



**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, DECEMBER 9, 2019**

**MONDAY, DECEMBER 9, 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, December 9, 2019

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, December 2, 2019

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4, *5, *6, *7 and *8 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAWS – ADOPTION

- *3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8717” (Hearth Architectural Inc., 339 East 13th Street, CD-720)
- *4. “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2019, No. 8721” (Fee Schedule and Memorial Regulations)
- *5. “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2019, No. 8739”
- *6. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2019, No. 8740”
- *7. “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2019, No. 8741”

REPORT

- *8. 2020 Council Committees and Appointments



BYLAW – ADOPTION

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8716”
(Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730
Westmoreland Crescent)

REPORT

10. Rezoning Application: 228 East 22nd Street (Satendra Mann / ArchiType Design)

Item 11 refers.

BYLAW – FIRST AND SECOND READINGS

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743” (Satendra
Mann / ArchiType Design, 228 East 22nd Street)

REPORT

12. Rezoning Application: 356 East 13th Street (Satendra Mann / ArchiType Design)

Item 13 refers.

BYLAW – FIRST AND SECOND READINGS

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744” (Satendra
Mann / ArchiType Design, 356 East 13th Street)

REPORT

14. Rezoning Application: 416-418 East 16th Street (Vernacular Design, CD-722)

Item 15 refers.

BYLAW – FIRST AND SECOND READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8745” (Vernacular
Design, 416-418 East 16th Street, CD-722)

REPORT

16. 2019 Children and Youth Initiatives Fund – Special Project Grant Applications



PUBLIC HEARING – 242 West 4th Street

BYLAW – THIRD READING

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738”
(Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721)

REPORTS

18. Streetcar Brewing Corp. Application for Lounge Endorsement and Outdoor Patio
– 123A East 1st Street
19. Proposed North Shore Ride-Hailing Licensing and Regulatory Framework

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*, Sections 90(1)(a) [personal information], 90(1)(e) [land matter] and 90(1)(i) [legal advice].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, December 9, 2019

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, December 2, 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, *4, *5, *6, *7 and *8 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

BYLAWS – ADOPTION

- *3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8717” (Hearth Architectural Inc., 339 East 13th Street, CD-720)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8717” (Hearth Architectural Inc., 339 East 13th Street, CD-720) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- *4. “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2019, No. 8721” (Fee Schedule and Memorial Regulations)

RECOMMENDATION:

THAT “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2019, No. 8721” (Fee Schedule and Memorial Regulations) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- *5. “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2019, No. 8739”

RECOMMENDATION:

THAT “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2019, No. 8739” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- *6. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2019, No. 8740”

RECOMMENDATION:

THAT “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2019, No. 8740” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.



CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

- *7. “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2019, No. 8741”

RECOMMENDATION:

THAT “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2019, No. 8741” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

REPORT

- *8. 2020 Council Committees and Appointments – File: 01-0530-01-0001/2019

Report: City Clerk, November 26, 2019

RECOMMENDATION:

PURSUANT to the report of the City Clerk, dated November 26, 2019, entitled “2020 Council Committees and Appointments”:

THAT the 2020 Council Committees and Appointments list, effective from December 3, 2019 to December 7, 2020, be endorsed;

AND THAT the appointment to the Metro Vancouver Greater Vancouver Regional District Board of Directors, Greater Vancouver Sewerage and Drainage District Board and Greater Vancouver Water District Board, be effective until the end of the term of Council following the general local election of October 15, 2022, and the appointment of the alternate Director be effective from December 3, 2019 to December 7, 2020.

END OF CONSENT AGENDA

BYLAW – ADOPTION

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8716”
(Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730 Westmoreland Crescent)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8716” (Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730 Westmoreland Crescent) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.



REPORT

10. Rezoning Application: 228 East 22nd Street (Satendra Mann / ArchiType Design)
– File: 08-3360-20-0458/1

Report: Planner 1, November 27, 2019

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated November 27, 2019, entitled “Rezoning Application: 228 East 22nd Street (Satendra Mann /ArchiType Design)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743” (Satendra Mann / ArchiType Design, 228 East 22nd Street) be considered and the Public Hearing be waived;

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

AND THAT the community benefits listed in the November 27, 2019 report in the section “Community Benefits” be secured, through agreements at the applicant’s expense and to the satisfaction of the Director, Planning and Development.

Item 11 refers.

BYLAW – FIRST AND SECOND READINGS

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743” (Satendra Mann / ArchiType Design, 228 East 22nd Street)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743” (Satendra Mann / ArchiType Design, 228 East 22nd Street) be given first and second readings.



REPORT

12. Rezoning Application: 356 East 13th Street (Satendra Mann / ArchiType Design)
– File: 08-3360-20-0435/1

Report: Planner 1, November 27, 2019

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated November 27, 2019, entitled “Rezoning Application: 356 East 13th Street (Satendra Mann / ArchiType Design)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744” (Satendra Mann / ArchiType Design, 356 East 13th Street) be considered and the Public Hearing be waived;

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

AND THAT the community benefits listed in the November 27, 2019 report in the section “Community Benefits” be secured through agreements at the applicant’s expense and to the satisfaction of the Director, Planning and Development.

Item 13 refers.

BYLAW – FIRST AND SECOND READINGS

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744” (Satendra Mann / ArchiType Design, 356 East 13th Street)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744” (Satendra Mann / ArchiType Design, 356 East 13th Street) be given first and second readings.



REPORT

14. Rezoning Application: 416-418 East 16th Street (Vernacular Design, CD-722)
– File: 08-3360-20-0462/1

Report: Planner 2, November 27, 2019

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated November 27, 2019, entitled
“Rezoning Application: 416-418 East 16th Street (Vernacular Design, CD-722)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8745”
(Vernacular Design, 416-418 East 16th Street, CD-722) be considered and the
Public Hearing be waived;

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

Item 15 refers.

BYLAW – FIRST AND SECOND READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8745” (Vernacular
Design, 416-418 East 16th Street, CD-722)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8745”
(Vernacular Design, 416-418 East 16th Street, CD-722) be given first and second
readings.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
Regular Council Meeting Agenda – December 9, 2019

REPORT

16. 2019 Children and Youth Initiatives Fund – Special Project Grant Applications
– File: 05-1850-20-0003/2019

Report: Coordinator, Community Development, November 15, 2019

RECOMMENDATION:

PURSUANT to the report of the Coordinator, Community Development, dated November 15, 2019, entitled “2019 Children and Youth Initiatives Fund – Special Project Grant Applications”:

THAT the following Children and Youth Initiatives Fund grant allocations, totaling \$20,500 for 2019, be approved:

Brooksbank Elementary School	
Second Step for Brooksbank – Street Proofing Our Kids	\$1,500
Canadian Mental Health Association, North & West Vancouver	
Summer Steps	\$1,000
Jack.org	
Talk at the Top Summit	\$2,500
Mountainside Secondary School	
Cedar Strip Canoe Project	\$3,000
Mountainside Secondary School	
Girls’ Group Initiative	\$500
North Shore Crisis Services Society	
PEACE Camp	\$1,500
North Shore Women’s Centre	
Fearless: Girls’ Empowerment Camp	\$1,500
Queen Mary Elementary School	
iGuy & iGirl Workshops	\$1,014
The Art Project	
Queensbury Elementary Parent Advisory Council	\$3,000
RC Life Skills Society	
Griffins Boxing Program via Life Skills Organization	\$2,486
Sutherland Secondary School	
Sutherland Backpack Buddies Club	\$500
Washington Kids Foundation	
WFK Be SOMEBODY	\$1,000
Westview Elementary School	
Strengthening Community through Connection to Land/Place	\$1,000
TOTAL	\$20,500

Continued...



REPORT – Continued

16. 2019 Children and Youth Initiatives Fund – Special Project Grant Applications
– File: 05-1850-20-0003/2019 – Continued

THAT the following applications be denied:

Growing Chefs Society Classroom Gardening & Cooking Program
MamaFight What Sports Taught Us
North Shore Neighbourhood House Edible Garden Project
North Shore Restorative Justice Society SpeakOut Dialogue Series

THAT a copy of Council's resolution be sent to the District of North Vancouver and the North Vancouver School Board (District #44) for information;

THAT the Children and Youth Initiatives Grant Committee be provided a letter of thanks for their time and participation;

AND THAT staff be directed to review the Children and Youth Initiatives Fund and report back on opportunities to improve the efficiency and effectiveness of the granting processes and adequacy of funding levels.

PUBLIC HEARING – 242 West 4th Street – 6:30 PM

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738” (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721) would rezone the subject property from an RT-1 (Two-Unit Residential 1) Zone to a Comprehensive Development 721 (CD-721) Zone to permit the development of 4 townhouse units, each with an accessory lockoff suite, in 2 buildings separated by a central courtyard. The permitted density is 1.0 times the lot area (FSR) and each building is permitted a maximum height of 3 storeys. The proposed development includes 4 parking spaces.

Bylaw No. 8738 to be considered under Item 17.

AGENDA

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



BYLAW – THIRD READING

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738”
(Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738”
(Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721) be
given third reading.

REPORTS

18. Streetcar Brewing Corp. Application for Lounge Endorsement and Outdoor Patio
– 123A East 1st Street – File: 09-4320-50-0002/2019

Report: Manager, Business and Community Partnerships, November 26, 2019

RECOMMENDATION:

PURSUANT to the report of the Manager, Business and Community
Partnerships, dated November 26, 2019, entitled “Streetcar Brewing Corp.
Application for Lounge Endorsement and Outdoor Patio – 123A East 1st Street”:

THAT the application from Streetcar Brewing, located at 123A East 1st Street, for
an outdoor patio be denied;

AND THAT the application from Streetcar Brewing, located at 123A East 1st
Street, for a Lounge Endorsement with 26 indoor seats, with the operating hours
of 9:00 am – 11:00 pm Monday – Sunday, be approved, subject to the following
conditions to be placed on the Business Licence:

- The garage door be kept closed at all times; and
- The applicant prepare a good neighbour agreement to the satisfaction of
City staff.

Approval is granted on the basis that:

- The impact of noise on the community in the immediate vicinity of the
establishment and the community in general can be managed if the
business is operated appropriately;
- The proposed Lounge Endorsement is consistent with Lower Lonsdale as
a vibrant neighbourhood;
- The proposed Lounge Endorsement will not result in the service area
being operated in a manner that is contrary to the primary purpose of the
business; and
- The results of the public input conducted by City staff, obtained through a
sign posted on the business and direct notification to property owners in a
40 metre radius of the subject property from October 31, 2019 to November
20, 2019, resulted in 59 letters of support and 46 letters in opposition (12 of
the opposing letters supported the Lounge Endorsement).



REPORTS – Continued

19. Proposed North Shore Ride-Hailing Licensing and Regulatory Framework
– File: 16-8330-01-0001/2019

Report: Manager, Transportation Planning
North Shore Mobility Options Coordinator
Manager, Business and Community Partnerships
November 27, 2019

RECOMMENDATION:

PURSUANT to the report of the Manager, Transportation Planning, the North Shore Mobility Options Coordinator and the Manager, Business and Community Partnerships, dated November 27, 2019, entitled “Proposed North Shore Ride-Hailing Licensing and Regulation Framework”:

THAT Council endorse the proposed framework for licensing and regulating ride-hailing services across the North Shore;

AND THAT staff be directed to report back with necessary bylaw amendments to enable ride-hailing services as set out in the proposed licensing and regulation framework.

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*, Sections 90(1)(a) [personal information], 90(1)(e) [land matter] and 90(1)(i) [legal advice].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES

Public Hearings are generally held on the third Monday of the month and are included as part of a Regular Council agenda. Public Hearings are governed by the provisions of the *Local Government Act*.

A Public Hearing is held for the purpose of allowing the public an opportunity to make representations to Council – in person at the Public Hearing or by written submission – on a proposed amendment to the City's Official Community Plan and/or Zoning Bylaw. All persons who believe their interest in property is affected by a proposed bylaw(s) are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw(s).

All written submissions and representations made at the Public Hearing form part of the official public record. Minutes of the Public Hearing and a video recording of the proceedings are posted on the City's website at cnv.org.

A sign-up sheet is located outside of the Council Chamber 1.5 hours prior to the start time of the Public Hearing and members of the public may sign the sheet if they wish to speak at the Public Hearing. The sign-up sheet remains available until the commencement of the Public Hearing and is restricted to "In Person" sign-up only. Other persons are not permitted to sign the sheet on another speaker's behalf. Speakers cannot pre-register.

Please restrict comments to the issues related specifically to the proposed application; do not divert to other matters and avoid repetitive comments.

Speakers are requested to provide their name and address for the public record and are provided up to 5 minutes to present their comments. After all people listed on the sign-up sheet and anyone else in the gallery have spoken a first time, speakers may come forward to speak a second time if they have any new information to provide. The Chair (Mayor) may restrict the speaking time to a defined number of minutes and may also impose other regulations. Procedural rules for the conduct of the Public Hearing are set at the call of the Chair.

Everyone shall be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. All persons in the gallery are requested to refrain from applause or other expressions, either showing support or opposition to an application.

If a large turnout for the Public Hearing is anticipated, separate sign-up sheets may be provided for speakers – in support and in opposition/with concerns. The sign-up sheets are monitored by City staff. The Chair will call each speaker to come forward by name, alternating between the sign-up sheets.

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES (continued)

A document camera is available should a member of the public wish to display hardcopy material/information on the monitors in the Council Chamber. The document camera can also display information from an iPad or tablet. If a member of the public wishes to provide written material to the Mayor and Council, it must be handed to the City Clerk for distribution to Council.

Members of Council may ask questions of a speaker in order to clarify or expand on a speaker's submission. However, the main function of Council members is to listen to the views of the public regarding the change of land use in the proposed bylaw(s). It is not the function of Council to debate the merits of an application with speakers at the Public Hearing. Questions from members of the public and Council must be addressed through the Chair.

When the Public Hearing concludes, Council moves a motion to adjourn. No further information or submissions can be considered by Council once the Public Hearing is closed.

Following adjournment of the Public Hearing, the Regular meeting reconvenes and the Zoning and/or Official Community Plan bylaw amendment(s) are discussed and debated by Council. Consideration of third reading and discussion of the bylaw(s) usually takes place at the same meeting as the Public Hearing, but may occur at a subsequent meeting.

If there is insufficient time for the Public Hearing to be conducted in one evening (i.e. to accommodate a large number of speakers), Council may recess the Public Hearing to a specified date, time and place.

Council will consider final adoption of the bylaw(s) after third reading and once all covenants and legal agreements are in place. Adoption usually occurs at a subsequent meeting of Council; however, a Zoning Bylaw amendment or Official Community Plan Bylaw amendment may be adopted at the same meeting as the Public Hearing if all legal requirements have been satisfied.

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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, DECEMBER 2, 2019**

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

B. Themens, Acting CAO / Director, Finance
K. Graham, City Clerk
C. Baird, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic and Corporate Services
H. Reinhold, Deputy Director, Strategic and Corporate Services
J. Roy, Manager, Civic Facilities
L. Garber, Deputy Director, Finance
D. Van Heerden, Manager, Financial Planning
M. Epp, Director, Planning and Development
S. Galloway, Manager, Planning
C. Jackson, Manager, Environment
H. Evans, Community Planner
R. Skene, Director, Community and Partner Engagement
L. Siracusa, Manager, Shipyards and Waterfront
L. Herman, Coordinator, Community Development
L. Orr, Manager, Business and Community Partnerships
D. Pope, Director, Engineering, Parks and Environment
K. Magnusson, Deputy Director, Engineering, Parks & Environment
B. Willock, Manager, Engineering Planning and Design
M. Hunter, Manager, Parks and Environment
K. Kuzmanovski, Section Manager, Traffic Engineering
D. Matsubara, Section Manager, Engineering Design
D. Priestley, Section Manager, Park Operations
J. Hall, Manager, Public Realm Infrastructure
D. Pistilli, Fire Chief (Outgoing)
G. Schalk, Fire Chief
G. Bhayani, Superintendent, RCMP

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, December 2, 2019

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor McIlroy, seconded by Councillor Girard

2. Regular Council Meeting Minutes, November 25, 2019

CARRIED UNANIMOUSLY

PROCLAMATION

Mayor Buchanan declared the following proclamation:

National Day of Remembrance and Action on Violence Against Women
– December 6, 2019

Ghalib Bhayani, Superintendent, RCMP, presented a verbal update to Council regarding National Road Safety Week, the ICBC CounterAttack campaign and Operation Red Nose.

