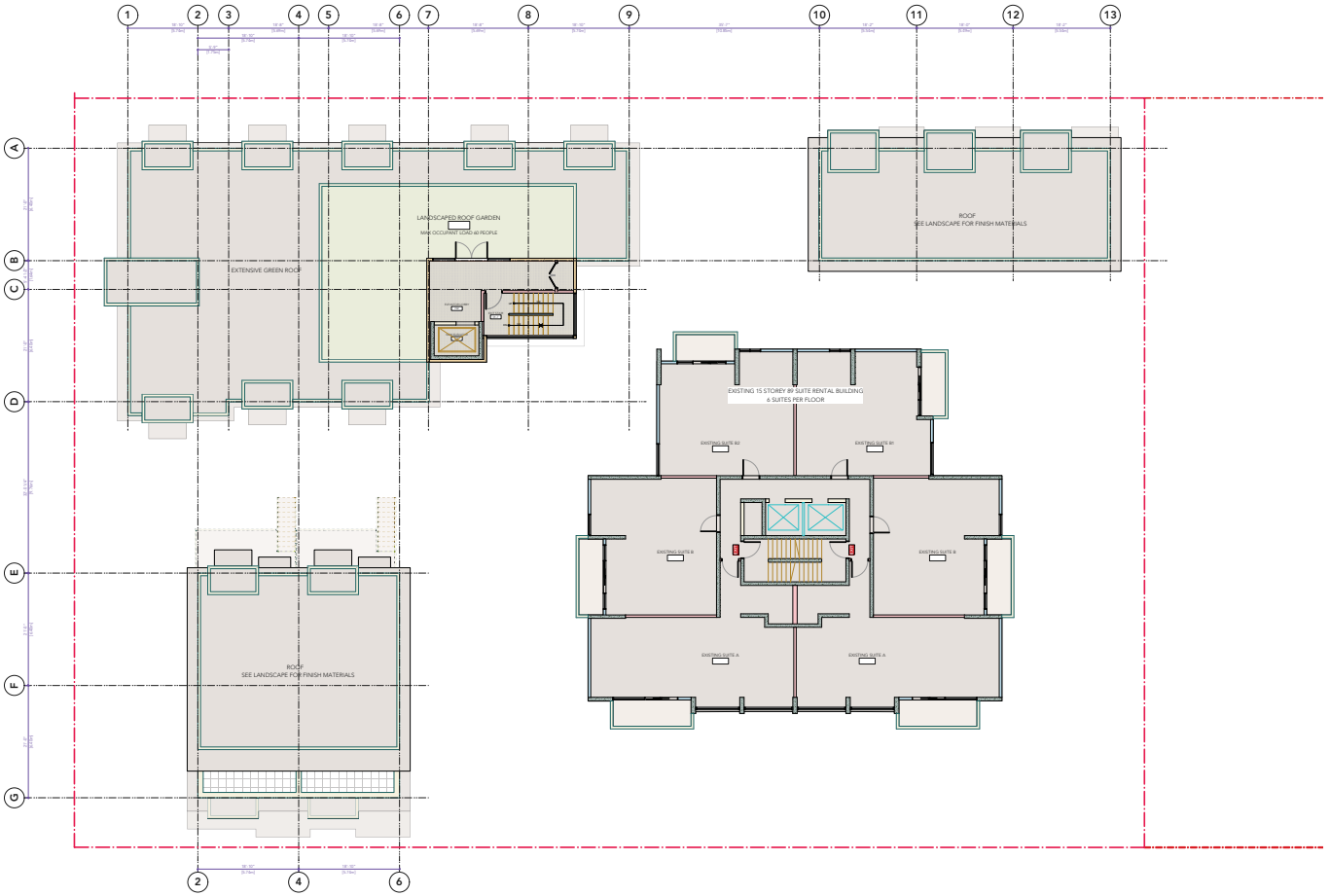
RESIDENTIAL TOWER



LEVEL 7 (ROOF) PLAN

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

SUPERSEDED

revisions:

no.	date	description

issues:

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consultant:

seal:

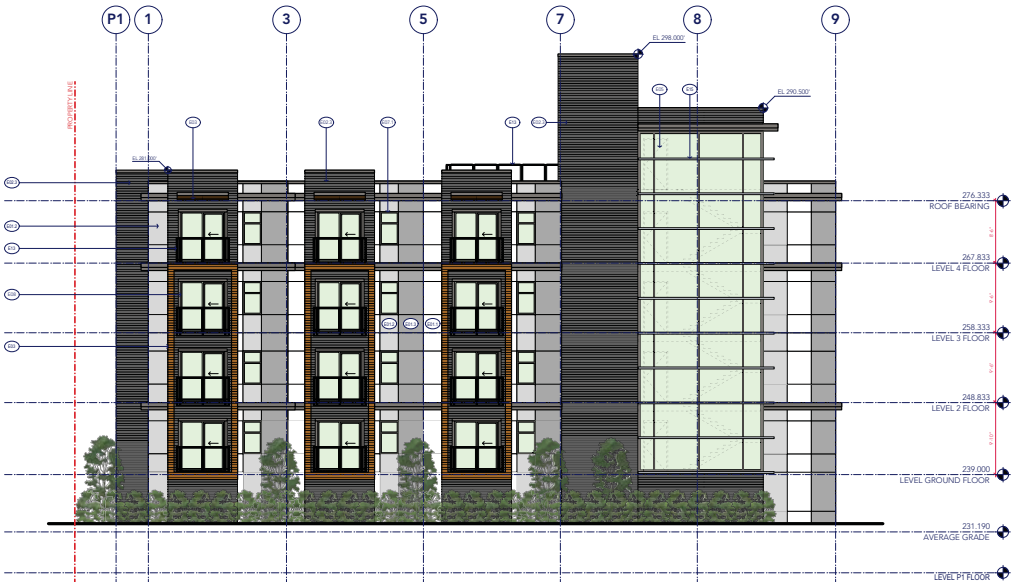
drawn:	date:
MCH/PDH	May 2015
checked	
scale: as noted	project no.: 424

sheet title:
LEVEL 7 PLAN

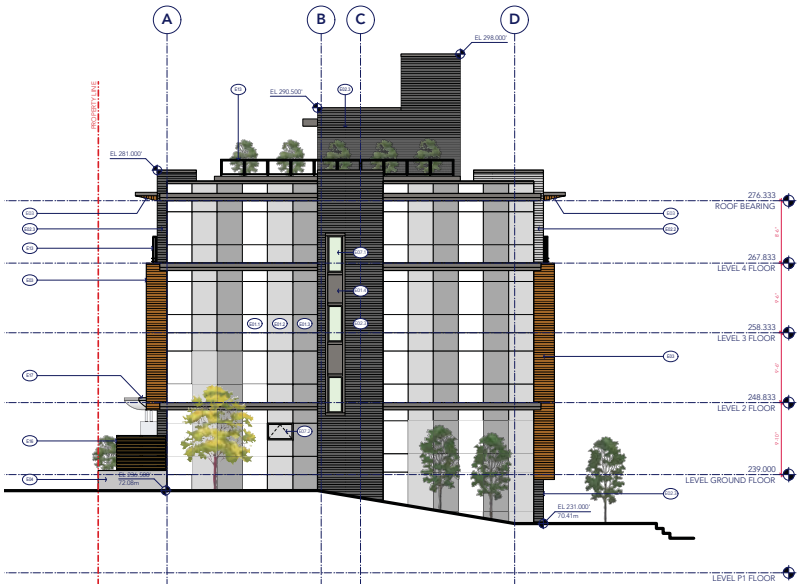
P424.plans.vwx

sheet no.: A3.07
rev.:

plotted: 17-10-24 11:32:52 AM



1 **Building 1 - South Elevation (Courtyard)**
Scale: 1/8" = 1'-0"



2 **Building 1 - West Elevation**
Scale: 1/8" = 1'-0"

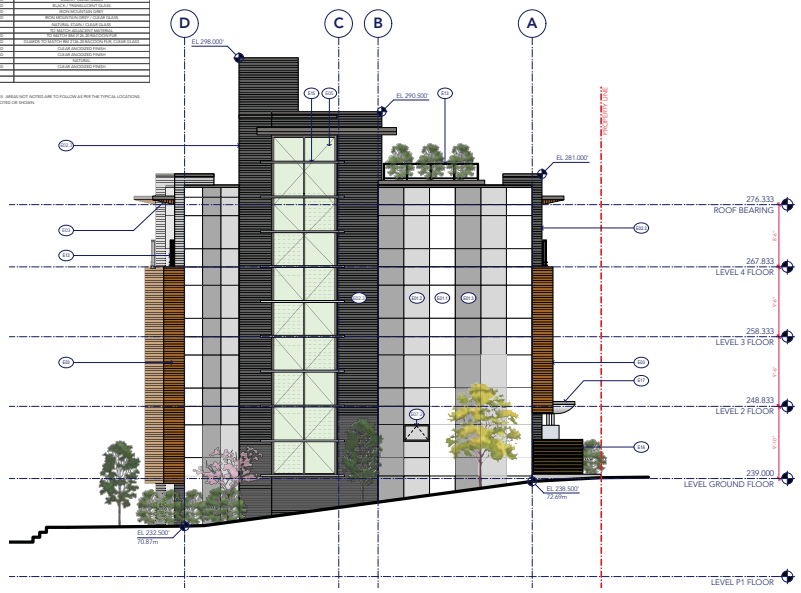
EXTERIOR MATERIAL/ COLOUR SCHEDULE

MATERIAL TAG/MARK		FINISH	COLOUR
001	CEMENTITIOUS PANEL SYSTEM (Hardie 310 Panel)	PAINT	ARCTIC WHITE
002	CEMENTITIOUS PANEL SYSTEM (Hardie 310 Panel)	PAINT	LIGHT MIST
003	CEMENTITIOUS PANEL SYSTEM (Hardie 310 Panel)	PAINT	DEEP DEPTH
004	CEMENTITIOUS PANEL SYSTEM (Hardie 310 Panel)	PAINT	IRON DUST
005.1	CEMENTITIOUS LAP SIDING (HardiePlank)	PREFINISHED	ARCTIC WHITE
005.2	CEMENTITIOUS LAP SIDING (HardiePlank)	PREFINISHED	LIGHT MIST
005.3	CEMENTITIOUS LAP SIDING (HardiePlank)	PREFINISHED	IRON DUST
006	BOARD FORMED CONCRETE	PAINTED	CONCRETE - ELASTOMERIC PAINT
007	SPANDREL GLAZING	PREFINISHED	BLACK / TRANSLUCENT GLASS
008	SPANDREL GLAZING	PREFINISHED	SOLIDSTEP DELIGHT WINDOW WALL SYSTEM
009.1	VINYL WINDOWS (Hardie Trim Celeste at Lane Ending)	PREFINISHED	BLACK / CLEAR GLASS
009.2	VINYL WINDOWS	PREFINISHED	BLACK / TRANSLUCENT GLASS
009	VINYL SLIDING DOOR (Hardie Trim Celeste)	PREFINISHED	IRON MOUNTAIN GREY
010	VINYL SWING DOOR	PREFINISHED	IRON MOUNTAIN GREY / CLEAR GLASS
011	WOOD SLIDING DOOR	STAINED	NATURAL STAIN / CLEAR GLASS
012	GLAZING	PAINTED	BLACK / TRANSLUCENT GLASS
013	ALUMINUM RAILING	PREFINISHED	BLACK / TRANSLUCENT GLASS
014	ALUMINUM FRAMED BASS WITH TEMPERED GLASS	PREFINISHED	GLAZING TO MATCH WINDOW FRAME / CLEAR GLASS
015	ALUMINUM PRIVACY SCREEN	PREFINISHED	CLEAR ANODIZED FINISH
016	ALUMINUM FINS	PREFINISHED	CLEAR ANODIZED FINISH
017	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	NATURAL
018	METAL FLAT PATIO / ALUMINUM POSTS	PREFINISHED	CLEAR ANODIZED FINISH

GENERAL MATERIAL NOTES:
MATERIAL INDICATIONS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS.
CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN.



3 **Building 1 - North Elevation (Keith Road)**
Scale: 1/8" = 1'-0"



4 **Building 1 - East Elevation**
Scale: 1/8" = 1'-0"

NOTE: THE SAME "AVERAGE GRADE" OF 231.190', CALCULATED USING THE HIGHEST FINISHED GROUND LEVEL NORTH EAST OF BUILDING 3, AND THE LOWEST FINISHED GROUND LEVEL AT THE PERIMETER OF BUILDING 2, IS APPLIED TO EACH BUILDING AS THEY ALL SHARE THE SAME PARKING STRUCTURE.

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-01-09	Reissued for Rezoning
2017-10-25	Reissued for Rezoning

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project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

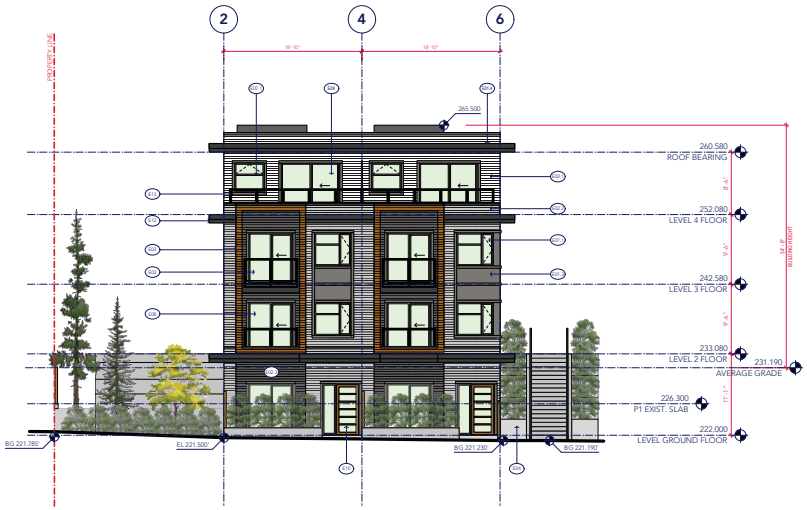
drawn: MCH/DM	date: October 2017
checked	
scale: as noted	project no.: 424

sheet title:
Elevations
Building 1

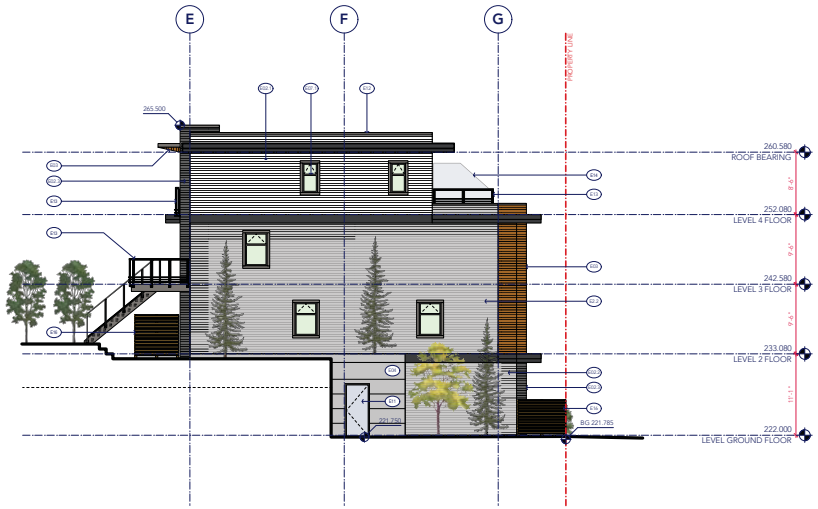
P424-Elevations v2016.vwx

sheet no.: A5.01
rev.:

plotted: 17-10-24 10:54:10 AM



1 **Building 2 - South Elevation (East 6th Street)**
Scale: 1/8" = 1'-0"

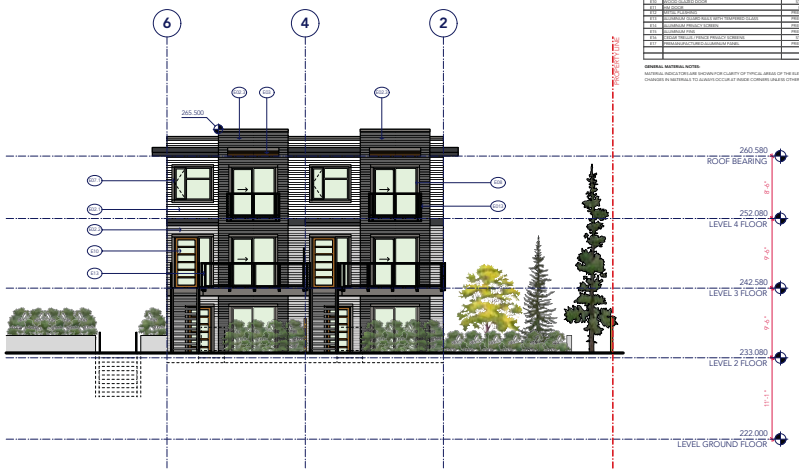


2 **Building 2 - West Elevation**
Scale: 1/8" = 1'-0"

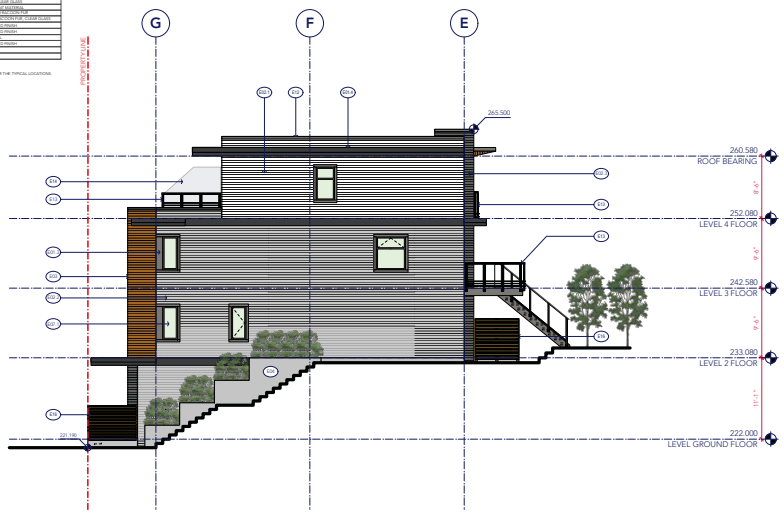
EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	ELEMENT	FINISH	COLOUR
601.1	CEMENTITIOUS PANEL SYSTEM (Hardie 2/3 Reveal)	PAINT	ARCTIC WHITE
601.2	CEMENTITIOUS PANEL SYSTEM (Hardie 2/3 Reveal)	PAINT	LIGHT MIST
601.3	CEMENTITIOUS PANEL SYSTEM (Hardie 2/3 Reveal)	PAINT	DEW SLATE
601.4	CEMENTITIOUS PANEL SYSTEM (Hardie 2/3 Reveal)	PAINT	IRON GRAY
602.1	CEMENTITIOUS LAP SIDING (Hardie Plank)	PREFINISHED	ARCTIC WHITE
602.2	CEMENTITIOUS LAP SIDING (Hardie Plank)	PREFINISHED	LIGHT MIST
602.3	CEMENTITIOUS LAP SIDING (Hardie Plank)	PREFINISHED	DEW SLATE
603	CEMENTITIOUS SHINGLE SIDING	PREFINISHED	ARCTIC WHITE
604	EXPOSED CONCRETE	PAINTED	CONCRETE - BLACKSMERIG HUNT
605	ALUMINUM STOREFRONT SYSTEM	PREFINISHED	CLEAR ANODIZED FINISH
606	CAPUNDREL FLASHING	PREFINISHED	TO MATCH ADJACENT WINDOW WALL SYSTEM
607.1	VINYL WINDOWS (Hardie Trim Casing) at sup. Siding	PREFINISHED	BLACK / CLEAR GLASS
607.2	VINYL WINDOWS	PREFINISHED	BLACK / TRANSLUCENT GLASS
608	VINYL SLIDING DOOR (Hardie Trim Casings)	PREFINISHED	IRON MOUNTAIN GREY
609	VINYL SWING DOOR	PREFINISHED	IRON MOUNTAIN GREY / CLEAR GLASS
610	METAL GUARD DOOR	STAINED	NATURAL STAIN / CLEAR GLASS
611	RAILING	PAINT	BLACK / CLEAR GLASS INFILL
612	GATE DOOR	PAINT	BLACK / CLEAR GLASS INFILL
613	CONCRETE PLANTERS	PREFINISHED	NATURAL CONCRETE FINISH
614	CEDARTEX CLAD SOLID WITH TEMPERED GLASS	PREFINISHED	CEDARTEX CLAD SOLID WITH TEMPERED GLASS
615	ALUMINUM PRIVACY SCREEN	PREFINISHED	CLEAR ANODIZED FINISH
616	ALUMINUM FINS	PREFINISHED	CLEAR ANODIZED FINISH
617	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	NATURAL
618	PREFABRICATED ALUMINUM PANEL	PREFINISHED	CLEAR ANODIZED FINISH

GENERAL MATERIAL NOTES:
MATERIAL AND COLOR LINE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS. CHANGES IN MATERIALS TO ALWAYS OCCUR AT INNER CORNERS UNLESS OTHERWISE NOTED OR SHOWN.



3 **Building 2 - North Elevation**
Scale: 1/8" = 1'-0"



4 **Building 2 - East Elevation**
Scale: 1/8" = 1'-0"

NOTE: THE SAME "AVERAGE GRADE" OF 231.190', CALCULATED USING THE HIGHEST FINISHED GROUND LEVEL NORTH EAST OF BUILDING 3, AND THE LOWEST FINISHED GROUND LEVEL AT THE PERIMETER OF BUILDING 2, IS APPLIED TO EACH BUILDING AS THEY ALL SHARE THE SAME PARKING STRUCTURE.

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-01-09	Reissued for Rezoning
2017-10-25	Reissued for Rezoning

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Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn: MCH/DM	date: August 2016
checked	
scale: as noted	project no.: 424

sheet title:
Elevations
Building 2

P424-Elevations v2016.vwx

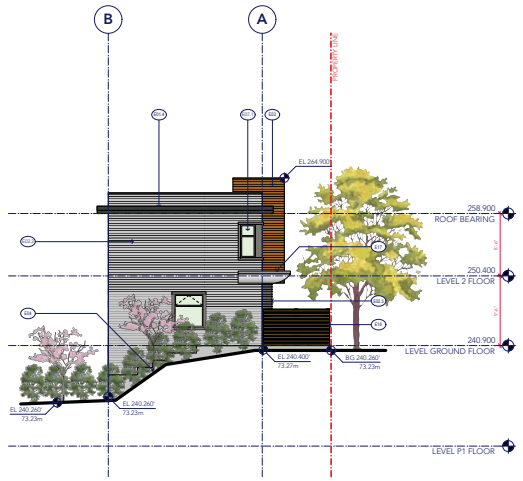
sheet no.: A5.02
rev.:

plotted: 17-10-24 10:55:29 AM



1 Building 3 - North Elevation (Keith Road)

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



2 Building 3 - East Elevation

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

EXTERIOR MATERIAL/ COLOUR SCHEDULE

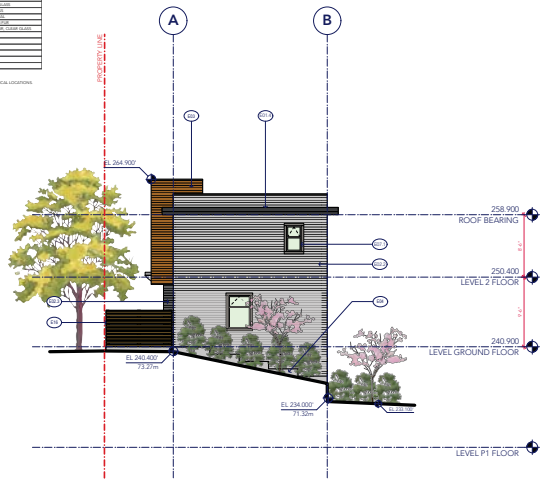
KEY NO.	ELEMENT	FINISH	COLOUR
001.1	CEMENTITIOUS PANEL SYSTEM (Hardie 210 Reveal)	PAINT	ARCTIC WHITE
001.2	CEMENTITIOUS PANEL SYSTEM (Hardie 210 Reveal)	PAINT	LIGHT MIST
001.3	CEMENTITIOUS PANEL SYSTEM (Hardie 210 Reveal)	PAINT	CEDAR SMOKE
001.4	CEMENTITIOUS PANEL SYSTEM (Hardie 210 Reveal)	PAINT	IRON GRAY
002.1	CEMENTITIOUS LAP SIDING (HardiePlank)	PREFINISHED	ARCTIC WHITE
002.2	CEMENTITIOUS LAP SIDING (HardiePlank)	PREFINISHED	LIGHT MIST
002.3	CEMENTITIOUS LAP SIDING (HardiePlank)	PREFINISHED	IRON GRAY
003	WOOD COLOURED SOFFIT / SIDING	PREFINISHED	LIGHT GRAY
004	EXPOSED CONCRETE	PAINTED	CONCRETE - ELECTROSTATIC RUST
005	ALUMINUM STOREFRONT SYSTEM	PREFINISHED	CLEAR ANODIZED FINISH
006	WINDOWS / GLAZING	PREFINISHED	TO MATCH ADJACENT WINDOW Mfctr. SYSTEM
007	VINYL WINDOWS (Handle Trim Casings at Lap Siding)	PREFINISHED	BLACK / CLEAR GLASS
008	GLASS GUARDS	PREFINISHED	BLACK / CLEAR GLASS
009	VINYL SLIDING DOOR (Handle Trim Stained)	PREFINISHED	ARCHITECTURAL GRAY
010	VINYL SWING DOOR	PREFINISHED	IRON MOUNTAIN GRAY / CLEAR GLASS
011	WOOD GLAZED DOOR	STAINED	NATURAL STAIN / CLEAR GLASS
012	METAL DOOR	PAINT	TO MATCH ADJACENT BRICK
013	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREFINISHED	GUARDS TO MATCH RH 2136-35 RUSTICON PUR. CLEAR GLASS
014	GUARDRAIL METAL	PREFINISHED	BLACK
015	ALUMINUM RAILING	PREFINISHED	CLEAR ANODIZED FINISH
016	WOOD TRELLIS / FENCE PRIVACY SCREENS	STAINED	NATURAL
017	STEEL CLAD TUBES ALUMINUM PLATES	PREFINISHED	CLEAR ANODIZED FINISH

GENERAL MATERIAL NOTES:
MATERIAL INSTALLATIONS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS. CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN.



3 Building 3 - South Elevation

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



4 Building 3 - West Elevation

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

NOTE: THE SAME "AVERAGE GRADE" OF 231.190', CALCULATED USING THE HIGHEST FINISHED GROUND LEVEL NORTH EAST OF BUILDING 3, AND THE LOWEST FINISHED GROUND LEVEL AT THE PERIMETER OF BUILDING 2, IS APPLIED TO EACH BUILDING AS THEY ALL SHARE THE SAME PARKING STRUCTURE.

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-01-09	Reissued for Rezoning
2017-10-25	Reissued for Rezoning

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Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn: MCH/DM	date: October 2017
checked	
scale: as noted	project no.: 424

sheet title:
Elevations
Building 3

P424-Elevations v2016.vwx

sheet no.: A5.03
rev.:

plotted: 17-10-24 10:56:03 AM



1 East 6th Street Elevation
Scale: 1:150

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-01-09	Reissued for Rezoning
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North Vancouver BC

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consultant:

seal:

drawn:	date:
MCH/DM	October 2017
checked	
scale: as noted	project no.: 424

sheet title:
Street Elevations
East 6th Street

P424-Elevations v2016.vwx

sheet no.: A5.04
rev.:

plotted: 17-10-24 10:56:41 AM

SUPERSEDED



1 **Keith Road Elevation**
Scale: 1:150

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
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2017-10-25	Reissued for Rezoning

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project:

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151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn: MCH/DM	date: October 2017
checked	
scale: as noted	project no.: 424

sheet title:
Street Elevations
East 6th Street

P424-Elevations v2016.vwx

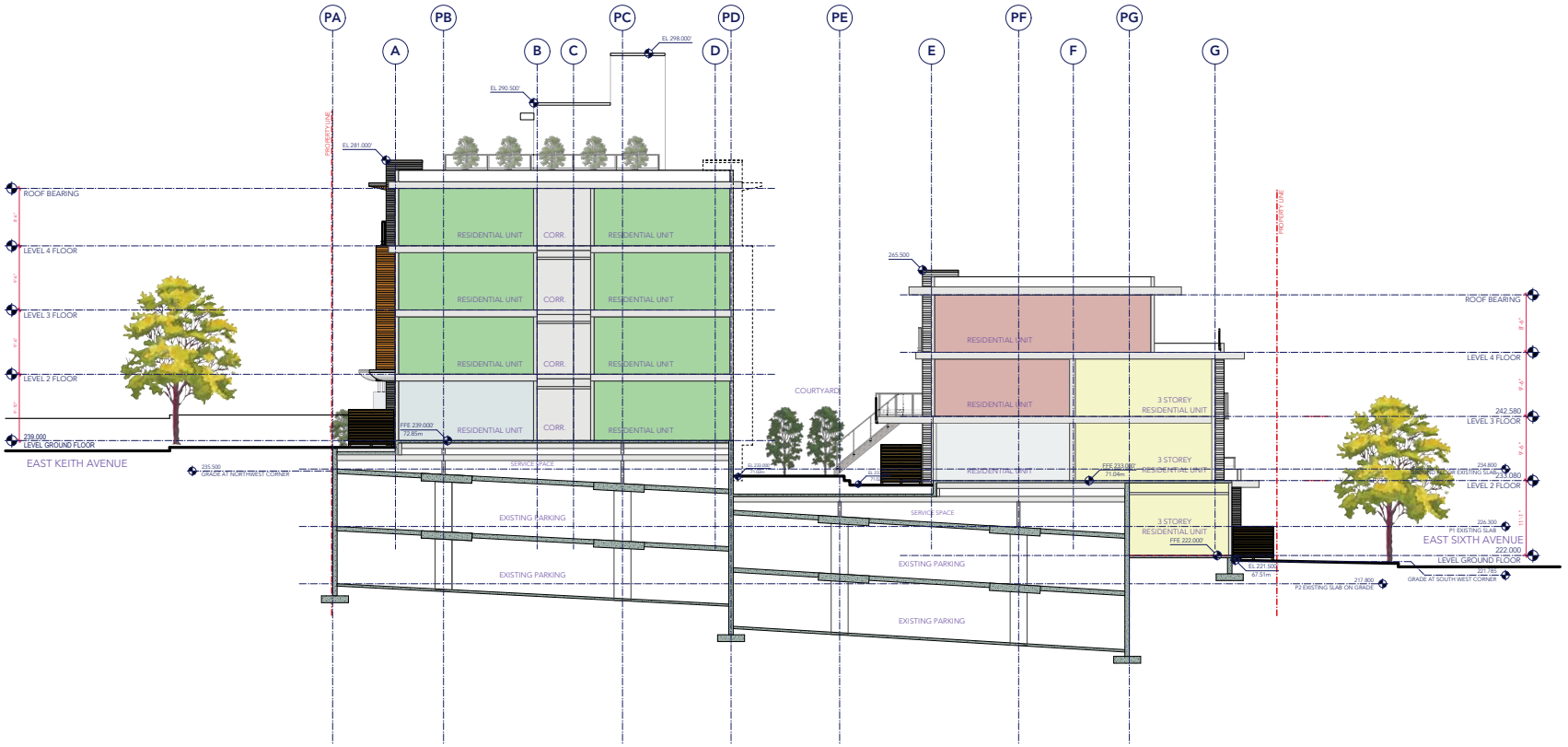
sheet no.: A5.05
rev.:

plotted: 17-10-24 10:57:09 AM

SUPERSEDED

BUILDING 1

BUILDING 2



1 **Cross Section**
Scale: 1/8" = 1'-0"

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-10-25	Reissued for Rezoning

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151 East Keith
North Vancouver BC

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consultant:

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scale: as noted	project no.: 424

sheet title:
Cross Section

P424-Elevations v2016.vwx

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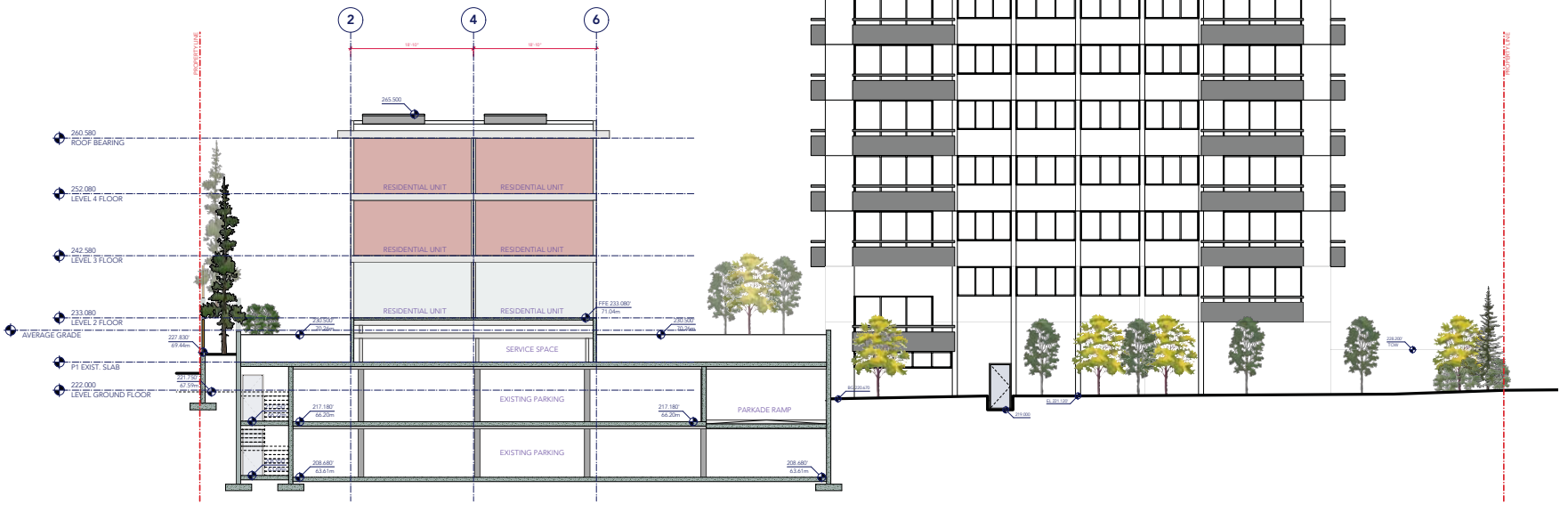
rev.:

plotted: 17-10-24 10:57:22 AM

BUILDING 2



1 **Longitudinal Section**
Scale: 1/8" = 1'-0"