Mayor Buchanan acknowledged and thanked Dan Pistilli, outgoing North Vancouver City Fire Chief, for his years of service and welcomed his successor, Greg Schalk.

PUBLIC INPUT PERIOD

- Ron Sostad, 231 East 15th Street, North Vancouver, spoke regarding land and socialism.
- Shane O'Brien, 2269 Greyllyn Crescent, North Vancouver, spoke regarding the athletic track at Sutherland Secondary School.

CONSENT AGENDA

Moved by Councillor Valente, seconded by Councillor Girard

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

*3. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8737"
(Schedule C)

Moved by Councillor Valente, seconded by Councillor Girard

THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8737"
(Schedule C) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

- *4. “Development Cost Charge (Transportation) Reserve Bylaw, 2019, No. 8742” (Casano Loutet Overpass Project)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Development Cost Charge (Transportation) Reserve Bylaw, 2019, No. 8742” (Casano Loutet Overpass Project) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

BYLAW – ADOPTION

5. “Local Area Service Taxes Rates Bylaw, 1991, No. 6194, Amendment Bylaw, 2019, No. 8733” (Schedule A)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Local Area Service Taxes Rates Bylaw, 1991, No. 6194, Amendment Bylaw, 2019, No. 8733” (Schedule A) 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.

PRESENTATION

- Asset Management Policy – Deputy Director Finance
- Deputy Director, Engineering, Parks and Environment
- Deputy Director, Strategic and Corporate Services

The Deputy Director, Engineering, Parks and Environment provided a PowerPoint presentation regarding the “Asset Management Policy” and responded to questions of Council.

REPORT

6. Asset Management Policy – File: 05-1615-04-0001/2019

Report: Deputy Director, Finance
Deputy Director, Engineering, Parks and Environment
Deputy Director, Strategic and Corporate Services
November 20, 2019

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Deputy Director, Finance, the Deputy Director, Engineering, Parks and Environment, and the Deputy Director, Strategic and Corporate Services, dated November 20, 2019, entitled “Asset Management Policy”:

THAT the Asset Management Policy be endorsed.

CARRIED UNANIMOUSLY

PRESENTATION

2020 Utility Rate Setting – Deputy Director, Finance

The Deputy Director, Finance provided a PowerPoint presentation regarding the “Asset Management Policy” and responded to questions of Council.

REPORT

7. 2020 Utility Rates – File: 05-1820-01-0001/2020

Report: Director, Finance, November 20, 2019

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Director, Finance, dated November 20, 2019, entitled “2020 Utility Rates”:

THAT “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2019, No. 8739” be considered;

THAT “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2019, No. 8740” be considered;

AND THAT “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2019, No. 8741” be considered.

CARRIED UNANIMOUSLY

BYLAWS – FIRST, SECOND AND THIRD READINGS

8. “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2019, No. 8739”

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2019, No. 8739” be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2019, No. 8739” be given third reading.

CARRIED UNANIMOUSLY

9. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2019, No. 8740”

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2019, No. 8740” be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2019, No. 8740” be given third reading.

CARRIED UNANIMOUSLY

10. “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2019, No. 8741”

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2019, No. 8741” be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2019, No. 8741” be given third reading.

CARRIED UNANIMOUSLY

REPORTS

11. 2020-2029 Preliminary Project Plan – File: 05-1705-30-0001/2020

Report: Deputy Director, Finance, November 20, 2019

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Deputy Director, Finance, dated November 20, 2019, entitled “2020-2029 Preliminary Project Plan”:

THAT the 2020-2029 Preliminary Project Plan for the City of North Vancouver be endorsed;

AND THAT resolutions or bylaws to appropriate funding for the projects included in the 2020 Project Budget be brought forward by staff in a timely manner.

CARRIED UNANIMOUSLY

12. New Pedestrian Crossing Facilities – Funding Appropriation
– File: 11-5460-01-0001/2019

Report: Section Manager, Traffic Engineering, November 20, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Section Manager, Traffic Engineering, dated November 20, 2019, entitled “New Pedestrian Crossing Facilities – Funding Appropriation”:

THAT (Funding Appropriation #1980) an amount of \$110,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the Lonsdale Avenue and 5th Street safety improvements construction work;

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 Civic Amenity Reserve Fund.

CARRIED UNANIMOUSLY

13. New Traffic Signals – Funding Appropriation – File: 11-5460-01-0001/2019

Report: Section Manager, Traffic Engineering, November 20, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Section Manager, Traffic Engineering, dated November 20, 2019, entitled “New Traffic Signals – Funding Appropriation”:

THAT (Funding Appropriation #1981) an amount of \$900,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the construction of New Traffic Signals project;

Continued...

REPORTS – Continued

13. New Traffic Signals – Funding Appropriation – File: 11-5460-01-0001/2019
– Continued

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 Civic Amenity Reserve Fund.

CARRIED UNANIMOUSLY

14. Traffic Signs and Pavement Markings – Funding Appropriation
– File: 11-5460-01-0001/2019

Report: Section Manager, Traffic Engineering, November 20, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Section Manager, Traffic Engineering, dated November 20, 2019, entitled “Traffic Signs and Pavement Markings – Funding Appropriation”:

THAT (Funding Appropriation #1982) an amount of \$100,000 be appropriated from the Tax Sale Land Interest Reserve Fund for the purpose of funding the installation of new and updated traffic signs and pavement markings;

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 Tax Sale Land Interest Reserve Fund.

CARRIED UNANIMOUSLY

15. Sutherland Field Artificial Turf Replacement – Funding Appropriation
– File: 12-6240-20-0061/1

Report: Parks and Greenways Planner, November 20, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Parks and Greenways Planner, dated November 20, 2019, entitled “Sutherland Field Artificial Turf Replacement – Funding Appropriation”:

THAT (Funding Appropriation #1983) an amount of \$1,600,000 be appropriated from the Annual Budget – Transfer to General Reserve Fund for the purpose of funding the Sutherland Field Artificial Turf Replacement project;

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 Annual Budget – Transfer to General Reserve Fund.

CARRIED UNANIMOUSLY

REPORTS – Continued

16. Permits Clerk – Funding Appropriation – File: 13-6970-01-0001/2019

Report: Office Coordinator, Administration, Planning and Development,
November 19, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Office Coordinator, Administration, Planning and Development, dated November 19, 2019, entitled “Permits Clerk – Funding Appropriation”:

THAT (Funding Appropriation #1984) an amount of \$65,000 be appropriated from the Annual Budget – Transfer to General Reserve Fund for the purpose of funding a temporary dedicated Permits Clerk;

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 Annual Budget – Transfer to General Reserve Fund.

CARRIED UNANIMOUSLY

17. Pedestrian Scale Lighting – Green Necklace – Funding Appropriation
– File: 12-6240-20-0047/1

Report: Manager, Public Realm Infrastructure, November 20, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Manager, Public Realm Infrastructure, dated November 20, 2019, entitled “Pedestrian Scale Lighting – Green Necklace – Funding Appropriation”:

THAT (Funding Appropriation #1985) an amount of \$250,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the Pedestrian Scale Lighting – Grand Boulevard Park Project;

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 Civic Amenity Reserve Fund.

CARRIED UNANIMOUSLY

18. Environment Strategy – Funding Appropriation – File: 11-5280-01-0001/2019

Report: Manager, Environmental Sustainability, November 20, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Manager, Environmental Sustainability, dated November 20, 2019, entitled “Environment Strategy – Funding Appropriation”:

Continued...

REPORTS – Continued

18. Environment Strategy – Funding Appropriation – File: 11-5280-01-0001/2019
– Continued

THAT (Funding Appropriation #1986) an amount of \$125,000 be appropriated from the Annual Budget – Transfer to General Reserve Fund for the purpose of funding the Environmental Sustainability Strategy;

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 Annual Budget – Transfer to General Reserve Fund.

CARRIED UNANIMOUSLY

19. Civic Centre Improvements – Appropriation – File: 02-0890-20-0008/1

Report: Manager, Civic Facilities, November 20, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Manager, Civic Facilities, dated November 20, 2019, entitled “Civic Centre Improvements – Appropriation”:

THAT (Funding Appropriation #1987) an amount of \$331,700 be appropriated from the General Reserve Fund for the purpose of funding design and implementation of improvements to the Civic Centre (City Clerk’s / CAO area);

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 General Reserve Fund.

CARRIED UNANIMOUSLY

20. North Shore Neighbourhood House Feasibility Study – Appropriation
– File: 02-0800-30-0022/1

Report: Manager, Civic Facilities, November 20, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Manager, Civic Facilities, dated November 20, 2019, entitled “North Shore Neighbourhood House Feasibility Study – Appropriation”:

THAT (Funding Appropriation #1988) an amount of \$115,000 be appropriated from the General Reserve Fund for the purpose of funding the feasibility study;

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 General Reserve Fund.

CARRIED UNANIMOUSLY

REPORTS – Continued

21. Shipyards and Waterfront – Funding Appropriation – File: 13-6740-20-0003/1

Report: Manager, Shipyards and Waterfront, November 26, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Manager, Shipyards and Waterfront, dated November 26, 2019, entitled “Shipyards and Waterfront – Funding Appropriation”:

THAT (Funding Appropriation #1989) an amount of \$2,020,000 be appropriated from the General Reserve Fund for the purpose of funding the programming, operations and maintenance of the Shipyards and Central Waterfront;

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 General Reserve Fund.

CARRIED UNANIMOUSLY

22. Child Minding for Council Meetings Pilot Program – Funding Appropriation
– File: 10-4750-20-0033/1

Report: Community Planner, November 26, 2019

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Community Planner, dated November 26, 2019, entitled “Child Minding for Council Meetings Pilot Program – Funding Appropriation”:

THAT (Funding Appropriation #1990) an amount of \$15,300 be appropriated from the General Reserve Fund for the purpose of funding the Child Minding for Council Meetings Pilot Program project;

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 General Reserve Fund.

CARRIED UNANIMOUSLY

23. North Vancouver Cemetery Bylaw Update – File: 12-5810-01-0001/2019

Report: Section Manager, Park Operations, November 20, 2019

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Section Manager, Park Operations, dated November 20, 2019, entitled “North Vancouver Cemetery Bylaw Update”:

THAT “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2019, No. 8721” (Fee Schedule and Memorial Regulations) be considered.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

24. “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2019, No. 8721” (Fee Schedule and Memorial Regulations)

Moved by Councillor Girard, seconded by Councillor Hu

THAT “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2019, No. 8721” (Fee Schedule and Memorial Regulations) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Girard, seconded by Councillor Hu

THAT “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2019, No. 8721” (Fee Schedule and Memorial Regulations) be given third reading.

CARRIED UNANIMOUSLY

PUBLIC CLARIFICATION PERIOD

Mayor Buchanan declared a recess at 8:12 pm for the Public Clarification Period and reconvened the meeting immediately after.

Councillor Bell congratulated Mayor Buchanan on her re-election as Vice Chair of the Metro Vancouver Board.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Councillor Bell introduced a Notice of Motion regarding Review of Possible Split Assessments for Small Businesses.

ADJOURN

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:14 pm.

“Certified Correct by the City Clerk”

CITY CLERK

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8717

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. 8717” (Hearth Architectural Inc., 339 East 13th Street, CD-720)**.
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-720 (Comprehensive Development 720 Zone):

Lots	Block	D.L.	Plan	
8	76	550	1450	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-719 Comprehensive Development 719 Zone”:

“CD-720 Comprehensive Development 720 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-719 Comprehensive Development 719 Zone”:

“CD-720 Comprehensive Development 720 Zone”

In the CD-720 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) Two Principal Buildings shall be permitted on one Lot;
- (2) Three primary dwelling units shall be permitted on the Lot;
- (3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.50 times the lot area;
- (4) The Principal Buildings shall not exceed a Lot Coverage of 40 percent;
- (5) Principal Buildings shall be sited as in the RT-1 zone, except that:
 - (a) the Principal Buildings shall be sited not less than 11 metres (36 feet) from the rear lot line;

- (6) Section 509A (4) (c) shall not apply to the southernmost Principal Building;
- (7) Accessory Buildings shall not be sited less than 2.4 metres (8 feet) from a Principal Building;
- (8) Principal Buildings shall achieve a minimum of Step 3 of the BC Building Code Step Code;
- (9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

READ a first time on the 7th day of October, 2019.

READ a second time on the 7th day of October, 2019.

READ a third time on the 28th day of October, 2019.

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

MAYOR

CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8721

A Bylaw to amend “North Vancouver Cemetery Bylaw, 2011, No. 8109”

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 “**North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2019, No. 8721**” (Fee Schedule and Memorial Regulations).
2. “North Vancouver Cemetery Bylaw, 2011, No. 8109” is amended as follows:
 - A. Delete **Part 1.3 Definition of ‘RESIDENT’** in its entirety and replace with the following:

RESIDENT refers to the residency of the deceased person or person for whom the lot is being purchased. Proof of residence shall be produced to the satisfaction of the City at the time of purchase. Resident means a person who was:

 - a) A registered owner of a property in the City or District of North Vancouver for a minimum of twelve (12) months immediately preceding the date of death; or
 - b) A tenant or occupier of real property within the City or District of North Vancouver for a minimum of twelve (12) months immediately preceding the date of death.
 - B. Delete **Part 8.2** in its entirety and replace with the following:

8.2 Proof of Residency
For the purpose of defining resident and non-resident, proof of residence shall be produced to the satisfaction of the City at the time of purchase.
 - C. Delete **Part 11.5 b)** in its entirety and replace with the following:

11.5 b) Only dogs on leash will be admitted within the Cemetery. Dogs and horses must be kept on the roadway. They are not allowed on the turf areas of the Cemetery.
 - D. Delete **Schedule A** in its entirety and replace with “Schedule A – North Vancouver Cemetery Fees”, as attached to this Bylaw.

- E. Delete **Schedule B** in its entirety and replace with “Schedule B – North Vancouver Cemetery Fees Memorials”, as attached to this Bylaw.

READ a first time on the 2nd day of December, 2019.

READ a second time on the 2nd day of December, 2019.

READ a third time on the 2nd day of December, 2019.

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

MAYOR

CITY CLERK

NORTH VANCOUVER CEMETERY
Schedule A – North Vancouver Cemetery Fees
North Vancouver Cemetery Bylaw, 2011, No. 8109,
Amendment Bylaw, 2019, No. 8721 – Effective January 1, 2020

City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9

T 604 983 7351
F 604 985 9417
cemetery@cnv.org

In-ground Interments Resident Fees	Lot	Care Fund	Right of Interment	Preparation / Placement	Liner	Total
Adult Casket-Single Depth	(\$3,600 + \$2,000)	=	\$5,600	\$1,600	\$700	\$7,900
Adult Casket-Single Depth Crypt	(\$4,400 + \$2,000)	=	\$6,400	\$1,600		\$8,000
Adult Casket-Double Depth Crypt ◆ 1 st Casket at Lower Level	(\$6,200 + \$2,500)	=	\$8,700	\$1,600		\$10,300
Adult Casket-Double Depth Crypt ◆ 2 nd Casket at Upper Level		\$800		\$1,600		\$2,400
Infant/Child Casket (0-12 years)	(\$1,040 + \$1,000)	=	\$2,040	\$860		\$2,900
Cremation Lot with 1 st Interment	(\$2,000 + \$950)	=	\$2,950	\$350		\$3,300
Cremated Remains in Occupied Lot		\$500		\$350		\$850
In-ground Interments Non-resident Fees	Lot	Care Fund	Right of Interment	Preparation / Placement	Liner	Total
Adult Casket-Single Depth	(\$6,700 + \$4,000)	=	\$10,700	\$1,600	\$700	\$13,000
Adult Casket-Single Depth Crypt	(\$7,600 + \$4,000)	=	\$11,600	\$1,600		\$13,200
Adult Casket-Double Depth Crypt ◆ 1 st Casket at Lower Level	(\$11,600 + \$5,000)	=	\$16,600	\$1,600		\$18,200
Adult Casket-Double Depth Crypt ◆ 2 nd Casket at Upper Level		\$800		\$1,600		\$2,400
Infant/Child Casket (0-12 years)	(\$2,080 + \$2,000)	=	\$4,080	\$860		\$4,940
Cremation Lot with 1 st Interment	(\$3,200 + \$1,800)	=	\$5,000	\$350		\$5,350
Cremated Remains in Occupied Lot		\$500		\$350		\$850
Columbarium Niche Resident Fees	Lot	Care Fund	Right of Interment	Preparation / Placement		Total
Niche with 1 st Interment (top 2 rows)	(\$2,200 + \$1,000)	=	\$3,200	\$250		\$3,450
Niche with 1 st Interment (mid 2 rows)	(\$1,600 + \$1,000)	=	\$2,600	\$250		\$2,850
Niche with 1 st Interment (bottom row)	(\$1,100 + \$1,000)	=	\$2,100	\$250		\$2,350
2 nd Interment in niche		\$200		\$250		\$450

NORTH VANCOUVER CEMETERY
Schedule A – North Vancouver Cemetery Fees
 North Vancouver Cemetery Bylaw, 2011, No. 8109,
 Amendment Bylaw, 2019, No. 8721 – Effective January 1, 2020

City of North Vancouver
 141 West 14th Street
 North Vancouver, BC V7M 1H9

T 604 983 7351
 F 604 985 9417
cemetery@cnv.org

Columbarium Niche Non-resident Fees	Lot	Care Fund	Right of Interment	Preparation / Placement	Total
Niche with 1 st Interment (top 2 rows)	(\$2,860 + \$1,300) =		\$4,160	\$250	\$4,410
Niche with 1 st Interment (mid 2 rows)	(\$2,080 + \$1,300) =		\$3,380	\$250	\$3,630
Niche with 1 st Interment (bottom row)	(\$1,430 + \$1,300) =		\$2,730	\$250	\$2,980
2 nd Interment in niche		\$200		\$250	\$450

Memorial Fees	Care Fund	Permit	Total
Memorial Permit	\$100	\$120	\$220
Memorial Resetting		\$120	\$120
City Concrete Foundation			\$800
Memorial Tablet Levelling			\$150

Lot Adornment Fees	Total
Installation of Small Family Care Garden 36" x 16"	\$240
Installation of Medium Family Care Garden 36" x 32"	\$360
Installation of Large Family Care Garden 36" x 48"	\$480
Installation of City Care Garden 36" x 16"	\$240
Annual City Care Garden Planting & Maintenance	\$590
In-ground Vase (includes installation)	\$90

NORTH VANCOUVER CEMETERY
Schedule A – North Vancouver Cemetery Fees
 North Vancouver Cemetery Bylaw, 2011, No. 8109,
 Amendment Bylaw, 2019, No. 8721 – Effective January 1, 2020

City of North Vancouver
 141 West 14th Street
 North Vancouver, BC V7M 1H9

T 604 983 7351
 F 604 985 9417
cemetery@cnv.org

Disinterment & Exhumation Fees	Total
Adult Casket-Single Depth	\$2,100
Adult Casket-Lower Level of Double Depth Lot	\$2,600
Infant/Child Casket	\$1,200
Cremated Remains (in-ground)	\$450
Cremated Remains (in-ground) with re-interment	\$620
Cremated Remains (niche)	\$220
Additional Fees	Total
A surcharge is applicable for interments on weekends and after regular interment hours on weekdays. See 6.2 of this Bylaw.	
After Hours Surcharge for Adult Casket Burial	\$1,600
After Hours Surcharge for Infant/child Casket Burial	\$520
After Hours Surcharge for In-ground Cremation Interment	\$300
After Hours Surcharge for Niche Interment	\$200
Cremation Urn Vault – Single	\$100
Administration Fee	\$75
Lot Surrender Refund For Lots Purchased on or before June 18, 2006	Total
See 'Cancellation of Right of Interment' for complete details.	
Adult Single Depth Lot	\$1,163
Adult Double Depth Lot	\$1,845
Infant/Child Lot	\$608
Cremation Lot	\$405
Niche in Upper Two Rows	\$1,200
Niche in Lower Two Rows	\$885

RESIDENT refers to the residency of the deceased person or person for whom the lot is being purchased. Proof of residence shall be produced to the satisfaction of the City at the time of purchase.

Resident means a person who was:

- a) A registered owner of a property in the City or District of North Vancouver for a minimum of twelve (12) months immediately preceding the date of death, or
- b) A tenant or occupier of real property within the City or District of North Vancouver for a minimum of twelve (12) months immediately preceding the date of death.

NON-RESIDENT refers to a person who does not qualify as a resident.

CANCELLATION OF RIGHT OF INTERMENT

The right holder must give written notice to the City for intent to cancel the right of interment for an unoccupied lot. The person requesting the refund is required to produce the original license or right of interment and proof satisfactory to the City of their right to claim a refund. A right of interment can only be surrendered back to the City. It cannot be sold privately. No refund shall be made for the right of interment for a columbaria niche where the niche door has been engraved.

If the purchaser cancels the right of interment within 30 days of entering into an interment right contract, they will be refunded the full amount paid less the cost of specially ordered goods or services rendered.

After 30 days from the date of entering into an interment right contract no refund shall be made of any care fund contribution collected. Fees associated with the removal of any memorial on the lot, must be paid before a refund is issued.

The refund is calculated as follows:

- a) If the lot was purchased on or before June 18, 2006:
The amount refunded will equal 75% of the fees set out in North Vancouver Cemetery Bylaw No. 7667 for the resident lot fee (lot license) and less the administration fee as specified in Schedule ‘A’ of North Vancouver Cemetery Bylaw, 2011, No. 8109, as amended from time to time.
- b) If the lot was purchased on or after June 19, 2006:
The amount refunded will equal the amount paid for the lot fee (lot license) less the administration fee as specified in Schedule ‘A’ of North Vancouver Cemetery Bylaw, 2011, No. 8109, as amended from time to time.

All fees shall be paid at the time of application and are subject to applicable taxes.

General Memorial Information

- a) Memorials may only be installed, removed or modified in the Cemetery after a memorial permit has been issued by the City. The memorial permit fee as specified in Schedule 'A' must be paid before the permit is issued.
- b) Before obtaining a memorial permit, the right holder or authorized representative, or a person authorized by the City shall submit complete details of the proposed memorial and obtain approval from the City.
- c) All memorials shall conform to the specifications set out in Schedule "B". The City may refuse to issue a memorial permit to the applicant if the applicant has failed to comply with the requirements of this Bylaw and Schedule "B".
- d) A permit for a memorial marker to be placed on an in-ground lot for a deceased person, who is not to be interred in the Cemetery, will be issued with the understanding that the memorial must indicate 'in memoriam' within the inscription. In memoriam inscriptions placed on a memorial marker count towards the total number of allowable interments in such lot. See Part 6.3 of this Bylaw.
- e) The City reserves the right to reject any memorial marker which, in their opinion, is not in keeping with the dignity of the Cemetery.
- f) The name of the deceased on the memorial marker must be in the English alphabet to ensure accurate record keeping by the City. The name of the deceased may be duplicated in a second language within the inscription.
- g) The memorial shall be placed on a lot in the location designated by the City.
- h) All memorial markers shall be constructed of granite or bronze. The use of marble is prohibited.
- i) The design and lettering on granite memorials must be level with the surface of the marker.
- j) The design and lettering on bronze memorials may be raised to a maximum of 0.5" above the surface of the concrete or granite support.
- k) The City shall not be liable for any damage done to any memorial marker or tablet during the course of setting the same, or for damage resulting from any person, other than City staff, having interfered with the memorial marker or tablet after it has been installed.
- l) The City shall not be held liable for, or be obliged to repair, any breakage or damage to any memorial in the Cemetery, except as shall arise as the result of the negligence of the caretaker.
- m) All memorials are the property of the purchaser and required care or repair is the responsibility of the purchaser.
- n) Installation of memorials shall occur during the Cemetery's hours of staff operation.

Columbaria Niche Door Engraving

- a) Columbaria niche door inscriptions must be approved by the City with the engraving carried out by a company authorized by the City. To ensure readability and aesthetics, the City adheres to a professional engraving standard.
- b) Niche door engraving for a deceased person who is not to be interred in the niche shall count towards the total number of allowable interments in the lot. The niche door inscription does not have to indicate 'in memoriam'.

Memorial Definitions

- a) **Tablet Memorial** means a flat rectangular granite or bronze memorial.
- b) **Pillow Memorial** means a slightly sloping memorial with a low profile. These memorials sit above the ground and are installed on a foundation.
- c) **Upright Memorial** means a memorial that sits upright above the ground. These memorials are installed on a foundation. They do not include pillow or tablet markers.
- d) **Die** means the upper portion of an upright memorial usually placed above the base.
- e) **Base** means the lowest portion of a memorial set on a foundation.
- f) **Foundation** means a concrete or granite slab, set at grade to support a memorial.
- g) **Height** means the dimension as measured from the top to the bottom of the memorial, die, or base as applicable.
- h) **Depth** means the dimension as measured from the front edge to the back edge of the memorial, die, or base, as applicable.
- i) **Width** means the dimension as measured from the left edge to the right edge of the memorial, die, or base, as applicable.

Memorials for Cremation Lots

Upright memorials are not permitted in this section.

All memorial tablets shall be set level and flush with the surface of the surrounding ground.

- a) Main tablet memorial - 8" x 12", 12" x 20" or 16" x 28" where lot size allows
- b) Secondary tablet memorial - 8" x 12", 12" x 20" or 16" x 28" where lot size allows
- c) Secondary tablet memorial shall not be larger than the main tablet memorial

Memorials for Infant/Child Lots

Upright memorials are not permitted in this section.

All memorial tablets shall be set level and flush with the surface of the surrounding ground.

- a) Main tablet memorial - 12" x 20" or 16" x 28"
- b) Secondary tablet memorial – 8" x 12", 12" x 20" or 16" x 28"
- c) Secondary tablet memorial shall not be larger than the main tablet memorial

Memorials for Veteran Section

Upright memorials are not permitted in this section. A lot in the Veteran Section may contain only one memorial for the member or veteran interred in the lot and it shall meet the requirements of the Commonwealth War Graves Commission or Veterans Affairs Canada. One additional 12" x 20" flat tablet memorial shall be allowed to commemorate all other interments in the lot.

Memorials for Adult Size Lots in the Heritage Section

Blocks 1 to 118 and Blocks A, B, C and D

Permits for new upright memorials will not be issued for the Heritage Section.

The replacement and/or restoration of existing damaged memorials in the Heritage Section shall be at the discretion of the City.

- a) Main memorial:
 - i. Tablet memorial - 12" x 20" or 16" x 28" set flush to the ground or on a foundation which allows for a minimum 2" border of exposed foundation; or
 - ii. Pillow memorial - 12" x 20" x 6/4" or 16" x 28" x 6/4" set on a foundation which allows for a minimum 2" border of exposed foundation; or

- iii. Tablet memorial – 18” x 30” centered between adjacent side by side lots set flush to the ground or on a foundation which allows for a minimum 2” border of exposed foundation; or
- iv. Pillow memorial - 18” x 30” x 6/4” centered between adjacent side by side lots and set on a foundation which allows for a minimum 2” border of exposed foundation.
- b) Secondary memorial shall be a tablet memorial – 8” x 12”, 12” x 20” or 16” x 28” set flush to the ground and shall not be larger than the main memorial.

Memorials for Adult Size Lots in Blocks 643 to 647 and Blocks 730 to 743

Upright memorials are not permitted in these areas.

All memorial tablets shall be set level and flush with the surface of the surrounding ground.

- a) Main tablet memorial - 12” x 20” or 16” x 28”; or
- b) Main tablet memorial centered between adjacent side by side lots - 18” x 30”.
- c) Secondary tablet memorial – 8” x 12”, 12” x 20” or 16” x 28” and shall not be larger than the main tablet memorial.

Memorials for Adult Size Lots (in areas not indicated above)

Upright memorials are permitted as the main marker in these sections.

- a) Main memorial:
 - i. Upright memorial to a maximum height of 36”; or
 - ii. Tablet memorial - 12” x 20” or 16” x 28” set flush to the ground or on a foundation which allows for a minimum 2” border of exposed foundation; or
 - iii. Pillow memorial - 12” x 20” x 6/4” or 16” x 28” x 6/4” set on a foundation which allows for a minimum 2” border of exposed foundation; or
 - iv. Tablet memorial – 18” x 30” centered between adjacent side by side lots set flush to the ground or on a foundation which allows for a minimum 2” border of exposed foundation; or
 - v. Pillow memorial - 18” x 30” x 6/4” centered between adjacent side by side lots and set on a foundation which allows for a minimum 2” border of exposed foundation.
- b) Secondary memorial shall be a tablet memorial – 8” x 12”, 12” x 20” or 16” x 28” set flush to the ground and shall not be larger than the main tablet memorial.

Tablet Memorial Specifications

- a) Granite tablet memorials shall have a minimum thickness of 3”.
- b) All tablet memorials shall have sides and edges cut true and perpendicular with the top surface.
- c) The tablet shall not be pinned or affixed in any way to a foundation.
- d) All bronze plaques shall be securely affixed to a concrete or granite support of a uniform thickness between 3” and 5”. The bronze plaque shall not extend beyond the edges of the support.
- e) Bronze memorials with loose plates shall only be used on adult size lots for the main memorial and will require a foundation. This type of memorial shall only be installed in areas where foundations are permitted.
- f) No person shall attach any fixture or other thing to any memorial installed flush with the ground.

Pillow Memorial Specifications

- a) The standard height of a granite pillow memorial is 6” at the back sloping to 4” at the front.
- b) These memorials sit above the ground and are installed on a foundation.
- c) The pillow shall not be pinned or affixed in any way to the foundation.
- d) No inscription or lettering shall be placed on the back or any side of a pillow marker.

Upright Memorial Specifications

- a) The maximum total allowable height is 36”.
- b) All upright memorials shall be placed on a foundation as specified and shall allow for a minimum 2” border of exposed foundation.
- c) The casket interment must precede the placement of an upright memorial.
- d) Only one upright memorial is permitted on any lot or portion thereof, and it must be placed at the head of the lot as designated by the City.
- e) Upright memorials may include the addition of a granite vase or statue. These pieces shall be affixed to the granite base and not extend beyond the edges of the base.
- f) A Base:
 - i. must be placed on a foundation;
 - ii. shall have sides and edges cut true and perpendicular with the top surface;
 - iii. must have rock pitch finished sides (excluding the top and bottom);
 - iv. must have a height that is between 3” and 8”; and
 - v. must allow for a minimum 2” border of exposed foundation.
- g) A Die:
 - i. must have a minimum depth of 6” at the bottom;
 - ii. must be of a single piece;
 - iii. must not exceed the width and depth dimensions of the base; and
 - iv. must be securely attached to a base or foundation to the satisfaction of the City.

Memorial Foundation Specifications

- a) Shall support a maximum total memorial height of 36”
- b) Shall only be installed after the ground has had sufficient time to settle
- c) Shall have sides and edges cut true and perpendicular with the top surface
- d) Shall have a minimum 3” thickness
- e) A City Installed Concrete Foundation:
 - i. shall be 28” x 48”; and
 - ii. the location and elevation of the concrete foundation will be at the City’s discretion.
- f) A Granite Foundation:
 - i. Shall be installed by the memorial company;
 - ii. Shall have a maximum width of 48” and maximum depth of 28”; and
 - iii. Shall be installed flush to the surrounding ground.
- g) A Pre-Cast Concrete Foundation:
 - i. shall be installed by a memorial company;
 - ii. shall support a maximum total memorial height of 20”;
 - iii. depth shall be between 16” and 22”;
 - iv. width shall be between 24” and 36”;
 - v. shall be installed flush to the surrounding ground; and
 - vi. shall not have a tablet marker or pillow marker pinned or affixed to it.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8739

A Bylaw to Amend “Water Utility Bylaw, 1994, No. 6417”

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 **“Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2019, No. 8739”**.
2. “Water Utility Bylaw, 1994, No. 6417” is amended as follows:
 - A. Delete Section 706 – Date of Payment, Discounts and Penalties in its entirety and replace with the following:

Section 706 – Date of Payment, Discounts and Penalties

 1. The date of payment, discounts and penalties are listed in Schedule “B” of this bylaw.
 - B. SCHEDULES:
 - (1) Delete Schedule “A” in its entirety and replace with the new Schedule “A” attached to this bylaw.
 - (2) Delete Schedule “B” in its entirety and replace with the new Schedule “B” attached to this bylaw.
3. This Bylaw shall be effective as of the 1st day of January, 2020.

READ a first time on the 2nd day of December, 2019.