SUPERSEDED

revisions:

no.	date	description

issues:

2017-10-25 Reissued for Rezoning

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151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

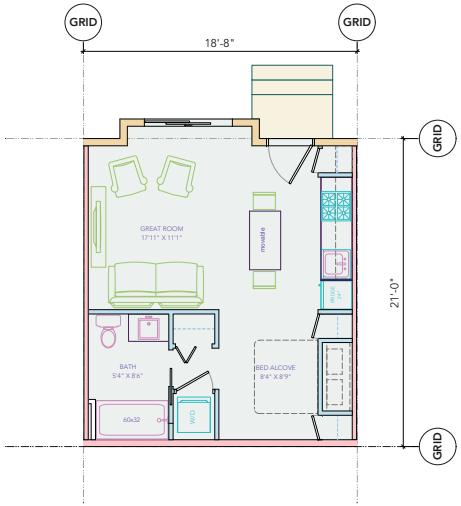
drawn:	date:
MCH/DM	October 2017
checked	
scale:	**project no.:**
as noted	424

sheet title:
Longitudinal Section

P424-Elevations v2016.vwx

sheet no.:
A5.11
rev.:

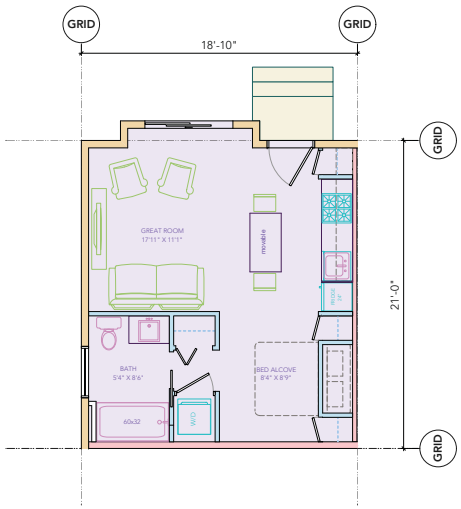
plotted: 17-10-24 10:57:31 AM



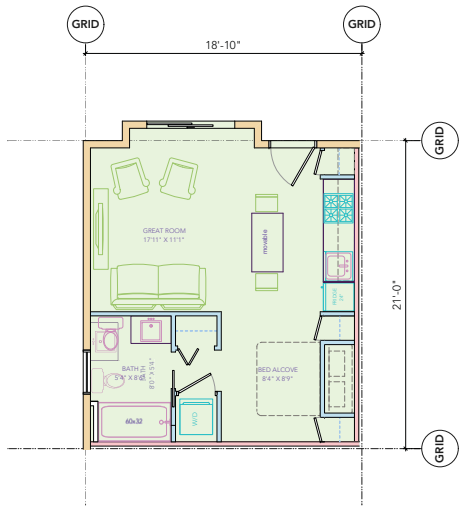
A1 UNIT TYPE A1 - STUDIO TOWNHOUSE (INTERNAL)
Scale: 1/4" = 1'-0"



A3 UNIT TYPE A3 - TOWNHOUSE STUDIO (END)
Scale: 1/4" = 1'-0"



A2 UNIT TYPE A2 - TOWNHOUSE STUDIO (END)
Scale: 1/4" = 1'-0"



A4 UNIT TYPE A4 - TOWNHOUSE STUDIO (END)
Scale: 1/4" = 1'-0"

RESIDENTIAL TOWNHOUSE UNITS

SUPERSEDED

revisions:

no.	date	description

issues:

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151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

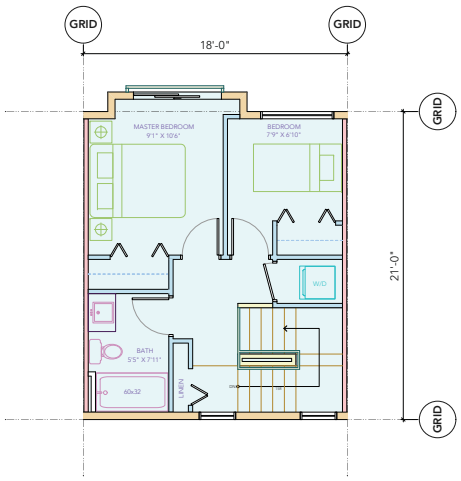
drawn: MCH/PDH	date: April 2015
checked	
scale: as noted	project no.: 424

sheet title:
UNIT PLANS

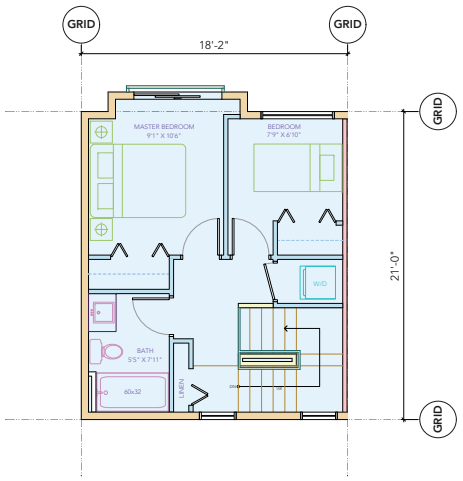
P424.plans.vwx

sheet no.: A6.01
rev.:

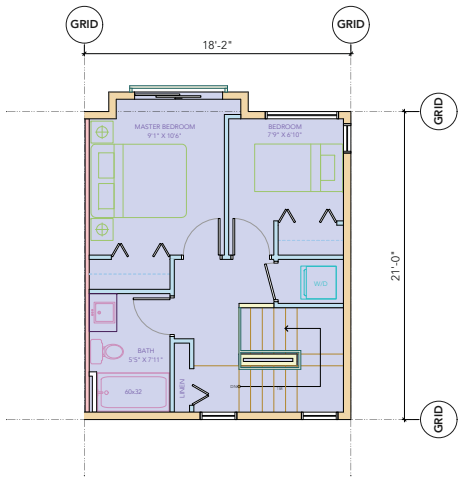
plotted: 17-10-24 11:32:58 AM



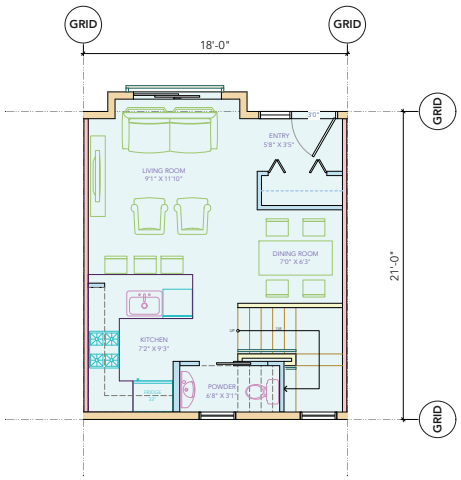
B1 2 STOREY TOWNHOUSE (UPPER)
Scale: 1/4" = 1'-0"



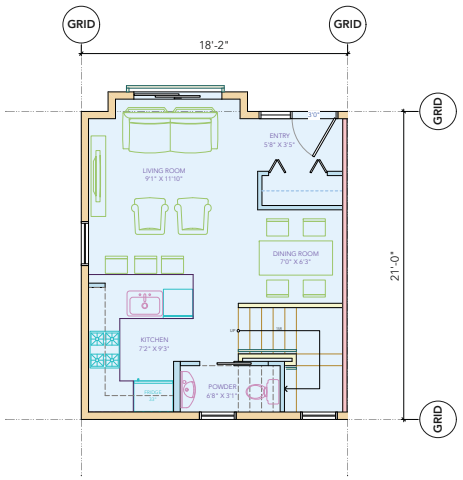
B2 2 STOREY TOWNHOUSE (UPPER)
Scale: 1/4" = 1'-0"



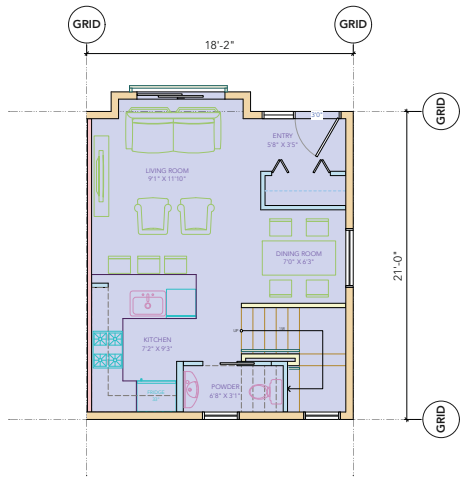
B3 2 STOREY TOWNHOUSE (UPPER)
Scale: 1/4" = 1'-0"



B1 2 STOREY TOWNHOUSE (LOWER)
Scale: 1/4" = 1'-0"



B2 2 STOREY TOWNHOUSE (LOWER)
Scale: 1/4" = 1'-0"



B3 2 STOREY TOWNHOUSE (LOWER)
Scale: 1/4" = 1'-0"

RESIDENTIAL TOWNHOUSE UNITS

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-10-25	Reissued for Rezoning

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project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

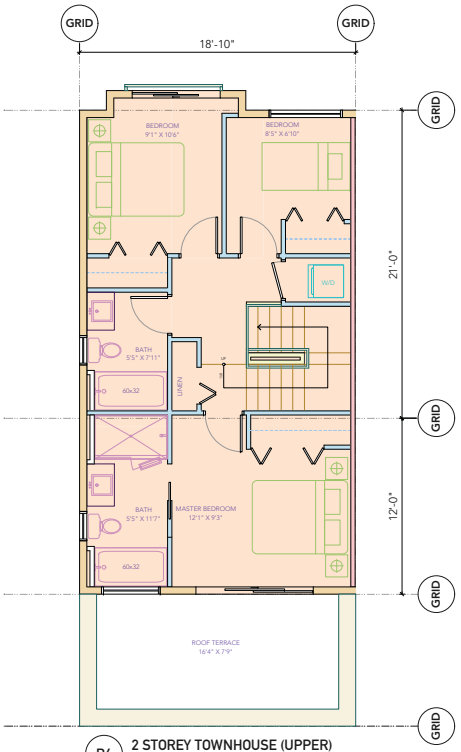
drawn: MCH/PDH	date: April 2015
checked	
scale: as noted	project no.: 424

sheet title:
UNIT PLANS

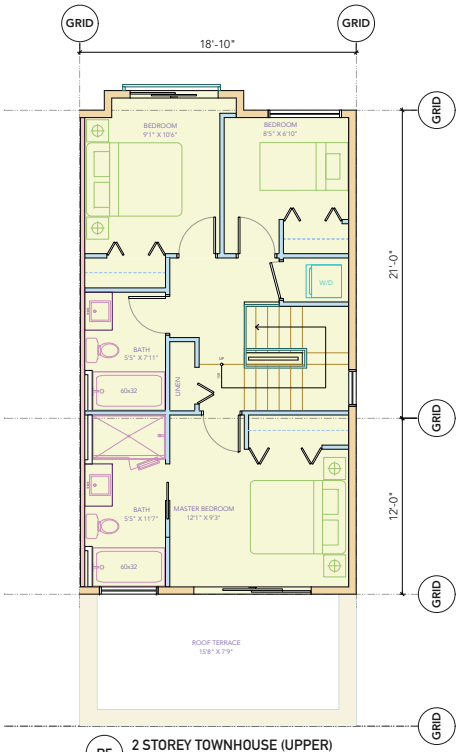
P424.plans.vwx

sheet no.: A6.02
rev.:

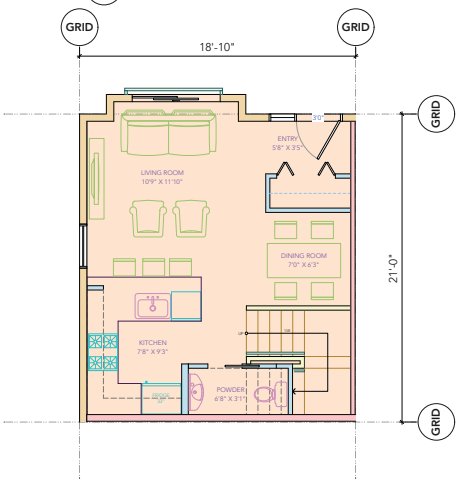
plotted: 17-10-24 11:33:04 AM



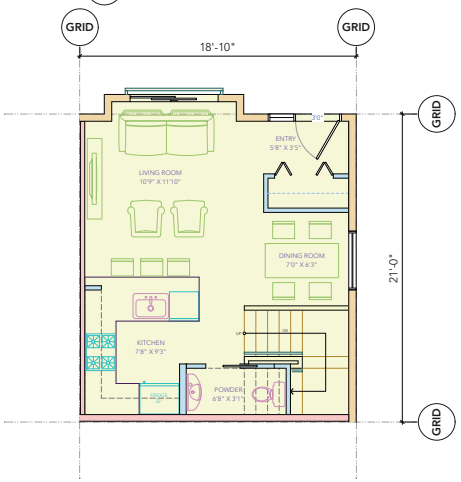
B4 2 STOREY TOWNHOUSE (UPPER)
Scale: 1/4" = 1'-0"



B5 2 STOREY TOWNHOUSE (UPPER)
Scale: 1/4" = 1'-0"



B4 2 STOREY TOWNHOUSE (LOWER)
Scale: 1/4" = 1'-0"



B5 2 STOREY TOWNHOUSE (LOWER)
Scale: 1/4" = 1'-0"

RESIDENTIAL TOWNHOUSE UNITS

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-10-25	Reissued for Rezoning

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project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

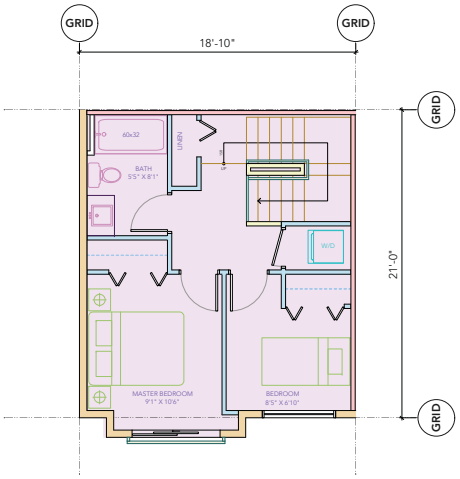
drawn: MCH/PDH	date: April 2015
checked	
scale: as noted	project no.: 424

sheet title: UNIT PLANS

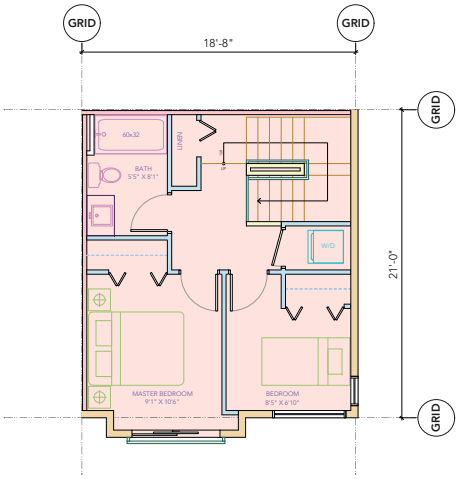
P424.plans.vwx

sheet no.: A6.03 **rev.:**

plotted: 17-10-24 11:33:09 AM



C1 3 STOREY TOWNHOUSE (UPPER)
Scale: 1/4" = 1'-0"



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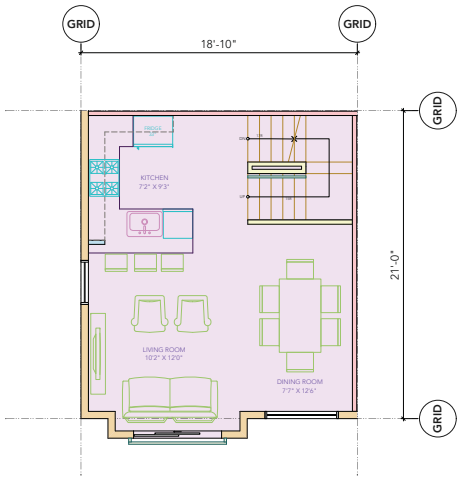
Scale: 1/4" = 1'-0"



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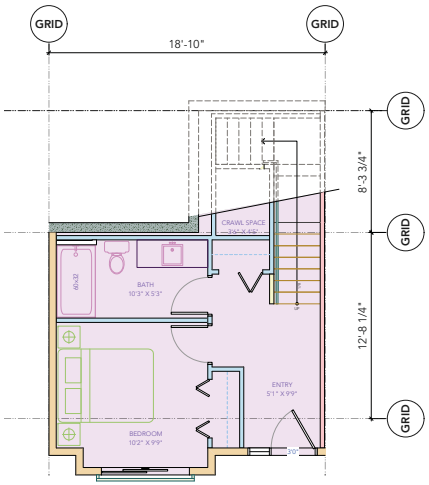
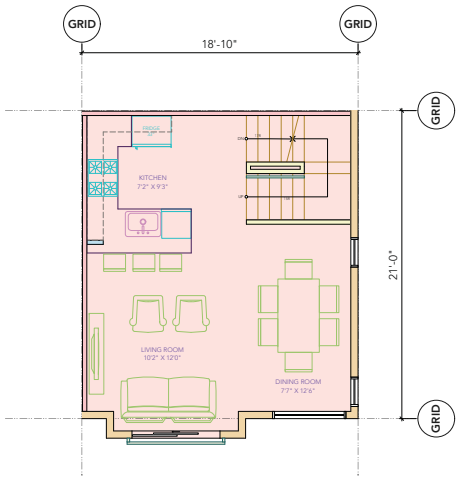
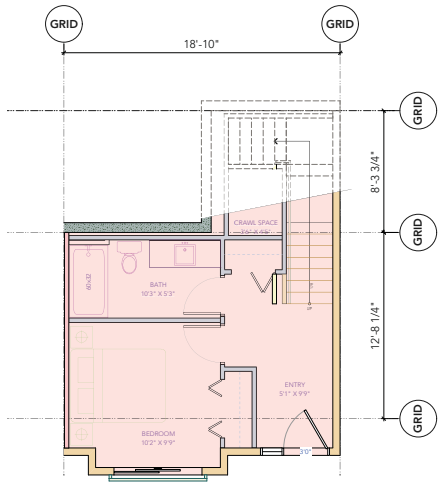
Scale: 1/4" = 1'-0"



C1 3 STOREY TOWNHOUSE (LOWER)
Scale: 1/4" = 1'-0"



C2 3 STOREY TOWNHOUSE (MID)
Scale: 1/4" = 1'-0"



C2 3 STOREY TOWNHOUSE (LOWER)
Scale: 1/4" = 1'-0"

RESIDENTIAL TOWNHOUSE UNITS

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22 Issued for Rezoning
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project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

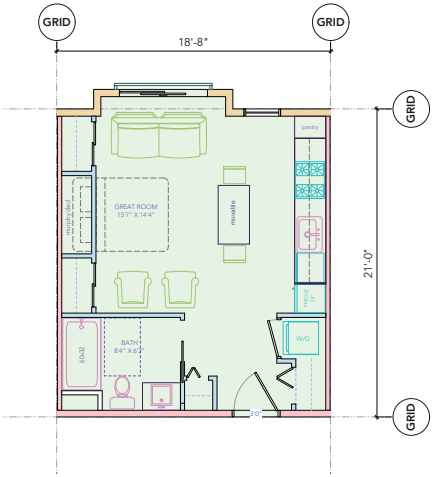
drawn:	date:
MCH/PDH	August 2016
checked	
scale: as noted	project no.: 424

sheet title: UNIT PLANS

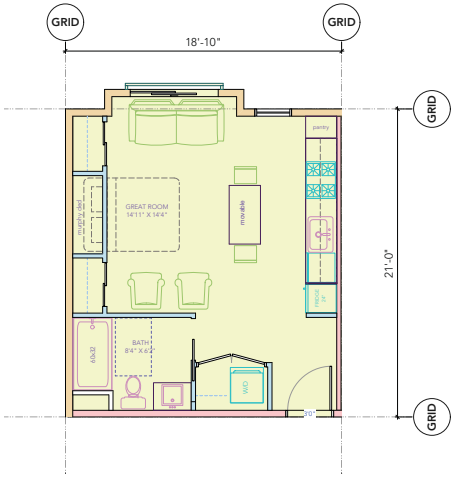
P424.plans.vwx

sheet no.: A6.04 **rev.:**

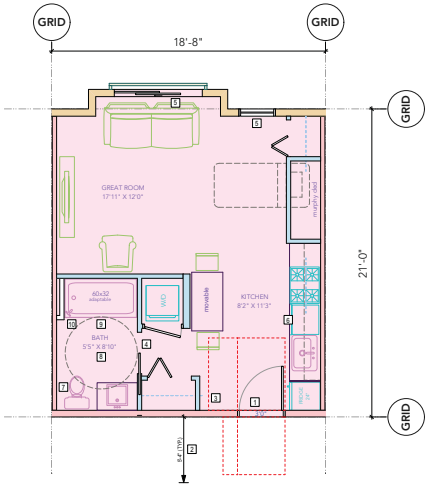
plotted: 17-10-24 11:33:14 AM



D1 UNIT TYPE D1 - STUDIO (INTERNAL)
Scale: 1/4" = 1'-0"



D2 UNIT TYPE D2 - STUDIO (END)
Scale: 1/4" = 1'-0"



D3 UNIT TYPE D3 - STUDIO (INTERNAL) (ADAPTABLE-LEVEL 2)
Scale: 1/4" = 1'-0"

LEVEL 2 ADAPTABLE DESIGN ELEMENTS:

1. 3'-0" Suite entry door c/w wiring for automatic door opener.
2. Corridors greater than 4' wide, typical.
3. 2'-0" clear wall space adjacent to door latches where door swings toward user.
4. Bathroom door 2'-10" clear opening.
5. Window sills less than 2'-6" A.F.F.
6. Continuous counter between sink and stove.
7. Toilet located adjacent to wall.
8. Turning radius within bathroom provided.
9. Greater than 3' clearance along full length of tub.
10. Tub control valve placed at outer edge of tub, with tub spout remaining in central position.

RESIDENTIAL APARTMENT UNITS

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22 Issued for Rezoning
2017-10-25 Reissued for Rezoning

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Starlight Investments

consultant:

seal:

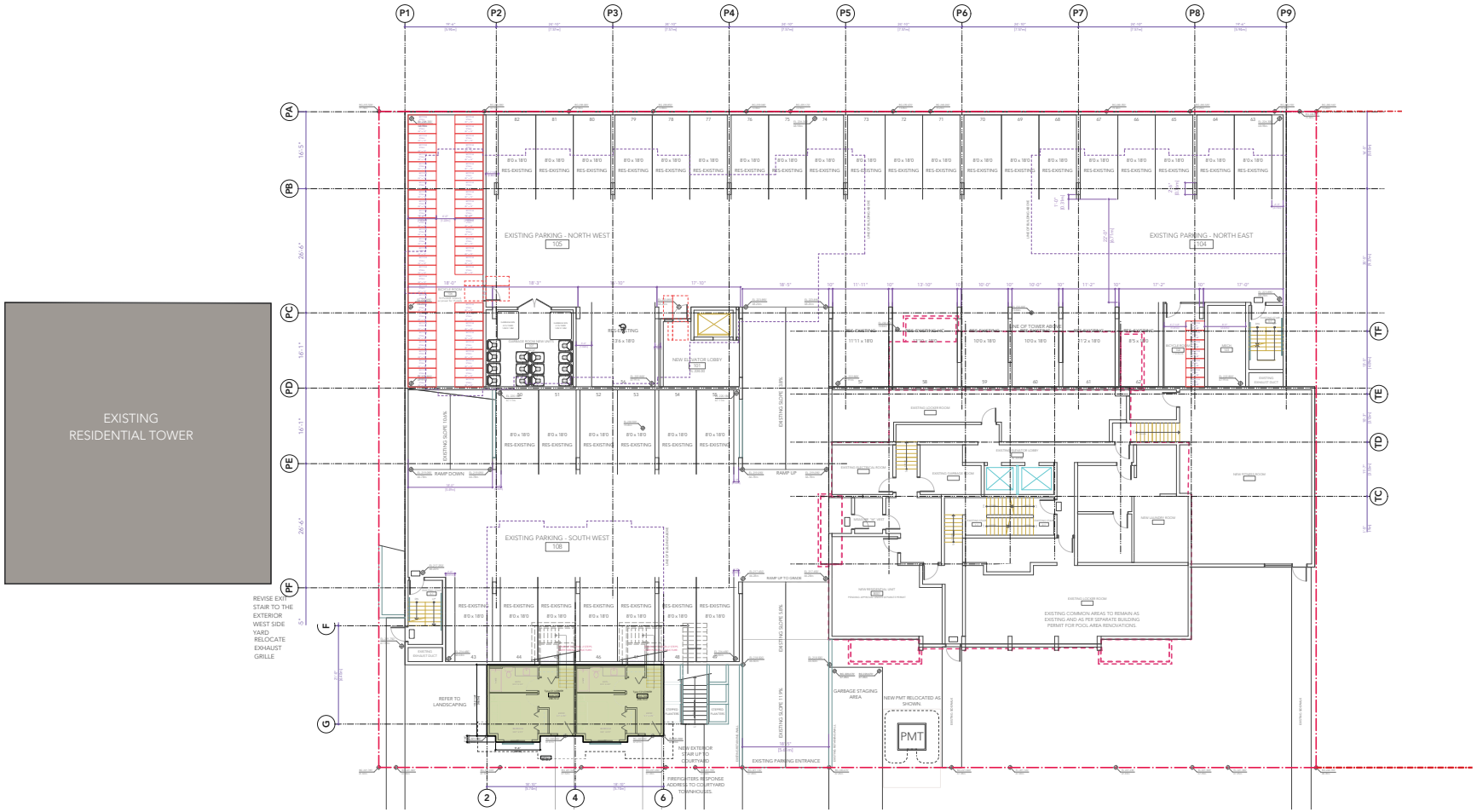
drawn:	date:
MCH/PDH	August 2016
checked	
scale: as noted	**project no.:** 424

sheet title: UNIT PLANS

P424.plans.vwx

sheet no.: A6.05 **rev.:**

plotted: 17-10-24 11:33:19 AM



Project Name: RESIDENTIAL INFILL DEVELOPMENT
Project Number: P424
Client: STARLIGHT INVESTMENTS
Gross Site Area: SF 27997.90 sf | SM 2601.09 sm | ACRES 0.64 acres | HA 0.260 ha | Units Per Acre n/a | Units Per HA n/a
Date: 9-Jan-17
Revised: 26-Oct-17

TOTAL FOR SUMMARY (ALL NEW BUILDINGS)

	Permitted FSR	Permitted FSR	Actual SF	Actual SM	Actual FSR
Total GFA	27998 sf	1.00 fsr	25582 sf	2376.64 sm	
Storage			0 sf	0.00 sm	
Total FSR			25582 sf	2376.64 sm	0.91 fsr

Amenity Provided

	Required:	Provided:
	n/a	n/a
	166 sf	11.42 sm

Site Coverage

	Site Area	27997.9 sf
	Existing Footprint	4452 sf 15.90%
	New Footprint	7170 sf 25.60%
	Total Coverage	41.54%

BUILDING ONE AREAS (APARTMENT BUILDING)

LEVEL	RES LOBBY	CIRCULATION	RESIDENTIAL	AMENITY	GFA	EFF	NO UNITS	STORAGE	FSR	GFA CHECK
1	(NOTE: PROJECT LEVEL 1 ON FLOOR PLANS)	104 sf	904 sf	2624 sf	166 sf	4000 sf	70.66 %	7	0 sf	3894 sf	3999 sf
2	(NOTE: PROJECT LEVEL 2 ON FLOOR PLANS)	0 sf	868 sf	3220 sf	0 sf	4088 sf	78.76 %	8	0 sf	4088 sf	4088 sf
3	(NOTE: PROJECT LEVEL 3 ON FLOOR PLANS)	0 sf	870 sf	3220 sf	0 sf	4090 sf	78.72 %	8	0 sf	4090 sf	4088 sf
4	(NOTE: PROJECT LEVEL 4 ON FLOOR PLANS)	0 sf	868 sf	3220 sf	0 sf	4088 sf	78.76 %	8	0 sf	4088 sf	4088 sf
5	(NOTE: PROJECT LEVEL 5 ON FLOOR PLANS)	0 sf	868 sf	0 sf	0 sf	868 sf	0.00 %	0	0 sf	868 sf	868 sf
TOTAL		104 sf	4378 sf	12085 sf	166 sf	16734 sf	74.61 %	31 units	0 sf	16938 sf	16731 sf
		9.66 sm	369.60 sm	1139.92 sm	15.42 sm	1554.61 sm			0.00 sm	1535.18 sm	1554.35 sm

BUILDING TWO AREAS (TOWNHOUSE BUILDING)

TOWNHOUSE UNIT TYPE	UNIT NO	UNIT TYPE	FLOOR		TOTAL		NO UNITS	TOTAL GFA	STORAGE		TOTAL FSR	
			LOWER	LOWER	MID	UPPER						
A3	T24	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	sf	sm	sf	sm	sf	sm
A4	T23	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	409 sf	37.99 sm	1 units	409 sf	37.99 sm	0 sf	409 sf	37.99 sm
B6	T25	2 STOREY TOWNHOUSE (2 BR)	408 sf	0 sf	0 sf	616 sf	1062 sf	98.64 sm	1 units	1062 sf	98.64 sm	0 sf	1062 sf	98.64 sm
B5	T26	2 STOREY TOWNHOUSE (2 BR)	408 sf	0 sf	0 sf	616 sf	1062 sf	98.64 sm	1 units	1062 sf	98.64 sm	0 sf	1062 sf	98.64 sm
C3	T21	3 STOREY TOWNHOUSE (3 BR)	299 sf	608 sf	0 sf	608 sf	1515 sf	103.59 sm	1 units	1515 sf	103.59 sm	0 sf	1515 sf	103.59 sm
C2	T22	3 STOREY TOWNHOUSE (3 BR)	299 sf	608 sf	0 sf	608 sf	1515 sf	103.59 sm	1 units	1515 sf	103.59 sm	0 sf	1515 sf	103.59 sm
TOTALS							6 units		6657 sf		0 sf	6657 sf	
									618.43 sm			618.43 sm	

BUILDING THREE AREAS (TOWNHOUSE BUILDING)

TOWNHOUSE UNIT TYPE	UNIT NO	UNIT TYPE	FLOOR		TOTAL		NO UNITS	TOTAL GFA	STORAGE		TOTAL FSR	
			LOWER	LOWER	MID	UPPER						
B1	T28	2 STOREY TOWNHOUSE (2 BR)	393 sf	0 sf	0 sf	991 sf	784 sf	72.83 sm	1 units	784 sf	72.83 sm	0 sf	784 sf	72.83 sm
B2	T27	2 STOREY TOWNHOUSE (2 BR)	393 sf	0 sf	0 sf	991 sf	784 sf	72.83 sm	1 units	784 sf	72.83 sm	0 sf	784 sf	72.83 sm
B3	T29	2 STOREY TOWNHOUSE (2 BR)	393 sf	0 sf	0 sf	991 sf	784 sf	72.83 sm	1 units	784 sf	72.83 sm	0 sf	784 sf	72.83 sm
TOTALS							3 units		2358 sf		0 sf	2358 sf	
									218.50 sm			218.50 sm	

PROJECT SUMMARY TOTALS

NEW INFILL PROJECT TOTALS	40 units	25582 sf FSR	2376.64 sm	0.91 fsr
EXISTING BUILDING PROJECT TOTALS	89 units	64185 sf FSR	5962.98 sm	2.29 fsr
TOTALS FOR NEW INFIL AND EXISTING	129 units	89767 sf FSR	8339.62 sm	3.21 fsr

BUILDING 1
STRATA LOT UNIT SUMMARY

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
1	101	A2	412 sf	38.30 sm	0 sf	0.00 sm	412 sf	38.30 sm	0 sf	0.00 sm
1	102	A1	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	103	A1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	104	A2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	105	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	106	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	107	D4 (ADAPTABLE)	402 sf	37.44 sm	0 sf	0.00 sm	402 sf	37.44 sm	0 sf	0.00 sm
		Level 1 Totals:	2926 sf	262.68 sm	0 sf	0.00 sm	2926 sf	262.68 sm	0 sf	0.00 sm

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
2	201	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
2	202	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	203	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	204	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	205	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
2	206	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
2	207	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	208	D4 (ADAPTABLE)	402 sf	37.44 sm	0 sf	0.00 sm	402 sf	37.44 sm	0 sf	0.00 sm
		Level 2 Totals:	3220 sf	299.22 sm	0 sf	0.00 sm	3220 sf	299.22 sm	0 sf	0.00 sm