READ a second time on the 2nd day of December, 2019.

READ a third time on the 2nd day of December, 2019.

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

MAYOR

CITY CLERK

SCHEDULE A

Water Services

2020 CONNECTIONS AND SEVERANCE RATES

1. Water Service Connections

Size	Fee
Standard 19 mm	\$5100
>19 mm	At Cost, with a minimum charge equal to the standard fee.

2. Water Service Severance

For Standard 19 mm Replacement	\$1100
>19 mm service replacement	At Cost, with a minimum charge equal to the standard fee.

3. Water Connection Reuse \$2500

4. Turn on/off \$50

5. Flat fee for installation and removal of temporary meter \$400

A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.

SCHEDULE B

2020 Water Use Rates

1. WATER RATES

1. For Temporary Service during construction

Building Size (Total Floor Area)

46 sq. m to 460 sq. m	\$165
Over 460 sq. m but not exceeding 4,600 sq. m	\$325
Over 4,600 sq. m but not exceeding 23,000 sq. m	\$540
Over 23,000 sq. m	\$860

2. Flat Rates (un-metered premises)

Single Unit Dwelling	\$489 per year
Duplexes (including infills) per unit	\$410 per year
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	\$286 per year
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	\$115 per year
Water Cooling Units	\$800 per year
Schools per Classroom	\$369 per year
Minimum charge for any service	\$489 per year

2. METERED WATER RATES

For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

1.	January 1 to May 31	\$ 1.2212 per cubic metre
	June 1 to September 30	\$ 1.5265 per cubic metre
	October 1 to December 31	\$ 1.2212 per cubic metre

A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.

2. Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

3. MISCELLANEOUS CHARGES

1. Testing a Meter as Provided in Section 703

For meters 50 mm and smaller	\$115
For meters over 50 mm	\$225

4. DATE OF PAYMENT AND PENALTIES

1. FOR FLAT RATE (un-metered premises)

1. Rates set out above shall be due on the last business day in February each year.
2. A penalty of five percent (5%) shall be added to rates which are not paid on or before the last business day of February and a further penalty of five percent (5%) shall be added to rates which are not paid before the last business day of April in the year which the rates are due.

2. FOR METERED PREMISES

1. A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8740

A Bylaw to Amend “Sewerage and Drainage Utility Bylaw, 1995, No. 6746”

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 **“Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2019, No. 8740”**.
2. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746” is amended as follows:
 - A. SCHEDULES:
 - (1) Delete Schedule “A” in its entirety and replace with the new Schedule “A” attached to this bylaw.
 - (2) Delete Schedule “B” in its entirety and replace with the new Schedule “B” attached to this bylaw.

READ a first time on the 2nd day of December, 2019.

READ a second time on the 2nd day of December, 2019.

READ a third time on the 2nd day of December, 2019.

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

MAYOR

CITY CLERK

SCHEDULE A

Sewer and Drainage Services

2020 CONNECTION AND SEVERANCE FEES

1. SANITARY CONNECTION

Size	Fee
Standard 100mm Replacement or Relining	\$5,100
>100mm	At Cost, with a minimum charge equal to the standard fee
Inspection Chamber	\$2,500
Private Sewer Connection Inspection and Certification Deposit	\$2,500
Sanitary Severance	\$1,100

2. STORM CONNECTION

Size	Fee
Standard 150mm Replacement or Relining	\$4,800
>150mm	At Cost, with a minimum charge equal to the standard fee
Storm Sewer Extension and Connection for Single Unit Developments exceeding \$150,000 and excluding subdivision	\$1,100 per linear metre based on the total width of the lot serviced
Storm Severance	\$1,100
Off-Site Stormwater Management Facility Fees	\$30 per square metre of premises lot area or at cost to provide works on public property
Storm Collection System Ditch Culvert	\$250 per linear metre based on Construction the length of the culvert pipe

SCHEDULE B

2020 Sewer and Drainage Rates

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

1. SANITARY SEWER 2020 Rates

1. **Annual Sewer Parcel Tax** \$ 0 per year

2. **Flat Rates (un-metered premises)**

Single Unit Dwelling \$411 per year

Duplexes (including infills) per unit..... \$380 per year

Multiple Unit Dwellings (including extra living units
within single unit dwellings, apartments,
condominiums, garden apartments and coach houses)
for each dwelling \$256 per year

Stores, offices, other commercial premises
not elsewhere designated; Churches and Public Halls
per fixture \$107 per year

Minimum charge for any service is..... \$411 per year

3. Metered Rates

For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

\$1.6781 per cubic metre

A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.

4. GVS & DD Special Industrial User Charge

Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:

- A. the charges payable under Schedule B, subsections .1, .2, and .3, or
- B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.

5. Charges for Contaminated Groundwater Discharges to Sanitary Sewer

Ground Water Discharges \$0.33/m³, or as determined by the GVS & DD.

6. Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

7. Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in Schedule "B" of this Bylaw.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.

In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling.

8. Date of Payment and Penalties

A. FOR FLAT RATE (un-metered premises)

- 1) Rates set out above shall be due on the last business day in February each year.
- 2) A penalty of five percent (5%) shall be added to rates which are not paid on or before the last business day of February and a further penalty of five percent (5%) shall be added to rates which are not paid on or before the last business day of April in the year which the rates are due.

B. FOR METERED PREMISES

- 1) A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.

2. STORM DRAINAGE

1. The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

- Residential
- Utility
- Major Industry
- Light Industry
- Business
- Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

2. Storm Drainage Charges

A user, who is aggrieved by the application of Schedule B 2.1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

3. Penalty

A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July, and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8741

A Bylaw to Amend “Solid Waste Management Service Bylaw, 1997, No. 6920”

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 “**Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2019, No. 8741**”.
2. “Solid Waste Management Service Bylaw, 1997, No. 6920” is amended as follows:
 - A. Delete Sections 704 and 705 in Part 7 – Containers in their entirety and replace with the following:

704 Location and Placement of Containers

1. All users of the Solid Waste Management Service shall ensure that containers for garbage, yard trimmings, food scraps, and recyclable materials are:
 - (a) Stored on private property in such a manner that they do not rest on, encroach upon or project over any highway (which includes streets, lanes, and boulevards) or other public place and do not impede or endanger vehicle or pedestrian traffic on any street or other public place;
 - (b) Placed at the property line, at the level of the adjacent lane, or if no lane exists, the adjoining street at the curb or pavement area, clear of the traveled pavement area, no earlier than 5:30 a.m. and no later than 7:30 a.m. on the designated collection day, and returned to private property by no later than 9:00 p.m. the same day.

705 Maintenance of Containers and Enclosures

1. Any enclosures for the storage of garbage, yard trimmings and or recyclable material containers shall be located within private property, built to comply with the Building Bylaw, and prevent access by domestic or wild animals, birds, rodents or other pests;
2. All garbage containers and bulk garbage containers for household garbage, commercial garbage, yard trimmings, food scraps, and or recyclable materials, and any enclosure used to store the containers shall be stored in a tidy manner on private property, and maintained in good condition. The City Engineer may identify containers or enclosure which are unfit for their purpose and inform the Owner that the containers or enclosures shall no longer be used. Each Owner of a container or enclosure so identified shall forthwith replace, modify, or repair the container to the satisfaction of the City Engineer.

B. PART 11 – SCHEDULES:

- (1) Delete Schedule “A” in its entirety and replace with the new Schedule “A” attached to this bylaw;
 - (2) Delete Schedule “E” in its entirety and replace with the new Schedule “E” attached to this bylaw.
3. This Bylaw shall be effective as of the 1st day of January, 2020.

READ a first time on the 2nd day of December, 2019.

READ a second time on the 2nd day of December, 2019.

READ a third time on the 2nd day of December, 2019.

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

MAYOR

CITY CLERK

PART 11 – SCHEDULES

**SCHEDULE “A”
SCHEDULE OF USER CHARGES
FOR SOLID WASTE MANAGEMENT SERVICE**

1101 DEFINITIONS

1. *Standard Residential Service* = A maximum of two (2) garbage containers per dwelling unit collected every other week.
2. *Commercial Service* = As arranged.
3. *Recycling Service* = Weekly collection of recyclables and an unlimited number of Green Can designated containers, kraft bags and/or tied bundles of yard trimmings.

1102 ANNUAL USER CHARGE

GARBAGE	2020
1. Per dwelling unit for single unit dwelling, duplex and infill	\$115.00
2. Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$77.00
3. Per Residential garbage tag	\$4.00
4. Per Commercial garbage tag	\$4.50
GREEN CAN	2020
1. Per dwelling unit for single unit dwelling, duplex and infill	\$125.00
2. Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$75.00
ECO LEVY	
<p>The Eco Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:</p> <ul style="list-style-type: none"> • Residential • Utility • Major Industry • Light Industry • Business • Recreation / non-profit <p>and is included on the Property Tax Notice payable annually in July of each year as set by Council.</p>	

1103 PENALTY

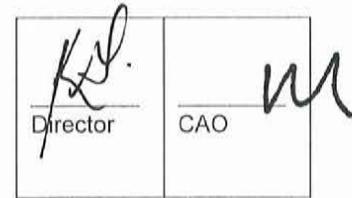
1. A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July, and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.

SCHEDULE "E"

1107 RECYCLABLE MATERIALS COLLECTED BY THE SOLID WASTE MANAGEMENT SERVICE

Packaging and Paper Products (PPP)

1. Mixed Paper Recyclables	Newspaper, flyers, writing/home office paper, magazines, catalogues, boxboard boxes, molded boxboard, corrugated cardboard, multi-layer paper bags, paper bags, non-foil gift-wrap, greeting cards, telephone books, shredded paper. Paper which is soiled, food contaminated, or wet should be placed into containers intended for organic material collection.
2. Glass Containers Recyclables	All clear or coloured glass food and beverage bottles or jars.
3. Non-glass Mixed Container Recyclables	All hard plastic containers, steel containers, aluminum foil and containers, cold drink cups, paper cups, gable top cartons, aseptic containers, spiral wound paper cans, empty aerosol cans, frozen dessert boxes



The Corporation of **THE CITY OF NORTH VANCOUVER**
CITY CLERK'S DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Karla Graham, City Clerk

Subject: 2020 COUNCIL COMMITTEES AND APPOINTMENTS

Date: November 26, 2019

File No: 01-0530-01-0001/2019

RECOMMENDATION:

PURSUANT to the report of the City Clerk, dated November 26, 2019, entitled "2020 Council Committees and Appointments":

THAT the 2020 Council Committees and Appointments list, effective from December 3, 2019 to December 7, 2020, be endorsed;

AND THAT the appointment to the Metro Vancouver Greater Vancouver Regional District Board of Directors, Greater Vancouver Sewerage and Drainage District Board and Greater Vancouver Water District Board, be effective until the end of the term of Council following the general local election of October 15, 2022, and the appointment of the alternate Director be effective from December 3, 2019 to December 7, 2020.

ATTACHMENT:

1. 2020 Council Committees and Appointments list (Document #1852822)

PURPOSE:

The purpose of this report is to present Council with the annual Council Committees and Appointments List for 2020 for endorsement, as well as the Metro Vancouver Board appointments.

DISCUSSION:

Annually, Council approves the Council Committees and Appointments to appoint Council members to committees, bodies and agencies in the following areas:

- Standing Committees
- City bodies and agencies
- Joint municipal bodies and agencies
- Metro Vancouver
- Parcel Tax Roll Review Panel, and
- Acting Mayor

Annual municipal appointments to the Metro Vancouver Board are no longer required and the term of that appointment continues until a new appointment is made by way of Council resolution.

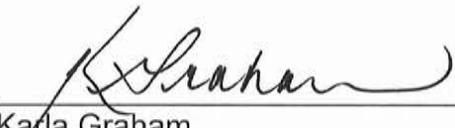
The Acting Mayor Schedule and the Chair Schedule for the Policy Committee and Parks and Recreation Committee have been drafted in accordance with "Council Procedure Bylaw, 2015, No. 8500".

The list provided as Attachment #1 reflects no other revisions to the appointments; only to the dates in which the appointments are effective.

CONCLUSION

Staff request that Council approve the 2020 Council Committees and Appointments list, as presented.

RESPECTFULLY SUBMITTED:



Karla Graham
City Clerk



COUNCIL COMMITTEES AND APPOINTMENTS

Effective December 3, 2019 to December 7, 2020

STANDING COMMITTEES

1. Finance Committee

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

2. Policy Committee

All Members of Council

For Alternating Chair:

Councillor Bell	November - December
Councillor Back	January - February
Councillor Valente	March - April
Councillor Girard	May - June
Councillor Hu.....	July - August
Councillor McIlroy.....	September - October

In the event the Chair is either absent or unable to act, the member of Council appointed as Chair for the preceding period will be the Chair.

3. Parks and Recreation Committee

All Members of Council

For Alternating Chair:

Councillor Bell	November - December
Councillor Back	January - February
Councillor Valente	March - April
Councillor Girard	May - June
Councillor Hu.....	July - August
Councillor McIlroy.....	September - October

In the event the Chair is either absent or unable to act, the member of Council appointed as Chair for the preceding period will be the Chair.

CITY BODIES AND AGENCIES

MANAGEMENT BODIES – Full Voting

Appointed Council members actively participate as *full voting* members

1. **North Vancouver City Library Board**
Councillor McIlroy
2. **Gardens Review Board – Park & Tilford Gardens**
Councillor Bell and
Manager, Parks & Environment
3. **Civic Naming Committee**
Mayor Buchanan, Chair
Councillor Back
Councillor Bell
Chief Administrative Officer

ADVISORY BODIES – Non-Voting

Appointed Council members sit in a *non-voting* role to these bodies and attend regularly

1. **Advisory Design Panel**
Councillor Girard
2. **Advisory Planning Commission**
Councillor Hu
Councillor McIlroy
3. **City of North Vancouver Heritage Advisory Commission**
Vacant
4. **Integrated Transportation Committee**
Councillor Valente
5. **Social Planning Advisory Committee**
Councillor Girard

JOINT MUNICIPAL BODIES AND AGENCIES

MANAGEMENT BODIES – Full Voting

Appointed Council members actively participate as *full voting* members

1. **Joint Use of Public Facilities Planning Committee**
Mayor Buchanan
2. **North Vancouver Policing Committee**
Mayor Buchanan
Councillor Back
Chief Administrative Officer
3. **North Shore Emergency Management Office Executive Committee**
Councillor Valente
4. **North Shore Neighbourhood House**
Councillor Hu
5. **North Shore Substance Abuse Working Group**
Vacant
6. **North Vancouver Museum and Archives Commission**
Councillor Bell
7. **North Vancouver Recreation and Culture Commission**
Councillor Back
Councillor Girard

ADVISORY BODIES – Non-Voting

Appointed Council members act in *non-voting* role to these bodies and attend regularly

1. **North Shore Advisory Committee on Disability Issues**
Councillor Bell
2. **North Vancouver Chamber of Commerce**
Mayor Buchanan
3. **North Vancouver Community Art Council**
Councillor McIlroy
4. **Vancouver Coastal Health/North Shore Local Governance Liaison Group**
Mayor Buchanan

METRO VANCOUVER

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

Mayor Buchanan (appointment to the end of the term of Council following
the general local election of October 15, 2022)
Councillor Girard, Alternate Director

PARCEL TAX ROLL REVIEW PANEL

All members of Council

LONSDALE ENERGY CORPORATION

Councillor McIlroy

ACTING MAYOR

Councillor Bell	November - December
Councillor Back	January - February
Councillor Valente	March - April
Councillor Girard	May - June
Councillor Hu.....	July - August
Councillor McIlroy.....	September - October

In the event the Mayor and Acting Mayor are either absent or unable to act, the member of Council appointed as Acting Mayor for the preceding period will be the Acting Mayor.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8716

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. 8716” (Westmoreland Holdings Ltd. / Bill Curtis & Associates Design Ltd., 730 Westmoreland Crescent)**.
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 RS-2 (One-Unit Residential 2 Zone):

Lots	Block	D.L.	Plan	
43	7	552	4687	from RS-1

READ a first time on the 7th day of October, 2019.

READ a second time on the 7th day of October, 2019.

RECEIVED APPROVAL FROM THE
MINISTRY OF TRANSPORTATION ON THE
23RD DAY OF OCTOBER, 2019.

READ a third time on the 18th day of November, 2019.

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

MAYOR

CITY CLERK

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 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 1

Subject: REZONING APPLICATION: 228 EAST 22ND STREET (SATENDRA MANN / ARCHITYPE DESIGN)

Date: November 27, 2019 File No: 08-3360-20-0458/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated November 27, 2019, entitled "Rezoning Application: 228 East 22nd Street (Satendra Mann /ArchiType Design)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743" (Satendra Mann / ArchiType Design, 228 East 22nd Street) be considered and the Public Hearing be waived;

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

AND THAT the community benefits listed in the November 27, 2019 report in the section "Community Benefits" be secured, through agreements at the applicant's expense and to the satisfaction of the Director of Community Development.

ATTACHMENTS:

1. Context Map (Doc# [1852448](#))
2. Architectural and Landscape Plans, dated June 2019 (Doc# [1852449](#))
3. Public Consultation Summary (Doc# [1671771](#))
4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743" (Doc# [1852889](#))

PROJECT DESCRIPTION

The proposed development is a duplex with suites. The two sides of the duplex are at slightly different levels, following the cross-slope of the site. Access to the accessory suites is provided directly from the street via ramp, making the suites more accessible. A total of four parking spaces are proposed in the form of a garage and surface parking, all accessed from the lane.

The requested changes to the zoning by-law to permit this development are identified in Table 1 below. The proposed development would comply with all requirements of the RT-1 Zone. No variances are being requested.

Table 1. Requested Changes to the Zoning By-law

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RS-1	RT-1

POLICY FRAMEWORK

The subject site was re-designated from Residential Level 1 to Residential Level 2 in the 2014 Official Community Plan, which permits low density residential development in the form of duplexes, triplexes and row homes.

Metro 2040	
<p><i>Goal 1</i> Create a Compact Urban Area</p>	<p>The proposal represents a more compact form of residential development than the current Zone permits, on a site that is near walking and biking infrastructure and close to commercial and institutional destinations.</p>
<p><i>Goal 4</i> Develop Complete Communities</p>	<p>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.</p>
<p><i>Goal 5</i> Support Sustainable Transportation Choices</p>	<p>Intensification of this site will support future transit investments along Lonsdale Avenue. The site is proximate to community and commercial amenities and is well situated to provide the occupants with a variety of transportation choices across the North Shore and the greater region.</p>

Official Community Plan	
<p>Policy 1.1.2 Align growth with the development community amenities and infrastructure</p>	<p>Intensification of the site supports the use of existing amenities including the Green Necklace and existing and future recreation facilities.</p>
<p>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</p>	<p>The proposed development on the site is appropriately scaled to the neighbourhood and supports the primacy of the Lonsdale Regional City Centre.</p>
<p>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</p>	<p>The surrounding neighbourhood has a variety of low-rise building forms. The proposed design is appropriate in character and quality for a Residential Level 2 neighbourhood.</p>
<p>Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner</p>	<p>Design and materials are consistent with those found in the local context. Landscaping includes some native plant species.</p>
<p>Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.</p>	<p>The proposed development includes two rental suites which provide a smaller and more affordable housing form.</p>
Housing Action Plan	
<p>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.</p>	<p>The proposed development creates two new principal units of modest size with rental suites. Rental income will help to make the houses more affordable for owners and the rental units will increase the supply of units available in an area that is walkable and well-served by transit.</p>
Sustainable Development Guidelines	
<p>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.</p>	<p>The proposed landscaping is primarily permeable, including the surface parking stalls. The development will be required to meet City requirements for storm water retention. Plantings include native species and some trees, supporting local wildlife including birds.</p>

PLANNING ANALYSIS

Site Context and Surrounding Use

The site is located two blocks from Lonsdale Avenue, near Harry Jerome Community Recreation Centre. The block to the east is designated for one-unit residential and the block to the west is designated as Mixed Use Level 2 (Medium Density). The 200 block acts as a medium density buffer between the higher and lower densities to the west and east, respectively, and contains a mix of RS-1 and RT-1 zoning.

The buildings and uses immediately surrounding the subject site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	201 East 23 rd St	North Shore Alliance Church	CD-102 (Comprehensive Development 102)
South	223 East 22 nd St	Single-family dwelling	RS-1
	229 East 22 nd St	Single-family dwelling	RS-1
	233 East 22 nd St	Single-family dwelling	RS-1
East	232 East 22 nd St	Single-family dwelling	RS-1
	236 East 22 nd St	Single-family dwelling	
West	218 East 22 nd St	Single-family dwelling	RT-1
	222 East 22 nd St	Single-family dwelling	RS-1

Use

The policy framework applicable to the subject site supports the proposed development. The site is located in close proximity to transit, recreation facilities, commercial areas and schools. Additionally, the units will support affordable homeownership through the inclusion of rental suites, and will provide rental housing stock.

Intensity

The proposal represents a moderate increase in density in comparison to the surrounding RS-1 Zoned lots. Several lots on the block have recently been rezoned to allow for similar density as the current proposal. The proposed density is consistent with the Official Community Plan at 0.5 FSR and is similar to surrounding properties.

Form

The proposed form of the development complies with the RT-1 Zone requirements and is appropriate in character for the low-density residential context. The design is sensitive to surrounding buildings and has a 6.1-metre (20-foot) front setback, which is less than existing houses on adjacent properties, but greater than the minimum of 4.6 metres (15 feet). The height of the building also transitions in relation to the existing property grades and adjacent properties, reducing impact of height on the property to the west.

COMMUNITY CONSULTATION

A Developer's Information Session was held on June 14, 2018. There were five attendees. Some concerns were raised regarding construction activity and other developments that had been completed recently on the block. The applicant and owner responded to questions regarding the design and proposed building grades and general impacts on the adjacent properties. One comment form was submitted in support of the project. No comment forms in opposition were submitted.

Given there has been no opposition from the surrounding neighbourhood regarding the proposal, staff is recommending that the Public Hearing be waived. Should Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8743"
(Satendra Mann / ArchiType Design, 228 East 22nd Street) be considered and referred to a Public Hearing;

COMMUNITY BENEFITS

Development Services has requested that, in addition to standard requirements for a duplex development, paving of the north side of the lane as well as installation of speed humps in the lane directly north of the site be completed as part of the proposed development.

CONCLUSION

This project represents good planning. The subject site's proximity to existing walking and biking infrastructure (The Green Necklace), as well as transit and commercial areas along Lonsdale Avenue, make it an appropriate site for densification. The project would result in a net increase of three units (one principal and two accessory units) while fitting in with the surrounding properties (low-density residential). The proposed parking is one space per unit, which is more than adequate for this site, given its location. Policy and planning analysis supports the proposed rezoning.

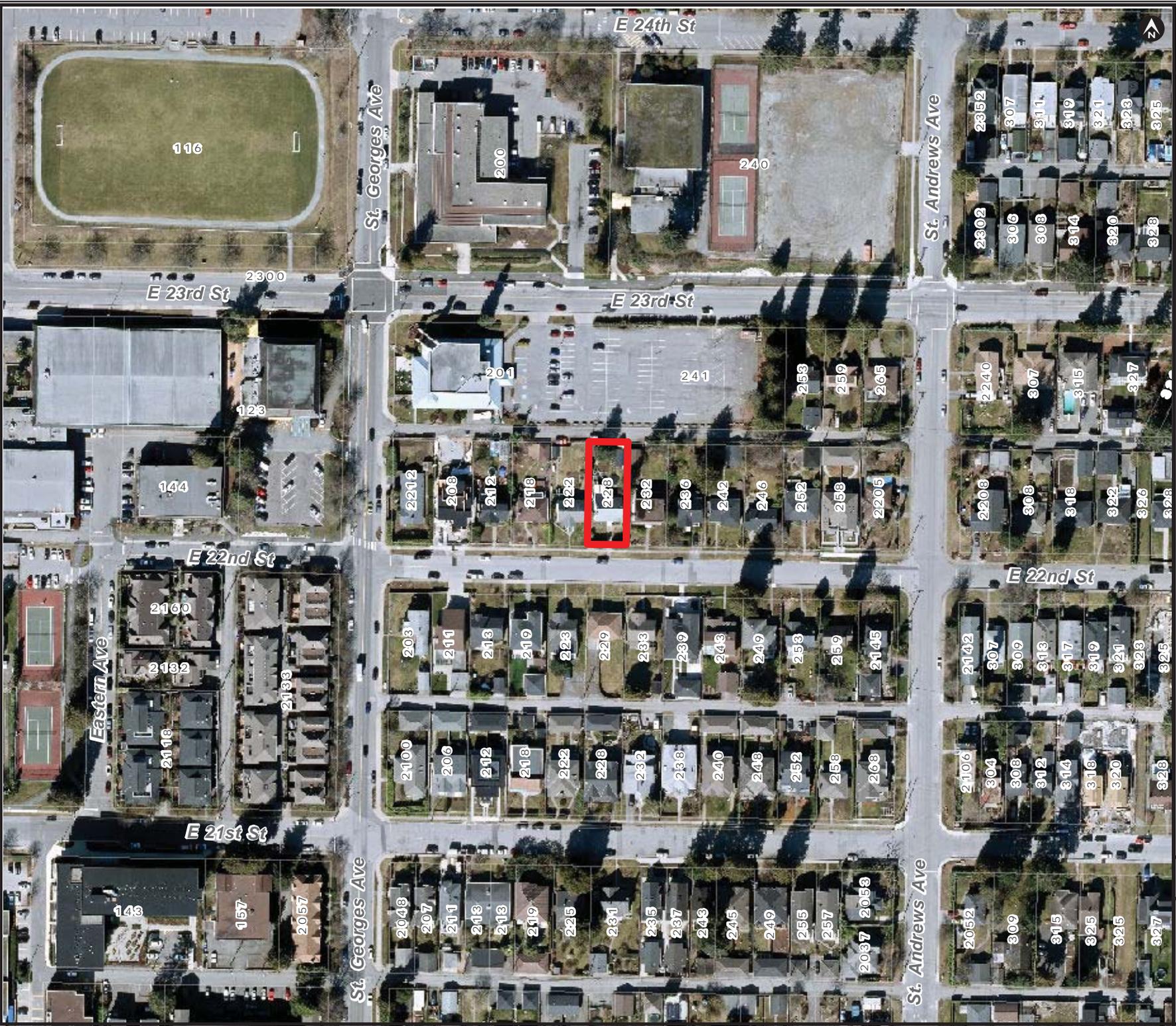
RESPECTFULLY SUBMITTED:



Emily Macdonald
Planner 1

Legend
 Subject Site
 Aerial 2019

Attachment 1



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





PROPOSED DUPLEX

ADDRESS:
228 EAST 22ND STREET,
NORTH VANCOUVER

LEGAL DESCRIPTION:

LOT	21
BLOCK	208
DISTRICT LOT	546
GROUP	1, NWD
PLAN	5481

P.I.D.: 009-276-955

No.	Date	Revision
1	11/28/17	ISSUED FOR DP
2	11/14/18	REVISED FOR DP
3	05/09/19	REVISED FOR DP

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Title
MATERIALS & COLORS

Date
MAY 09TH, 2019

Scale
AS SHOWN

Drawing No.

A0.2

MATERIALS & COLOR

F1 ASPHALT SHINGLES ROOF:
CAMBRIDGE IKG (35 YR. WARRENTY)
COLOR: HARVARD SLATE

F2 WOOD SOFFIT:
4" T&G WOOD
TO MATCH:
BM ARBORCOAT TRANSLUCENT
STAIN, "LEATHER SADDLE BROWN"

F3 METAL GLUTTERS & DOWNPIPES
TO MATCH: GENTEX ALUMINUM
COLORS "SLATE"

F4 METAL RAILINGS:
COLOR: CHARCOAL

F5 WINDOWS:
BLACK VINYL

PAINT COLORS

F9 P2 STUCCO: COLOR TO MATCH:
BM #HC-167 "AMHERST GRAY"

F10 P2 WOOD TRIM COLOR:
TO MATCH:
BM #HC-167 "AMHERST GRAY"

F11 P2 HARDI PANEL FASCIA COLOR:
TO MATCH: BM #2128-10 "WROUGHT IRON"

F12 P4 DOOR COLOR:
TO MATCH: BM #2120-20
"BLACKIRON"

F13 STONE GLAZING:
ELDORADO STACKED STONE
COLOR: "DARK RUNDLE (XL)"

1 EAST ELEVATION
Scale: NTS

2 NORTH (LANE) ELEVATION
Scale: NTS

3 WEST ELEVATION
Scale: NTS

4 SOUTH ELEVATION (E 22ND STREET)
Scale: NTS

5 WEST GARAGE ELEVATION
Scale: NTS

6 SOUTH (BUILDING) GARAGE ELEVATION
Scale: NTS

7 EAST GARAGE ELEVATION
Scale: NTS

8 NORTH GARAGE ELEVATION
Scale: NTS

**PROPOSED
DUPLEX**

**ADDRESS:
228 EAST 22ND STREET,
NORTH VANCOUVER**

LEGAL DESCRIPTION:

**LOT 21
BLOCK 208
DISTRICT LOT 546
GROUP 1, NWD
PLAN 5481**

P.I.D.: 009-276-955

No.	Date	Revision
1	11/08/17	ISSUED FOR DP
2	11/14/18	REVISED FOR DP
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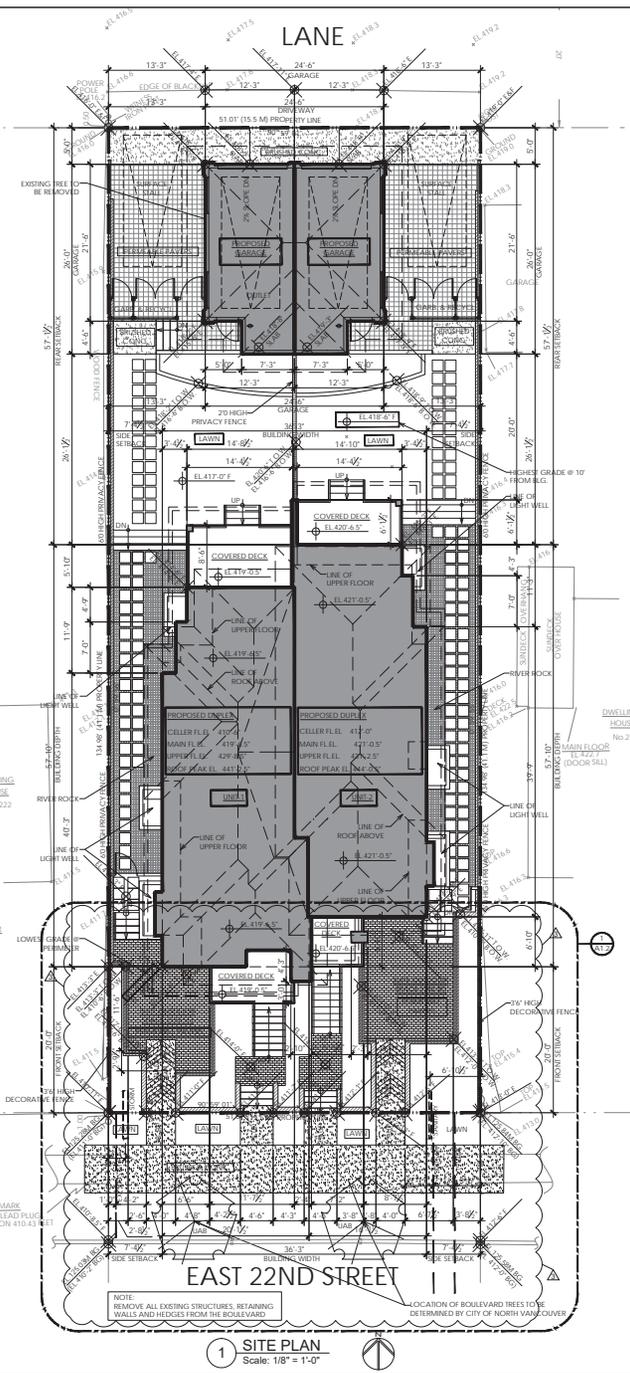


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Title
SITE PLAN & CALCS

Date
MAY 28TH, 2019
Scale
AS SHOWN
Drawing No.