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
3	301	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
3	302	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	303	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	304	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	305	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	306	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	307	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	308	D4 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 3 Totals:	3220 sf	299.22 sm	0 sf	0.00 sm	3220 sf	299.22 sm	0 sf	0.00 sm

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
4	401	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
4	402	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	403	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	404	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	405	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	406	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	407	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	408	D4 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 4 Totals:	3220 sf	299.22 sm	0 sf	0.00 sm	3220 sf	299.22 sm	0 sf	0.00 sm
		Overall Totals:	12085 sf	1160.38 sm	0 sf	0.00 sm	12085 sf	1160.38 sm	0 sf	0.00 sm

GROUND FLOOR PLAN - AREA OVERLAY

Scale: 3/32" = 1'-0"

SUPERSEDED

revisions:

no.	date	description

issues:

2017-10-25	Reissued for Rezoning

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Starlight Investments

consultant:

seal:

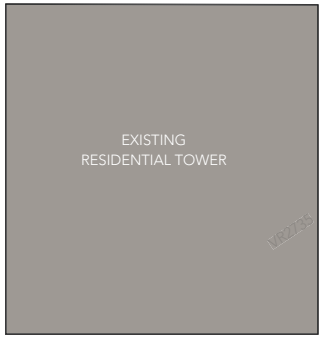
drawn:	date:
MCH/PDH	September 2017
checked	
scale:	**project no.:**
as noted	424

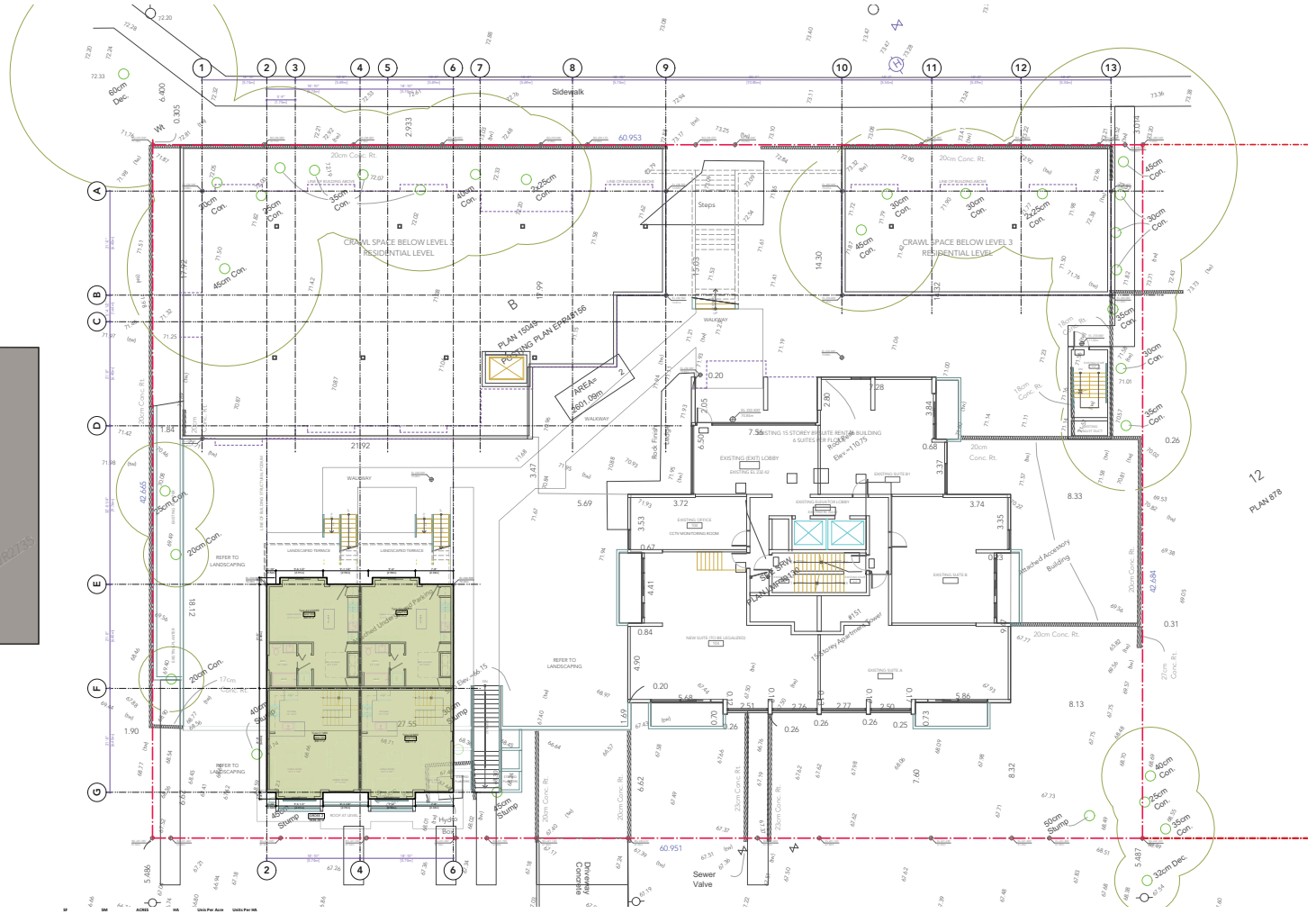
sheet title:
GROUND FLOOR PLAN
AREA OVERLAY

P424.plans.vwx

sheet no.: A8.01 **rev.:**

plotted: 17-10-24 11:33:58 AM





Project Name:	RESIDENTIAL INFILL DEVELOPMENT			SF	SM	ACRES	HA	Units Per Acre	Units Per HA	Date:	9-Jan-17
Project Number:	P424		Gross Site Area:	27997.90 sf	2601.09 sm	0.64 acres	0.260 ha	n/a	n/a	Revised:	26-Oct-17
Client:	STARLIGHT INVESTMENTS										

TOTAL FOR SUMMARY (ALL NEW BUILDINGS)	Permitted FSR	Permitted FSR	Actual SF	Actual SM	Actual FSR
Total GFA	27998 sf	1.00 fsr	25302 sf	2376.64 sm	
Storage			0 sf	0.00 sm	
Total FSR			25302 sf	2376.64 sm	0.91 fsr

Amenity Provided			
	Required:	n/a	n/a
	Provided:	166 sf	15.42 sm

Site Coverage		
Site Area	27997.9 sf	
Existing Footprint	4452 sf	15.90%
New Footprint	7179 sf	25.64%
Total Coverage		41.54%

BUILDING ONE AREAS (APARTMENT BUILDING)												
LEVEL			RES. LOBBY	CIRCULATION	RESIDENTIAL	AMENITY	GFA	EFF	NO. UNITS	STORAGE	FSR	GFA CHECK
1	(NOTE: PROJECT LEVEL 1 ON FLOOR PLANS)	104 sf	904 sf	2624 sf	166 sf	4000 sf	70.66 %	7	0 sf	3834 sf		3999 sf
2	(NOTE: PROJECT LEVEL 2 ON FLOOR PLANS)	0 sf	868 sf	3220 sf	0 sf	4088 sf	78.76 %	8	0 sf	4088 sf		4088 sf
3	(NOTE: PROJECT LEVEL 3 ON FLOOR PLANS)	0 sf	870 sf	3220 sf	0 sf	4090 sf	78.72 %	8	0 sf	4090 sf		4088 sf
4	(NOTE: PROJECT LEVEL 4 ON FLOOR PLANS)	0 sf	868 sf	3220 sf	0 sf	4088 sf	78.76 %	8	0 sf	4088 sf		4088 sf
5	(NOTE: PROJECT LEVEL 5 ON FLOOR PLANS)	0 sf	868 sf	0 sf	0 sf	868 sf	0.00 %	0	0 sf	868 sf		868 sf
TOTAL		104 sf	4378 sf	12085 sf	166 sf	16734 sf	74.61 %	31 units	0 sf	16568 sf		16731 sf
		9.66 sm	369.60 sm	1139.92 sm	15.42 sm	1554.61 sm			0.00 sm	1539.18 sm		1554.35 sm

BUILDING TWO AREAS (TOWNHOUSE BUILDING)												
TOWNHOUSE UNIT TYPE	UNIT NO	UNIT TYPE	FLOOR			TOTAL		NO UNITS	TOTAL GFA	STORAGE		TOTAL FSR
			LOWER	LOWER	MID	UPPER						
A3	T24	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	sf	1 units	409 sf	37.99 sm	0 sf	409 sf
A4	T23	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	37.99 sm	1 units	409 sf	37.99 sm	0 sf	409 sf
B6	T25	2 STOREY TOWNHOUSE (2 BR)	408 sf	0 sf	634 sf	1042 sf	96.84 sm	1 units	1042 sf	96.84 sm	0 sf	1042 sf
B5	T26	2 STOREY TOWNHOUSE (2 BR)	408 sf	0 sf	634 sf	1042 sf	96.84 sm	1 units	1042 sf	96.84 sm	0 sf	1042 sf
C3	T21	3 STOREY TOWNHOUSE (3 BR)	299 sf	608 sf	608 sf	1515 sf	103.59 sm	1 units	1515 sf	103.58 sm	0 sf	1515 sf
C2	T22	3 STOREY TOWNHOUSE (3 BR)	299 sf	608 sf	608 sf	1515 sf	103.59 sm	1 units	1515 sf	103.58 sm	0 sf	1515 sf
TOTALS								6 units	6657 sf		0 sf	6657 sf
									618.43 sm			618.43 sm

BUILDING THREE AREAS (TOWNHOUSE BUILDING)												
TOWNHOUSE UNIT TYPE	UNIT NO	UNIT TYPE	FLOOR			TOTAL		NO UNITS	TOTAL GFA	STORAGE		TOTAL FSR
			LOWER	LOWER	MID	UPPER						
B1	T28	2 STOREY TOWNHOUSE (2 BR)	281 sf	0 sf	991 sf	781 sf	72.59 sm	1 units	781 sf	72.59 sm	0 sf	781 sf
B2	T27	2 STOREY TOWNHOUSE (2 BR)	366 sf	0 sf	994 sf	788 sf	73.24 sm	1 units	788 sf	73.24 sm	0 sf	788 sf
B3	T29	2 STOREY TOWNHOUSE (2 BR)	366 sf	0 sf	994 sf	788 sf	73.20 sm	1 units	788 sf	73.20 sm	0 sf	788 sf
TOTALS								3 units	2358 sf		0 sf	2358 sf
									219.02 sm			219.02 sm

PROJECT SUMMARY TOTALS												
NEW INFILL PROJECT TOTALS								40 units			25302 sf FSR	2376.64 sm 0.91 fsr
EXISTING BUILDING PROJECT TOTALS								89 units			64185 sf FSR	5962.98 sm 2.29 fsr
TOTALS FOR NEW INFILL AND EXISTING								129 units			89767 sf FSR	8339.62 sm 3.21 fsr

BUILDING 1
STRATA LOT UNIT SUMMARY

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
1	101	A2	412 sf	38.30 sm	0 sf	0.00 sm	412 sf	38.30 sm	0 sf	0.00 sm
1	102	A1	404 sf	37.55 sm	0 sf	0.00 sm	404 sf	37.55 sm	0 sf	0.00 sm
1	103	A1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	104	A1	404 sf	37.55 sm	0 sf	0.00 sm	404 sf	37.55 sm	0 sf	0.00 sm
1	105	D2	404 sf	37.55 sm	0 sf	0.00 sm	404 sf	37.55 sm	0 sf	0.00 sm
1	106	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	107	D3 (ADAPTABLE)	402 sf	37.39 sm	0 sf	0.00 sm	402 sf	37.39 sm	0 sf	0.00 sm
		Level 1 Totals:	2926 sf	262.08 sm	0 sf	0.00 sm	2926 sf	262.08 sm	0 sf	0.00 sm

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
2	201	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
2	202	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	203	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	204	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	205	D2	404 sf	37.55 sm	0 sf	0.00 sm	404 sf	37.55 sm	0 sf	0.00 sm
2	206	D2	404 sf	37.55 sm	0 sf	0.00 sm	404 sf	37.55 sm	0 sf	0.00 sm
2	207	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	208	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
		Level 2 Totals:	3220 sf	299.32 sm	0 sf	0.00 sm	3220 sf	299.32 sm	0 sf	0.00 sm

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
3	301	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
3	302	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	303	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	304	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	305	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	306	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	307	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	308	D3 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 3 Totals:	3220 sf	299.32 sm	0 sf	0.00 sm	3220 sf	299.32 sm	0 sf	0.00 sm

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
4	401	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
4	402	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	403	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	404	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	405	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	406	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	407	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	408	D3 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 4 Totals:	3220 sf	299.32 sm	0 sf	0.00 sm	3220 sf	299.32 sm	0 sf	0.00 sm
		Overall Totals:	12085 sf	1160.04 sm	0 sf	0.00 sm	12085 sf	1160.04 sm	0 sf	0.00 sm

LEVEL 2 PLAN - AREA OVERLAY

Scale: 3/32" = 1'-0"

SUPERSEDED

revisions:

no.	date	description

issues:

2017-10-25 Reissued for Rezoning

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Telephone: (604) 730-8100 | Web: www.bha.ca

project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn:	date:
MCH/PDH	September 20178
checked	
scale: as noted	project no.: 424

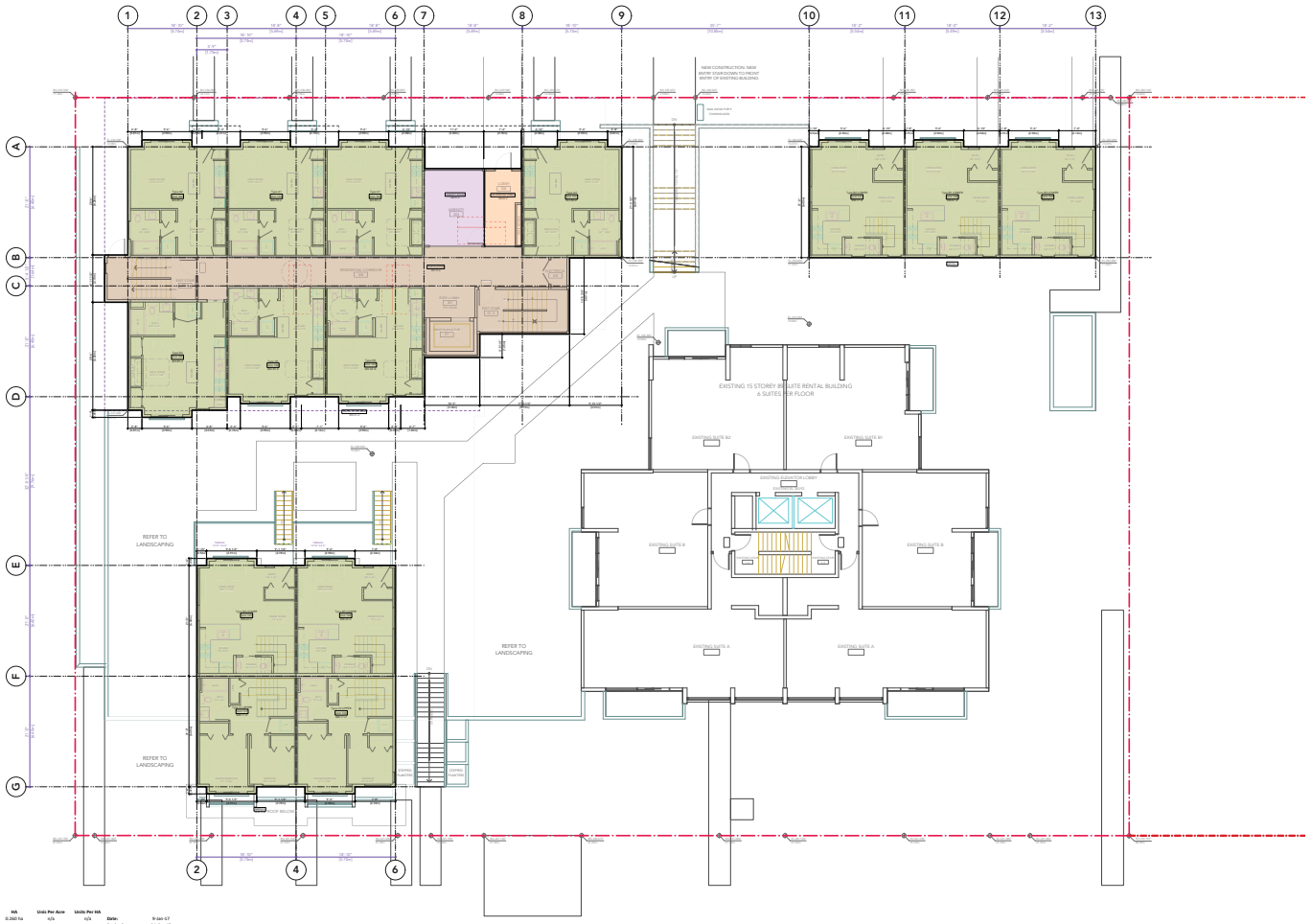
sheet title:
LEVEL 2 PLAN
AREA OVERLAY

P424.plans.vwx

sheet no.: A8.02 **rev.:**

plotted: 17-10-24 11:34:03 AM

EXISTING
RESIDENTIAL TOWER



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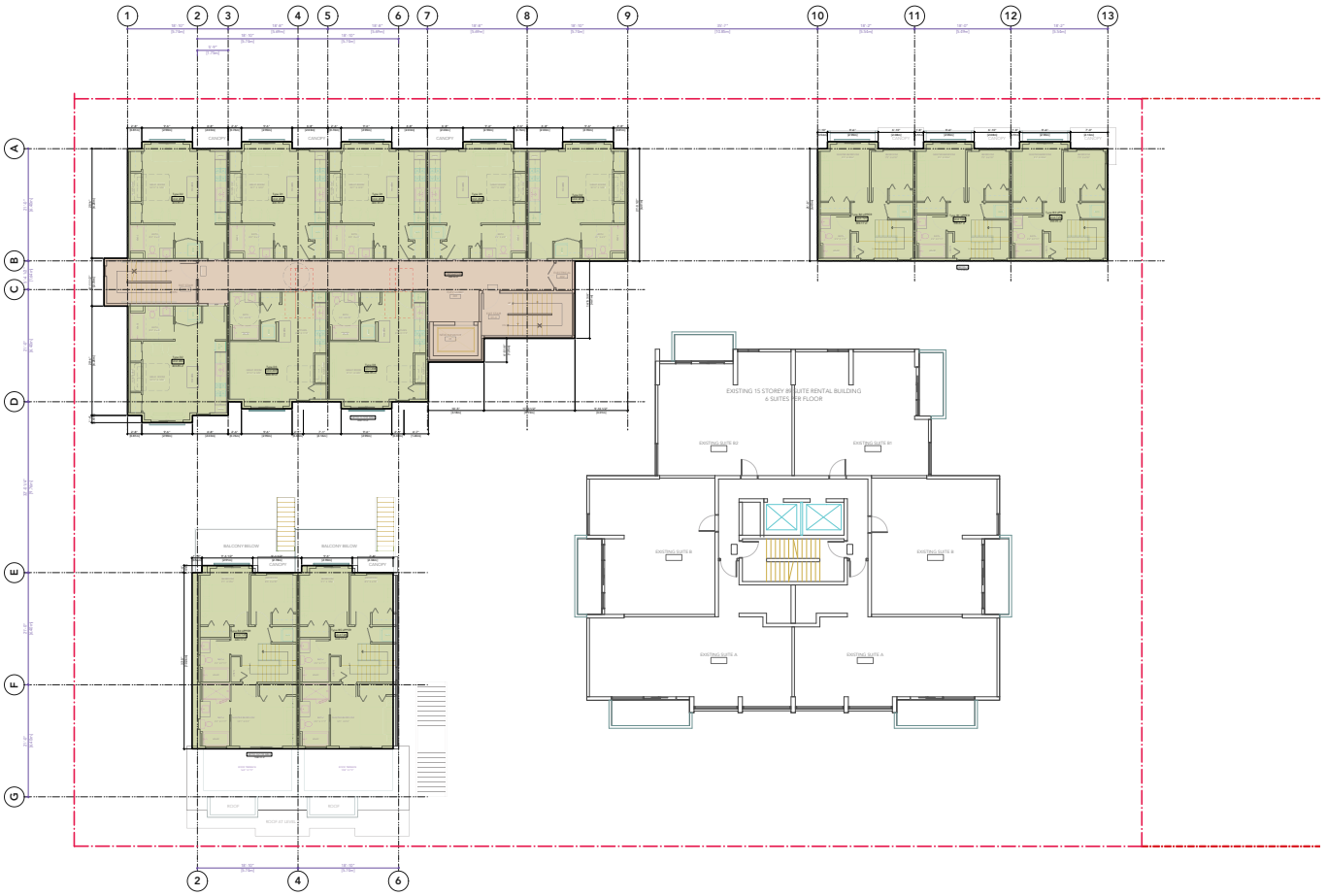
EXISTING
RESIDENTIAL TOWER



Project Name:	RESIDENTIAL INFILL DEVELOPMENT				**SF**	**SM**	**ACRES**	**HA**	**Units Per Acre**	**Units Per HA**						
Project Number:	P424			Gross Site Area:	27997.90 sf	2601.09 sm	0.64 acres	0.260 ha	n/a	n/a	**Date:**	9-Jan-17				
Client:	STARLIGHT INVESTMENTS										**Revised:**	26-Oct-17				
TOTAL FSR SUMMARY (ALL NEW BUILDINGS)							**Amenity Provided**				**Site Coverage**					
	Permitted FSR	Permitted FSR	Actual SF	Actual SM	Actual FSR		Required:	n/a	n/a		Site Area	27997.9 sf				
Total GFA	**27998 sf**	**1.00 fsr**	**25302 sf**	**2376.64 sm**			Provided:	166 sf	11.42 sm		Existing Footprint	4453 sf	15.90%			
Storage			**0 sf**	**0.00 sm**							New Footprint	7179 sf	25.64%			
Total FSR			**25302 sf**	**2376.64 sm**	**0.91 fsr**						Total Coverage		41.54%			

BUILDING ONE AREAS (APARTMENT BUILDING)													
LEVEL			RES LOBBY	CIRCULATION	RESIDENTIAL	AMENITY	GFA	EFF	NO UNITS	STORAGE	FSR		GFA CHECK
1	(NOTE: PROJECT LEVEL 1 ON FLOOR PLANS)	104 sf	904 sf	2624 sf	166 sf	4000 sf	70.66 %	7	0 sf	**3834 sf**			3999 sf
2	(NOTE: PROJECT LEVEL 2 ON FLOOR PLANS)	0 sf	868 sf	3220 sf	0 sf	4088 sf	78.76 %	8	0 sf	**4088 sf**			4088 sf
3	(NOTE: PROJECT LEVEL 3 ON FLOOR PLANS)	0 sf	870 sf	3220 sf	0 sf	4090 sf	78.72 %	8	0 sf	**4090 sf**			4088 sf
4	(NOTE: PROJECT LEVEL 4 ON FLOOR PLANS)	0 sf	868 sf	3220 sf	0 sf	4088 sf	78.76 %	8	0 sf	**4088 sf**			4088 sf
5	(NOTE: PROJECT LEVEL 5 ON FLOOR PLANS)	0 sf	868 sf	0 sf	0 sf	868 sf	0.00 %	0	0 sf	**868 sf**			868 sf
TOTAL			**104 sf**	**3978 sf**	**13885 sf**	**166 sf**	**16726 sf**	79.61 %	**31 units**	**0 sf**	**16938 sf**	as amenity and storage	**16721 sf**
			9.66 sm	**369.60 sm**	**1289.92 sm**	**15.42 sm**	**1553.61 sm**			**0.00 sm**	**1573.18 sm**		**1553.35 sm**

BUILDING TWO AREAS (TOWNHOUSE BUILDING)												
TOWNHOUSE UNIT TYPE	UNIT NO	UNIT TYPE	FLOOR		TOTAL		NO UNITS	TOTAL GFA		STORAGE	TOTAL FSR	
		LOWER	LOWER	MID	UPPER							
A3	T24	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	1 units	409 sf	37.99 sm	0 sf	409 sf	37.99 sm
A4	T23	STUDIO TOWNHOUSE	409 sf	0 sf	0 sf	409 sf	1 units	409 sf	37.99 sm	0 sf	409 sf	37.99 sm
B6	T25	2 STOREY TOWNHOUSE (2 BR)	408 sf	0 sf	634 sf	1042 sf	1 units	1042 sf	96.84 sm	0 sf	1042 sf	96.84 sm
B5	T26	2 STOREY TOWNHOUSE (2 BR)	408 sf	0 sf	634 sf	1042 sf	1 units	1042 sf	96.84 sm	0 sf	1042 sf	96.84 sm
C1	T21	3 STOREY TOWNHOUSE (3 BR)	299 sf	608 sf	608 sf	1515 sf	1 units	1515 sf	140.78 sm	0 sf	1515 sf	140.78 sm
C2	T22	3 STOREY TOWNHOUSE (3 BR)	299 sf	608 sf	608 sf	1515 sf	1 units	1515 sf	140.78 sm	0 sf	1515 sf	140.78 sm
TOTALS							**6 units**	**6657 sf**		**0 sf**	**6657 sf**	
								618.43 sm			**618.43 sm**	

BUILDING THREE AREAS (TOWNHOUSE BUILDING)												
TOWNHOUSE UNIT TYPE	UNIT NO	UNIT TYPE	FLOOR		TOTAL		NO UNITS	TOTAL GFA		STORAGE	TOTAL FSR	
		LOWER	LOWER	MID	UPPER							
B1	T28	2 STOREY TOWNHOUSE (2 BR)	391 sf	0 sf	991 sf	781 sf	72.59 sm	1 units	781 sf	72.59 sm	0 sf	781 sf	72.59 sm
B2	T27	2 STOREY TOWNHOUSE (2 BR)	394 sf	0 sf	994 sf	788 sf	73.24 sm	1 units	788 sf	73.24 sm	0 sf	788 sf	73.24 sm
B3	T29	2 STOREY TOWNHOUSE (2 BR)	394 sf	0 sf	994 sf	788 sf	73.20 sm	1 units	788 sf	73.20 sm	0 sf	788 sf	73.20 sm
TOTALS							**3 units**	**2358 sf**		**0 sf**	**2358 sf**	
								218.92 sm			**218.92 sm**	

PROJECT SUMMARY TOTALS												
NEW INFILL PROJECT TOTALS							**40 units**				**25302 sf FSR**	**2376.64 sm**	**0.91 fsr**
EXISTING BUILDING PROJECT TOTALS							**89 units**				**64185 sf FSR**	**5962.98 sm**	**2.29 fsr**
TOTALS FOR NEW INFILL AND EXISTING							**129 units**				**89767 sf FSR**	**8339.62 sm**	**3.21 fsr**

BUILDING 1
STRATA LOT UNIT SUMMARY

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
1	101	A2	412 sf	38.30 sm	0 sf	0.00 sm	412 sf	38.30 sm	0 sf	0.00 sm
1	102	A1	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	103	A1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	104	A2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	105	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
1	106	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
1	107	D3 (ADAPTABLE)	402 sf	37.34 sm	0 sf	0.00 sm	402 sf	37.34 sm	0 sf	0.00 sm
		Level 1 Totals:	**3029 sf**	**281.58 sm**	**0 sf**	**0.00 sm**	**3029 sf**	**281.58 sm**	**0 sf**	**0.00 sm**

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
2	201	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
2	202	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	203	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	204	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	205	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
2	206	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
2	207	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
2	208	D3 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 2 Totals:	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
3	301	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
3	302	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	303	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	304	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	305	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	306	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
3	307	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
3	308	D3 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 3 Totals:	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**

Floor	Unit #	Type	Area (sf)	Area (sm)	Storage (sf)	Storage (sm)	Net Area (sf)	Net Area (sm)	Balcony (sf)	Balcony (sm)
4	401	D2	407 sf	37.78 sm	0 sf	0.00 sm	407 sf	37.78 sm	0 sf	0.00 sm
4	402	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	403	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	404	D1	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	405	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	406	D2	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
4	407	D3 (ADAPTABLE)	400 sf	37.21 sm	0 sf	0.00 sm	400 sf	37.21 sm	0 sf	0.00 sm
4	408	D3 (ADAPTABLE)	404 sf	37.53 sm	0 sf	0.00 sm	404 sf	37.53 sm	0 sf	0.00 sm
		Level 4 Totals:	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**	**3220 sf**	**299.22 sm**	**0 sf**	**0.00 sm**
		Overall Totals:	**12985 sf**	**1160.98 sm**	**0 sf**	**0.00 sm**	**12985 sf**	**1160.98 sm**	**0 sf**	**0.00 sm**

LEVEL 4 PLAN - AREA OVERLAY

Scale: 3/32" = 1'-0"

SUPERSEDED

revisions:

no.	date	description

issues:

2017-10-25 Reissued for Rezoning

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project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn:	date:
MCH/PDH	September 2017
checked	
scale:	**project no.:**
as noted	424

sheet title:
LEVEL 4 PLAN
AREA OVERLAY

P424.plans.vwx

sheet no.: A8.04 **rev.:**

plotted: 17-10-24 11:34:11 AM

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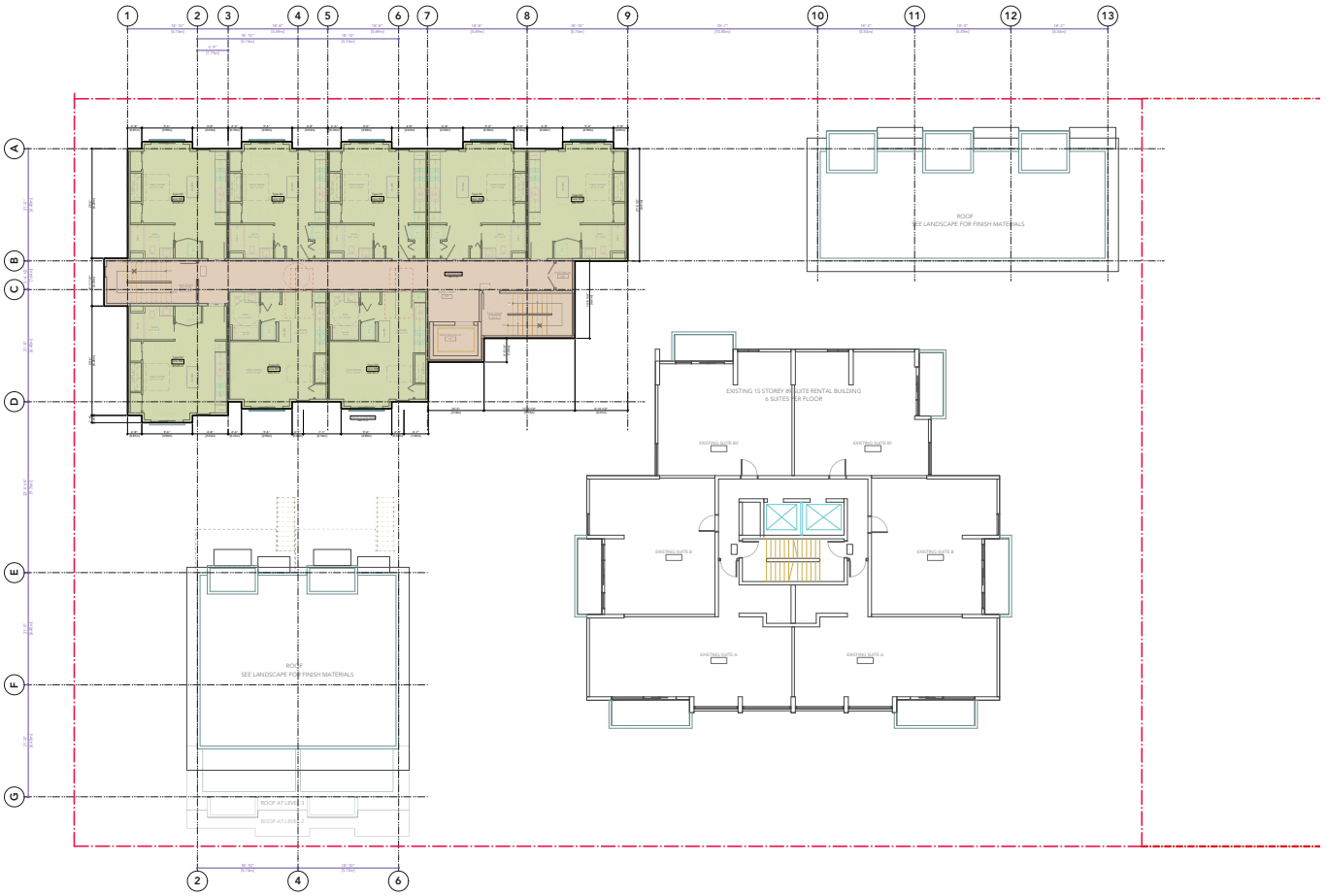

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EXISTING
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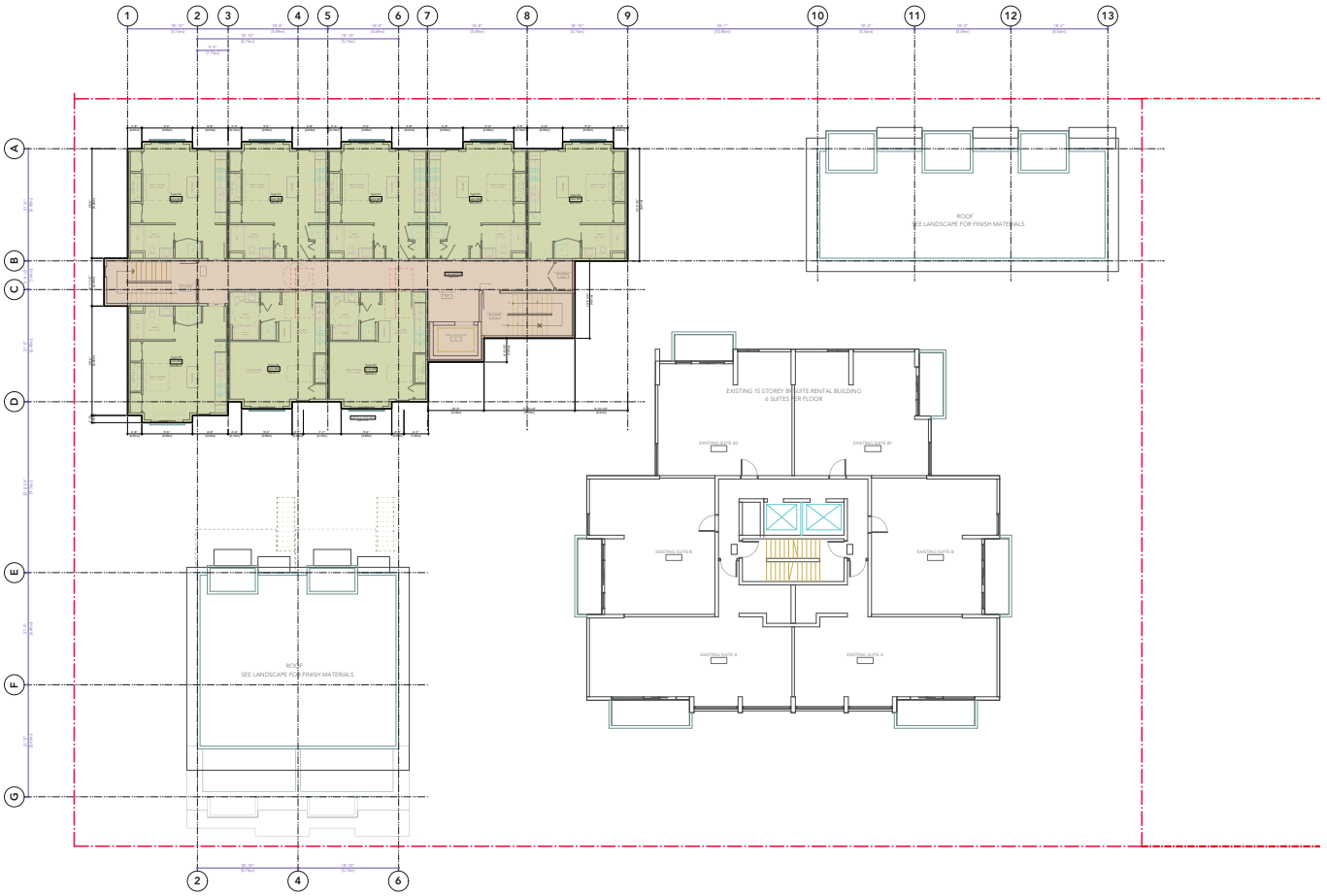

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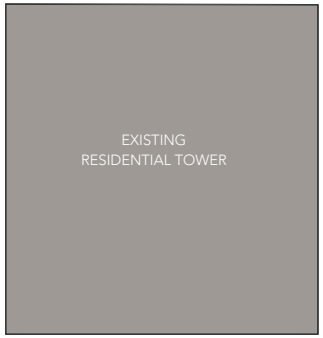
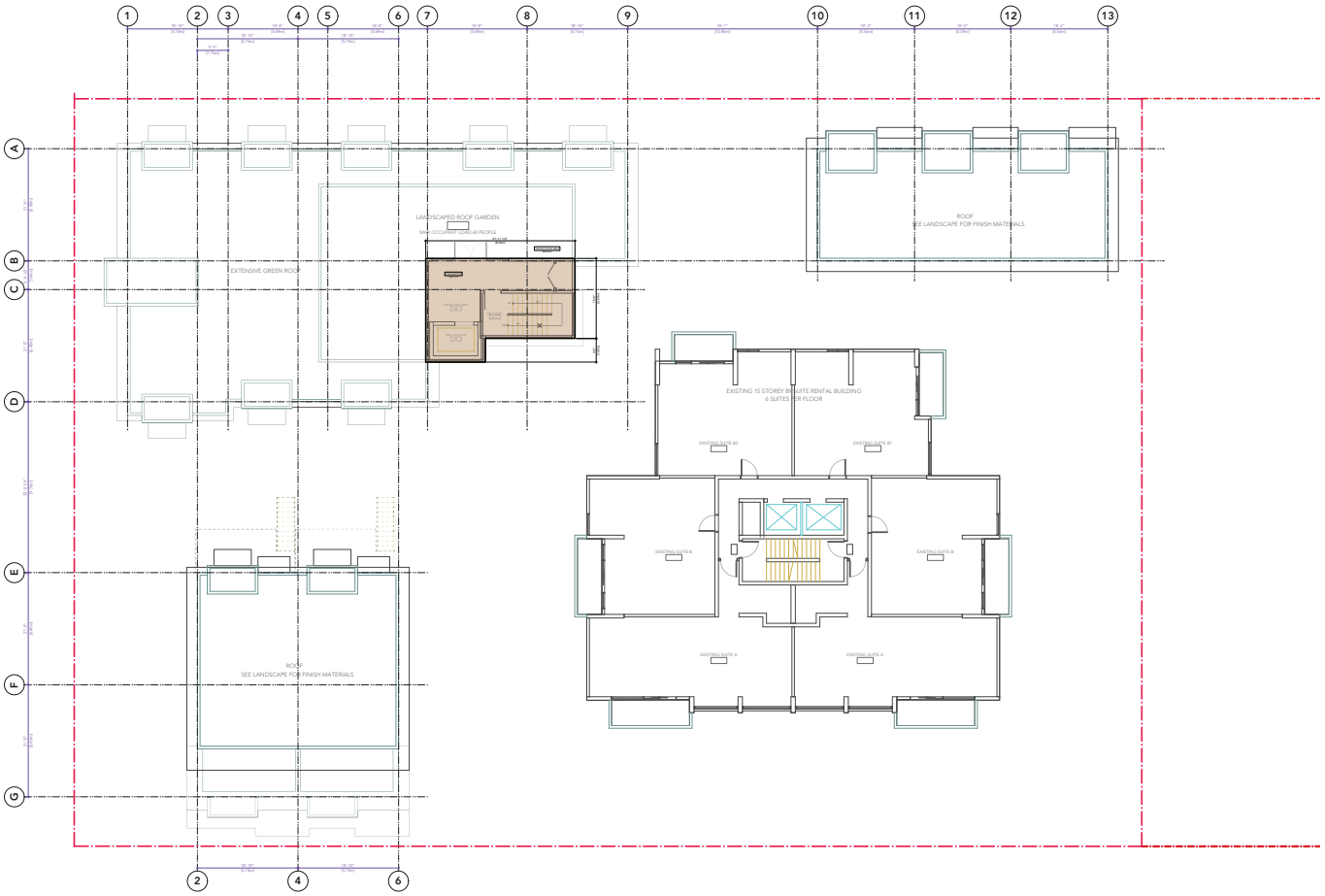

EXISTING
RESIDENTIAL TOWER


LANDSCAPED ROOF GARDEN
EXTENSIVE GREEN ROOF
ROOF
SEE LANDSCAPE FOR FINISH MATERIALS
EXISTING 15 STOREY PRIVATE RENTAL BUILDING
6 SUITES PER FLOOR
EXISTING SUITE B2
EXISTING SUITE B1
EXISTING SUITE B
EXISTING SUITE A
ROOF
SEE LANDSCAPE FOR FINISH MATERIALS

| | | |



1 East Keith Road Elevation
Scale: nts



2 East Keith Road - Looking West
Scale: nts



3 East Keith Road - Looking East
Scale: nts

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-10-25	Reissued for Rezoning

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Burrowes Huggins Architects
Suite 205 - 1628 West 1st Avenue, Vancouver B.C.
Telephone: (604) 730-8100 | Web: www.bha.ca

project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn: MCH/DM	date: October 2017
checked	
scale: as noted	project no.: 424

sheet title:
3D Studies

P424-3D Studies.vwx

sheet no.: A9.01
rev.:

plotted: 17-10-24 10:47:44 AM



1 East 6th Street
Scale: nts



2 East 6th Street - Looking West
Scale: nts



3 East 6th Street - Looking East
Scale: nts

SUPERSEDED

revisions:

no.	date	description

issues:

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2017-10-25	Reissued for Rezoning

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151 East Keith
North Vancouver BC

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seal:

drawn: MCH/DM	date: October 2017
checked	
scale: as noted	project no.: 424

sheet title:
3D Studies

P424-3D Studies.vwx

sheet no.: A9.02
rev.:

plotted: 17-10-24 10:47:29 AM



2 Birdseye - Looking Northeast



1 Birdseye - Looking East



4 Courtyard View



3 Birdseye - Looking Southeast

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-10-25	Reissued for Rezoning

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151 East Keith
North Vancouver BC

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consultant:

seal:

drawn: MCH/DM	date: October 2017
checked	
scale: as noted	project no.: 424

sheet title:
3D Studies

P424-3D Studies.vwx

sheet no.: A9.03
rev.:

plotted: 17-10-24 10:48:09 AM

SUPERSEDED

SHADOW STUDIES



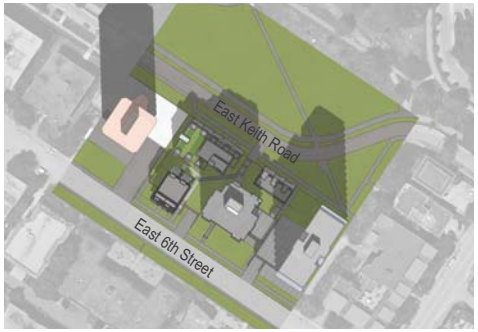
June 21st - 10am



June 21st - 12pm


June 21st - 2pm


September 21st - 10am



September 21st - 12pm


September 21st - 2pm


December 21st - 10am


December 21st - 12pm


December 21st - 2pm

NORTH

SUPERSEDED

revisions:

no.	date	description

issues:

2016-11-22	Issued for Rezoning
2017-10-25	Reissued for Rezoning

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project:

Proposed Residential Infill
151 East Keith
North Vancouver BC

Starlight Investments

consultant:

seal:

drawn: MCH/DM	date: October 2016
checked	
scale: as noted	project no.: 424

sheet title: Shadow Studies

P424-3D Studies.vwx

sheet no.: A9.04

rev.:

plotted: 17-10-24 10:48:21 AM

PROPOSED RESIDENTIAL INFILL DEVELOPMENT

LANDSCAPE SET: RE-ISSUED FOR REZONING
OCTOBER 23, 2017

PROJECT INFORMATION

ARCHITECT:

BURROWES HUGGINS ARCHITECTS
CONTACT NAME: MIKE HUGGINS
205 - 1628 WEST 1ST AVENUE
VANCOUVER, BRITISH COLUMBIA
EMAIL: MIKEH@BHA.CA
PH: 604.730.8100

LANDSCAPE ARCHITECT:

CONNECT LANDSCAPE ARCHITECTURE INC.
CONTACT NAME: DAVID STOYKO
2305 HEMLOCK STREET,
VANCOUVER, BRITISH COLUMBIA, V6H 2V1
EMAIL: DAVID@CONNECTLA.CA
PH: 604.681.3303

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	**SHEET NAME**
L 0.0	COVER SHEET AND DRAWING LIST
L 1.1	LANDSCAPE CONCEPT PLAN
L 1.2	LANDSCAPE CONCEPT LIGHTING PLAN
L 2.1	PLANT MATERIALS / LANDSCAPE MATERIALS
L 2.2	LANDSCAPE PLANTING PLAN
L 2.3	TREE PROTECTION AND REMOVAL

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF NORTH VANCOUVER.

SUPERSEDED

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4	RE-ISSUED FOR REZONING	17-10-23
3	RE-ISSUED FOR REZONING	17-01-09
2	ISSUED FOR REZONING	16-11-22
1	ISSUED FOR REVIEW	16-10-20

REVISIONS

Starlight Investments

PROPOSED
RESIDENTIAL INFILL
151 EAST KEITH ROAD
North Vancouver, British Columbia

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.	06-516

COVER PAGE
DRAWING INDEX

L0.0

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REVISIONS

Starlight Investments

PROPOSED RESIDENTIAL INFILL 151 EAST KEITH ROAD

North Vancouver, British Columbia

Scale:	3/32" = 1'-0"
Drawn:	DS
Reviewed:	DS
Project No.	06-516

LANDCAPE CONCEPT PLAN

L1.1

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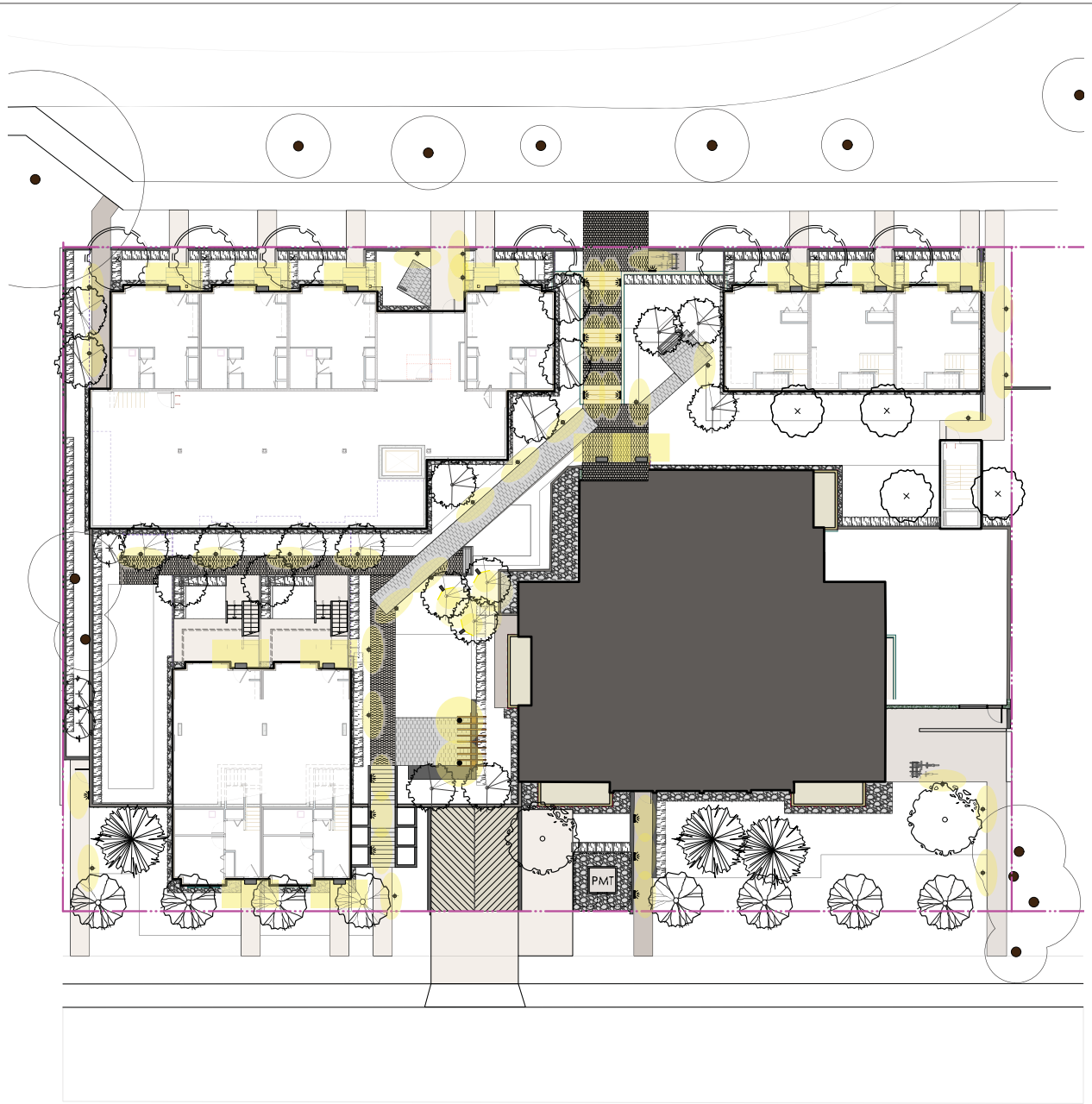

SYMBOL

LEGEND LIGHTING

TYP. ENTRY DOOR LIGHT

REFER TO ARCHITECTURAL AND ELECTRICAL DWGS

WALL / STEP LIGHT

PEDESTRIAN IN-WALL LIGHTS FOR ILLUMINATING STAIRS AND PATHS
SLV LIGHTING PEMA SQUARE
15W CFL LAMP
MODEL# 3230030U - BLACK COLOUR



BOLLARD LIGHTING

PEDESTRIAN LIGHT BOLLARD FOR PATH LIGHTING
SLV LIGHTING F-POL BOLLARD
13W LED LAMP
MODEL #4231595U - ANTHRACITE COLOUR



UP-LIGHTING

AT SPECIMEN TREES AND MONUMENT LOCATIONS
SLV LIGHTING SITRA 360 SPIKE (GX53 LED)
5W LED 60 DEGREE LAMP
MODEL# 5231525U - ANTHRACITE COLOUR



DOWN-LIGHTING

AT TRELLIS FEATURE
SLV LIGHTING SITRA 360 WL (GX53 LED)
5W LED 60 DEGREE LAMP
MODEL# 3231515U - ANTHRACITE COLOUR



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REVISIONS

Starlight Investments

PROPOSED
RESIDENTIAL INFILL
151 EAST KEITH ROAD

North Vancouver, British Columbia

Scale:	3/32" = 1'-0"
Drawn:	DS
Reviewed:	DS
Project No.	06-516

LANDCAPE CONCEPT
LIGHTING PLAN

L1.2

SUPERSEDED

PAVING


FEATURE AREAS


WALKWAYS


PATIOS

PLANTING CHARACTER

EVERGREEN AND SHADE PLANTS



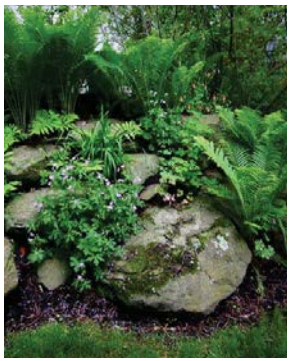

Dicentra formosa
Bleeding Heart


Polystichum munitum
Western Sword Fern


Fragaria chiloensis
Beach Strawberry


Rubus calycinoides
Emerald Carpet

PACIFIC NORTHWEST PLANTS




Achillia millefolium
Yarrow


Blechnum spicant
Deer Fern


Cryptogramma crispa
Parsley Fern


Iris tenax
Oregon Iris

PLANT MATERIAL LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	EXISTING TREES			
	Existing Tree To Remain; install Tree Protection Fencing around dripline perimeter			
	PROPOSED CONIFEROUS TREES			
3	*Picea omorika*	Serbian Spruce	3m HT. B&B	As shown
3	*Picea orientalis aurea*	Golden Oriental Spruce	3m HT. B&B	As shown
	PROPOSED DECIDUOUS TREES			
13	*Acer circinatum*	Vine Maple	6cm cal., B&B	As shown
8	*Acer griseum*	Paperbark Maple	5cm cal., B&B	As shown
4	*Acer palmatum 'Osakazuki'*	Japanese Maple	5cm cal., B&B	As shown
2	*Cercidiphyllum japonicum*	Katsura Tree	6cm cal., B&B	As shown
7	*Fraxinus penn. 'Prairie Spire'*	Prairie Spire Ash	6cm cal., B&B	As shown
5	*Liquidambar styraciflua 'Slender Silhouett*	Slender Silhouette Sweetgum	5cm cal., B&B	As shown
2	*Syringa reticulata*	Japanese Tree Lilac	5cm cal., B&B	As shown
	SHRUBS			
160	*Berberis thunbergii 'Rose Glow'*	Rose Glow Japanese Barberry	No. 2 Pot	600mm o.c.
49	*Cornus stolonifera*	Red Twig Dogwoon	No. 3 Pot	900mm o.c.
17	*Forsythia intermedia*	Yellow Forsythia	No. 2 pot	600mm o.c.
194	*Lavandula angustifolium 'Hidcote'*	Hidcote Blue English Lavender	No. 2 Pot	450mm o.c.
97	*Pieris japonica*	Japanese Pieris	No. 3 Pot	900mm o.c.
45	*Polystichum munitum*	Western Sword Fern	No. 1 pot	450mm o.c.
210	*Prunus laurocerasus 'Zabelina'*	Zabel's Laurel	No. 2 Pot	600mm o.c.
28	*Rhododendron 'Ken Janeck'*	Pink Rhododendron	No. 3 Pot	450mm o.c.
46	*Rhododendron 'Unique'*	Pink Rhododendron	No. 3 pot	600mm o.c.
55	*Sarcococca hookerana 'Humilis'*	Himalayan Sweetbox	No. 2 Pot	600mm o.c.
47	*Skimmia japonica*	Japanese Skimmia	No. 2 Pot	600mm o.c.
58	*Spiraea x bumalda 'Goldflame'*	Goldflame Spirea	No. 2 Pot	600mm o.c.
49	*Symphoricarpos alba*	Snowberry	No. 3 pot	600mm o.c.
255	*Taxus x media 'Hillii'*	Hicks Yew (male form)	No. 5 Pot	450mm o.c.
	GROUNDCOVERS			
127	*Ceanothus griseus horizontalis*	Creeping Ceanothus	No. 1 pot	380mm o.c.
179	*Fragaria chiloensis*	Beach Strawberry	No. 1 Pot	380mm o.c.
171	*Geranium cantabrigiense*	Cranesbill Geranium	4" (10cm) Pot	450mm o.c.
9	*Pachysandra terminalis*	Japanese Spurge	4" (10cm) Pot	380mm o.c.
105	*Rubus calycinoides*	Emerald Carpet	4" (10cm) Pot	380mm o.c.
34	*Thymus praecox 'Purple Carpet'*	Purple Carpet Creeping Thyme	4" (10cm) Pot	300mm o.c.
	PERENNIALS			
29	*Dicentra formosa*	Western Bleeding Heart	No. 1 Pot	450mm o.c.
33	*Echinacea purpurea*	Purple Coneflower	No. 1 Pot	450mm o.c.
12	*Hosta 'Blue Angel'*	Blue Angel Hosta	No. 1 Pot	600mm o.c.
29	*Iris tenax*	Tough-Leaf Iris	4" (10cm) Pot	380mm o.c.

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REVISIONS

Starlight Investments

PROPOSED
RESIDENTIAL INFILL
151 EAST KEITH ROAD

North Vancouver, British Columbia

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.	06-516

PLANT MATERIALS
LANDSCAPE MATERIALS

L2.1

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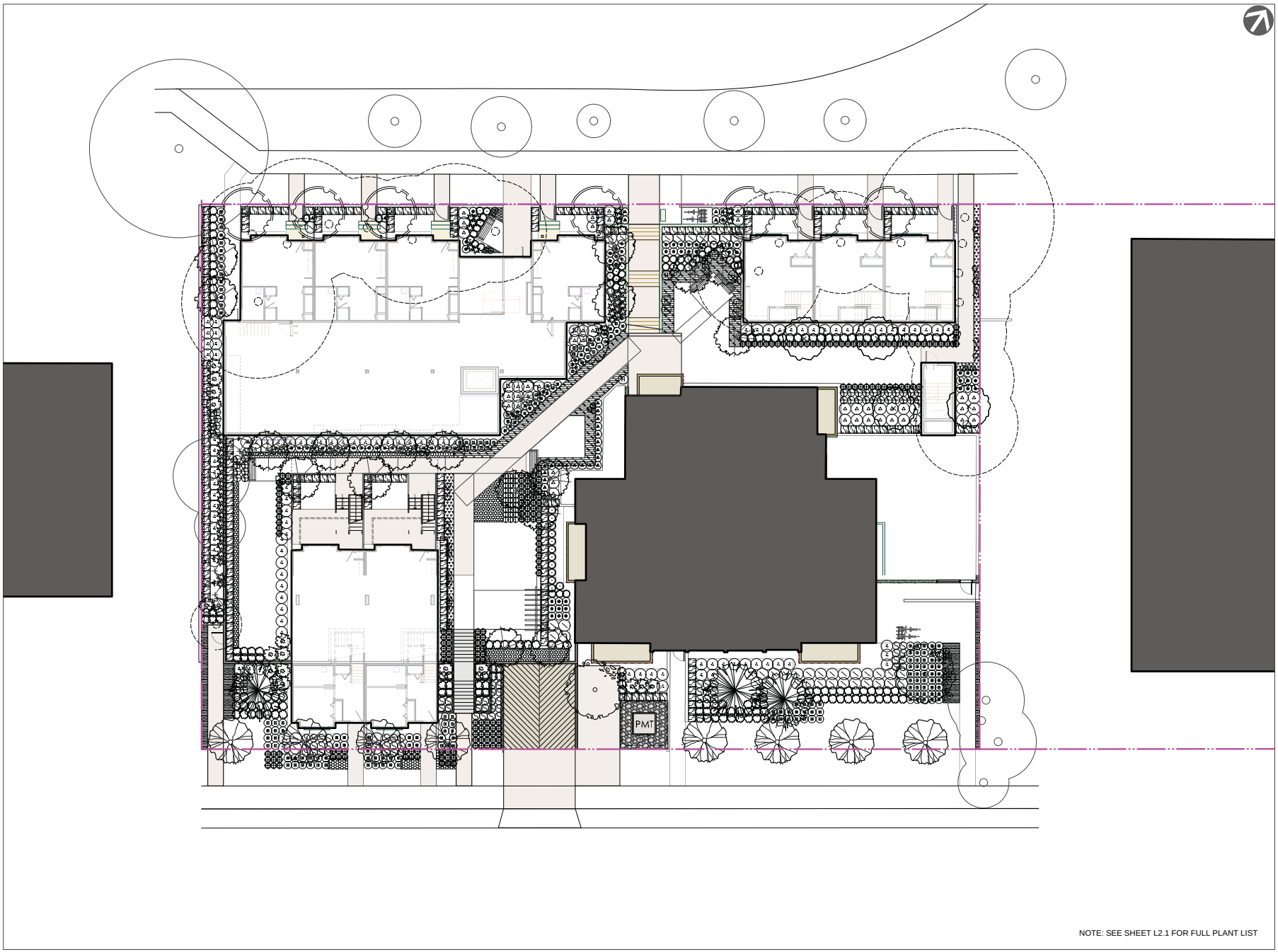
SUPERSEDED



NOTE: SEE SHEET L2.1 FOR FULL PLANT LIST

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REVISIONS

Starlight Investments

PROPOSED RESIDENTIAL INFILL 151 EAST KEITH ROAD

North Vancouver, British Columbia

Scale:	3/32" = 1'-0"
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LANDCAPE PLANTING PLAN

L2.2

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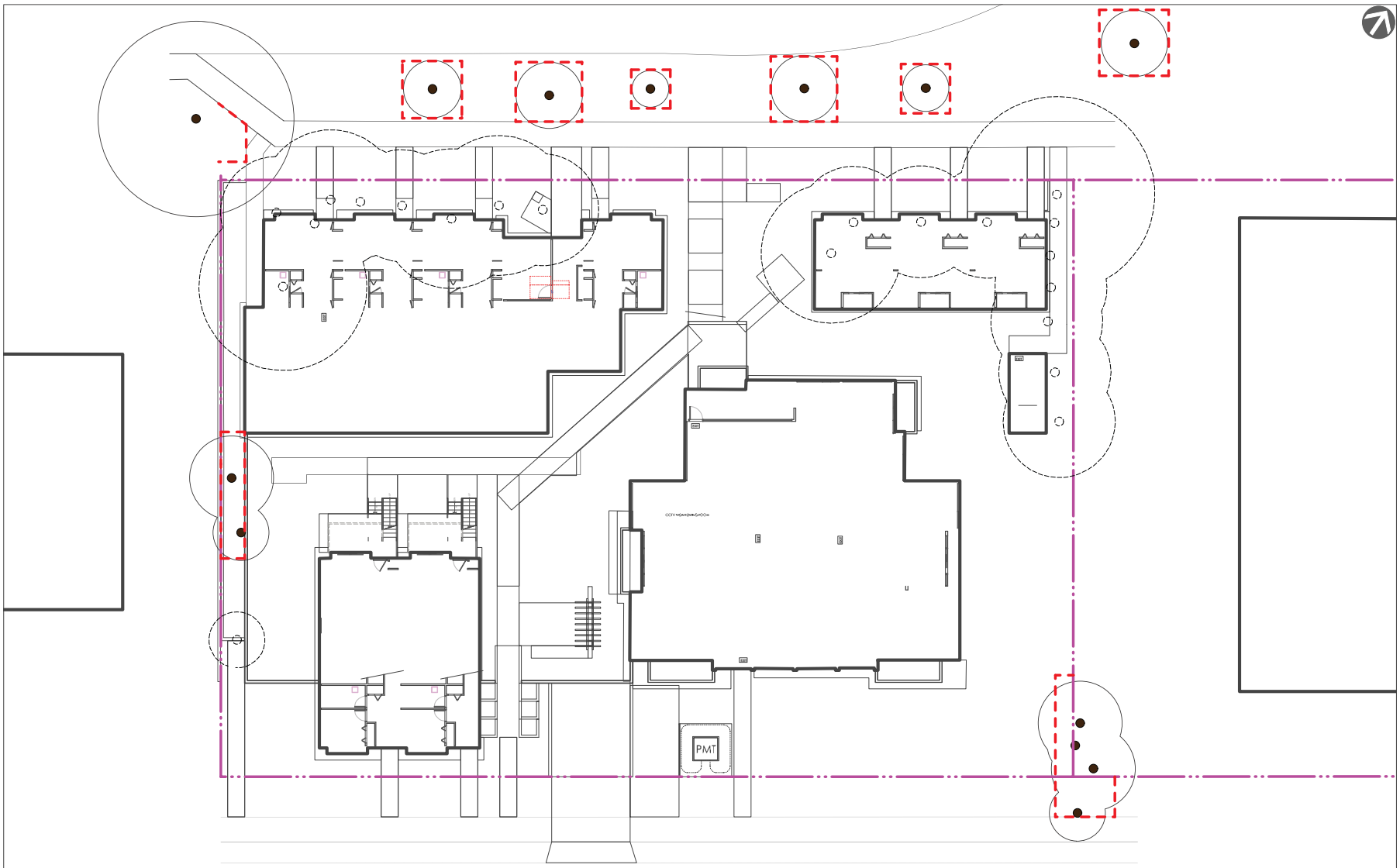
SUPERSEDED



TREE REPLACEMENT STATISTICS

DESCRIPTION	
EXISTING TREES TO BE RETAINED ON-SITE (1 TREE ON PROPERTY LINE)	3
EXISTING TREES TO BE RETAINED OFF-SITE (BOULEVARDS AND ADJACENT EDGES)	10
EXISTING TREES TO BE REMOVED	21
NEW REPLACEMENT TREES (APPROXIMATELY 2.24:1 REPLACEMENT)	47

TREE RETENTION LEGEND

DESCRIPTION	SYMBOL
EXISTING TREE TO BE RETAINED	
EXISTING TREE TO BE REMOVED	
TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF NORTH VANCOUVER STANDARDS AND INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION ACTIVITY	

TREE RETENTION NOTES

1. REFER ALSO TO SURVEY DRAWINGS. ANY EXISTING TREES NOT IDENTIFIED ON DRAWINGS ARE TO BE PROTECTED UNTIL CONSULTANTS CAN REVIEW AND DETERMINE THE CIRCUMSTANCES.

2. WHERE REQUIRED INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF NORTH VANCOUVER STANDARDS AND SPECIFICATIONS. INFORM LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS PRIOR TO CONSTRUCTION ACTIVITY.

3. DO NOT REMOVE OR RELOCATE ANY TREE. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF NORTH VANCOUVER TREE PROTECTION BY-LAWS. CONTRACTOR TO CONTACT CITY ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

4. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES IS NOT PERMISSABLE. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING OR AIR SPADE. DO NOT CUT MAIN LATERAL ROOTS. FOR CARE AND PROTECTION OF ROOT CURTAIN SYSTEM, SEE IFC SPECIFICATIONS. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES.