A1



ADDRESS
228 EAST 22ND STREET, NORTH VANCOUVER

LEGAL DESCRIPTION

LOT	21
BLOCK	208
District	546
GROUP	1 NWD
PLAN	5481
P.I.D.	009-276-955

ZONING REQUIREMENTS

LAND ZONED	51.0TX134.98'	R1-1A	6885 SF
SITE COVERAGE	50%	3442.5 SF	
PROPOSED	5 X 4885 SF	1945 SF	
FLOOR AREA RATIO	35 X 6885 SF + 1000SF	3410 SF	
MAX. ALLOW.	5 X 4885 SF	3442.5 SF	

PROPOSED

UNIT-1	UNIT-2	TOTAL
MAIN FLOOR	867 SF	1734 SF
UPPER FLOOR	796.5 SF	1653.5 SF
CELLAR (EXEMPTED)	867 SF	1734 SF
TOTAL AG	1756 SF	1663.5 SF
TOTAL GROSS	2673 SF	2530.5 SF

DETACHED GARAGE AREA

ALLOWABLE	600 SF
PROPOSED	592 SF

SECONDARY SUITE

ALLOWABLE	969 SF
PROPOSED	852 SF + 802 SF

BUILDING HEIGHTS

FRONT AVE. GRADE - 411.0' + 412.83' / 2	413.91'
REAR AVE. GRADE - 414.0' + 419.47' / 2	417.73'
REFERENCE GRADE - 411.91' + (411.91' - 411.91') X 4	414.14'
TOP OF PLATE MAX - 414.14' + 26.2'	440.34'
PROPOSED TOP OF PLATE:	440.33'
MIN. MAIN FL. EL. - 414.14' + 2.5'	416.64'
PROPOSED MAIN FL. EL.:	419.54'
ROOF RIDGE MAX - 414.14' + 33.0'	447.14'
PROPOSED RIDGE MAX:	444.00'

SET BACKS

FRONT YARD	ALLOWABLE	PROPOSED
SIDE YARD	15.0'	20.0'
FLANKING SIDE	4.0'	7.47' / 7.4'
REAR YARD	35(3)34.98'-47.24' OR	57.1'
	26.2'	

ACCESSORY BUILDING

ACCESSORY BUILDING HEIGHT	ALLOWABLE (12.13' MEAN / 15.0' MAX)	15.0'
PROPOSED		14.5'

MAX AREA

ALLOWABLE	600 SF
PROPOSED	592 SF

SET BACKS

TO LANE	4.0'	15.0'
SIDE YARD	2.0'	13.25' / 13.25'
FLANKING SIDE	10.0'	NA
TO HOUSE	20.0'	26.1'

MAX SOLID WALL WIDTH

ALLOWABLE	7 X 10 FT WIDTH	35.0'
PROPOSED:		24.5'

**ENERGY EFFICIENCY REQUIREMENTS:
CLIMATE ZONE 4
ENERGY STEP CODE: STEP 3**

THERMAL CHARACTERISTICS OF BUILDING ASSEMBLIES (9.36.2.6) — 9.36.2.8)

- SEE SECTION ASSEMBLIES ON SHEET A6 FOR EFFECTIVE R-VALUES OF COMPONENTS.
- SPINNINGS TO MEET THE FOLLOWING PER 9.36.2.7.
- WINDOWS: MAX. USI 1.4
- EXTERIOR DOORS: MAX. USI 1.8 (U-0.32)
- FRONT DOOR: MAX. USI 2.6 (U-0.46)
- DOOR BTWN HOUSE & GARAGE: MIN. RSI 1.1 (R-6.25)
- ATTIC ACCESS HATCHES: MIN. RSI 1.1 (R-6.25)

AIR TIGHTNESS (9.36.2.8) & CONSTRUCTION OF AIR BARRIER DETAILS (9.36.2.10):

- SEE SHEETS A7 & A8 & A9 DETAILS

PRINCIPAL VENTILATION SYSTEM SUPPLY AIR (9.32.3.4):

- PROVIDE VENTILATION TO BEDROOMS & HALLWAYS PER 9.32.3.4.(3)

HVAC AND SERVICE WATER HEATING REQUIREMENTS (9.32 & 9.33)

- HVAC SYSTEMS AND DUCTS TO BE SEED & INSTALLED PER 9.36.3.2
- PROVIDE DAMPERS FOR AIR INTAKE & OUTLET PER 9.36.3.3
- PER 9.36.3.3, PRING FOR HEATING AND COOLING SYSTEMS TO BE LOCATED INSIDE THE PLANE OF INSULATION, WHERE PRING IS LOCATED OUTSIDE THE BUILDING ENCLOSURE OR WITHIN UNCONDITIONED SPACE, THE INSULATION MUST BE INSTALLED TO A THERMAL RESISTANCE NOT LESS THAN THE EFFECTIVE RESISTANCE REQUIREMENTS OF THE EXTERIOR ABOVE GRADE WALL.
- PROVIDE TEMPERATURE CONTROLS FOR HEATING AND COOLING EQUIPMENT PER 9.36.3.6. THE ACCURACY
- OF THE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5°C.
- HWY TO CONFORM TO 9.36.3.9, INCLUDING HAVING A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 60%.

EQUIPMENT PERFORMANCE REQUIREMENTS

SPACE HEATING EQUIPMENT (PER CBC 9.36.3):

GAS FIRED FURNACE: (NOT USED)

- LESS THAN 200,000 BTU/HR (64 KW)
- ANNUAL FUEL USE EFFICIENCY (AFUE) MUST BE GREATER THAN OR EQUAL TO 92%

GAS FIRED BOILER:

- LESS THAN OR EQUAL TO 300,000 BTU/HR (88 KW)
- ANNUAL FUEL USE EFFICIENCY (AFUE) MUST BE GREATER THAN OR EQUAL TO 90%

AIR COOLED UNITARY AIR AND CONDITIONER AND HEAT PUMP SPLIT SYSTEM:

- LESS THAN OR EQUAL TO 65,000 BTU/HR (19 KW)
- SEER OF 14.5 AND ENERGY EFFICIENCY RATING (EER) OF 11.5

GAS FIRED TANKLESS (NOT USED)

- LESS THAN OR EQUAL TO 250,000 BTU/HR (73.2 KW)
- ENERGY FACTOR (EF) MUST BE GREATER THAN OR EQUAL TO 0.8

SERVICE WATER HEATING EQUIPMENT (PER CBC 9.36.4):

ELECTRIC STORAGE: (NOT USED)

- 15.1" DIA. (395 L)
- STANDBY LOSS LESS THAN OR EQUAL TO 2% (0.20% (TOP INLET)
- 40-0.20% (BOTTOM INLET)
- WHERE 4% OF THE TANK VOLUME (IN LITRES)

GAS FIRED STORAGE:

- LESS THAN FLOOR BTU/HR (22 KW)
- ENERGY FACTOR (EF) MUST BE GREATER THAN OR EQUAL TO 0.67-0.0005V
- WHERE V= THE TANK VOLUME (IN LITRES)

GAS FIRED TANKLESS: (NOT USED)

- LESS THAN OR EQUAL TO 250,000 BTU/HR (73.2 KW)
- ENERGY FACTOR MUST BE GREATER THAN OR EQUAL TO 0.8

PER 9.36.4.4. SERVICE WATER HEATING TO BE INSULATED FOR THE FIRST 2 M (6.5 FT) OF THE STORAGE TANK INLET AND OUTLET WITHIN 12 MM (0.5") THICK INSULATION, WHERE PRING IS LOCATED OUTSIDE THE BUILDING ENCLOSURE OR WITHIN UNCONDITIONED SPACE, THE INSULATION IS BE INSTALLED TO A THERMAL RESISTANCE NOT LESS THAN THE EFFECTIVE RESISTANCE REQUIREMENTS OF THE EXTERIOR ABOVE GRADE WALL, WITH RECIRCULATING HOT WATER SYSTEMS, ALL PRING TO BE INSULATED.

PROVIDE CONTROLS FOR TEMPERATURE SETTINGS FOR SERVICE WATER HEATING CONTROLS PER 9.36.4.5.

PROPOSED EQUIPMENT:

BOILER: 94% AFUE

HWY STORAGE TANK: 0.79 EF

HRV: 65% EFFICIENCY

AIRCH. SPSA: 2.5 ACH

PASSIVE VENTILATION FOR SECONDARY UNIT

PROPOSED WINDOWS:

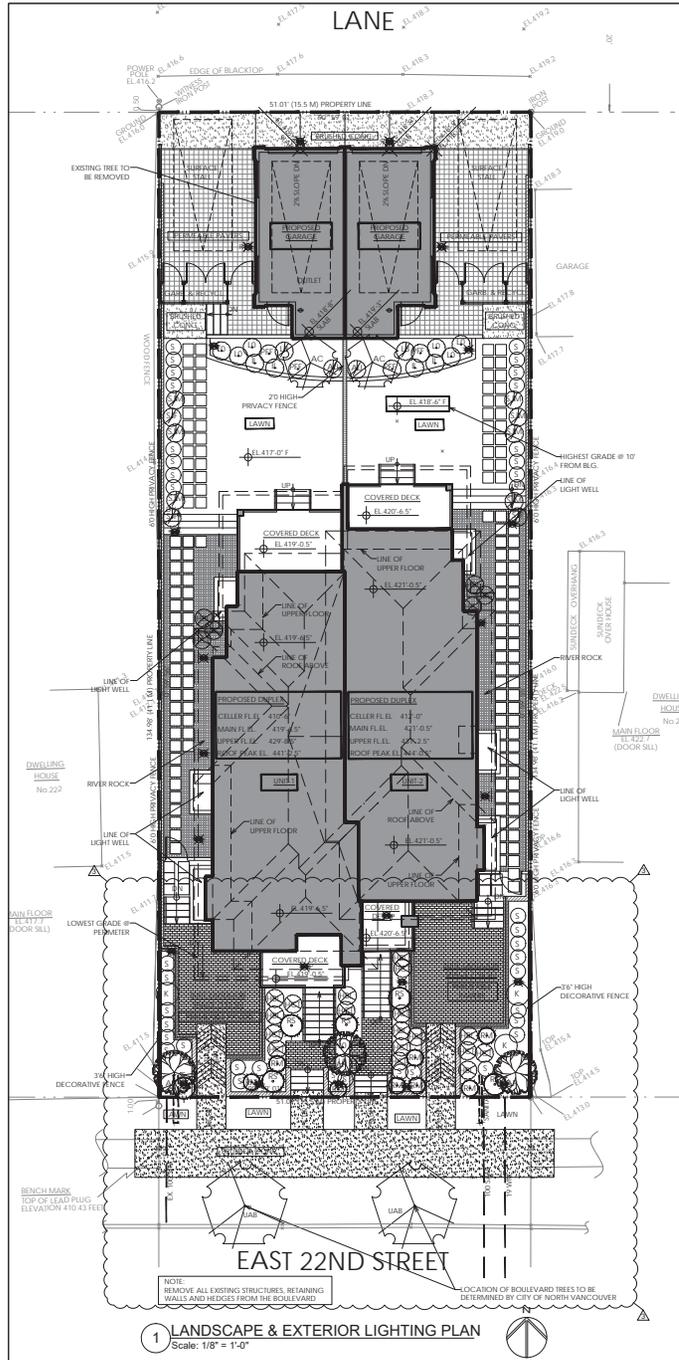
WINDOWS: 1.4 U OR LESS

DOORS: 1.2 U OR LESS

ADAPTABLE DESIGN GUIDELINES DESIGN ELEMENTS:

	LEVEL ONE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from streets/sidewalks
BUILDING ACCESS	
BUILDING ACCESS	Canopy over main building entrances (3' or (915mm) and entrance
BUILDING ACCESS	
BUILDING ACCESS	Disability Parking provided in accordance with zoning bylaw Figure 9-4 as attached
BUILDING ACCESS	
BUILDING ACCESS	Flush thresholds throughout the building (maximum 1/2" or 13mm height)
BUILDING ACCESS	Accessible building entrance call buttons and, where provided, suite door bells *

1 SITE PLAN
Scale: 1/8" = 1'-0"



LIGHTING LEGEND

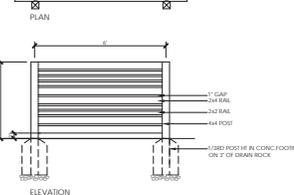
- ☒ BOLLARD LIGHT FIXTURE
- ☒ PENDANT LIGHT FIXTURE
- ☒ RECESSED LIGHT FIXTURE

NOTE:
EXT. LIGHTING TO BE HARDWIRED & BOLLARD LIGHTS TO BE INTERCONNECTED.

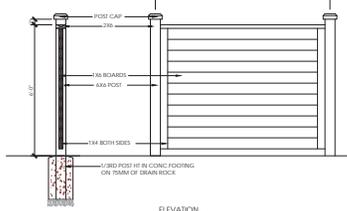
NOTE:
E = EXISTING GRADE
EX = EXTRAPOLATED EXISTING GRADE
F = FINISHED GRADE

PROVIDE TOPSOIL FOR ALL PLANTED AREAS

EXISTING TOPSOIL TO BE RETAINED FOR RE-USE AT SITE



2 3'6" HIGH WOOD FENCE
Scale: 3/8" = 1'-0"



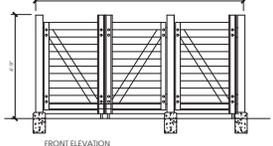
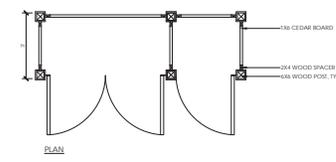
3 6' HIGH PRIVACY FENCE
Scale: 3/8" = 1'-0"

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
BS	BUXUS SEMPERVIRENS 'SUFUTICOSA'	DWARF ENGLISH BOXWOOD	#3 POT	1'-9"
AP	ACER PALMATUM VAR. ATROPURPUREUM	BLOODGOOD JAPANESE MAPLE	1.5 M	AS SHOWN
IL	ILICIUM PARVIFLORUM	YELLOW ANISE	#3 POT	AS SHOWN
RS	RHODOENDRUM X 'SNEEZY'	SNEEZY RHODOENDRUM	#3 POT	AS SHOWN
SJM	SKIMMIA JAPONICA (MALES)	JAPANESE SKIMMIA	#3 POT	AS SHOWN
SJF	SKIMMIA JAPONICA (FEMALES)	JAPANESE SKIMMIA	#3 POT	AS SHOWN
PF	PIERIS X 'FOREST FLAME'	FOREST FLAME	#3 POT	AS SHOWN
HBL	HOSTA X 'BRIGHT LIGHTS'	HOSTA BRIGHT LIGHTS	#3 POT	AS SHOWN
HCT	HOSTA X 'CHRISTMAS TREE'	HOSTA CHRISTMAS TREE	#3 POT	AS SHOWN
LO	LAVANDULA OFFICINALIS	LAVENDER	#3 POT	AS SHOWN
WMO	PHILADELPHUS LEWISII	WILD MOCK ORANGE	#3 POT	AS SHOWN
CH	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE	40 HIGH	AS SHOWN
AC	ACER CIRCINATUM	VINE MAPLE	2 M	AS SHOWN
AU	ARCTOSTAPHYLOS UVA-URSI	KINKKINICK	#1 POT	AS SHOWN
LB	LINNAEA BOREALIS	TWINFLOWER	#1 POT	AS SHOWN
RM	ROSA MINUTIFLORA 'GOURMET POPCORN O.R.'	GOURMET POPCORN O.R.	#1 POT	AS SHOWN
EL	PRUNUS LAURO-CERASUS	ENGLISH LAUREL	40 HIGH	AS SHOWN
K	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT	AS SHOWN
S	CAREX 'ICE DANCE'	SILVER VARIEGATED SEDGE	#1 POT	AS SHOWN
UAB	ULMUS AMERICANA BRANDON	BRANDON AMERICAN ELM	7 CM	AS SHOWN

NOTE: TREE TO BE PLANTED IN A MINIMUM OF 15M² OF QUALITY SOIL GROWING MEDIUM. PROVIDE 12" DEEP RIGID ROOT BARRIER, 2 METRES IN LENGTH (CENTERED ON TREE) PLACED ALONG EDGE OF THE SIDEWALK ADJACENT TO THE TREE.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWTH PLANTS.
ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS"
PLANT BEDS TO BE TOPPED WITH ORGANIC SOIL OR BARK MULCH.