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REVISIONS

Starlight Investments

PROPOSED
RESIDENTIAL INFILL
151 EAST KEITH ROAD

North Vancouver, British Columbia

Scale:	3/32"=1'-0"
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TREE PROTECTION
AND REMOVAL

L2.3

SUPERSEDED

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8618

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, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702).**

2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-702 (Comprehensive Development 702 Zone):

Lot	Block	D.L.	Plan	
B	114	274	15049	from RH-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:

   A. Adding the following section to Section 1100, thereof, after the designation "CD-701 Comprehensive Development 701 Zone":

      "CD-702 Comprehensive Development 702 Zone"

   B. Adding the following to Section 1101, thereof, after the "CD-701 Comprehensive Development 701 Zone":

      "CD-702 Comprehensive Development 702 Zone"

      In the CD-702 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 RH-1 Zone, except that:

      (1) The permitted Principal Use on the Lot shall be limited to:

         (a) Rental Apartment Residential Use:

            i. Accessory Home Occupation Use subject to section 507(5), (6) and (7) of this bylaw;
            ii. Accessory Off-Street Parking Use;
            iii. Accessory Home Office Use;

      (2) ~~Four~~ Three Principal Buildings shall be permitted on one Lot;

      (3) Gross Floor Area

         ~~(a) shall not exceed 2.3 times the Lot Area;~~

~~(b) Notwithstanding 3(a) above, t~~The maximum Gross Floor Area may be ~~further~~ increased upon entering into a Housing Agreement with the City ~~as follows~~from a base density of 2.3 FSR to a maximum of 3.~~3~~17 FSR as follows:

BASE DENSITY			
OCP Schedule 'A'		**2.30 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building (all units)	**0.~~91~~ 88 FSR**	OCP Section 2.2
TOTAL		**3.~~21~~ 17 FSR**	

Such that the total effective on-site Gross Floor Area is not to exceed 3.~~21~~ 17 FSR;

(4) The north west building shall be sited as follows:

(a) 3.~~04~~ metres (~~10.0~~9.8 feet) from the west property line;

(i) Notwithstanding 4(a), the secondary stairway may extend closer to the west property line, but the setback shall not be less than 1.65 metres (5.41 feet);

(b) 2.4~~5~~ metres (8.0 feet) from the north property line;

(5) The south west building shall be sited as follows:

(a) ~~7.06 metres (23.17 feet)~~3.0~~7~~ metres (~~10~~9.~~1~~8 feet) from the west property line;
(b) 1.6~~3~~ metres (5.~~33~~ 2 feet) from the south property line;

(6) ~~The north east building shall be sited as follows:~~The fifteen (15) storey tower shall be sited as follows:

(a) ~~2.40~~14.~~43~~ metres (~~7.834~~75.~~33~~9 feet) from the north property line;
(b) ~~1.97~~8.~~13~~ metres (~~6.50~~26.~~67~~2 feet) from the east property line;
(c) ~~67~~.~~82~~5 metres (~~25.67~~19.7 feet) from the south property line;
(d) 29.~~26~~ metres (9~~65~~.~~01~~ feet) from the west property line;

(7) The minimum separation distance between the north west and the south west building shall be no less than 8.~~23~~ metres (2~~7~~6.~~02~~ feet).

(8) Figure 9-2 shall be varied to permit a parking stall width of no less than 2.4~~3~~ metres (8.0 feet);

(9~~8~~) Section 906(3)(a)(i)(a) to permit a parking stall width to be no less than 2.4~~3~~ metres (8.0 feet);

(10) All exterior finished, design and landscaping to be approved by the Advisory Design Panel.

READ a first time on the 12th day of March, 2018.

READ a second time on the 12th day of March, 2018.

SECOND READING RESCINDED on the <> day of <>, 2019.

READ a second time, as amended, on the <> day of <>, 2019.

READ a third time on the <> day of <>, 2018.

ADOPTED on the <> day of <>, 2018.

MAYOR

CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8622

A Bylaw to enter into a Housing Agreement (151 East Keith Road)

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, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments).**

2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and IMH 151 E Keith Apartments LTD with respect to the lands referenced as 151 East Keith Road, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702).

3. The Mayor and City Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the 12th day of March, 2018.

READ a second time on the 12th day of March, 2018.

SECOND READING RESCINDED on the <> day of <>, 2019.

READ a second time, as amended, on the <> day of <>, 2019.

READ a third time on the <> day of <>, 2018.

ADOPTED on the <> day of <>, 2018.

MAYOR

CITY CLERK

TERMS OF INSTRUMENT – PART 2

HOUSING AGREEMENT & SECTION 219 COVENANT - RENTAL BUILDING

WHEREAS:

A. The Owner is the registered owner of the Lands;

B. Section 219 of the *Land Title Act* (British Columbia) 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;

C. Section 483 of the *Local Government Act* (British Columbia) 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;

D. The City has enacted a bylaw authorizing this Agreement; and

E. 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 *Local Government Act*.

NOW THEREFORE in consideration of the sum of $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. INTERPRETATION

1.1 Definitions

In this Agreement:

(a) **"Affordable Rent"** means an amount equal to of the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as published by Canada Mortgage and Housing Corporation on its Housing Market Information Portal, using the most recently available Canada Mortgage and Housing Corporation information at the time the applicable Tenancy Agreement is entered into.

(b) **"Agreement"** means, together, Part 1 and these Terms, including schedules attached hereto.

(c) **"Building"** means ~~three~~ two separate buildings to be constructed on the Lands following the registration of this Agreement on the LTO (the **"New Buildings**"), to be comprised of:

i) a four storey building at the north west corner of the Lot, containing 31 studio units;

ii) a four storey townhouse building at the south ~~east~~ west corner of the Lot, containing ~~23~~ studio units~~, 2 two bedroom units~~ and ~~26~~ three bedroom units; and

~~iii) a two storey townhouse at the north east corner of the Lot, containing 3 three-bedroom units; and~~

iii~~v~~) 2 levels of below-ground parking.

(d) **"City"** means the Corporation of the City of North Vancouver.

(e) **"Claims and Expenses"** means all actions, causes of action, suits, judgments, proceedings, demands and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damage, loss, injury or death.

(f) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function.

(g) **"Daily Amount"** means $50.00 per day as of January 1, 2018 adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2018, to January 1 of the year that a notice of default referred to Section 6.1(b) is delivered to the Owner by the City.

(h) **"Household"** means the individuals who occupy a Mid-Market Rental Unit.

(i) **"Household Income"** means the aggregate of income from all sources of all the occupants of an Affordable Housing Unit, based on the tax returns filed by such occupants with Canada Customs and Revenue Agency for the most recent taxation year.

(j) **"Lands"** means those lands and premises legally described in Item 2 of Part 1.

(k) **"LTO"** means the Vancouver/New Westminster Land Title Office.

(l) **"Mid-Market Income Level"** means an amount equal to the Affordable Rent for a Mid-Market Rental Unit with respect to the proposed tenancy agreement, multiplied by 12 and divided by 0.3 (i.e. 30%).

(m) **"Market Rental Units**" means all residential dwelling units in the New Buildings other that than the Mid-Market Rental Units.

(n) **"Mid-Market Rental Units"** means those residential dwellings designated by the owner as Mid-Market Rental Units pursuant to this Agreement.

(o) **"Owner"** means the person described in Item 5 of Part 1.

(p) **"Part 1"** means the General Instrument – Part 1 (*Land Title Act* Form C) to which these Terms of Instrument are attached as Part 2**.**

(q) **"Rental Purposes"** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in the *Residential Tenancy Act* (British Columbia).

(r) **"Rental Units"** means all residential dwellings in the Buildings.

(s) **"Rent Charge"** has the meaning set out in Section 6.1.

(t) **"Section 219 Covenant"** means a covenant pursuant to Section 219 of the *Land Title Act.*

(u) **"Tenancy Agreement"** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Mid-Market Rental Unit.

1.2 Interpretation

In this Agreement:

(a) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine and the feminine genders;

(b) the division of this Agreement into articles and sections and the insertion of headings are for convenience only and will not affect the construction or the interpretation of this Agreement;

(c) references to any article, section or schedule will, unless the context otherwise requires, mean that article, section or schedule of this Agreement;

(d) every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows;

(e) the words "include" and "including" are to be construed as meaning "include without limitation" and "including without limitation";

(f) all payments to be made will be deemed to be payments in lawful currency of Canada;

(g) reference to "business day" means all days other than Saturday, Sunday and statutory holidays in the Province of British Columbia;

(h) reference to "party" and "parties" means the one or more parties to this Agreement, as the context demands;

(i) reference to a whole, for example, the "Lands", includes reference to a portion thereof; and

(j) unless expressly stated otherwise, the term "enactment" has the same meaning as under the *Interpretation Act* (British Columbia) and reference to a specific

enactment shall be to that enactment, as amended or replaced from time to time, unless otherwise expressly provided.

1.3 Acknowledgements

The Owner acknowledges that:

(a) nothing in this Agreement will relieve the Owner from any obligation or requirement arising under any enactment, including City bylaws, in respect of the use, subdivision and development of the Lands; and

(b) nothing contained or implied in this Agreement will prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* (British Columbia), the *Community Charter* (British Columbia) or other enactment, including City bylaws.

2. SECTION 219 OF THE LAND TITLE ACT

2.1 Section 219 Covenant

The Owner hereby covenants and agrees with the City, as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act* (British Columbia), 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 enactment of the Rezoning Bylaw, the Lands will be subdivided, used, built and used only in strict compliance with the terms and conditions of this Agreement.

2.2 Section 219 Indemnity

As an indemnity pursuant to section 219(6) of the *Land Title Act* (British Columbia), the Owner shall indemnify the City against all Claims and Expenses arising out or, in any way related to or that would not or could not be sustained but for, this Agreement, including, but not limited to, the exercise by the City of any rights granted in this Agreement, or any restrictions imposed pursuant to this Agreement, except if resulting from a negligent action or omission by the City.

2.3 Registration of the indemnity in the LTO

At the City's direction, the indemnity contained herein will be filed for registration in the LTO under a separate registration number from the Section 219 Covenant contained in this Agreement.

2.4 Release

The Owner hereby releases the City from all Claims and Expenses arising out of or in any way related to this Agreement, including, but not limited to, the exercise by the City of any rights granted in this Agreement, or any restrictions imposed pursuant to this Agreement, except if resulting from a negligent action or omission by the City.

2.5 Survival of release and indemnity

The indemnity and release in this Section 2 will survive any discharge, expiration, termination or cancellation of this Agreement.

3. RENTAL UNITS

3.1 Rental Units

The Rental Units shall only be used for Rental Purposes.

3.2 No Subdivision

The Lands shall not be subdivided pursuant to the *Land Title Act* (British Columbia), the *Strata Property Act* (British Columbia) or otherwise without the prior written consent of the City, except that this Section 3.2 shall not prevent the Owner from proceeding to subdivide the Lands to create one or more air space parcels (but not strata lots), provided that each Building is entirely contained within a single air space parcel.

3.3 No Separate Sale or Transfer

In the event that the Lands are subdivided (pursuant to the *Land Title Act* (British Columbia), the *Strata Property Act* (British Columbia) or otherwise), in accordance with section 3.2, with the written consent of the City or in contravention of Section 3.2, the resulting parcels (including strata lots) shall not, without the prior written consent of the City, be sold or otherwise transferred separately.

4. MID-MARKET RENTAL UNITS

4.1 Mid-Market Rental Unit Designation

Four of the Rental Units within the New Buildings shall be used, occupied and rented in accordance with the requirements of this Section 4 and shall constitute the Mid-Market Rental Units. Before using or occupying the New Buildings, and before issuance of an occupancy permit for the New Buildings, the Owner shall designate, in writing, to the City which the Rental Units in the New Buildings are the Mid-Market Rental Units.

4.2 Mid-Market Rental Unit Mix

The Mid-Market Rental Units shall meet the following 'unit mix' requirements, and the Owner's designation under section 4.1 shall comply with such requirements:

(a) 4 studio units;

4.3 Rent Restrictions & Tenure Requirements

(a) Mid-Market Rental Units shall only be rented to and occupied by a Household having a Household Income less than or equal to the Mid-Market Income Level.

(b) Before entering into a Tenancy Agreement for a Mid-Market Rental Unit, the Owner shall:

(i) obtain from the prospective tenant, in writing, the names of all members of the Household that will occupy the Mid-Market Rental Unit;

(ii) obtain, from the prospective tenant, the tax returns filed with Canada Customs and Revenue Agency for the most recent taxation year for each individual identified under Section 4.3(a)(i) who was required to file a tax return for that taxation year; and

(iii) take such other steps as may be reasonably necessary, in the opinion of the Owner, to confirm that the Mid-Market Rental Unit shall be occupied by a Household having a Household Income less than or equal to the Mid-Market Income Level.

(c) If a Tenancy Agreement is entered into in respect of a Mid-Market Rental Unit, the Owner shall retain copies of all documents obtained pursuant to Section 4.3(b) and will make and retain records of any information obtained pursuant to Section 4.3(b) in respect of such tenancy for a period of no less than one year following the expiration or earlier termination of such Tenancy Agreement, subject to any applicable restrictions under the *Personal Information Protection Act* (British Columbia) or other applicable privacy legislation, and the Owner shall, within 14 days following a request from the City from time to time, provide copies of such documents and records to the City, subject to any applicable restrictions under the *Personal Information Protection Act* (British Columbia) or other applicable privacy legislation.

(d) The Owner shall not enter into a Tenancy Agreement for a Mid-Market Rental Unit unless the requirements of Sections 4.3(b) and 4.3(c) have been satisfied in relation to such Tenancy Agreement. If those requirements have been satisfied, the Owner will have no liability to the City in the event that any information provided by the tenant to the Owner under Section 4.3(b) in relation to the Tenancy Agreements proves to be false or if the Household Income of the occupants of the Mid-Market Rental Unit increases during the term of the Tenancy Agreement.

(e) The monthly rent payable for a Mid-Market Rental Unit shall not exceed the Affordable Rent, except that the Owner may increase the rent under a Tenancy Agreement in accordance with the provisions of the *Residential Tenancy Act* (British Columbia).

(f) The Owner shall not require a tenant of a Mid-Market Rental Unit to pay any extra charges or fees for use of any common property, limited common property, or other common area, for property taxes or for sanitary sewer, storm sewer, water utilities and similar services, except in respect of the following:

(i) any utilities not included in the Tenancy Agreement, including without limitation, television/cable, internet and telephone;

(ii) any utilities for which individual meters are provided by the Owner, from time to time;

(iii) parking;

(iv) use of bicycle storage lockers or other facilities;

(v) use of storage lockers; and

(vi) booking for exclusive use of any common amenity spaces as may be made available for such booking by the Owner from time to time.

(g) Mid-Market Rental Units shall be occupied only pursuant to a written Tenancy Agreement;

(h) The initial term of every Tenancy Agreement for a Mid-Market Rental Unit shall be for 1 year.

(i) Every Tenancy Agreement for a Mid-Market Rental Unit will identify all members of the Household and will stipulate that anyone not identified in such Tenancy Agreement will be prohibited from residing at the Mid-Market Rental Unit for more than 30 consecutive days or more than 45 days total in any calendar year.

(j) Every Tenancy Agreement for a Mid-Market Rental Unit shall provide that the tenant shall not sublease the Mid-Market Rental Unit or assign the Tenancy Agreement, without the consent of the Owner.

(k) The Owner shall not consent to a sublease of a Mid-Market Rental Unit or to an assignment of a Tenancy Agreement in respect of a Mid-Market Rental Unit, except if the requirements of Sections 4.3(b) and (c) are first satisfied in relation to the proposed subtenant or assignee.

(l) The Owner shall deliver a copy of every Tenancy Agreement in respect of a Mid-Market Rental Unit to the City within 14 days following a request from the City from time to time.

(m) The restrictions under Sections 4.3(a), (b) and (c) shall not apply to a Tenancy Agreement in respect of a Mid-Market Rental Unit entered into within 6 months following the date of issuance of an occupancy permit for the New Buildings if the tenant under the Tenant Agreement was a tenant of the Existing Building on the date of registration of this Agreement.

(n) The requirements of this Section 4.3 shall cease to apply from and after the 10th anniversary of the date this Agreement is registered in the LTO.

(o) The Owner shall, within 14 days following a written request from the City, but no more than once each calendar year, provide the City with a statutory declaration in a form determined by the City, sworn by the Owner, or by an officer or director of the Owner if the Owner is a corporation, before a commissioner for taking of affidavits for British Columbia under the Evidence Act (British Columbia) setting out the current monthly rent amounts for each Tenancy Agreement in respect of a Mid-Market Rental Unit as of the date of the statutory declaration.

4.4 Partnership with Hollyburn Family Services

Notwithstanding Section 4.3, the Owner may enter into a partnership (by way of a signed, written agreement) to secure the four Mid-Market Units with Hollyburn Family Services, or similar organization approved in writing by the City, for the purposes of providing affordable housing to vulnerable seniors through the SAFER subsidy, which purposes shall be expressly stated in the agreement and if, and for so long as a Mid-Market Rental Units is subject to such

an agreement, the restrictions under section 4.3 shall not apply to such Mud-Market Rental Unit. The Owner shall provide to the City a copy of every such lease, and every amendment thereto, promptly following the execution thereof.

5. DEFAULT AND REMEDIES

5.1 Default and remedies

(a) If the Owner fails to comply with any of its obligations under this Agreement, the City may notify the Owner in writing (at the address shown on title to the Lands in the LTO at the relevant time) that the Owner is in default, describe the default, and instruct the Owner to correct the default within 15 days of receiving the notice, or such longer period as the City may consider necessary to correct the default given the nature of the default (the "**Cure Period**").

(b) Upon receipt of a notice from the City under Section 5.1(a), the Owner will diligently proceed to correct the default within the Cure Period.

(c) The Owner agrees that the public interest in ensuring that all of the matters described in this Agreement are complied with strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.

(d) No reference to or exercise of any specific right or remedy by the City, shall prejudice or preclude the City from exercising any other right or remedy, whether allowed at law or in equity or expressly provided for in this Agreement, and no such right or remedy is exclusive or dependent upon any other such remedy and the City may from time to time exercise any one or more of such remedies independently or in combination.

5.2 City may perform Owner's obligations

Without limiting Section 5.1, if, following notice from the City under Section 5.1(a), the Owner fails to correct the default within the Cure Period, the City may (but is not obligated to), upon giving to the Owner five days' prior written notice describing the default, or immediately in the case of an emergency, perform such obligations, for and on behalf of and at the sole cost of the Owner.

5.3 Owner will reimburse City for its costs

Upon receipt of written demand for same, the Owner will pay to the City all costs incurred by the City under Section 5.2, including a 30% administrative fee.

6. RENT CHARGE

6.1 Rent Charge

(a) The Lands are subject to a daily rent charge (the "**Rent Charge**"), payable by the Owner on the first of each calendar month (the "**due date**"), in the amount equal to the Daily Amount, which Rent Charge is deemed to accrue day to day, from

and after the Rent Charge Default Date until the Default Correction Date (each as defined in subsection (b) below).

(b) The Rent Charge shall abate against the Lands, and no amounts will accrue or be payable by the Owner thereunder, until such time (the "**Rent Charge Default Date**") as the Owner does not comply with section 4.3(e) in relation to a Mid-Market Rental Unit and the Owner does not, within Cure Period, correct that default by reducing the rent under the Tenancy Agreement to the Affordable Rent plus any increase permitted under the *Residential Tenancy Act* (British Columbia). For clarity, the Rent Charge shall to accrue on a day to day basis for every day that a default continues after Cure Period until the Owner has corrected that default by reducing the rent under the Tenancy Agreement to the Affordable Rent plus any increase permitted under the *Residential Tenancy Act* (British Columbia) (the "Default Correction Date").

(c) Any arrears of Rent Charge shall bear interest from the due date until payment at the rate of eleven per cent (11%) per annum and shall be a charge upon the Lands in the same manner as the Rent Charge hereby charged on the Lands.

(d) The Rent Charge ranks prior to all other financial charges and encumbrances registered at any time against the Lands.

(e) The Rent Charge is granted both under section 219(6)(b) of the *Land Title Act* (British Columbia) as an integral part of the Section 219 Covenant contained in this Agreement, and as a fee simple rent charge at common law.

(f) The City may enforce and collect the Rent Charge by any combination or all of:

(i) an action against the Owner for the Rent Charge;

(ii) distraint against the Lands to the extent of the Rent Charge;

(iii) an action for appointment of receiver in respect of the Lands; or

(iv) an order for sale of the Lands

7. GENERAL

7.1 Building manager

If the Owner retains a building manager in respect of the Building, the Owner shall instruct and ensure that the building manager complies with the terms of this Agreement.

7.2 Severance

If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion will be severed and the decision that it is invalid will not affect the validity of the remainder of this Agreement.

7.3 Runs with the Lands

The Section 219 Covenant (including the Rent Charge) herein will run with, and bind the successors in title to, the Lands and each and every part into which the Lands may be divided or subdivided, whether by subdivision plan, strata plan or otherwise.

7.4 Notice of Housing Agreement

This Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*. The Owner acknowledges that the City is required to file a notice of housing agreement in the LTO against title to the Land; and once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land as a housing agreement under section 483 of the *Local Government Act*.

7.5 Limitation on Owner's Obligations

In accordance with section 219(8) of the *Land Title Act* (British Columbia), a person is not liable for a breach of this Agreement occurring after that person has ceased to be an owner of the Lands.

7.6 Further Assurances

The parties will execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.

7.7 Waiver

Waiver by the City of a default by the Owner will be in writing and will not be deemed to be a waiver of any subsequent or other default.

7.8 Enurement

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

7.9 Priority

The Owner will take all steps necessary to ensure that this Agreement is registered in the LTO in priority to all charges and encumbrances which may impair the covenants granted in this Agreement and, in any event, in priority to all financial charges.

7.10 Counterparts and Electronic Delivery

This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party an originally executed copy of this Agreement forthwith upon request by the other party.

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:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MAYOR
Linda C. Buchanan

CITY CLERK
Karla D. Graham

IMH 151 E KEITH APARTMENTS LTD

Authorized Signatory

Printed Name

Authorized Signatory

Printed Name

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8618

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, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702).**

2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-702 (Comprehensive Development 702 Zone):

Lot	Block	D.L.	Plan	
B	114	274	15049	from RH-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:

   A. Adding the following section to Section 1100, thereof, after the designation "CD-701 Comprehensive Development 701 Zone":

      "CD-702 Comprehensive Development 702 Zone"

   B. Adding the following to Section 1101, thereof, after the "CD-701 Comprehensive Development 701 Zone":

      "CD-702 Comprehensive Development 702 Zone"

      In the CD-702 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 RH-1 Zone, except that:

      (1) The permitted Principal Use on the Lot shall be limited to:

         (a) Rental Apartment Residential Use:

            i. Accessory Home Occupation Use subject to section 507(5), (6) and (7) of this bylaw;
            ii. Accessory Off-Street Parking Use;
            iii. Accessory Home Office Use;

      (2) Three Principal Buildings shall be permitted on one Lot;

      (3) Gross Floor Area

The maximum Gross Floor Area may be increased upon entering into a Housing Agreement with the City from a base density of 2.3 FSR to a maximum of 3.17 FSR as follows:

BASE DENSITY			
OCP Schedule 'A'		**2.30 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building (all units)	**0.88 FSR**	OCP Section 2.2
TOTAL		**3.17 FSR**	

Such that the total effective on-site Gross Floor Area is not to exceed 3.17 FSR;

(4) The north west building shall be sited as follows:

(a) 3. metres (9.8 feet) from the west property line;

(i) Notwithstanding 4(a), the secondary stairway may extend closer to the west property line, but the setback shall not be less than 1.65 metres (5.41 feet);

(b) 2.4 metres (8.0 feet) from the north property line;

(5) The south west building shall be sited as follows:

(a) 3.0 metres (9.8 feet) from the west property line;
(b) 1.6 metres (5.2 feet) from the south property line;

(6) The fifteen (15) storey tower shall be sited as follows:

(a) 14 metres (45.9 feet) from the north property line;
(b) 8 metres (26.2 feet) from the east property line;
(c) 65 metres (19.7 feet) from the south property line;
(d) 29 metres (95.1 feet) from the west property line;

(7) The minimum separation distance between the north west and the south west building shall be no less than 8metres (26.2 feet).

(8) Figure 9-2 shall be varied to permit a parking stall width of no less than 2.4metres (8.0 feet);

(9) Section 906(3)(a)(i)(a) to permit a parking stall width to be no less than 2.4 metres (8.0 feet);

(10) All exterior finished, design and landscaping to be approved by the Advisory Design Panel.

READ a first time on the 12th day of March, 2018.

READ a second time on the 12th day of March, 2018.

SECOND READING RESCINDED on the <> day of <>, 2019.

READ a second time, as amended, on the <> day of <>, 2019.

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MAYOR

CITY CLERK

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8622

A Bylaw to enter into a Housing Agreement (151 East Keith Road)

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, 2018, No. 8622" (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments).**

2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and IMH 151 E Keith Apartments LTD with respect to the lands referenced as 151 East Keith Road, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618" (Urban Systems / IMH 151 E Keith Apartments LTD, 151 East Keith Road, CD-702).

3. The Mayor and City Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the 12th day of March, 2018.

READ a second time on the 12th day of March, 2018.

SECOND READING RESCINDED on the <> day of <>, 2019.

READ a second time, as amended, on the <> day of <>, 2019.

READ a third time on the <> day of <>, 2018.

ADOPTED on the <> day of <>, 2018.

MAYOR

CITY CLERK

TERMS OF INSTRUMENT – PART 2

HOUSING AGREEMENT & SECTION 219 COVENANT - RENTAL BUILDING

WHEREAS:

A. The Owner is the registered owner of the Lands;

B. Section 219 of the *Land Title Act* (British Columbia) 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;

C. Section 483 of the *Local Government Act* (British Columbia) 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;

D. The City has enacted a bylaw authorizing this Agreement; and

E. 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 *Local Government Act*.

NOW THEREFORE in consideration of the sum of $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. INTERPRETATION

1.1 Definitions

In this Agreement:

(a) **"Affordable Rent"** means an amount equal to of the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as published by Canada Mortgage and Housing Corporation on its Housing Market Information Portal, using the most recently available Canada Mortgage and Housing Corporation information at the time the applicable Tenancy Agreement is entered into.

(b) **"Agreement"** means, together, Part 1 and these Terms, including schedules attached hereto.

(c) **"Building"** means two separate buildings to be constructed on the Lands following the registration of this Agreement on the LTO (the **"New Buildings**"), to be comprised of:

i) a four storey building at the north west corner of the Lot, containing 31 studio units;

ii) a four storey townhouse building at the south west corner of the Lot, containing 3 studio units and 6 three bedroom units; and

iii) 2 levels of below-ground parking.

(d) **"City"** means the Corporation of the City of North Vancouver.

(e) **"Claims and Expenses"** means all actions, causes of action, suits, judgments, proceedings, demands and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damage, loss, injury or death.

(f) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function.

(g) **"Daily Amount"** means $50.00 per day as of January 1, 2018 adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2018, to January 1 of the year that a notice of default referred to Section 6.1(b) is delivered to the Owner by the City.

(h) **"Household"** means the individuals who occupy a Mid-Market Rental Unit.

(i) **"Household Income"** means the aggregate of income from all sources of all the occupants of an Affordable Housing Unit, based on the tax returns filed by such occupants with Canada Customs and Revenue Agency for the most recent taxation year.

(j) **"Lands"** means those lands and premises legally described in Item 2 of Part 1.

(k) **"LTO"** means the Vancouver/New Westminster Land Title Office.

(l) **"Mid-Market Income Level"** means an amount equal to the Affordable Rent for a Mid-Market Rental Unit with respect to the proposed tenancy agreement, multiplied by 12 and divided by 0.3 (i.e. 30%).

(m) **"Market Rental Units**" means all residential dwelling units in the New Buildings other that than the Mid-Market Rental Units.

(n) **"Mid-Market Rental Units"** means those residential dwellings designated by the owner as Mid-Market Rental Units pursuant to this Agreement.

(o) **"Owner"** means the person described in Item 5 of Part 1.

(p) **"Part 1"** means the General Instrument – Part 1 (*Land Title Act* Form C) to which these Terms of Instrument are attached as Part 2**.**

(q) **"Rental Purposes"** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in the *Residential Tenancy Act* (British Columbia).

(r) **"Rental Units"** means all residential dwellings in the Buildings.

(s) **"Rent Charge"** has the meaning set out in Section 6.1.

(t) **"Section 219 Covenant"** means a covenant pursuant to Section 219 of the *Land Title Act.*

(u) **"Tenancy Agreement"** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Mid-Market Rental Unit.

1.2 Interpretation

In this Agreement:

(a) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine and the feminine genders;

(b) the division of this Agreement into articles and sections and the insertion of headings are for convenience only and will not affect the construction or the interpretation of this Agreement;

(c) references to any article, section or schedule will, unless the context otherwise requires, mean that article, section or schedule of this Agreement;

(d) every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows;

(e) the words "include" and "including" are to be construed as meaning "include without limitation" and "including without limitation";

(f) all payments to be made will be deemed to be payments in lawful currency of Canada;

(g) reference to "business day" means all days other than Saturday, Sunday and statutory holidays in the Province of British Columbia;

(h) reference to "party" and "parties" means the one or more parties to this Agreement, as the context demands;

(i) reference to a whole, for example, the "Lands", includes reference to a portion thereof; and

(j) unless expressly stated otherwise, the term "enactment" has the same meaning as under the *Interpretation Act* (British Columbia) and reference to a specific enactment shall be to that enactment, as amended or replaced from time to time, unless otherwise expressly provided.

1.3 Acknowledgements

The Owner acknowledges that:

(a) nothing in this Agreement will relieve the Owner from any obligation or requirement arising under any enactment, including City bylaws, in respect of the use, subdivision and development of the Lands; and

(b) nothing contained or implied in this Agreement will prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* (British Columbia), the *Community Charter* (British Columbia) or other enactment, including City bylaws.

2. SECTION 219 OF THE LAND TITLE ACT

2.1 Section 219 Covenant

The Owner hereby covenants and agrees with the City, as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act* (British Columbia), 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 enactment of the Rezoning Bylaw, the Lands will be subdivided, used, built and used only in strict compliance with the terms and conditions of this Agreement.

2.2 Section 219 Indemnity

As an indemnity pursuant to section 219(6) of the *Land Title Act* (British Columbia), the Owner shall indemnify the City against all Claims and Expenses arising out or, in any way related to or that would not or could not be sustained but for, this Agreement, including, but not limited to, the exercise by the City of any rights granted in this Agreement, or any restrictions imposed pursuant to this Agreement, except if resulting from a negligent action or omission by the City.

2.3 Registration of the indemnity in the LTO

At the City's direction, the indemnity contained herein will be filed for registration in the LTO under a separate registration number from the Section 219 Covenant contained in this Agreement.

2.4 Release

The Owner hereby releases the City from all Claims and Expenses arising out of or in any way related to this Agreement, including, but not limited to, the exercise by the City of any rights granted in this Agreement, or any restrictions imposed pursuant to this Agreement, except if resulting from a negligent action or omission by the City.

2.5 Survival of release and indemnity

The indemnity and release in this Section 2 will survive any discharge, expiration, termination or cancellation of this Agreement.

3. RENTAL UNITS

3.1 Rental Units

The Rental Units shall only be used for Rental Purposes.

3.2 No Subdivision

The Lands shall not be subdivided pursuant to the *Land Title Act* (British Columbia), the *Strata Property Act* (British Columbia) or otherwise without the prior written consent of the City, except that this Section 3.2 shall not prevent the Owner from proceeding to subdivide the Lands to create one or more air space parcels (but not strata lots), provided that each Building is entirely contained within a single air space parcel.

3.3 No Separate Sale or Transfer

In the event that the Lands are subdivided (pursuant to the *Land Title Act* (British Columbia), the *Strata Property Act* (British Columbia) or otherwise), in accordance with section 3.2, with the written consent of the City or in contravention of Section 3.2, the resulting parcels (including strata lots) shall not, without the prior written consent of the City, be sold or otherwise transferred separately.

4. MID-MARKET RENTAL UNITS

4.1 Mid-Market Rental Unit Designation

Four of the Rental Units within the New Buildings shall be used, occupied and rented in accordance with the requirements of this Section 4 and shall constitute the Mid-Market Rental Units. Before using or occupying the New Buildings, and before issuance of an occupancy permit for the New Buildings, the Owner shall designate, in writing, to the City which the Rental Units in the New Buildings are the Mid-Market Rental Units.

4.2 Mid-Market Rental Unit Mix

The Mid-Market Rental Units shall meet the following 'unit mix' requirements, and the Owner's designation under section 4.1 shall comply with such requirements:

(a) 4 studio units;

4.3 Rent Restrictions & Tenure Requirements

(a) Mid-Market Rental Units shall only be rented to and occupied by a Household having a Household Income less than or equal to the Mid-Market Income Level.

(b) Before entering into a Tenancy Agreement for a Mid-Market Rental Unit, the Owner shall:

(i) obtain from the prospective tenant, in writing, the names of all members of the Household that will occupy the Mid-Market Rental Unit;

(ii) obtain, from the prospective tenant, the tax returns filed with Canada Customs and Revenue Agency for the most recent taxation year for each individual identified under Section 4.3(a)(i) who was required to file a tax return for that taxation year; and

(iii) take such other steps as may be reasonably necessary, in the opinion of the Owner, to confirm that the Mid-Market Rental Unit shall be occupied by

a Household having a Household Income less than or equal to the Mid-Market Income Level.

(c) If a Tenancy Agreement is entered into in respect of a Mid-Market Rental Unit, the Owner shall retain copies of all documents obtained pursuant to Section 4.3(b) and will make and retain records of any information obtained pursuant to Section 4.3(b) in respect of such tenancy for a period of no less than one year following the expiration or earlier termination of such Tenancy Agreement, subject to any applicable restrictions under the *Personal Information Protection Act* (British Columbia) or other applicable privacy legislation, and the Owner shall, within 14 days following a request from the City from time to time, provide copies of such documents and records to the City, subject to any applicable restrictions under the *Personal Information Protection Act* (British Columbia) or other applicable privacy legislation.

(d) The Owner shall not enter into a Tenancy Agreement for a Mid-Market Rental Unit unless the requirements of Sections 4.3(b) and 4.3(c) have been satisfied in relation to such Tenancy Agreement. If those requirements have been satisfied, the Owner will have no liability to the City in the event that any information provided by the tenant to the Owner under Section 4.3(b) in relation to the Tenancy Agreements proves to be false or if the Household Income of the occupants of the Mid-Market Rental Unit increases during the term of the Tenancy Agreement.

(e) The monthly rent payable for a Mid-Market Rental Unit shall not exceed the Affordable Rent, except that the Owner may increase the rent under a Tenancy Agreement in accordance with the provisions of the *Residential Tenancy Act* (British Columbia).

(f) The Owner shall not require a tenant of a Mid-Market Rental Unit to pay any extra charges or fees for use of any common property, limited common property, or other common area, for property taxes or for sanitary sewer, storm sewer, water utilities and similar services, except in respect of the following:

(i) any utilities not included in the Tenancy Agreement, including without limitation, television/cable, internet and telephone;

(ii) any utilities for which individual meters are provided by the Owner, from time to time;

(iii) parking;

(iv) use of bicycle storage lockers or other facilities;

(v) use of storage lockers; and

(vi) booking for exclusive use of any common amenity spaces as may be made available for such booking by the Owner from time to time.

(g) Mid-Market Rental Units shall be occupied only pursuant to a written Tenancy Agreement;

(h) The initial term of every Tenancy Agreement for a Mid-Market Rental Unit shall be for 1 year.

(i) Every Tenancy Agreement for a Mid-Market Rental Unit will identify all members of the Household and will stipulate that anyone not identified in such Tenancy Agreement will be prohibited from residing at the Mid-Market Rental Unit for more than 30 consecutive days or more than 45 days total in any calendar year.

(j) Every Tenancy Agreement for a Mid-Market Rental Unit shall provide that the tenant shall not sublease the Mid-Market Rental Unit or assign the Tenancy Agreement, without the consent of the Owner.

(k) The Owner shall not consent to a sublease of a Mid-Market Rental Unit or to an assignment of a Tenancy Agreement in respect of a Mid-Market Rental Unit, except if the requirements of Sections 4.3(b) and (c) are first satisfied in relation to the proposed subtenant or assignee.

(l) The Owner shall deliver a copy of every Tenancy Agreement in respect of a Mid-Market Rental Unit to the City within 14 days following a request from the City from time to time.

(m) The restrictions under Sections 4.3(a), (b) and (c) shall not apply to a Tenancy Agreement in respect of a Mid-Market Rental Unit entered into within 6 months following the date of issuance of an occupancy permit for the New Buildings if the tenant under the Tenant Agreement was a tenant of the Existing Building on the date of registration of this Agreement.

(n) The requirements of this Section 4.3 shall cease to apply from and after the 10th anniversary of the date this Agreement is registered in the LTO.

(o) The Owner shall, within 14 days following a written request from the City, but no more than once each calendar year, provide the City with a statutory declaration in a form determined by the City, sworn by the Owner, or by an officer or director of the Owner if the Owner is a corporation, before a commissioner for taking of affidavits for British Columbia under the Evidence Act (British Columbia) setting out the current monthly rent amounts for each Tenancy Agreement in respect of a Mid-Market Rental Unit as of the date of the statutory declaration.

4.4 Partnership with Hollyburn Family Services

Notwithstanding Section 4.3, the Owner may enter into a partnership (by way of a signed, written agreement) to secure the four Mid-Market Units with Hollyburn Family Services, or similar organization approved in writing by the City, for the purposes of providing affordable housing to vulnerable seniors through the SAFER subsidy, which purposes shall be expressly stated in the agreement and if, and for so long as a Mid-Market Rental Units is subject to such an agreement, the restrictions under section 4.3 shall not apply to such Mud-Market Rental Unit. The Owner shall provide to the City a copy of every such lease, and every amendment thereto, promptly following the execution thereof.

5. DEFAULT AND REMEDIES

5.1 Default and remedies

(a) If the Owner fails to comply with any of its obligations under this Agreement, the City may notify the Owner in writing (at the address shown on title to the Lands in the LTO at the relevant time) that the Owner is in default, describe the default, and instruct the Owner to correct the default within 15 days of receiving the notice, or such longer period as the City may consider necessary to correct the default given the nature of the default (the "**Cure Period**").

(b) Upon receipt of a notice from the City under Section 5.1(a), the Owner will diligently proceed to correct the default within the Cure Period.

(c) The Owner agrees that the public interest in ensuring that all of the matters described in this Agreement are complied with strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.

(d) No reference to or exercise of any specific right or remedy by the City, shall prejudice or preclude the City from exercising any other right or remedy, whether allowed at law or in equity or expressly provided for in this Agreement, and no such right or remedy is exclusive or dependent upon any other such remedy and the City may from time to time exercise any one or more of such remedies independently or in combination.

5.2 City may perform Owner's obligations

Without limiting Section 5.1, if, following notice from the City under Section 5.1(a), the Owner fails to correct the default within the Cure Period, the City may (but is not obligated to), upon giving to the Owner five days' prior written notice describing the default, or immediately in the case of an emergency, perform such obligations, for and on behalf of and at the sole cost of the Owner.

5.3 Owner will reimburse City for its costs

Upon receipt of written demand for same, the Owner will pay to the City all costs incurred by the City under Section 5.2, including a 30% administrative fee.

6. RENT CHARGE

6.1 Rent Charge

(a) The Lands are subject to a daily rent charge (the "**Rent Charge**"), payable by the Owner on the first of each calendar month (the "**due date**"), in the amount equal to the Daily Amount, which Rent Charge is deemed to accrue day to day, from and after the Rent Charge Default Date until the Default Correction Date (each as defined in subsection (b) below).

(b) The Rent Charge shall abate against the Lands, and no amounts will accrue or be payable by the Owner thereunder, until such time (the "**Rent Charge Default Date**") as the Owner does not comply with section 4.3(e) in relation to a Mid-Market Rental Unit and the Owner does not, within Cure Period, correct that default by reducing the rent under the Tenancy Agreement to the Affordable Rent

plus any increase permitted under the *Residential Tenancy Act* (British Columbia). For clarity, the Rent Charge shall to accrue on a day to day basis for every day that a default continues after Cure Period until the Owner has corrected that default by reducing the rent under the Tenancy Agreement to the Affordable Rent plus any increase permitted under the *Residential Tenancy Act* (British Columbia) (the "Default Correction Date").

(c) Any arrears of Rent Charge shall bear interest from the due date until payment at the rate of eleven per cent (11%) per annum and shall be a charge upon the Lands in the same manner as the Rent Charge hereby charged on the Lands.

(d) The Rent Charge ranks prior to all other financial charges and encumbrances registered at any time against the Lands.

(e) The Rent Charge is granted both under section 219(6)(b) of the *Land Title Act* (British Columbia) as an integral part of the Section 219 Covenant contained in this Agreement, and as a fee simple rent charge at common law.

(f) The City may enforce and collect the Rent Charge by any combination or all of:

(i) an action against the Owner for the Rent Charge;

(ii) distraint against the Lands to the extent of the Rent Charge;

(iii) an action for appointment of receiver in respect of the Lands; or

(iv) an order for sale of the Lands

7. GENERAL

7.1 Building manager

If the Owner retains a building manager in respect of the Building, the Owner shall instruct and ensure that the building manager complies with the terms of this Agreement.

7.2 Severance

If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion will be severed and the decision that it is invalid will not affect the validity of the remainder of this Agreement.

7.3 Runs with the Lands

The Section 219 Covenant (including the Rent Charge) herein will run with, and bind the successors in title to, the Lands and each and every part into which the Lands may be divided or subdivided, whether by subdivision plan, strata plan or otherwise.

7.4 Notice of Housing Agreement

This Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*. The Owner acknowledges that the City is required to file a notice of housing agreement in the LTO against title to the Land; and once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land as a housing agreement under section 483 of the *Local Government Act*.

7.5 Limitation on Owner's Obligations

In accordance with section 219(8) of the *Land Title Act* (British Columbia), a person is not liable for a breach of this Agreement occurring after that person has ceased to be an owner of the Lands.

7.6 Further Assurances

The parties will execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this Agreement.

7.7 Waiver

Waiver by the City of a default by the Owner will be in writing and will not be deemed to be a waiver of any subsequent or other default.

7.8 Enurement

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

7.9 Priority

The Owner will take all steps necessary to ensure that this Agreement is registered in the LTO in priority to all charges and encumbrances which may impair the covenants granted in this Agreement and, in any event, in priority to all financial charges.

7.10 Counterparts and Electronic Delivery

This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party an originally executed copy of this Agreement forthwith upon request by the other party.

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:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MAYOR
Linda C. Buchanan

CITY CLERK
Karla D. Graham

IMH 151 E KEITH APARTMENTS LTD

Authorized Signatory

Printed Name

Authorized Signatory

Printed Name

Director | CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
STRATEGIC & CORPORATE SERVICES DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Barbara Pearce, Director, Strategic & Corporate Services
Heather Reinhold, Deputy Director, Strategic & Corporate Services

Subject: HARRY JEROME COMMUNITY RECREATION CENTRE – NEXT STEPS

Date: May 6, 2019 File No: 02-0800-30-0002/1

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

RECOMMENDATION:

PURSUANT to the report of the Director and Deputy Director, Strategic and Corporate Services, dated May 6, 2019, entitled "Harry Jerome Community Recreation Centre – Next Steps":

THAT the report of the Deputy Director, Strategic Initiatives and Services, February 25, 2019, entitled "Harry Jerome Community Recreation Centre Update: Potential Cost Reductions and Enhanced Project Management Measures, which was deferred at the Regular meeting of March 4, 2019, be received and filed;

AND THAT staff report back with a Community Recreation Strategy, inclusive of Harry Jerome Community Recreation Centre (HJCRC) and associated projects.

ATTACHMENT:

1. Harry Jerome Community Recreation Centre Update: Potential Cost Reductions and Enhanced Project Management Measures (Doc#1747383)

DISCUSSION:

Council recently approved the release of the report of the Director of Strategic and Corporate Services, from the Closed meeting of April 15, 2019, which included the release of resolutions from the Closed meeting of March 4, 2019, directing staff to undertake a City-wide review of community recreation space, including HJCRC and associated projects, in order to develop a Community Recreation Strategy. The Community Recreation Strategy will consider inside and outside recreational assets and will provide a framework for the planning and prioritization of community recreation amenities. Council also directed staff to review and develop guidelines for all City-owned community amenity spaces to maximize community benefit.

The planning of the current HJCRC, along with the associated projects such as Flicka Gymnastics and North Vancouver Lawn Bowling, will be incorporated into the community recreation strategy. The considerable input and effort provided by the public and stakeholders over the past several years will continue to inform this process going forward. Stakeholder input has routinely been provided, assessed for viability and responded to and incorporated accordingly. Conversations with City residents and stakeholders will continue through this process.

The existing internal City and NVRC project team will be redeployed to undertake the Community Recreation Strategy.

Updates on the Community Recreation Strategy will be provided to Council throughout the process.

FINANCIAL IMPLICATIONS:

Existing funding for the HJCRC project will be utilized to undertake the Community Recreation Strategy.

RESPECTFULLY SUBMITTED:

Barbara Pearce
Director, Strategic & Corporate Services

Heather Reinhold
Deputy Director, Strategic & Corporate Services

Department Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
STRATEGIC INITIATIVES & SERVICES DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Reinhold, Deputy Director, Strategic Initiatives & Services

SUBJECT: HARRY JEROME COMMUNITY RECREATION CENTRE UPDATE: POTENTIAL COST REDUCTIONS AND ENHANCED PROJECT MANAGEMENT MEASURES

Date: February 25, 2019 File No: 02-0800-30-0002/1

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

RECOMMENDATION:

PURSUANT to the report of the Deputy Director, Strategic Initiatives & Services, dated February 25, 2019, entitled "Harry Jerome Community Recreation Centre Update: Potential Cost Reductions and Enhanced Project Management Measures":

THAT to reduce the capital and long-term operating costs of the Harry Jerome Community Recreation Centre (HJCRC), staff be directed to reduce the HJCRC project scope by:

- reducing the aquatic component from a 53 M 8-lane pool to a 26.5 M 10-lane pool;
- removing the curling component and reallocating a portion of underground parking to surface parking;
- removing rooftop uses;
- reducing the south building from a four storey to three storey configuration;
- reducing the windows throughout;

THAT enhanced project management measures be integrated into the project;

THAT a reduced budget request, based on a reduced project scope and including external project management, be referred to the fall revised 2019-2028 Project Plan for consideration;

AND THAT staff be directed to proceed with the construction documentation phase and report back prior to issuing tenders for construction.

ATTACHMENTS:

1. Minutes excerpt Council November 26, 2018
2. HJCRC Site Plan Comparison – July 2018 / February 2019
3. Director of Finance report, July 18, 2018 "Harry Jerome Financing Structure and Risk"

PURPOSE:

On November 26, 2018, Council directed staff to review a variety of cost containing and risk mitigation strategies for the HJCRC project (see Attachment #1). In response, options are outlined below for Council's consideration regarding project scope reduction and risk mitigation through enhanced project management.

DISCUSSION:

Since Council's July 2018 resolution directing staff to proceed with the HJCRC project, the HJCRC project team have been working through the design development phase with the previously approved program scope. In November 2018, Council modified the direction, requesting staff to explore options for cost reduction and risk mitigation. At this point in the project, changes to design and scope will result in cost and schedule impacts (detailed below); however, while still in the design development phase and with completion of the most recent project cost estimate, it is most practical to adjust project scope now and prior to proceeding to the next phase. Once the design development phase is complete (anticipated for early March without project changes) the project will transition into the contract document phase. In this subsequent phase, construction details and specifications are produced to a high level of detail. There would be increasingly larger cost and schedule impacts to facilitate program changes. Staff will not proceed with the contract document phase until the program is fully confirmed by Council. In either scenario, the project will seek a comprehensive green building strategy including aggressive reductions in carbon intensity (more than 50% over building code requirements) as well as the highest accessibility standards (Rick Hansen Foundation Accessibility Certification "Gold").

Potential Project Scope Reductions

Based on Council's direction in November 2018, and as part of the design development phase, the HJCRC project team have explored strategies for Council's consideration to mitigate the capital cost of the HJCRC project, as well as reducing the long-term operating costs.

Five potential program reductions have been identified and are all recommended.

1. **Reduction of Aquatics Component from a 53 M 8-lane Pool to a 26.5 M 10-lane Pool:**

There has been significant discussion and input over the years on inclusion of a 50 M pool. Staff, North Vancouver Recreation Commission (NVRC) and the PERC (Professional Environmental Recreation Consultants) report (2015) have previously recommended a 25 M 10-lane pool. From an environmental sustainability perspective, a 50 M pool is an expanded component that is energy intensive and has cost implications for long-term operations. (Note that a 50 M pool includes two bulkheads which extends the actual size to 53 M. A 25 M pool has one bulkhead, adding 1.5 M to the total length.)

Capital Cost: Reduction of pool size would result in a capital cost reduction of $4,626,700 (inclusive of soft costs / contingencies).

Operating Cost: Reduction of pool size would result in a reduction in operating costs. Pools are the most expensive component to operate by a significant margin. Energy use is also higher than any other component. Net operating costs are challenging to calculate with a high specificity due to the wide range of variables which include revenue prediction, programming variations, long-term user rates, guarding variations and age of facility. Based on a consultant and NVRC review, as well as a comparison of other aquatic facilities within BC, the reduction in net operating costs could range from $200,000 up to $1.0 million annually. As noted above, comparison to other facilities is challenging as each facility has varying types of amenities which will impact the ability to specify the aquatics portion of utilities, staffing and maintenance costs.

2. Removal of Curling Arena and Reallocation of Parking:

The inclusion of curling in HJCRC was not contemplated in the PERC studies. Curling was discontinued at HJCRC in 1999 and provided instead through a service contract with the North Shore Winter Club. The contract with the North Shore Winter Club has since ended (1999-2014). Currently, curlers travel off the North Shore to neighbouring municipalities, such as New Westminster, Vancouver and Richmond.

With removal of the curling component, there would also be an opportunity to reallocate a portion of underground parking to surface parking (estimated at 71 stalls).

Capital Cost: Removal of curling would result in a capital cost reduction of $12,760,700 (inclusive of soft costs / contingencies).

Reallocation of underground parking to surface parking would result in an additional capital cost reduction of $5,001,400 (based solely on a per stall cost estimate).

Operating Cost: Removal of curling would result in a corresponding reduction in the estimated operating cost. Based on a comparison of net operating

costs for other curling facilities within the Lower Mainland, it is reasonable to assume the reduction in net operating costs could range from $150,000 – $250,000 annually.

3. **Removal of Rooftop Uses (Sports Court / Walking Track):**
The current plan includes sport courts and a walking track on the rooftop of the arena component. To accommodate this activity on the roof, enhanced structural capacity, elevator access and building area for a user washroom are all required. In addition, to fit within the structural framework of the arena area, the size of the sports courts do not meet recreational standards or the expressed stakeholder needs. With a focus on reducing costs and delivering high quality public facilities, it is recommended that the sports courts and walking track be deleted from the HJCRC scope.

It is recommended that the delivery of sports courts be accommodated through a future project at an alternate location within the City where they can be built at-grade (no structural premium).

Walking opportunities are integrated into the project with the construction of the Green Necklace and both an internal HJCRC walking loop (150m) and external ravine loop (with stairs) (328m).

Capital Cost: Removal of the rooftop uses (sports court / walking track) would result in a capital cost reduction of $3,093,100 (inclusive of soft costs / contingencies).

Operating Cost: There would be operational costs for the rooftop space including staff time required for remote and periodic supervision, oversight and customer service, as well as janitorial and maintenance requirements. This has not been quantified in operating estimates.

4. **Reduction of South Building Form (Four floors to Three floors)**
The building massing of the south building can be simplified by removing the uppermost floor (4th floor). The program components located on the 4th floor (children's program and preschool component) can be relocated to an expanded 3rd floor. Through co-locating program components onto the 3rd floor, efficiencies in programming can be gained and the overall total area of the building reduced. The refinement to the design would provide cost savings through elimination of one elevator, reduced structural costs and elimination of costs associated with roof-top access for the south building.

Trade-offs associated with expanding the 3rd floor area include increased shading and reduced landscaping between the south and north buildings; however, an adjustment can be made to the design to allow for increased hardscape in this area which would complement the adjacent building program.

Capital Cost: A reduction of the south building form would result in a capital cost reduction of $2,086,500 (inclusive of soft costs / contingencies).

Operating Cost: The removal of an elevator and a reduction in building area will reduce the maintenance and janitorial costs. This has not been quantified in operating estimates.

5. Reduction of Building Windows

Through the design development phase, a review and analysis of all exterior windows (glazing) was undertaken. The vast majority of the windows are included at the main entry, main corridor and the south building; there are minimal windows on the remainder of the facility. Without compromising the usability of interior spaces, windows could be reduced by 6% across the building form.

In addition, a detailed review and daylight modeling study was undertaken for the windows adjacent to the arena area. Within the current design, windows are included in two locations adjacent to the arena: between the arena and the internal building corridor, and between the internal building corridor and the exterior ravine space. The windows between the arena and the internal building corridor provide views into and out of the arena, enhance the interaction between ice and non-ice users, encourage involvement into ice activities and promote an overall sense of connection and wayfinding within the building. Internal visual connections between program elements is a common design strategy in community recreation centres and was also a desire expressed by the public during the engagement phase. It is recommended that these interior windows be retained and the windows reduced by at least 50% along the adjacent interior corridor to the exterior to ensure that direct sunlight does not impact the ice quality or the player experience. This will be further refined through the contract document phase.

Capital Cost: A reduction in building / arena windows will result in a capital cost reduction of $204,600 (inclusive of soft costs / contingencies).

Operating Cost: A reduction in building /arena windows will require less energy use (heating / cooling) and will require less maintenance. This has not been quantified in operating estimates.

Redesign Implications of Potential Project Scope Reductions:

To integrate these revisions into the design development phase, it is anticipated to take approximately 6 weeks of additional work at a cost of ~$358,000.

For a high-level comparison of the building footprints between the July 2018 schematic design and the proposed February 2019 reduced project scope, please see Attachment #2.

For clarity, the combined capital reduction of the recommended potential project scope reductions is summarized below:

Potential Project Scope Reductions (inclusive of soft costs & contingencies)	
(1) Reduction of 53 M 8-lane Pool to a 26.5 M 10-lane Pool	($ 4,626,700)
(2) Removal of Curling Component & Reallocation of Parking	($ 17,762,100)
(3) Removal of Rooftop Uses (Sports Court / Walking Track)	($ 3,093,100)
(4) Reduction of South Building Form	($ 2,086,500)
(5) Reduction of Building Windows	($ 204,600)
Redesign Implications	
Redesign Fees	$ 358,000
Proposed Combined Capital Reduction	**($ 27,415,000)**

As reported in the July 2018 report, the total estimated net operating cost for the existing scope is $2.5 million per year. (The current net operating cost of the existing HJCRC is $1.1 million per year.) With the recommended project scope reductions, it is anticipated that the net operating cost could be reduced as follows:

Potential Operating Cost Reductions (Per Year)	
(1) Reduction of 53 M 8-lane Pool to a 26.5 M 10-lane Pool	($200,000 – $1,000,000)
(2) Removal of Curling Component	($150,000 – $250,000)
(3) Removal of Rooftop Uses (Sports Court / Walking Track)	Modest Reduction
(4) Reduction of South Building Form	Modest Reduction
(5) Reduction of Building Windows	Modest Reduction
Proposed Combined Annual Net Operating Reduction	**($350,000 - $1,250,000)**

In addition to the reductions in capital cost and net operating costs, with the proposed project scope reductions, the long-term maintenance and lifecycle costs would also be reduced. Long-term maintenance and lifecycle costs are significant, in particular for maintenance and equipment intensive components such as aquatics and curling. A lifecycle cost analysis will be undertaken as part of the next phase of the work.

Risk Mitigation Measures – Enhanced Project Management:
Two enhancements to the HJCRC project structure are being proposed to mitigate risk and increase project transparency.

1. **External Project Management:**
   It is proposed that external project management is secured, through a competitive Request for Proposal process, for the duration of the HJCRC project. Scope of work for external project management would include, but not be limited to:
   - Communications: coordinate information to the HJCRC project team, stakeholders and general public
   - Design: manage the design team and process to ensure quality, schedule and cost targets are being achieved
   - Procurement: liaise with CNV Purchasing through the execution of design and construction tenders ensuring fairness and transparency

- Scheduling: prepare, monitor and update the master schedule, by tracking progress against baseline critical path
- Budget and Cost Control: prepare master budget and cash flow projections and update as needed to reflect necessary adjustments
- Quality Control: implement quality control program and tracking system
- Risk: prepare risk management plan to identify project exposure and establish risk mitigation measures
- Project Reporting: report on schedule, risk items, project costs and forecasted costs through a monthly reporting structure

External project management will allow for additional oversight and capacity to deliver the project and will ensure that City staff have the capacity to undertake overall project oversight, internal coordination, as well as existing work plans.

2. **HJCRC Citizens Committee of Experts:**
   It is proposed that a HJCRC Citizens Committee of Experts be established. The purpose of the Committee will be to provide an additional layer of oversight, accountability and transparency for the project. Through regular updates to the Committee by the HJCRC project team, the Citizens Committee of Experts will be able to help guide the overall effectiveness of the project. The Terms of Reference for the committee will be shared with Council at a future date.

Two additional risk mitigation measures related to HJCRC are possible. These options are being further assessed and updates will be provided to Council for consideration.

- **Pay Parking:** There is potential to include pay parking within the HJCRC project. Within the Lower Mainland there are several community recreation centres in areas with parking demand which have pay parking. Pay parking can offset the capital cost of parking. As well, pay parking can be implemented as a TDM strategy to reduce vehicle traffic and manage parking demand. Prior to implementing pay parking, the development of an area-wide parking policy and plan would be required to manage the parking supply and address potential spillover impacts into residential areas where there are currently no parking restrictions. This can occur prior to the new HJCRC opening as part of the City's long-range mobility plan which will include a city-wide parking and curbside management strategy that applies demand-based management principles to rate setting.

- **Early Closure of Existing HJCRC:** There is potential to close the existing HJCRC complex prior to the completion of the new facility. This will enable greater flexibility in phasing of the Harry Jerome Neighbourhood Lands (HJNL) and reduce the requirement for bridge financing. This however is not without impact to users. The Harry Jerome complex (comprised of three buildings) serves more than 272,000 visits per year through a wide variety of services, plus special events and space rentals. The centre provides 1,570 programs annually for 7,800 registrants. Rentals bring in another 5,400 visits. Closure of these

spaces will result in reduction in service and the relocation of some services to other recreation centres and venues where possible. It will be a significant challenge to find alternate spaces within the neighbourhood.

FINANCIAL IMPLICATIONS:

Project Estimates:

Project estimates are being undertaken for this project as part of the design process at four key intervals, as follows:

- Class 'D': Concept Design - Order of Magnitude: +/-50% (10% design completion)
- Class 'C': Schematic Design - Preliminary Design: +/-15% (25% design completion)
- Class 'B': Design Development - Detailed Design: +/-10% (50% design completion)
- Class 'A': Tender Drawings - Pre-Tender Design: +/- 5% (95% design completion)

Class 'B' Estimate:

As part of the design development phase, a Class 'B' estimate has now been completed. The Class 'B' estimate is based on the program as detailed in the Schematic Design (presented July 2018). The estimate was prepared by an independent Professional Quantity Surveyor, based on current day considerations of construction on the North Shore, world market uncertainties and a re-evaluation of recent escalation rates. The Class 'B' estimate represents project costs +/-10%.

The Class 'B' cost estimate for the HJCRC project (based on program scope as approved in July 2018) is as follows:

	CLASS 'B' (Feb 2019)	CLASS 'C' (July 2018)
Construction & Soft Costs	$ 181,014,900	$ 166,963,600
Contingencies & Escalation	$ 28,872,900	$ 32,337,300
Project Oversight (Internal / External)	$ 2,891,000	$ 1,391,000
HJCRC TOTAL	****$ 212,778,800***	*$ 200,691,900*

**Additional items included in the 2019 Class 'B' estimate not included in 2018 Class 'C' are as follows: $1.5 million for External Project Management and $500,000 for BC Hydro capacity design (cost of required physical upgrades still to be determined).*

Within the Class 'B' estimate there are a few items worth noting:

- Present day bids for items experiencing the greatest escalation impact (such as steel) were acquired to verify estimates
- Pricing includes the cost impact of USA tariff on steel and aluminum
- An escalation rate of 9% to June 2020 (anticipated construction start date) is included
- In determining the escalation rate, a trade by trade analysis was undertaken

Class 'B' Reduced Scope

As part of undertaking the Class 'B' estimate, each of the project scope reduction options were assessed by the Professional Quantity Surveyor.* With incorporation of all

five recommended project scope reductions, the Class 'B' estimate would be adjusted as follows:

	CLASS 'B' CURRENT SCOPE	CLASS 'B' REDUCED SCOPE
Construction & Soft Costs	$ 181,014,900	$ 157,559,200
Contingencies & Escalation	$ 28,872,900	$ 24,913,600
Project Oversight (Internal / External)	$ 2,891,000	$ 2,891,000
HJCRC TOTAL	****$ 212,778,800***	****$ 185,363,800***

** The reallocation of parking from underground to surface has been completed to a Class 'D' estimate (+/- 20%).*

The Class 'B' estimate does not contemplate any grant contributions; however, as per Council's resolution of February 11, 2019, an application to the Investing in Canada's Infrastructure Program (ICIP) fund has been made, requesting a grant of $20 million. Staff will update Council on any updates or outcome of the grant application process; a decision from the senior levels of government is not anticipated until Fall 2019.

Lastly, as part of reviewing HJCRC costs, throughout the schematic and design development process, the HJCRC project team has benchmarked specific component costs against other recreation centers in the Metro Vancouver area on a cost per square foot basis per component type (eg. aquatic space). This unit rate comparison has been helpful in the design process and ensured alignment with the project budget from early design stages to more detailed planning. This benchmarking exercise evaluated municipally-owned, institutional quality recreation projects. It is important to note however that a detailed comparison of complete facilities (as opposed to specific components) is an extremely complex exercise, in that no two projects are ever completely alike and that variables such as program, lot size, site complexity, location, year of construction, applicable codes and project delivery can cause costs to vary significantly from one project to the next.

HJCRC Financing

The July 23, 2018 report of the Director of Finance set out the proposed financing plan for the projects within the Harry Jerome precinct, including the new HJCRC and the non-recreational amenity projects (Attachment #3). Primarily financed by the long-term lease revenues from the HJNL, the construction of the new HJCRC will only initiate with acceptable funding availability and risk mitigation measures in place.

As part of the overall funding structure, there are a number of additional related projects included. An overall cost summary is outlined below. It is important to note that while the HJCRC project costs have been refined through successive development, the non-recreation amenity projects are based on initial conservative estimates and assume no additional capital from partnerships or senior levels of government.

Harry Jerome Precinct Projects	Existing HJCRC Scope	Reduced HJCRC Scope
HJCRC	$ 212,778,800	$ 185,363,800
Lawn Bowling	$ 6,500,000	$ 6,500,000
Silver Harbour Interim	$ 3,000,000	$ 3,000,000
Temporary Skatepark	$ 350,000	$ 350,000
subtotal	$ 222,628,800	$ 195,213,800
Non Recreational Amenities		
New Park / Green Necklace (HJNL)	$ 6,500,000	$ 6,500,000
Non Market Housing Units (80)	$ 15,400,000	$ 15,400,000
Childcare (37 spaces)	$ 5,000,000	$ 5,000,000
subtotal	$ 26,900,000	$ 26,900,000
TOTAL PRECINCT COSTS	**$ 249,528,800**	**$ 222,113,800**

With the Class 'B' estimate, the HJCRC costs are better refined however they do exceed slightly the funding provided from the HJNL. However, as a whole, the total precinct costs, when including the current HJCRC project scope and non-recreational amenities, is higher than the total revenue for the HJNL and additional sources of revenue are required. A reduced HJCRC scope scenario provides some savings.

NEXT STEPS:
The HJCRC project team is currently in the final stages of design development. Assuming direction from Council to proceed with the recommended cost reductions, the anticipated timeline would be as follows:

PROJECT SCHEDULE (with reduced scope)	**START**	**FINISH**
Council - Project Approval to Proceed	July 2018	
Council - Confirmation of Project Scope	**March 2019**	
HJCRC Redesign Stage	Mar 2019	April 2019
HJCRC Contract Document Stage	May 2019	Feb 2020
Council – Approval to Proceed to Tender	**Nov 2019**	
HJCRC Tender & Permits	Jan 2020	May 2020
Silver Harbour Relocation (Interim)	Sept 2021	Sept 2023
HJCRC Construction	June 2020	Mar 2023

HJCRC Commissioning	April 2023	Oct 2023
HJCRC Project Completion	Nov 2023	

If direction was given to proceed based on the original Schematic Design scope, the project would remain on the same timeline as presented in July 2018 (project completion Sept 2023).

Without confirmation of direction from Council, the HJCRC project should be paused. It is possible to pause the project; however, there are costs associated with delays. Most significantly, the project is currently carrying $15.4 million in escalation contingency assuming a projected construction commencement date of June 2020 and a delay will likely require an increase in the escalation costs carried. In addition to financial considerations, delays will cause a loss of momentum and likely the reassignment of consultant team members to other projects, leading to a loss of project knowledge and continuity.

With confirmation to proceed, as part of next steps, the following will also need to be finalized: consolidation of the two lots comprising the HJCRC lands and a review of final lot coverage and setbacks.

As part of the contract document stage, two additional cost estimates will be completed. Throughout the contract document phase, the HJCRC project team will continue to review and seek out cost saving opportunities. To keep to an efficient construction schedule, staff will seek endorsement from Council to proceed with a construction tender for site demolition, site prep and site servicing prior to full building tender.

Updates on Related Projects:
In 2018, following Council direction, a feasibility study for the Mickey McDougall Site and Building was undertaken which included consideration of both Flicka Gymnastics Club and the North Vancouver Lawn Bowling Club. Updates on both of these projects are outlined below.

Flicka:
In the spring of 2018, staff and Flicka Gymnastics Club undertook a Feasibility Study for the Mickey McDougall building. Three options for the use of the Mickey McDougall Building were detailed. The preferred option for Flicka at that time was to repurpose the building with minor renovations. Flicka's Board of Directors provided a resolution indicating the Mickey McDougall Community Recreational Centre does have the potential to operate as a gymnastics facility. It also noted the need to establish and negotiate financial and logistical considerations for a possible lease. In June 2018 at the Flicka AGM, the membership expressed concerns that this repurpose option may not best accommodate the current program. It requested a sub-committee be established to investigate other options that would at minimum, meet the needs of the current and future community demand for gymnastics.

In November 2018, Council directed staff to discuss a variant of Option 3 (a new replacement facility) with Flicka. Over the past few months, staff have met with Flicka to discuss future potential options. Flicka has indicated they are working towards developing a proposal for a new facility located at the Mickey McDougall site to meet future needs, as well as current growth, in their programs. To realize their goal, Flicka has stated that they would seek support with potential contributions of funding, land (a long-term lease), a permissive tax exemption, as well as support to approach other levels of government for funding. Staff will continue to work with Flicka to review progress with their proposal as well as discussing Flicka's options for an interim temporary facility if required.

Lawn Bowling:
In July 2018, Council endorsed the redevelopment of the North Vancouver Lawn Bowling (NVLB) clubhouse and greens at the Mickey McDougall site. The lawn bowling project will deliver a new City-owned clubhouse (6,850 sq.ft.), along with two lawn bowling greens (artificial turf fields). The facility and greens will be leased to the North Vancouver Lawn Bowling Club (NVLB). Since July 2018, staff have been working with the NVLB Club on the design development. The site preparation and greens will be ready to tender very shortly, with the clubhouse tender anticipated in early spring 2019. It is anticipated that NVLB Club will be operational in the new facility mid to late 2019.The Lawn Bowling project has a pre-approved budget of $6.5 million.

INTER-DEPARTMENTAL IMPLICATIONS:

This project and report has been developed by the HJCRC project team with input by the Leadership Team on February 13, 2019.