PERMEABLE PAVERS:
"AQUAPAVE" PERMEABLE CONC. PAVERS WITH SOLDIER COURSE EDGE TO PATIOS BY ABBOTSFORD CONC. COLOUR: OLD COUNTRY STONE "SHADOW BLEND"



4 GARBAGE ENCLOSURE
Scale: 3/8" = 1'-0"

PROPOSED DUPLEX

ADDRESS:
228 EAST 22ND STREET,
NORTH VANCOUVER

LEGAL DESCRIPTION:

LOT	21
BLOCK	208
DISTRICT LOT	546
GROUP PLAN	1, NWD 5481

P.I.D.: 009-276-955

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3	05/08/19	REVISED FOR DP
4	05/20/19	REVISED FOR DP

All ideas, designs and plans indicated or represented by this set of drawings are the property of the designer. No part shall be used or reproduced in any way without permission of the designer.

Title LANDSCAPE AND EXTERIOR LIGHTING PLAN

Date
MAY 28TH, 2019
Scale
AS SHOWN
Drawing No.

A1.1

PROPOSED
DUPLEX

ADDRESS:
228 EAST 22ND STREET,
NORTH VANCOUVER

LEGAL DESCRIPTION:
LOT 21
BLOCK 208
DISTRICT LOT 546
GROUP PLAN 1, NWD
FLAN 5481

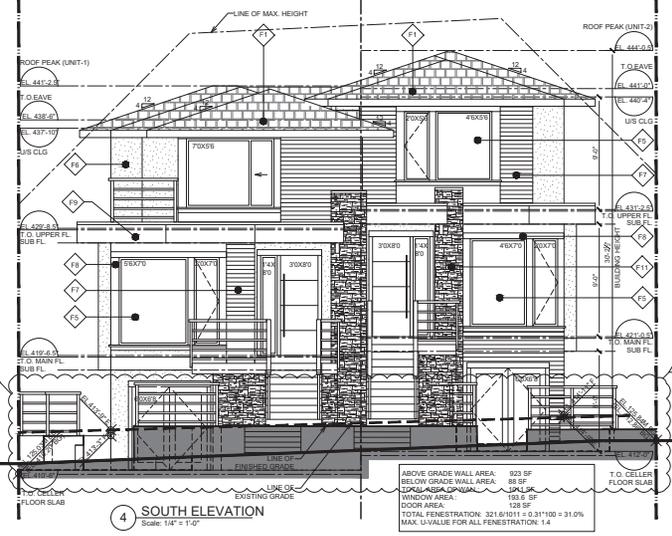
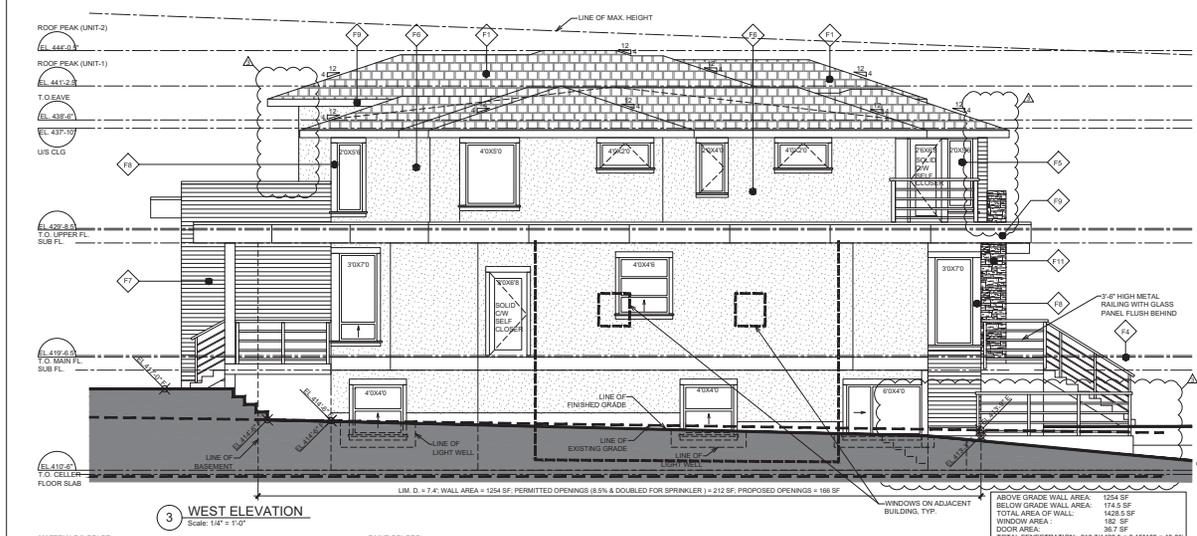
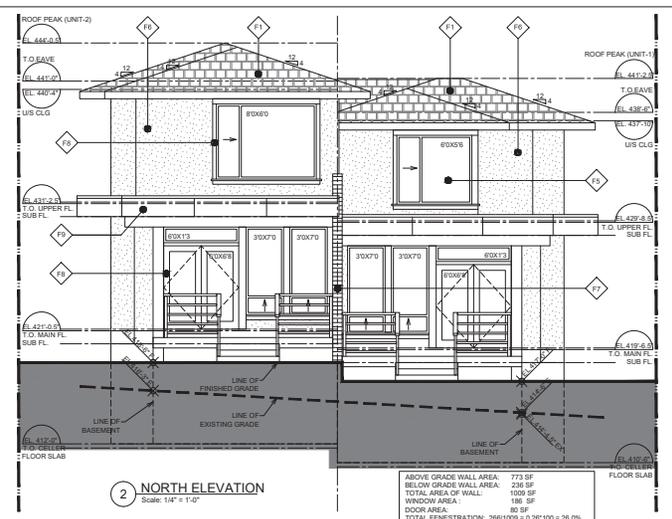
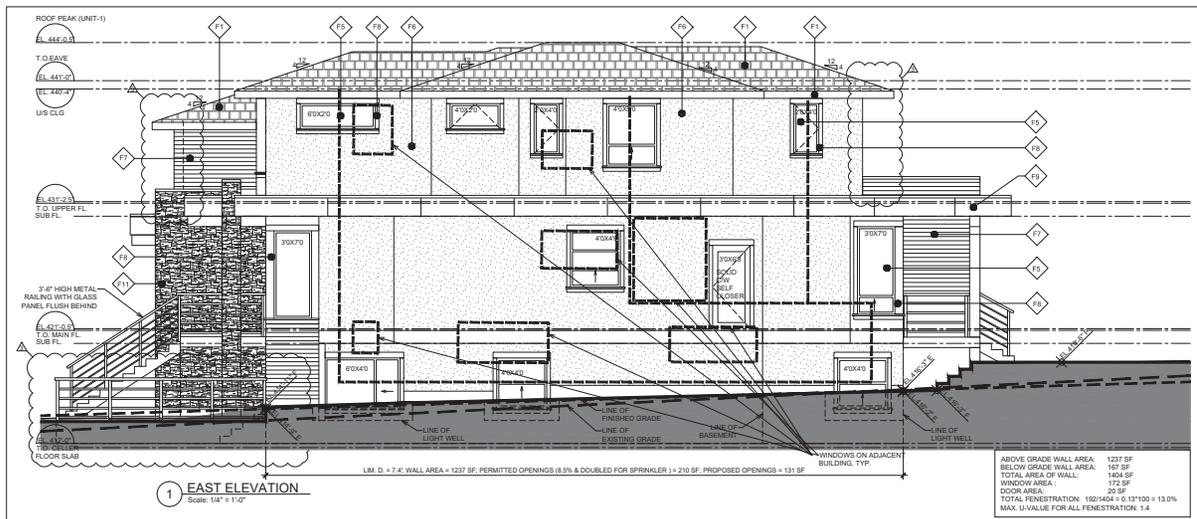
P.I.D.: 009-276-955

No.	Date	Revision
1	11/28/21	ISSUED FOR DP
2	11/14/23	REVISED FOR DP
3	09/25/24	REVISED FOR DP

All notes, drawings and details indicated to represent 1/4" scale drawings. All dimensions are in feet and inches unless otherwise noted. The architect shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided.

Title
ELEVATIONS
Date
MAY 09TH, 2019
Scale
AS SHOWN
Drawing No.

A4



- MATERIALS & COLOR**
- F1 ASPHALT SHINGLES ROOF
 - F2 CAMBRIDGE 600 (24 YR. WARRENTY) COLOR: HARVARD SLATE
 - F3 WOOD SOFFIT TO MATCH: BM ARBORCOAT TRANSLUCENT STAIN, "LEATHER SADDLE BROWN"
 - F4 T&G WOOD TO MATCH: BM ARBORCOAT SEMI TRANSPARENT STAIN, "LEATHER SADDLE BROWN"
 - F5 METAL RAILINGS COLOR: CHARCOAL
 - F6 WINDOWS: BLACK VINYL
 - F7 METAL CLITTERS & DOWNPIPES TO MATCH: GENTEX ALUMINUM COLORS "SLATE"
 - F8 METAL RAILINGS TO MATCH: BM ARBORCOAT SEMI TRANSPARENT STAIN, "LEATHER SADDLE BROWN"
 - F9 P3 STUCCO - COLOR TO MATCH: BM #HC-167 "AMHERST GRAY"
 - F10 P3 4" T&G WOOD SIDING TO MATCH: BM ARBORCOAT SEMI TRANSPARENT STAIN, "LEATHER SADDLE BROWN"
 - F11 P2 HARDI PANEL FASCIA COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F12 P2 WOOD TRIM COLOR: TO MATCH: BM #HC-167 "AMHERST GRAY"
 - F13 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F14 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F15 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F16 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F17 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F18 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F19 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F20 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F21 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F22 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F23 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F24 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F25 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F26 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F27 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F28 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F29 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
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 - F32 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
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 - F35 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F36 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
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 - F39 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F40 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
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 - F50 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
 - F51 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"
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 - F100 P2 DOOR COLOR: TO MATCH: BM #2124-10 "WRUGHTON IRON"

- ELEVATION NOTES**
1. CLEARANCE BETWEEN DIRECT VENT FLUES AND WINDOWS TO BE IN ACCORDANCE WITH FIREPLACE / FLUE MANUFACTURERS WRITTEN INSTRUCTIONS AND TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION. CLEARANCE SHOULD BE CONFIRMED BEFORE WINDOW ORDER IS FINALIZED.
 2. WINDOWS AND DOORS NOT LOCATED UNDER AND PROTECTED BY ROOF OVERHANGS TO BE FULLY FLASHED.
 3. ALL RETAINING WALLS TO BE PROJECT 6" ABOVE GRADE.
 4. 9" x 9" FIXED SASH.
 5. ROUGH IN WINDOW HEAD HEIGHT TO BE 1"-0" BELOW CEILING U.O.D.
 6. WINDOW SIZES TO BE CONFIRMED WITH FRAMING CONDITIONS ON SITE.

REZONING APPLICATION: 228 E. 22ND ST., NORTH VAN. DEVELOPER INFORMATION SESSION

Developer Information Session Summary:

Location: Harry Jerome Community Rec. Center,
Mahon Room, North Vancouver
Date & Time: June 14th, 2018, 6:00pm to 8:00pm

Present for the Information Session were myself (Satendra Mann, Designer), my client Vahid Herzarkhani and Emily Macdonald from the City of North Vancouver.

There were five visitors to the Information Session (see Appendix A). We discussed the project in a general way with most visitors and I presented information about the drawings in a more detailed way with the neighbors immediately adjacent to the site. Below is an overview of the conversations with the visitors during the session:

June Morris, 222 E. 22nd Street, North Vancouver (adjacent neighbor to the West)

- Was seeking information about the grades along property line, retaining walls at property lines, overlook onto her site and depth of excavation. I provided information about all of these concerns and she seemed satisfied with the information.
- Client has agreed to continue to work cooperatively with Ms. Morris to minimize adverse impacts during construction.

Mike Vanagas, 232 E. 22nd Street, North Vancouver (adjacent neighbor to the East)

- Expressed concern about parking garage being used for storage instead of parking (see Appendix B).
- Was seeking information about grades along property lines and I reviewed the elevations with him.
- Client has agreed to continue to work cooperatively with Mr. Vanagas to minimize adverse impacts during construction.

Lori Reinertson, 223 E. 22nd Street, North Vancouver

- Is frustrated with the new development on this block and in this neighborhood with regards to density, size of buildings, parking, increased traffic and other general concerns.

Sharon Yuen + Guest, 204 E. 18th Street, North Vancouver

- Seeking general information as they are contemplating a duplex for their own site.

233 W. 28th St.,
North Vancouver, BC,
V7N 2H9

Contact:
Satendra Mann
604.988.6063 ph/fx
604.828-5202 cell
smann106@telus.net

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8743

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. 8743” (Satendra Mann / ArchiType Design, 228 East 22nd 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 RT-1 (Residential Two-Unit 1) Zone:

Lots	Block	D.L.	Plan	
21	208	546	5481	from RS-1

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

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

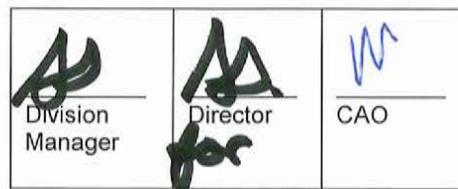
READ a third time on the <> day of <>, 2020.

ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 1

Subject: REZONING APPLICATION: 356 EAST 13TH STREET (SATENDRA MANN / ARCHITYPE DESIGN)

Date: November 27, 2019 File No: 08-3360-20-0435/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated November 27, 2019, entitled "Rezoning Application: 356 East 13th Street (Satendra Mann / ArchiType Design)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744" (Satendra Mann / ArchiType Design, 356 East 13th Street) be considered and the Public Hearing be waived;

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

AND THAT the community benefits listed in the November 27, 2019 report in the section "Community Benefits" be secured through agreements at the applicant's expense and to the satisfaction of the Director of Community Development.

ATTACHMENTS:

1. Context Map (Doc# [1852667](#))
2. Architectural and Landscape Plans, dated August 2019 (Doc# [1852670](#))
3. Public Consultation Summary (Doc# [1667411](#))
4. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744" (Doc# [1853058](#))

PROJECT DESCRIPTION

The proposal includes a duplex with suites on an existing 15.5 metre wide property. A total of four parking spaces are proposed in the form of a garage and surface parking, accessed from the lane.

The requested changes to the zoning by-law to permit this development are identified in Table 1 below. The proposed development would comply with all requirements of the RT-1 Zone. No variances are being requested.

Table 1. Requested Changes to the Zoning By-law

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RS-1	RT-1

POLICY FRAMEWORK

The subject site is designated Residential Level 2 in the Official Community Plan, which permits low-density residential development in the form of duplexes, triplexes and row homes.

Metro 2040	
Goal 1 Create a Compact Urban Area	The proposal represents a more compact form of residential development than the current Zone permits, on a site that is near walking and biking infrastructure and close to commercial and institutional destinations.
Goal 2 Support a Sustainable Economy	Proposed rental suites provide 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 provides 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	The site is serviced by several major transit routes, including the 240 to Vancouver city centre and routes along Lonsdale Avenue. Intensification of the site will allow for more residents to live directly next to transit.

Official Community Plan	
Policy 1.1.2 Align growth with the development of community amenities and infrastructure	Intensification of the site supports the use of existing amenities including the Green Necklace and Grand Boulevard and Ray Perrault Parks
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 surrounding neighbourhood has a variety of low-rise building forms. The proposed design is appropriate in character and quality for a Residential Level 2 neighbourhood.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner	Design and materials are consistent with those found in the local context. Landscaping includes native plant species.
Policy 1.5.1 Provide opportunities for a range of housing densities, diversified in type, size and location.	The proposed development includes two rental suites which provide a smaller and more affordable housing form.
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 development creates two new principal units of modest size with rental suites. Rental income will help to make the houses more affordable for owners and the rental units will increase the supply of units available in an area that is walkable and well-served by transit.
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 proposed landscaping is primarily permeable. Storm water management will be required to mitigate impact on local water courses and the Burrard Inlet. The majority of plants included in the landscape plan are native species.

PLANNING ANALYSIS

Site Context and Surrounding Use

The site is located near Lions Gate Hospital and Ray Perrault Park and is within 3 blocks of commercial and mixed-use areas along Lonsdale Avenue. The neighbourhood has a mix of single-family dwellings and duplexes. The buildings and uses immediately surrounding the subject site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	351 East 14 th St.	Single-family dwelling	RS-1
	357 East 14 th St.	Single-family dwelling	RT-1
	356 East 14 th St. / 1343 Ridgeway Ave.	Stratified triplex	CD-673 (Comprehensive Development 673)
South	353/355 East 13 th St.	Stratified duplex	RT-1
	357/359 East 13 th St.	Stratified duplex	RT-1
	1249 Ridgeway Ave.	Single-family dwelling	RS-1
East	1309 Ridgeway Ave.	Single-family dwelling	RS-1
West	348 East 13 th St.	Single-family dwelling	RS-1
	352 East 13 th St.	Single-family dwelling	RS-1

Use

The policy framework applicable to the subject site supports the proposed development. The site is located in close proximity to transit and active transportation infrastructure as well as commercial areas and schools. Additionally, the units will support affordable home ownership through the inclusion of rental suites, and will provide rental housing stock.