RESPECTFULLY SUBMITTED:

Heather Reinhold
Deputy Director, Strategic Initiatives & Services

Harry Jerome Community Recreation Centre

Submitted by: Mayor Buchanan

Moved by Mayor Buchanan, seconded by Councillor Girard

WHEREAS the Harry Jerome Community Recreation Centre (HJCRC) project has identified several key risks inherent in its current scope and implementation;

WHEREAS the HJCRC project has a total project budget of $200.7 million;

AND WHEREAS the current HJCRC project requires the City to establish bridge financing of $90M externally and $20M internally for construction to mitigate the inherent risks;

THEREFORE BE IT RESOLVED that staff are directed to implement the following risk mitigation and cost containing approaches:

THAT a letter be sent to the District of North Vancouver requesting formal written correspondence on their commitment to adhere to the current cost sharing agreement for recreation for all components within the new HJCRC;

THAT staff bring forward a report considering a change of scope for HJCRC, up to date cost estimates and related cost mitigations for:

- a 25m pool vs 50m pool;
- evaluating use of windows in the arenas (to minimize operating and capital costs);
- other architectural features that can be minimized for cost savings; and
- any additional recommendations minimizing cost and risk exposure;

THAT staff reopen the three options presented in the report dated July 18, 2018 with Flicka Gymnastics Club to determine whether Option 3 is a viable choice for Flicka in partnership with the City (where Flicka raises cost of capital towards a new building);

THAT staff report back to Council with satisfactory risk mitigation measures that include:

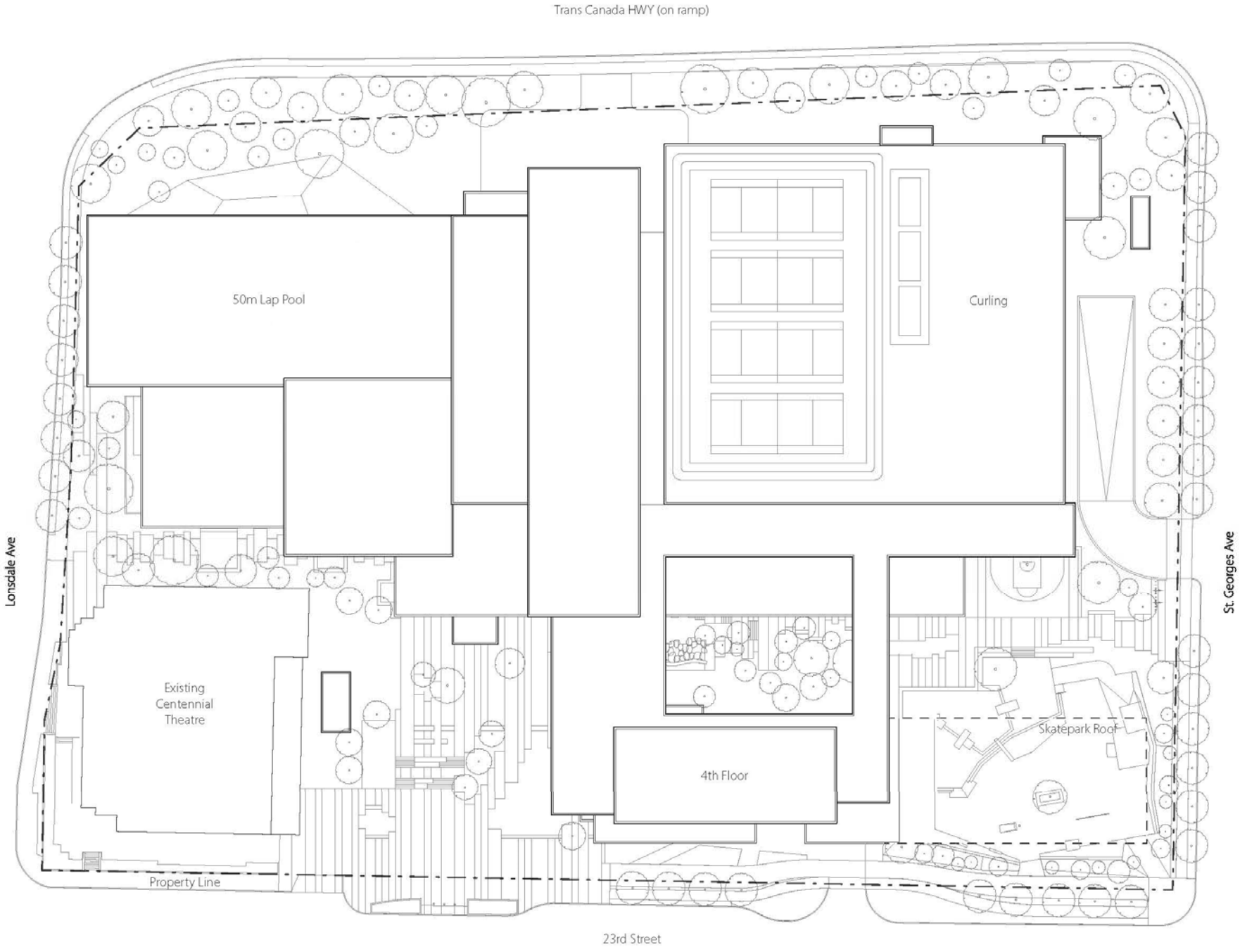
1. an implementation schedule or plan that negates the requirement of borrowing by the City of North Vancouver;
2. an enhanced project management and oversight structure including creation of a citizens committee of experts;

AND THAT staff issue the construction tender for HJCRC only upon Council's direction and approval of satisfactory risk mitigation measures for the project.

ATTACHMENT 2

HJCRC SITE PLAN – JULY 2018

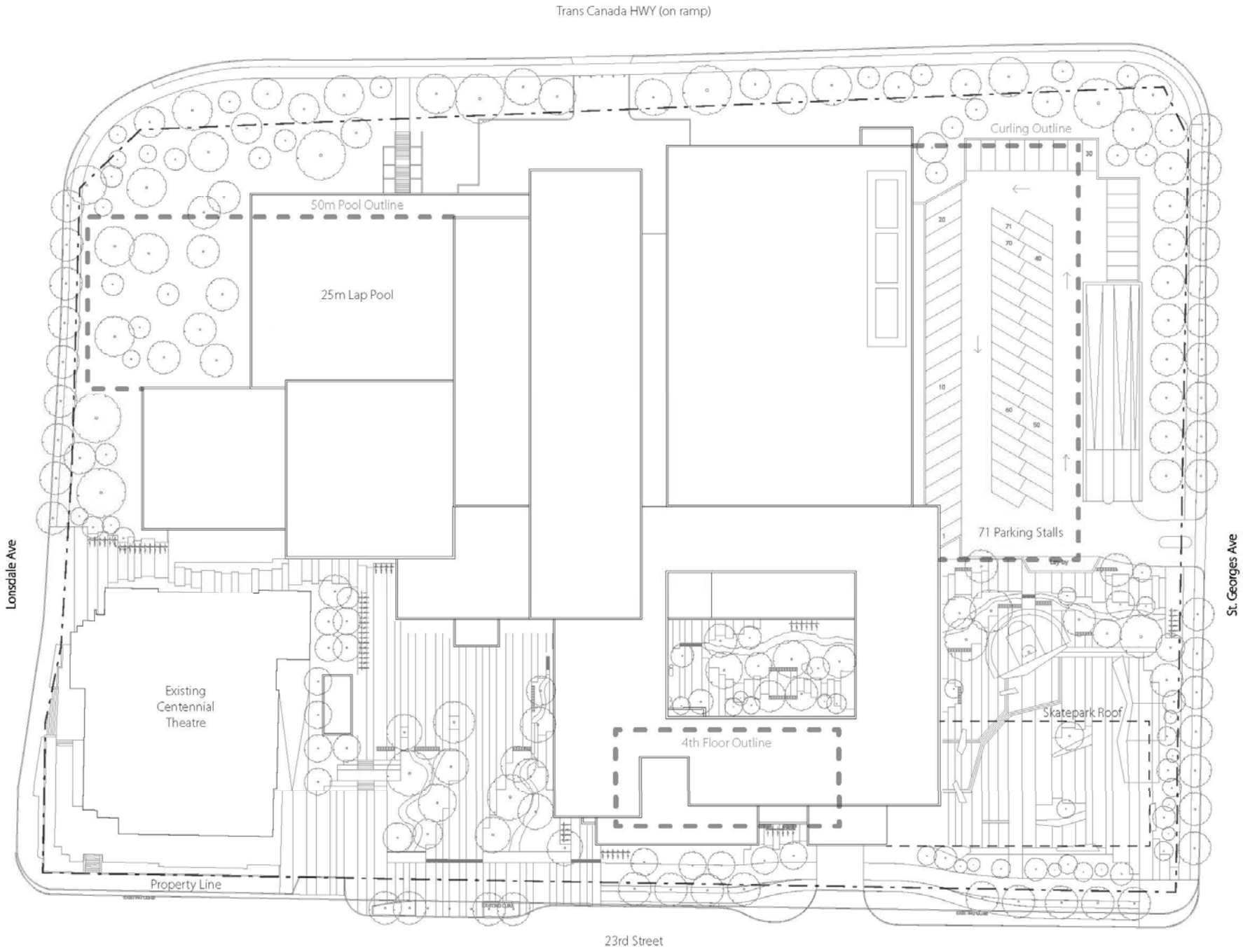
(53 M POOL / CURLING / ROOFTOP USE)



HARRY JEROME COMMUNITY RECREATION CENTER - **SITE PLAN**

HJCRC REDUCED SCOPE SITE PLAN – FEBRUARY 2019

(26.5 M POOL / NO CURLING / SURFACE PARKING / NO ROOFTOP USE)



HARRY JEROME COMMUNITY RECREATION CENTER - **SITE PLAN** (REDUCED SCOPE)

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, JULY 23, 2018.**

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

19. Harry Jerome Financing Structure and Risk – File: 02-0800-30-0002/1

Report: Director, Finance, July 18, 2018

Moved by Councillor Clark, seconded by Councillor Bell

PURSUANT to the report of the Director, Finance, dated July 18, 2018, entitled "Harry Jerome Financing Structure and Risk":

THAT staff continue with the design, tendering and construction of the Harry Jerome Community Recreation Centre (HJCRC) and negotiation of a land lease agreement for the Harry Jerome Neighbourhood Lands (HJNL) with Darwin Properties for financing the project;

THAT the Community Amenity Contributions of 150 East 8th Street and the proceeds of the density sale (excluding Block 62 density) to 1441 St. Georges Avenue be set aside and allocated in the following order of priority:

1. funding of the HJCRC and HJNL projects, net of Tax Sale Land Reserve Fund and British Columbia Municipal Financing Authority borrowing;

2. any excess funding to be used for the construction of a 37-space childcare facility or 80 non-market housing units at the HJNL site; and

3. unused funding of 150 East 8th Street to be allocated 80% to the Civic Amenity Reserve Fund and 20% to the Affordable Housing Reserve Fund, and unused funding of density sale revenue to be allocated to the Civic Amenity Reserve Fund;

THAT staff be authorized to make arrangements in a timely manner, to secure $90 million bridge financing from the British Columbia Municipal Financing Authority for the purpose of funding the tender and construction of HJCRC project;

THAT staff be authorized to internally borrow $20 million in bridge financing from the Tax Sale Lands Reserve Fund for the purpose of funding the tender and construction of HJCRC project;

THAT staff implement the risk mitigation measures as set out in the report;

THAT (Funding Appropriation #1826) an amount of $4,125,000 be appropriated from the Civic Amenity Reserve Fund (Harry Jerome Project Fund) for the purpose of funding the HJCRC project oversight, detailed design and construction;

Continued…

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF – Continued

19. Harry Jerome Financing Structure and Risk – File: 02-0800-30-0002/1 – Continued

THAT (Funding Appropriation #1825) an amount of $3,000,000 be appropriated from the Civic Amenity Reserve Fund (Harry Jerome Project Fund) for the purpose of funding Silver Harbour Seniors' Activity Centre interim move, rent and tenant improvements;

THAT (Funding Appropriation #1824) an amount of $6,500,000 be appropriated from the Civic Amenity Reserve Fund (Harry Jerome Project Fund) for the purpose of funding the detailed design and construction of the relocated Lawn Bowling facility;

THAT the September 2018, City Revised Budget consider an allocation of $6,125,000 for the purpose of further funding the HJCRC project oversight, detailed design and construction;

AND THAT should any of the above amounts remain unexpended at December 31, 2024, the unexpended balances shall be returned to the credit of the respective fund.

CARRIED

Councillor Buchanan, Councillor Keating and Mayor Mussatto are recorded as voting contrary to the motion.

Director | CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Ben Themens, Director of Finance

SUBJECT: HARRY JEROME FINANCING STRUCTURE AND RISK

Date: July 18, 2018 File No: 02-0800-30-0002/1

RECOMMENDATION:

PURSUANT to the report of the Director of Finance, dated July 18, 2018, entitled, "Harry Jerome Financing Structure and Risk":

THAT staff continue with the design, tendering and construction of the Harry Jerome Community Recreation Centre (HJCRC) and negotiation of a land lease agreement for the Harry Jerome Neighbourhood Lands (HJNL) with Darwin Properties for financing the project;

THAT the Community Amenity Contributions of 150 East 8th Street and the proceeds of the density sale (excluding Block 62 density) to 1441 St. Georges Ave be set aside and allocated in the following order of priority:

1. funding of the HJCRC and HJNL projects, net of Tax Sale Land Reserve Fund and British Columbia Municipal Financing Authority borrowing;
2. any excess funding to be used for the construction of 37 space childcare or 80-unit non-market housing at the HJNL site; and
3. unused funding of 150 East 8th Street to be allocated 80% to the Civic Amenity Reserve Fund and 20% to Affordable housing Reserve Fund and unused funding of density sale revenue to be allocated to the Civic Amenity Reserve Fund;

THAT staff be authorized to make arrangements in a timely manner, to secure $90 million bridge financing from the British Columbia Municipal Financing Authority for the purpose of funding the tender and construction of HJCRC project;

THAT staff be authorized to internally borrow $20 million in bridge financing from the Tax Sale Lands Reserve Fund for the purpose of funding the tender and construction of HJCRC project;

THAT staff implement the risk mitigation measures as set out in the report;

THAT (Funding Appropriation #1826) an amount of $4,125,000 be appropriated from the Civic Amenity Reserve Fund (Harry Jerome Project fund) for the purpose of funding the HJCRC project oversight, detailed design and construction;

THAT (Funding Appropriation #1825) an amount of $3,000,000 be appropriated from the Civic Amenity Reserve Fund (Harry Jerome Project fund) for the purpose of funding Silver Harbour Seniors' Activity Centre interim moves, rent and Tenant Improvements;

THAT (Funding Appropriation #1824) an amount of $6,500,000 be appropriated from the Civic Amenity Reserve Fund (Harry Jerome Project fund) for the purpose of funding the detailed design and construction of the relocated Lawn Bowling facility;

THAT the September, 2018, City Revised Budget consider an allocation of $6,125,000 for the purpose of further funding the HJCRC project oversight, detailed design and construction;

AND THAT should any of the above amounts remain unexpended at December 31, 2024, the unexpended balances shall be returned to the credit of the respective fund.

PURPOSE:

This report discusses the financing of the Harry Jerome Community Recreation Centre (HJCRC) project through the lease of City lands on the south side of East 23rd Street between Lonsdale and St Georges, the Harry Jerome Neighbourhood Lands (HJNL).

The report also aims to further follow-up on the June 26, 2017 Council resolution requesting that staff be directed to proceed with the schematic design of the new HJCRC as follows:

> "6. Investigation of interim financing solutions to fund construction of the HJCC prior to the commencement of construction of the development lands south of 23rd Street"

The report also discusses the risks related to the financing of the project over the next six years. It is important to note that with the exception of the amount spent on design of the HJCRC and reimbursement of rezoning and request for proposal (RFP) preparation costs to Darwin if the City was to cancel the project, the City has limited risk exposure until it enters into firm agreements for the construction of the HJCRC and HJNL.

BACKGROUND:

The City of North Vancouver issued an RFP in July, 2017 for the "Acquisition and Development of City Lands" located on the south side of East 23rd Street between Lonsdale and St Georges. The RFP invited proponents to submit offers for 90 or 75 year long term lease or a fee simple purchase. The RFP stipulated that the lands would be acquired for the purpose of multifamily residential and mixed development in the range of approximately 500,000 square feet.

Following a review of the offers, Council adopted a resolution authorizing staff to negotiate with Darwin Properties an agreement to lease the lands for a 99-year period. Such a lease term is anticipated to generate approximately $210 million contribution to the City. It is worth noting that the amount is an estimate that may fluctuate, as it is dependent on the overall density contemplated and approved by Council as well as market pricing adjustments.

Rezoning of the lands is complete and negotiation to finalize the land lease and development phases are progressing well.

Preliminary design of the HJCRC is also progressing well. Based on the Schematic Design, a Class 'C' estimate has now been completed. HJCRC costs are higher than initially anticipated; increasing financial risks but remaining within funding provided from the HJNL.

DISCUSSION:

The contemplated financing structure of the HJCRC project and HJNL transaction creates some risks for the City. The principal purpose for developing the HJNL is to raise sufficient funds to help enable the construction of the new HJCRC. This will be the primary objective of the efforts and the revenue generated from the HJNL transaction should go to this amenity in priority. The proposed HJCRC project includes several significant components such as an aquatic centre with a 50 M pool and leisure pool, an arena, a curling facility, multipurpose spaces, fitness centre and gymnasium as well as sports courts and walking track on the roof of the Centre. The new Centre must be developed with an appropriate amount of parking and also provide space to accommodate the Silver Harbour Seniors' Activity Centre who will be relocated from their existing location which is scheduled for redevelopment as part of the Darwin land transaction.

Other items that potentially are to be funded from the land transaction include:

- Relocation of the North Vancouver Lawn Bowling Club to the Mickey McDougall site including construction of a new lawn bowling club and greens;
- Construction of a new park including a walking route and new public open space in the HJ development lands to partially offset the loss of the Norseman Field;
- Construction of a section of the Green Necklace through or around the HJ development lands; and
- Construction of a temporary skatepark.

As part of the project, Council also requested that staff consider the inclusion of non-recreational city amenities and improvements on the site including non-market housing units and a childcare. Finally, it is important to note that no capital improvement related funding has been set aside for Flicka Gymnastic.

Project Pricing Risk

Based on Class 'C' estimate of the HJCRC, the current cost of the project, excluding non-recreational city amenities, is estimated at approximately $237 million and is broken down as follow:

Table 1 – Project Preliminary Estimate

HJCRC Land Development amenities		
HJCRC Class C estimate incl. silver harbour	$	200,692,000
Lawn Bowling relocation Silver Harbour (Relocations, TI's, Rent) Temporary Skatepark	$	9,850,000
Sub-Total:	**$**	**210,542,000**
Non-recreational amenities and improvements		
Park Redevelopment	$	6,500,000
Non-market housing units (80 units)	$	15,400,000
Childcare (37 spaces)	$	5,000,000
Sub-Total:	**$**	**26,900,000**
Total:	**$**	**237,442,000**

The HJCRC estimate of $201 million includes approximately 400 parking stalls. The amount also includes approximately $32 million (22% of the $144 million construction cost) for contingencies and cost escalation. There is significant uncertainty with regard to cost escalation given recent construction/tender pricing increases. The City will only be in a position to affirm the project price at the time of contract tendering and to decide at that time whether to proceed with that price or to implement mitigation measures before awarding a contract. After the award of the contract, any cost escalation risk (excluding project contingency risk) will be borne by the private contractors. This risk could be further mitigated by adjusting the project scope.

At this time, on its own, anticipated HJNL funding is insufficient to fund the non-recreational amenities. The current cash flow model considers using Parks DCC funding to fund the park redevelopment. Park DCC's may be used to fund approximately 50% of eligible park construction costs. Other amenities should be deferred to a latter phase of the project to reduce risks of a shortfall if the tendered price of the HJCRC project comes over the Class "C" estimate as well as to allow the identification of other funding sources. For instance, Harry Jerome dedicated funding that has been set aside in the past six years may provide a surplus that could be used to fund non-recreational amenities near the end of the project. Funds from the Affordable Housing Reserve, which are anticipated to grow significantly in the coming years from potential development activities, could also offset the cost of the non-market housing. Delaying the implementation of non-market housing will also provide the opportunity to assess and adjust for the impact, if any, on the affordability of residential units built on leased land. It is expected that a long-term land lease could result in discounted residential unit pricing.

The March 8, 2018, report to Council suggested that developer's Community Amenity Contributions (CACs) or density sale (excluding from Block 62) of two Council approved developments (150 East 8th Street and 1441 St. Georges Ave.) be included in the HJCRC funding budget to enhance the project contingency reserve. Once construction cost is confirmed, unrequired funding from this source could be allocated in priority to fund non-recreational amenities if needed or returned to usual CAC's allocation reserves (80% Civic

Amenity Reserve Fund and 20% Affordable Housing Reserve Fund) or density sale related reserve, the Civic Amenity Reserve Fund.

At this time, the review does not consider potential external contributions from the Federal Grant program or that may be forthcoming from development activities in other areas of the City as well as potential additional revenue that could be generated through the sale of other City-owned lands. Developer's CACs could generate significant revenue in the Civic Amenity Reserve Fund which could be used to mitigate cash flows issues. Such funding is subject to approval of major development applications by Council, economic fluctuations and project scheduling. While such funding is often used by Planning department to enhance projects or considered in the City Financial Plan to fund projects in future years, future conditional funding of this nature is not recognized in the Plan's current year or as available to fund a project where funding certainty is required.

Darwin Leasing Offer

One of the City's due diligence steps has been to ensure that the proposed long term lessee of the development lands has the capacity to pay an amount of approximately $210 million. The proposed lessee, Darwin, was the successful proponent further to the public Request for Proposals for acquisition and development of these lands to pay for HJCRC, and the City is currently in negotiations with Darwin on the details of the proposed land lease and development agreements. Given the potential financial consequences for the City if a lessee were to default under the terms of the Agreement once construction of the Harry Jerome has begun, the City is taking steps to understand and mitigate this risk.

For this reason, the preparation of the agreements between the City and Darwin will provide safeguards to protect the City's interests. Guarantees under the form of a deposit, letter of credit, parental company guarantee, and ownership security of various building spaces have been negotiated with Darwin and will provide some financial guarantees in case of default.

Note that if the City exercises its right to cancel the HJCRC project on the north lands and cancels any remaining phases of the long term development lease on the south lands, the City would be liable to Darwin for reimbursement of their rezoning costs and their Request for Proposal (RFP) preparation costs but not for other costs or potential economic loss.

Debt Financing

The City is setting aside an amount of $2.6 million per year for the HJCRC project. It has been assumed that this amount could be used to offset the cost of debt reimbursement once the project is completed. Based on latest interest rate increases, staff estimate that an annual debt reimbursement of $2.6 million would allow the borrowing of an amount of approximately $50 million. Based on the fact that interest rates could increase further in the coming years, staff recommends that a conservative debt amount of $45 million be considered in the financial modeling. Furthermore, as discussed below in the section discussion operation and maintenance costs, staff recommend minimizing the size of a long-term capital loan to offset the additional operation and maintenance cost of the larger facility.

To meet Council's requirement for interim financing solutions to fund construction of the HJCRC prior to the commencement of construction of the HJNL, staff could arrange construction borrowing during the project. At this time, the cost of the interest has not been considered in

the project cash flow. While construction-borrowing arrangements will be required to allow tendering, it is unclear if funding of this source will actually be required to fund construction. It is also important to note that based on current rates and City revenue, City residents approval through a referendum or an alternative approval process would be required if an amount in excess of $90 million needs to be borrowed.

Cash Flow Analysis

The development of the cash flow and financing options for this project is challenging given the level of risk and uncertainty. It is important to note that there are two aspects with regards to the financial needs of the projects. First, the City must have sufficient funding to cover expenses upon receipt of invoices. However, a second, more stringent aspect is that funding needs to be in place prior to project tendering.

This translates into having solid financial agreements in place prior to tendering. For instance, staff considers that if the project is to be funded with a loan, the loan should be in place before tendering. Taking this into consideration, staff has made some assumptions with regard to the scheduling of the project's tendering and created a financing scenario. The results are summarized in the following table. The table includes assumptions regarding Darwin's lease payments on the basis of the agreement currently under negotiation.

Table 2 – Annual Cash Flow Summary Forecast

Estimated Cash Flow Summary (in million $)

	Total	2018	2019	2020	2021	2022	2023
Financing Need - Project Tendering	**$ 237.4**	**$ 19.8**	**$ 15.6**	**$ 157.3**	**$ 8.9**	**$ 15.4**	**$ 20.4**
HJCRC Design, Project Oversight and Constructic	$ 200.7	$ 10.3	$ 15.3	$ 157.3	$ 2.4	$ 15.4	$ -
Lawn Bowling relocation	$ 6.5	$ 6.5	$ -	$ -	$ -	$ -	$ -
Silver Harbour (Relocations, TI's, Rent)	$ 3.0	$ 3.0	$ -	$ -	$ -	$ -	$ -
Temporary Skatepark	$ 0.3	$ -	$ 0.3	$ -	$ -	$ -	$ -
Non-recreational amenities and improvements							
New park	$ 6.5	$ -	$ -	$ -	$ 6.5	$ -	$ -
Non-market housing units (80 units)	$ 15.4	$ -	$ -	$ -	$ -	$ -	$ 15.4
Childcare (37 spaces)	$ 5.0	$ -	$ -	$ -	$ -	$ -	$ 5.0
Funding Sources	**$ 255.0**	**$ 27.7**	**$ 53.0**	**$ 112.6**	**$ 73.4**	**$ 2.6**	**$ (14.3)**
Civic Amenity Reserve	$ 24.4	$ 14.0	$ 2.6	$ 2.6	$ 2.6	$ 2.6	$ -
Contributions - 2 Projects (CAC and Density Sale)	$ 13.7	$ 13.7	$ -	$ -	$ -	$ -	$ -
Park DCC Reserve	$ 3.2	$ -	$ -	$ -	$ 3.2	$ -	$ -
Darwin - 3 phase payments	$ 213.7	$ -	$ 50.4	$ -	$ 87.6	$ -	$ 75.7
MFA Borrowing	$ -	$ -	$ -	$ 90.0	$ -	$ -	$ (90.0)
Internal Borrowing	$ -	$ -	$ -	$ 20.0	$ (20.0)	$ -	$ -
Cumulative Annual Excess Funding	**$ 17.6**	**$ 7.9**	**$ 45.3**	**$ 0.6**	**$ 65.1**	**$ 52.3**	**$ 17.6**

Based on a 2020 HJCRC project tendering, a significant funding shortfall would occur that year. The scenario assumes that the City will arrange for a $90 million loan, the maximum amount available without going through a referendum or an alternative approval process. The City will also adopt a resolution to provide $20 million through internal borrowing from internal reserves, mainly the Tax Sales Land Reserve Fund. This will provide $110 million of funding to allow project tendering with a surplus of less than $1 million. The borrowing is expected to be reimbursed ($20,000,000) in 2021 and ($90,000,000) in 2023 with proceeds from the Darwin

land lease. Most of the amount advanced by the City should be considered as bridge financing until final property transfer to Darwin.

The review of the above table provides the following information:

1) The City should make arrangements to borrow $90 million and allow internal borrowing of $20 million by 2020, for interim construction financing until Darwin takes possession of the various phases, to allow the project to proceed. The project cash flow defers $15 million for the purchase of some of the interior fit-out items in 2022 to better match cash outlays with expected funding receipt. As an alternative, the HJCRC project could be (1) tendered and/or built in further phases, or (2) delayed by one or two years, noting that phasing of the project may be limited by the fact that underground parking should ideally be built in one phase and that construction prices have been increasing steadily for a number of years.

2) The project should only proceed if an initial contribution of at least $50 million is provided by Darwin prior to project tendering.

3) The proposed scenario would not leave much room to accommodate substantial cost overruns. The tendering and construction of the project could be compromised if prices quoted by contractors turn out to be above budget estimates.

4) If needed, the available funding could potentially be increased by $15 - $20 million if the childcare and non-market housing components are excluded from the project or, alternatively, if childcare is provided by a for-profit entity at reduced City cost and non-market housing is funded from the Affordable Housing Reserve Fund.

5) The forecast anticipates that the project could be completed with $17.6 million in excess funding. The excess funding should be kept as a contingency fund and used for other purposes only following project completion. The recommendation proposes that any excess funding be used in priority to restore the Community Amenity Contribution of 150 East 8th Street and the proceeds of the density sale to 1441 St. Georges Ave.

6) The model assumes that the City reimburses the $90 million MFA loan in its entirety. The interest and long-term loan repayment savings could provide additional operating funding to cover the potential increase of the new Centre operation and maintenance costs.

7) Table 2 aims to ensure that financing will be available for tendering purposes. Actual disbursements will occur only once work or products have been delivered. Assuming no issues/delays regarding the Darwin agreement, it is likely that some of the funding provisions included in the table will not be used to their full extent.

8) Ultimately, there could be a substantial pricing differential if the City was in need of seeking a new HJNL purchaser as market conditions cannot be predicted, and revenues will fluctuate with values at time of land transfer. Some guarantees have been requested from Darwin to mitigate risk in this regard.

Risk Mitigation

This report has identified a number of risks. If Darwin or any developer were to default at any stage after the first phase on the development lands, the City has identified a number of factors to mitigate the risk to the City. For this reason, the preparation of the agreements between the City and Darwin will provide safeguards to protect the City's interests. This is important. For example, in the absence of sound mitigation in the agreements, if Darwin was to default on the agreement or substantially delay payments, the project could be delayed and/or the City could find itself significantly in debt with little or no available funding in its Tax Sales Land Reserve Fund. The City would cease receiving annual interest revenue from the Tax Sales Land Reserve Fund to fund some of its capital projects. Furthermore, in the event of lease payment default, the City would need to increase taxes by approximately 6% to pay an estimated $5 million annually in principal and interest on a potential $90 million loan.

Many of the risks identified in this report should be expected in a project of this magnitude. Accordingly, the Recommendation on page 1 of this report recommends to continue with the design, tendering and construction of the Harry Jerome Community Recreation Centre and discussion of a land lease agreement with Darwin Properties. However, the Recommendation also directs staff to implement the risk management measures discussed in this report.

Given the size of this project in comparison to the City relatively small financial resources, there are a number of identified project risks to mitigate. For the purpose of minimizing risks, staff have compiled the following potential measures for consideration:

1) set aside projected excess funding as a contingency until project completion and prioritize allocation of HJNL proceeds to refunding the project debt;
2) phase project to match revenue and expenses as much as possible;
3) defer optional non-recreation amenities included in the Darwin agreement to a latter phase of the HJNL project;
4) monitor Darwin's permitting/construction/sale progression;
5) include disbursement deadlines in Darwin's agreement to control compliance or default;
6) request guarantees and/or bonding from Darwin in addition to deposits, and provide for City resumption of the pre-zoned and subdivided and serviced future phases of the lands in the event of any default;
7) identify additional funding sources e.g. CAC's, Affordable Housing Reserve, DCC's and surplus land sales;
8) Convert part of the MFA bridge financing into a long-term loan (this may reduce funding availability to fund operation and maintenance cost of the new HJCRC); and/or
9) Seek senior government funding such as Federal Grant Program.

Operation and Maintenance Cost – Impact on Debt Financing

It is important to note that preliminary cost estimates indicate that the operation and maintenance (O&M) cost of the proposed new HJCRC will be approximately $1.4 million more than the current Centre. There currently is no provision for O&M cost increases in the City budget and there is uncertainty with regard to the District of North Vancouver cost sharing contribution. However, at this time, considering the fact that the current funding scenario of the project is not anticipating the use of long-term debt, the amount set aside annually for the construction of the new HJCRC will suffice to fund anticipated additional O&M costs. This being

said, Council may want to consider the implementation of pay parking to allow the recovery of some of parking related costs.

INTER-DEPARTMENTAL IMPLICATIONS:

This report has been prepared with the assistance and information received from the Strategic Initiatives & Services and Planning departments. The report has been reviewed by the Major Project Team on July 17, 2018.

RESPECTFULLY SUBMITTED:

Ben Themens, MBA, P.Eng., CPA, CGA
Director of Finance

HARRY JEROME COMMUNITY RECREATION CENTRE

March 2019



Purpose:

To respond to Council's request for options to minimize HJCRC cost and risk exposure.

1. Project Evolution
2. Project Details: Program Components & Site Factors
3. Updated Cost Estimate
4. Potential Cost Reductions
5. Next Steps

Project Evolution:

Research & Study

- Buildings
- Program
- Site

Stakeholders

- Varied relationships and structure

Project Approach

- Financing
- Timing

Project Evolution:

Council Resolutions regarding Site/Location:

- New HJCRC to be located on north side of 23rd Street
- Relocation of Skatepark with interim facility during construction
- Relocation of Silver Harbour (interim and permanent)
- Relocation of Lawn Bowling
- Relocation of Flicka Gymnastics Club

Resolutions regarding Program:

- Proceed to Detailed Design based on HJCRC Schematic Design
- Include a Curling (6 sheet) Facility and a community focused 50 M pool
- Include Silver Harbour and request land transfer

Project Details: Program Components

Existing Scope:



Social Spaces for gathering and casual activities



Aquatic Centre: 53 M / 8 lane pool, leisure pool, hot tubs, steam room and sauna



Fitness Centre



Gymnasiums (x2)



Silver Harbour Seniors' Activity Centre



Youth Centre



Spaces for children and their families



Multi-purpose rooms



Arts and cultural spaces



Arena with 500 spectator seats



Curling Facility (6 sheet)



Food services



Outdoor sports court



New skate plaza



Underground Parking (400 stalls)

NEW COMPONENT

ENHANCED COMPONENT

Project Details: Site Factors



Site Factors:

- North Shore Location
- Site Access
- Topography
- Site Area
- Construction Footprint

Class Estimates

Project estimates are undertaken as part of the design process at four key intervals:

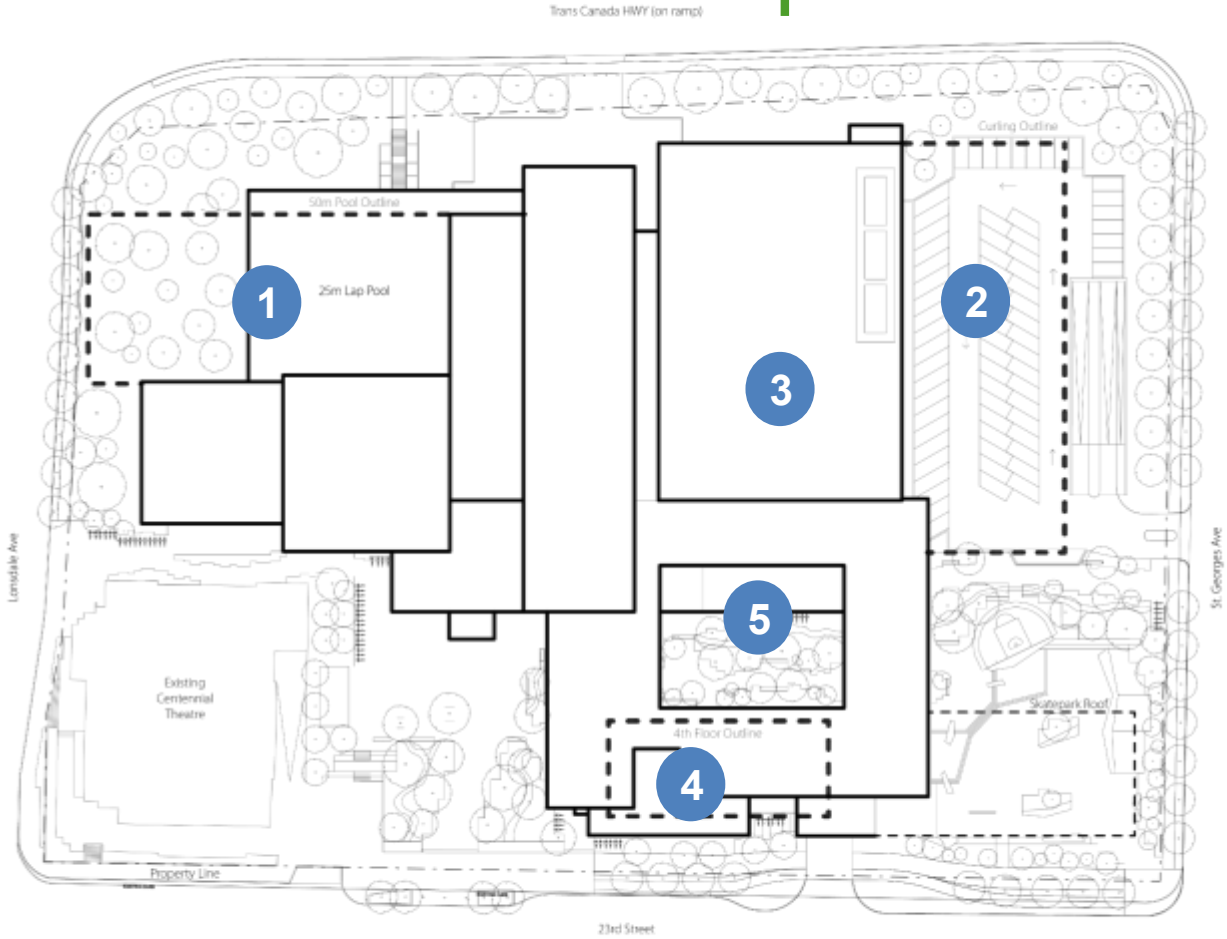
- Class ‘D’: Concept Design - Order of Magnitude estimate: +/-50% (10% design completion)
- Class ‘C’: Schematic Design - Preliminary Design estimate: +/-15% (25% design completion)
- **Class ‘B’:** Design Development - Detailed Design estimate: +/- 10% (50% design completion)
- Class ‘A’: Tender Drawings - Pre-Tender Design estimate: +/-5% (95% design completion)

Class ‘B’ Estimate

	CLASS ‘B’ EXISTING SCOPE (Feb 2019)	CLASS ‘B’ REDUCED SCOPE (Feb 2019)	CLASS ‘C’ EXISTING SCOPE (July 2018)
Construction & Soft Costs	$ 181,014,900	$ 157,559,200	$ 166,963,600
Contingencies & Escalation	$ 28,872,900	$ 24,913,600	$ 32,337,300
Project Oversight (Internal / External)	$ 2,891,000	$ 2,891,000	$ 1,391,000
HJCRC TOTAL	***$ 212,778,800**	**$ 185,363,800**	$ 200,691,900

**Additional items included in the 2019 Class ‘B’ estimate not included in 2018 Class ‘C’ are as follows: $1.5 million for External Project Management and $500,000 for BC Hydro capacity design (cost of physical upgrades still to be determined)*

Cost Reduction Options:

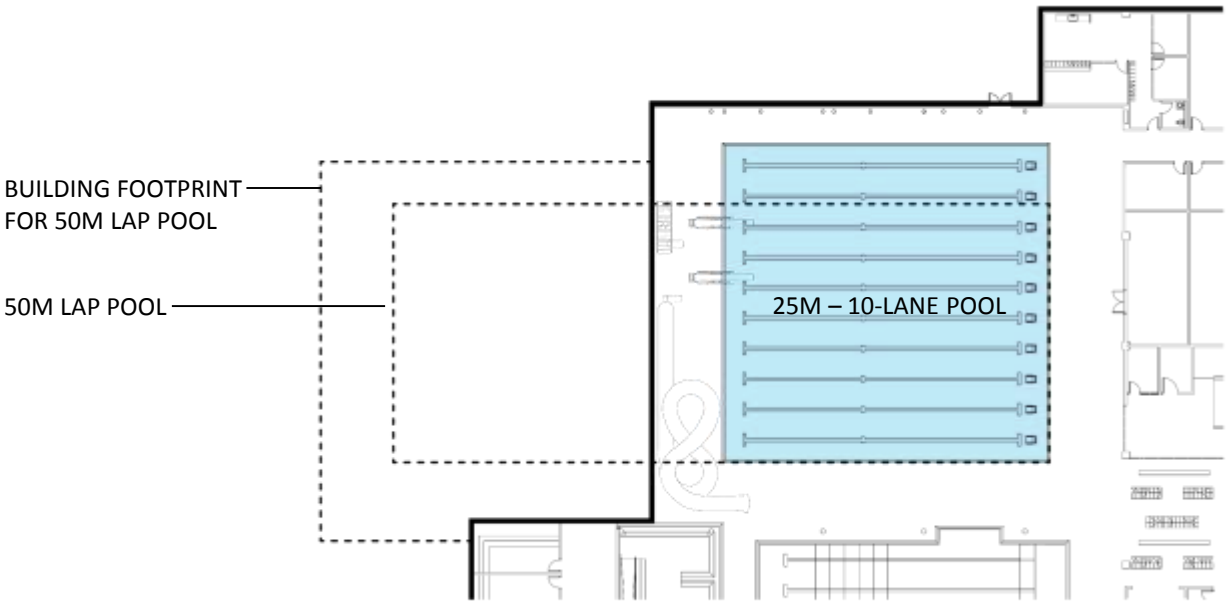


1. Aquatics
2. Curling
3. Rooftop Use
4. Building Form
5. Windows

Cost Reduction Option: Aquatics

Reduction of 53 M 8-lane pool to a 26.5 M 10-lane pool

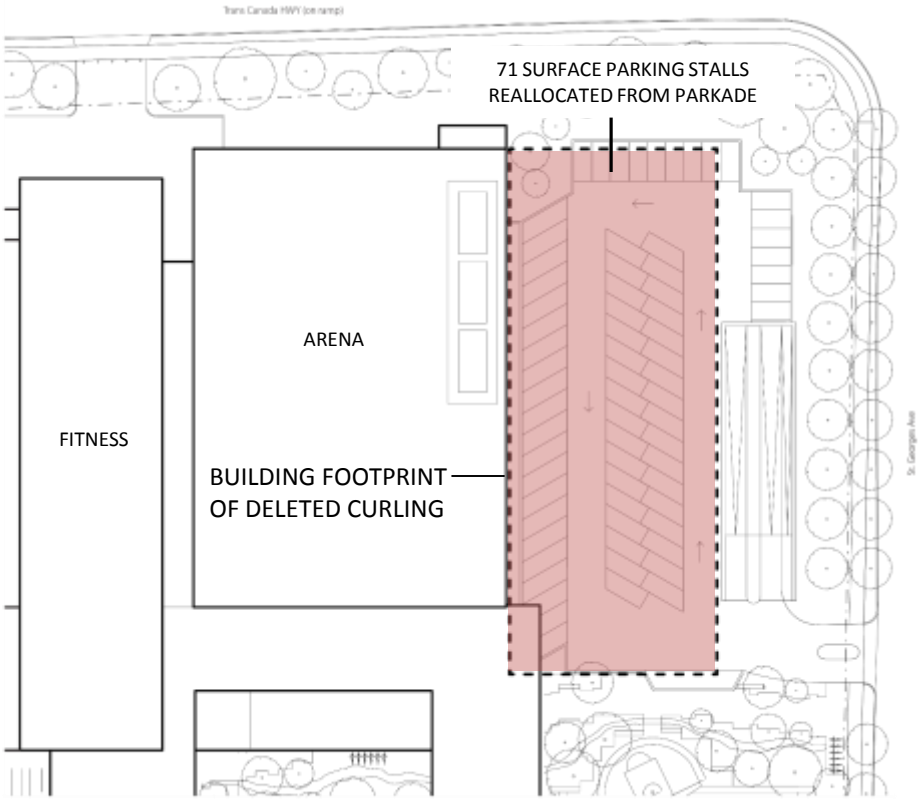
- PERC recommendation is for a 25 M pool
- Capital cost reduction: ($4,626,700)
- Net operating cost reduction: ($200,000 – $1,000,000) per year



Cost Reduction Option: Curling

Removal of Curling Facility / Reallocation of Parking:

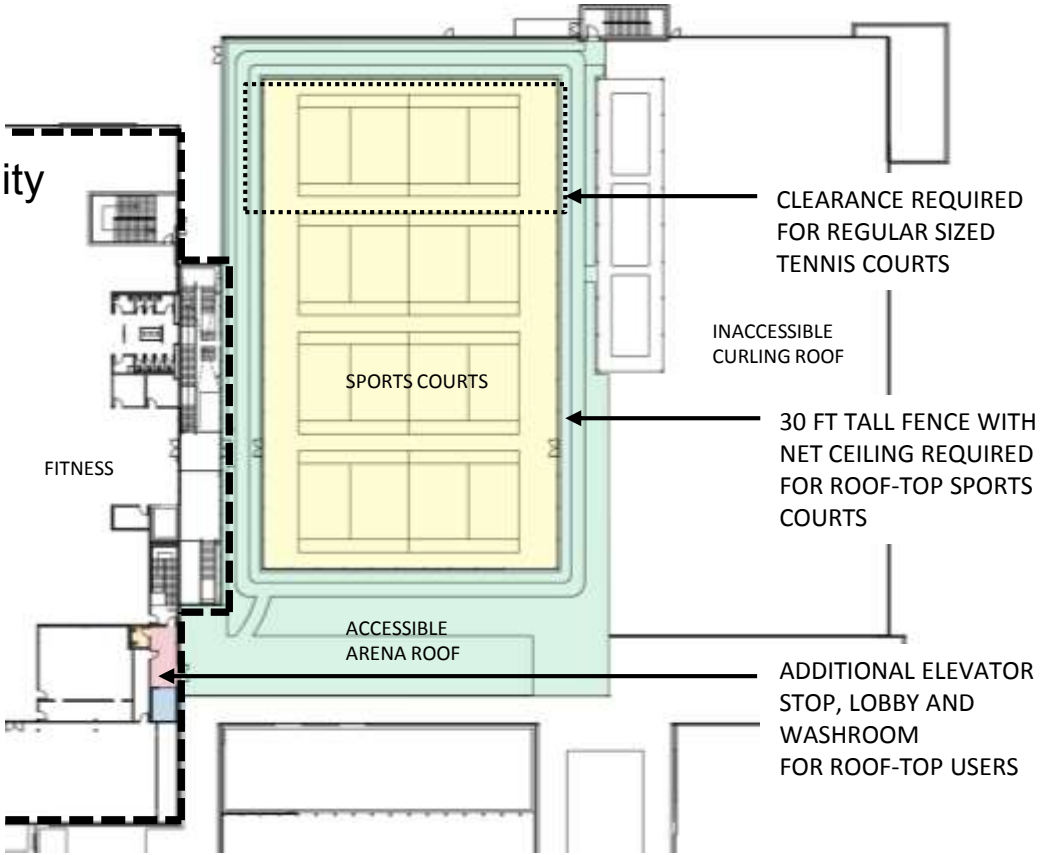
- Capital cost reduction:
  ($17,762,100)
- Net operating cost reduction:
  ($150,000 - $200,000) per year



Cost Reduction Option: Rooftop Use

Removal of Rooftop Sports Courts & Walking Track:

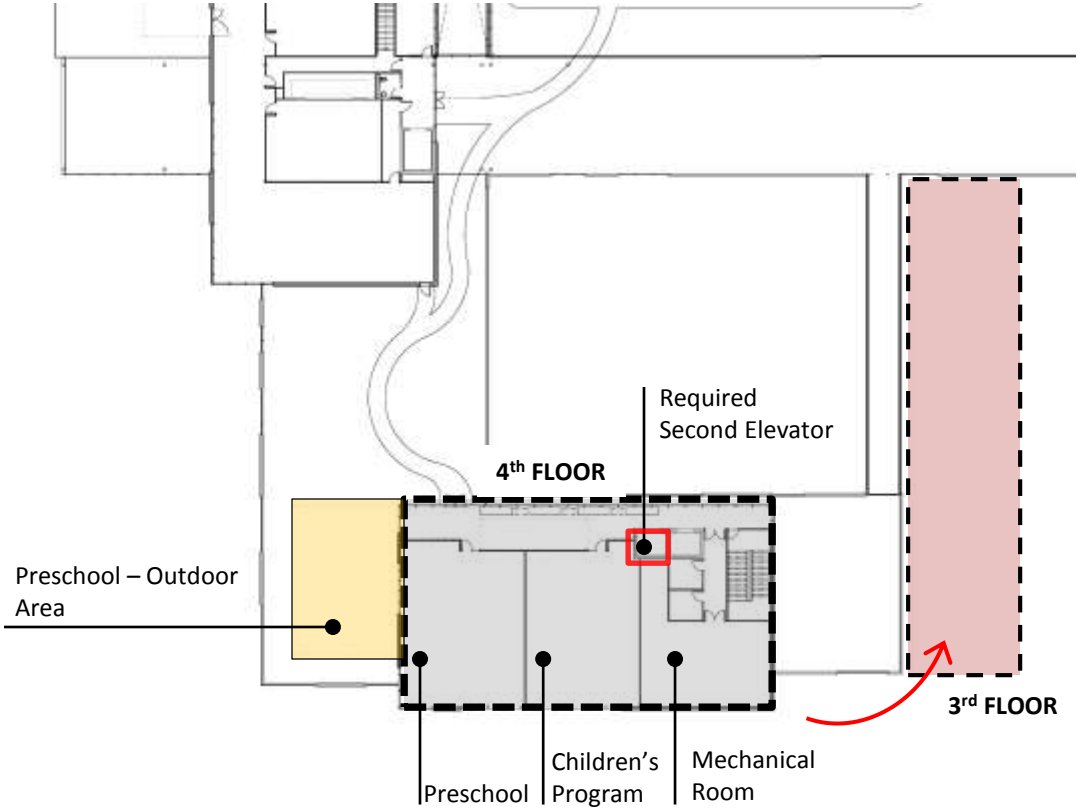
- Does not provide high quality facility
- Structural premium
- Capital cost reduction:
  ($3,093,100)
- Operating cost reduction:
  Modest



Cost Reduction Option: Building Form

Reduction of South Building Form

- Four to Three Storeys
- Capital cost reduction: ($2,086,500)
- Operating cost reduction: Modest



LEVEL 4 PLAN (BEFORE) I SOUTH BLOCK

Cost Reduction Option: Windows

Reduction of Windows

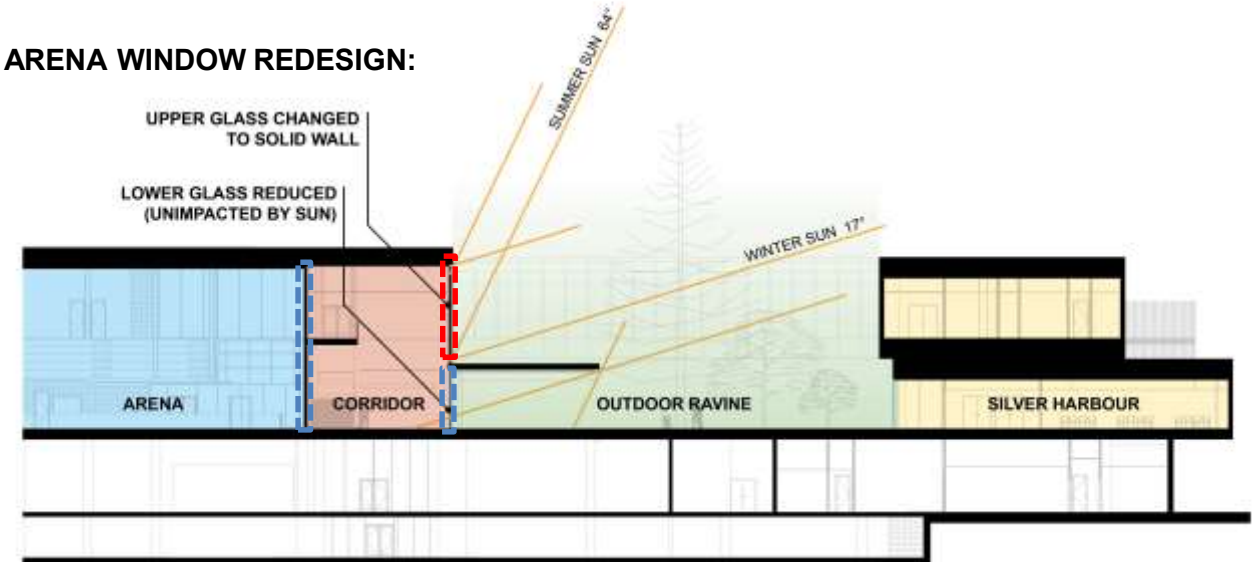
- Capital cost reduction: ($204,600)
- Operating cost reduction: Modest







ARENA WINDOW REDESIGN:



Summary of Cost Reduction Options:

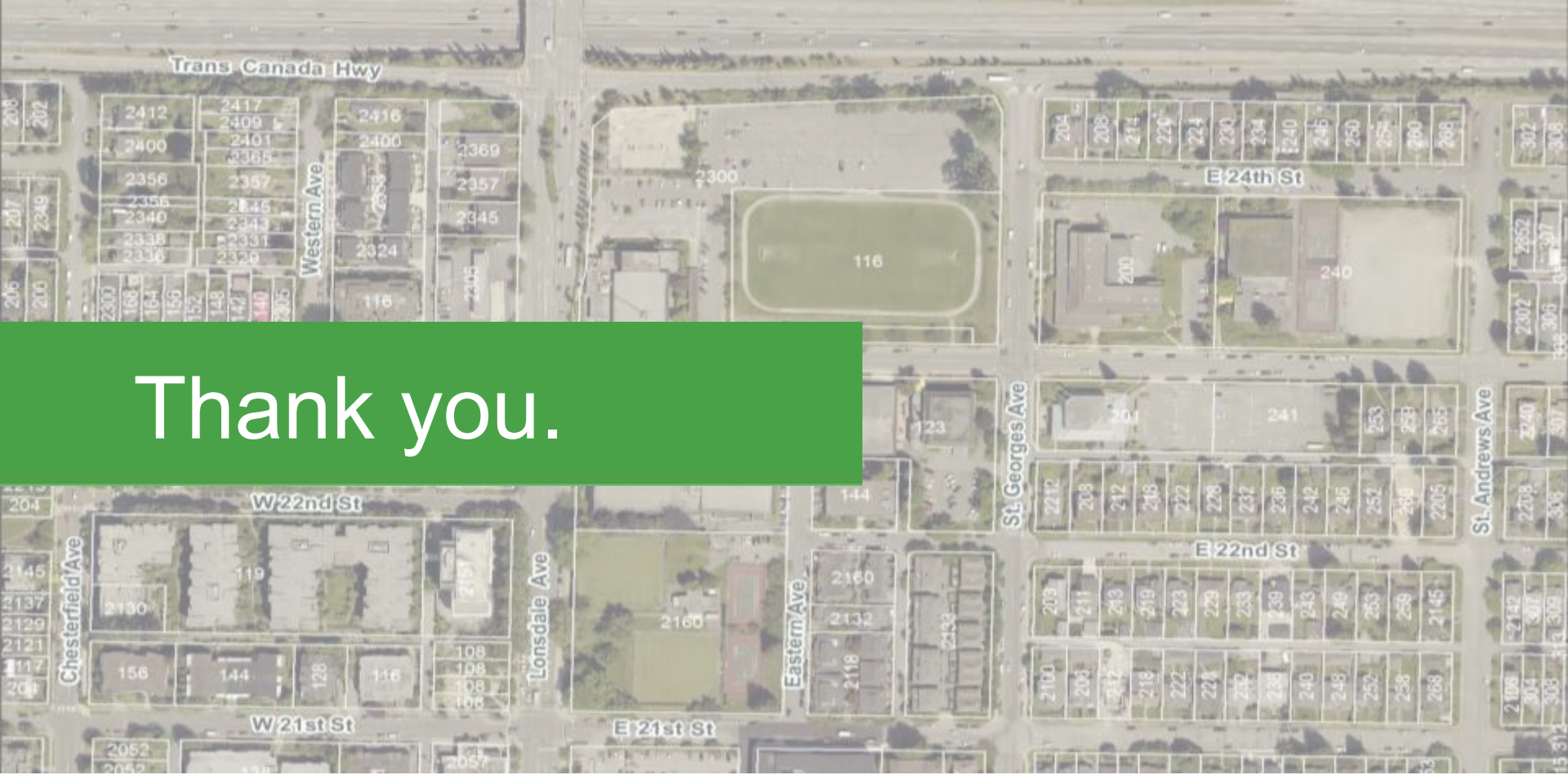
Potential Capital Cost Reductions (inclusive of soft costs & contingencies)	
(1) Reduction of 53 M 8-lane Pool to a 26.5 M 10-lane Pool	($ 4,626,700)
(2) Removal of Curling Component & Reallocation of Parking	($ 17,762,100)
(3) Removal of Rooftop Uses (Sports Court / Walking Track)	($ 3,093,100)
(4) Reduction of South Building Form	($ 2,086,500)
(5) Reduction of Building Windows	($ 204,600)
Redesign Implications	
Redesign Fees	$ 358,000
TOTAL Combined Capital Reduction	**($ 27,415,000)**

Summary of Cost Reduction Options:

Potential Net Operating Cost Reductions (per year)	
(1) Reduction of 53 M 8-lane Pool to a 26.5 M 10-lane Pool	($200,000 – $1,000,000)
(2) Removal of Curling Component	($150,000 – $250,000)
(3) Removal of Rooftop Uses (Sports Court / Walking Track)	Modest Reduction
(4) Reduction of South Building Form	Modest Reduction
(5) Reduction of Building Windows	Modest Reduction
TOTAL Net Operating Reduction (per year)	**($350,000 - $1,250,000)**

Next Steps

PROJECT SCHEDULE (with reduced scope)	START	FINISH
Council - Project Approval to Proceed	July 2018	
Council - Confirmation of Project Scope	**March 2019**	
HJCRC Redesign Stage	Mar 2019	April 2019
HJCRC Contract Document Stage	May 2019	Feb 2020
Council - Approval to Proceed to Tender	**Nov 2019**	
HJCRC Tender & Permits	Jan 2020	May 2020
Silver Harbour Relocation (Interim)	Sept 2021	Sept 2023
HJCRC Construction	June 2020	Mar 2023
HJCRC Commissioning	April 2023	Oct 2023
HJCRC Project Completion	Nov 2023	



Thank you.

city of north vancouver

March 2, 2019

Councillor Don Bell
City of North Vancouver
dbell@cnv.org

Dear Mr. Bell,

Re: Inclusion of curling in the new Recreation Centre

It is with mixed emotions that I talk about curling on the North Shore this month. On March 14 my curling team of 1985 (representing the North Vancouver Recreation Centre, now Harry Jerome) will be inducted into the North Shore Sports Hall of Fame, an amazing honour. On March 4, your council will review its decision to include curling in the new recreation centre, a very disappointing change in the plans.

After a long consultation process, I was extremely pleased with the vote to bring curling back to North Vancouver. I live in the District of North Vancouver but my mother lives in the City, so I was very interested in the process.

As a junior curler, I participated in curling at three curling clubs in North Vancouver – the North Shore Winter Club, the North Vancouver Recreation Curling Club, and the Capilano Winter Club. Many great curlers learned to play on the North Shore, and many more enjoyed the sport with their family and friends. When curling was eliminated from these facilities, people had to face the daunting traffic issues of the North Shore and cross the bridge to participate. School children and those unable to drive could no longer play.

As a person who has been involved in the sport of curling as a participant, coach, administrator and broadcaster, travelling across Canada and around the world to teach and cover the game, I don't understand how any community could fail to see the wonderful benefits of the sport of curling. It is one of the few sports that encourages participation from men and women of all ages, along with the visually impaired, deaf curlers, wheelchair curlers, and Special Olympic athletes. The game is inclusive, modified as needed, and taught by dedicated volunteers.

I hate to use the problems of one sport to make my case. But at a time when other winter sports are struggling with major problems, curling provides a great place for youth and families to play.

I am providing you with a quote from the Globe and Mail (a story published June 1, 2014 and updated May 12, 2018):

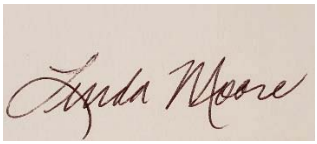
> *It remains Canada's national sport, a way to forge our identity, feed our passion. But for parents worried about the health of their children, hockey is no longer the game of choice. Faced with a near daily stream of new research about the alarming and often long-term effects of concussions on youth, more and more parents are balking at hockey's dangers, which includes a significantly higher risk of attempting suicide; links to anxiety and depression; and such emotional and cognitive symptoms as disturbed sleep, difficulty concentrating, frustration and forgetfulness. Confronted with all that, parents are enrolling their children in seemingly safer sports.*

I acknowledge that the financial investment for any building is significant, but it seems that curling is the only sport that is routinely removed from plans without much thought to the impact on the community. This is a sport with so much to give.

I also object to the way that changes to the plans are placed on the council's agenda without notice to the group involved. This prevents the curling group, and its many skilled members, from providing any new information to councillors. It seems that those on council who last year wanted more review and thought now want to immediately push a new plan forward.

I have lived in North Vancouver for 63 years and have seen many changes to this community. I applaud the improvements that have been made to this area, and thank you and all the other dedicated mayors and councillors who have worked so hard to make this a great place to live. But I am also shocked by the decisions that fail to reflect the unique and important aspects of the North Shore. Curling is part of the history of North Vancouver and should be a part of its future.

Sincerely,



Linda Moore
1208 Gladstone Ave.
North Vancouver, BC V7L 4H3

Subject: FW: March 4th Agenda

From: Bruce Tout < >
Sent: March-03-19 3:53 PM
To: Karla Graham <kgraham@cnv.org>
Subject: Fwd: March 4th Agenda

Dear Councillors and Mayor,
In reviewing the March 4th agenda, I noticed that a staff presentation and I assume a council decision will be made reducing the present design scope of the New Harry Jerome Community Centre. There are a few observations I would like to make regarding the proposed scope reductions, particularly the pool.

1. Over the last 2 years there has been public consultation with residents, users, city staff and recreation staff. Open houses, town hall meetings, surveys and consultations with users and user groups were all part of the process in determining the present proposed Harry Jerome Design.

2. The present Harry Jerome design was through the hard work of City Staff and North Vancouver Recreation Staff in collaboration with recreation users and user groups. The design of the facility was based on an all-inclusive facility which would be a centre piece in the city for indoor recreation activity.

3. The 50-metre pool proposed, is a community pool designed to meet community needs, today and into the future. It is not an Olympic size pool or even a pool facility that meets national event standards for most aquatic sports. What it does allow is for many aquatic programs to be reinstated on the North Shore. Programs such as underwater hockey, inner tube water polo, scuba diving lessons, canoeing lessons and snorkeling were once all offered by the North Vancouver Recreation Commission.

4. The primary purpose for a 50-metre pool, is the flexibility and multi user ability. Whether the 50-metre pool has 8 lanes, 6, lanes or 5 lanes, the usability of a 50-metre pool is significantly more than a 25-metre pool due to the different bulkhead locations which provide many pool configurations. I would like to state, that a 6 lane 50 metre pool is a popular pool used across this country as a community pool. A 10 lane 25 metre pool is not. I believe there are only 2 in all of Canada.

5. The present operating cost of the current Harry Jerome pool is approximately $800,000 per year. The average operating cost of the 8 lane 50 metre pool is approx. $1.2 million per year. Some municipalities operate their 50- metre pool for less than the existing 25 metre Harry Jerome pool. I suggest you review the operating costs of the Kamloops Canada Games pool. Why are the costs so low? – usability, flexibility and pool rental potential reduce costs while simultaneously maintaining public access.

6. **Finally, and most importantly**, the current council is considering reducing the scope of a project which has been through a public review process and approved by a previous council. Being fiscally responsible is very important, but this has already been addressed with funds generated by the South

of 23rd development/ land lease. Now the present council is proposing bypassing due process and public input for an unknown agenda which probably involves redirecting funds from the Harry Jerome Project to other areas. To a resident of North Vancouver, this does not look very transparent, satisfactory or meet the requirements of public input.

In conclusion, I encourage you to do what is right for the community today and into the future. We all want a healthy community, but we need the facilities to do so. Let's not discard all the good work that has been put into this project for what I perceive as political gain. Let's continue to "Do the right thing."

Sincerely,

Bruce Tout - concerned citizen

Subject: FW: March 4 could prove to be a sad day for the residents of the CNV - please approve a 39m pool as a compromise

-----Original Message-----
From: Garcia, Joseph < >
Sent: February-28-19 9:43 PM
To: Linda Buchanan (Mayor) <lbuchanan@cnv.org>; Angela Girard (Councillor) <agirard@cnv.org>; Jessica Mcilroy (Councillor) <jmcilroy@cnv.org>; Tina Hu (Councillor) <thu@cnv.org>; Holly Back (Councillor) <HBack@cnv.org>; Don Bell (Councillor) <dbell@cnv.org>; Tony Valente (Councillor) <tvalente@cnv.org>; Barbara Pearce <BPearce@cnv.org>
Subject: March 4 could prove to be a sad day for the residents of the CNV - please approve a 39m pool as a compromise

Dear Mayor Buchanan and Council,

I am writing about the March 4 council meeting agenda. I noted the recommendation to scale back the HJ project. I suspect nothing I write will persuade those who have decided to support the resolution to change their mind.

That said, it must be pointed out that a 25m pool with enough additional room for one bulkhead is not a reasonable compromise. Its uses will be very limited. What will very likely occur is that 25m will be used for swimming lanes over other uses (on a more frequent basis) and other groups will significantly suffer. Think of the new Delbrook pool where our sports organization has not been able to rent the pool for a single hour.

The natural compromise is to build a 39m pool with one bulkhead so swimmers can use 25m and another group, concurrently, can use 12.5m. If you approve the recommendation then you will be advancing a substantially limited pool facility. The logical solution, although far from perfect, is to build a pool the size of the one in the West Vancouver Community Centre (39m). Please keep in mind that the facility must support the community for the next 50 to 70 years.

I implore you to please consider this option. Although the pool would be reduced in size by 25%, it would serve a much wider segment of the population. That is a win win solution. Nobody is happy but everybody gets what they need (more or less).

Kind Regards, Joe Garcia
Blake, Cassels & Graydon LLP
595 Burrard Street, Suite 2600, Vancouver BC V7X 1L3

PS I attach two pictures taken at the WVCC tonight. You can see dozens of children swimming in the 25m portion of the pool and a significant number using the diving boards in the 12.5m portion (unfortunately the majority were gathered speaking with a coach to the right and I did not realize I did not capture them in the picture).


1.7 1m
2.5 0m


AQUATIC
LEADER
2.50m

Subject: FW: 50 meter pool

-----Original Message-----
From: Lucy M Turnham < >
Sent: March-02-19 12:52 PM
To: Karla Graham <kgraham@cnv.org>
Subject: 50 meter pool

Dear Mayor Buchanan and City Council, Thank you for supporting the 50 metre pool in our community. The City was the first community on the North Shore to build an indoor pool and I am so happy to see the City continuing to be a leader by building a 50 metre pool. This is a badly needed recreation facility that will not only deliver greater services to the City, it will be a fantastic asset for many generations. Thank you for your vision for the future. Yours truly,