Intensity

The proposed intensification on the site is appropriate for the neighbourhood given the surrounding density and the land use designation. The site and the proposal provide a transition between the more intense building types to the west of the site, and the lower density to the east. The design shows that the proposed lots can accommodate the proposed duplex with suites and parking. The proposed density is consistent with the Official Community Plan at 0.5 FSR.

The site does not fall within the Duplex Special Study Area as identified in the Official Community Plan; however, the Study was expanded to include the subject site (and other properties) upon Council's direction on March 5, 2018. A report on the Duplex Special Study Area is forthcoming, expected early in 2020, and will follow recommendations from the previous report with proposed changes to the Official Community Plan and Zoning Bylaw. The proposed density of the current proposal is not inconsistent with proposed changes.

Form

The proposed form of the development complies with the RT-1 Zone requirements and is appropriate in character for the low-density residential context. The proposed suites have access from the street and, being on the south end of the building, have substantial solar access into the outdoor areas provided and into the suites themselves. The proposed front setback exceeds the minimum, at approximately 8 metres (26 feet), allowing for a landscape plan with outdoor space designated for use by occupants of the suites, with shrubs and trees providing moderate privacy without preventing eyes-on-the-street surveillance of the public realm.

COMMUNITY CONSULTATION

A Developer's Information Session was held on May 3, 2018. There was one attendee. The attendee expressed interest in the project and the rezoning process and completed an input form in support for the project.

Given there have been no concerns identified from the surrounding neighbourhood regarding the proposal, staff is recommending that the Public Hearing be waived. Should Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744"
(Satendra Mann / ArchiType Design, 356 East 13th Street) be considered and referred to a Public Hearing;

COMMUNITY BENEFITS

Development Services has requested that, in addition to standard requirements for a duplex development, a one-metre statutory right-of-way should be secured for the accommodation of future AAA (All Ages and Abilities) active transportation infrastructure along East 13th Street.

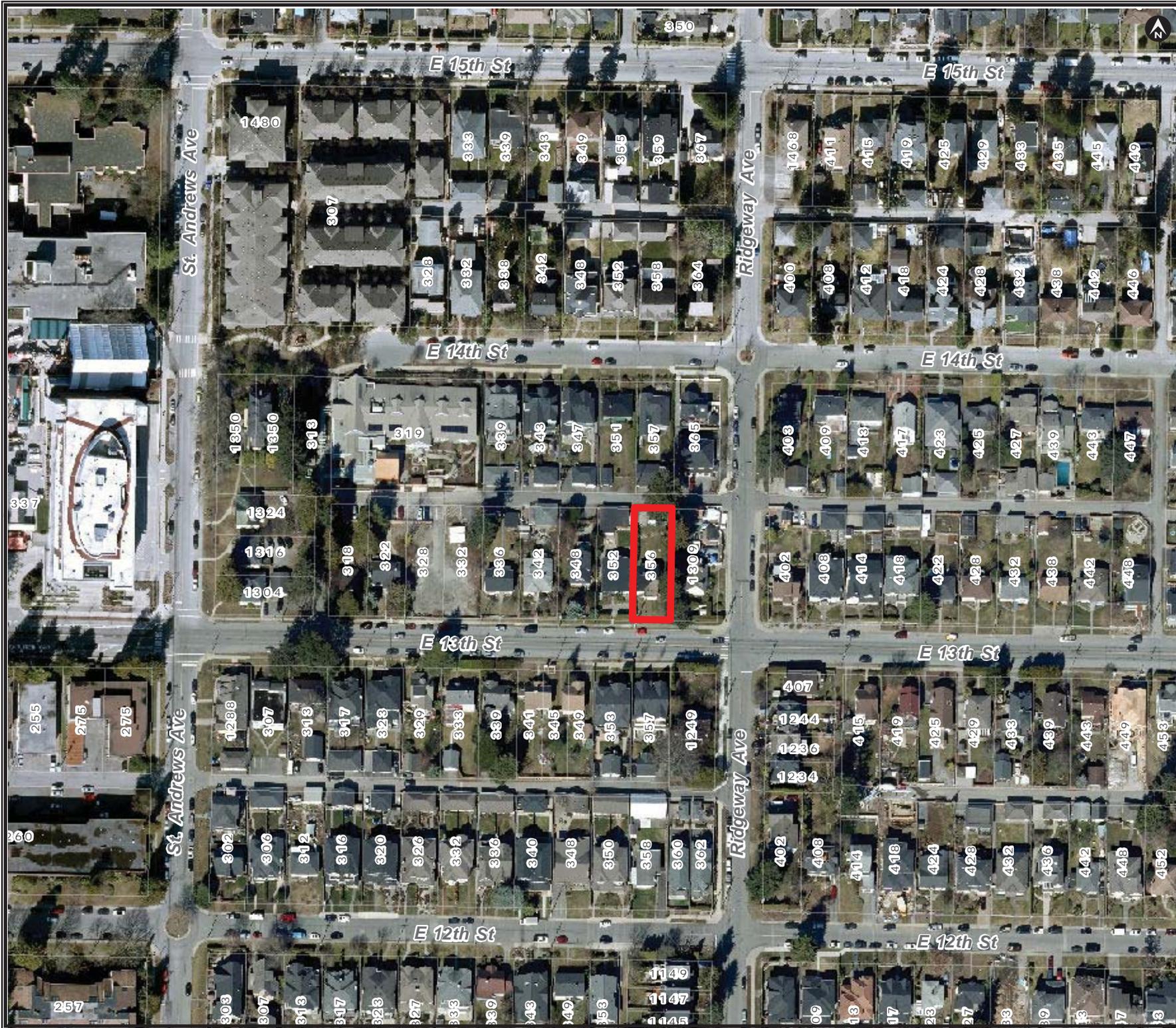
CONCLUSION

The rezoning represents good planning. The subject site's proximity to existing employment, schools and commercial areas and transit make it an appropriate site for densification. The project would result in a net increase of three units (one principal and two accessory units) while maintaining the development form of the surrounding properties. The proposed parking is one space per unit, which is adequate for this site, given its proximity to transit and local destinations. Policy and planning analysis supports the proposed rezoning.

RESPECTFULLY SUBMITTED:



Emily Macdonald
Planner 1

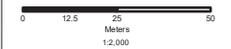


Legend

 Subject Site

Aerial 2019

Attachment 1



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





PROPOSED REZONING
RS 1 TO RT-1A

ADDRESS:
356 13TH STREET EAST,
NORTH VANCOUVER

LEGAL DESCRIPTION:
LOT 15
BLOCK 59
DISTRICT LOT 550
GROUP 1, NWD
PLAN 1363

P.I.D.: 008-468-079

No.	Date	Revision
1	07/24/17	ISSUED FOR DP
2	09/24/18	ISSUED FOR DP



All ideas, designs and plans indicated or represented by this set of drawings are and remain the property of the designer. No part shall be used or disclosed in whole or in part without permission of the designer.

Title
MATERIALS & COLORS

Date
JULY 24TH, 2017

Scale
AS SHOWN

Drawing No.
A0.2

BUILDING MATERIALS & COLOR

- F1 ASPHALT SHINGLES ROOF: CAMBRIDGE W/O. (35 YR. WARRENTY) COLOR: HARVARD SLATE
- F2 WOOD SOFFIT: 4" TAG WOOD TO MATCH: BM ARBORCOAT TRANSLUCENT STAIN, "LEATHER SADDLE BROWN"
- F3 METAL GUTTERS & DOWNPIPES TO MATCH: GENTEX ALUMINUM COLORS "SLATE"
- F4 METAL RAILINGS: COLOR: CHARCOAL
- F5 WINDOWS: CHARCOAL VINYL
- F6 P1 HARDI PANELS (W/METAL "F" TRIM PAINTED TO MATCH): COLOR TO MATCH: BM #OC-52 "GRAY OWL"
- F7 P2 STUCCO: COLOR TO MATCH: BM #OC-52 "GRAY OWL"
- F8 P3 4" TAG WOOD SIDING TO MATCH: BM ARBORCOAT TRANSLUCENT STAIN, "LEATHER SADDLE BROWN"
- F9 P2 WOOD TRIM COLOR: TO MATCH: BM #HC-168 "CHELSEA GRAY"
- F10 P2 WOOD FASCIA COLOR TO MATCH: BM #HC-168 "CHELSEA GRAY"
- F11 P4 DOOR COLOR: TO MATCH: BM #2120-20 "BLACKIRON"
- F12 STONE CLADDING: ELDERADO STACKED STONE COLOR: CHAPEL HILL (XL)

- F13 GARAGE DOOR: CLOPAY MODERN STEEL COLLECTION STYLE: MODERN FLUSH PANEL FINISH: CYPRESS



EAST ELEVATION



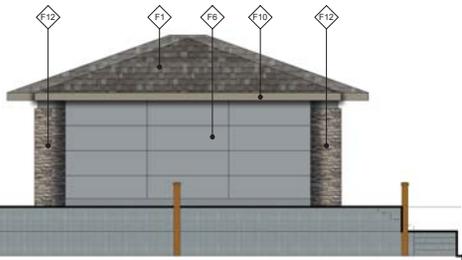
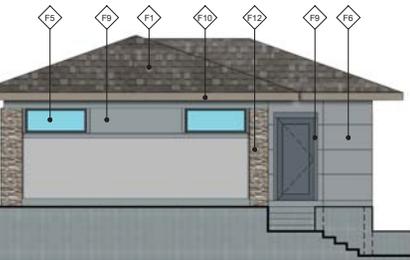
2 NORTH (LANE) ELEVATION
Scale: NTS



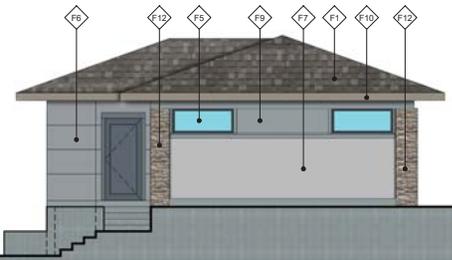
5 WEST GARAGE ELEVATION
Scale: NTS



4 SOUTH ELEVATION (E 13TH STREET)
Scale: NTS



6 SOUTH (BUILDING) GARAGE ELEVATION
Scale: NTS



7 EAST GARAGE ELEVATION
Scale: NTS



8 NORTH GARAGE ELEVATION
Scale: NTS

PROPOSED REZONING
RS 1 TO RT-1

ADDRESS:
356 13TH STREET EAST,
NORTH VANCOUVER

LEGAL DESCRIPTION:
LOT 15
BLOCK 59
DISTRICT LOT 550
GROUP 1, NWD
PLAN 1363

P.I.D.: 008-468-079

No.	Date	Revision
1	07/24/17	ISSUED FOR DP
	09/24/18	ISSUED FOR DP
	08/27/19	REVISED FOR DP

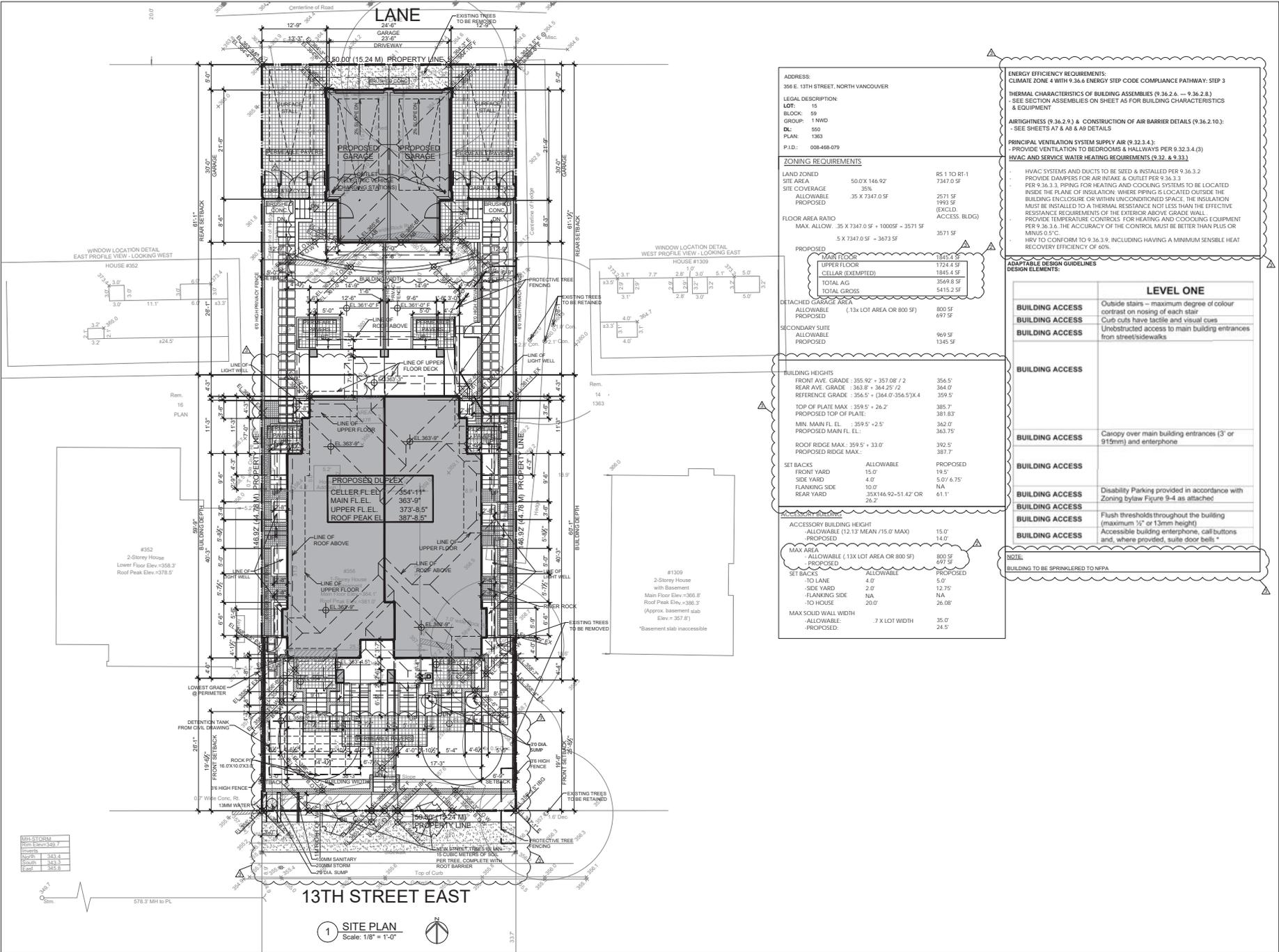
NOTE:
BUILDING TO BE SPRINKLERED TO NFPA

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Title
SITE PLAN & CALCUS

Date
AUGUST 27TH, 2019
Scale
AS SHOWN
Drawing No.

A1



ADDRESS
356 E. 13TH STREET, NORTH VANCOUVER

LEGAL DESCRIPTION
LOT: 15
BLOCK: 59
GROUP: 1 NWD
DL: 550
PLAN: 1363
P.I.D.: 008-468-079

ZONING REQUIREMENTS

LAND ZONED RS 1 TO RT-1
SITE AREA 50.0' X 146.92' 7347.0 SF
SITE COVERAGE 35%
ALLOWABLE 35 X 7347.0 SF 2571 SF
PROPOSED 1993 SF (EXCL. ACCESS, BLDG)

FLOOR AREA RATIO
MAX. ALLOW. 35 X 7347.0 SF + 1000SF = 3571 SF 3571 SF
5 X 7347.0 SF = 3673 SF

PROPOSED
UPPER FLOOR 1824.4 SF
CELLAR (EXEMPTED) 1845.4 SF
TOTAL AG 3569.8 SF
TOTAL GROSS 5415.2 SF

DETACHED GARAGE AREA
ALLOWABLE (11X LOT AREA OR 800 SF) 800 SF
PROPOSED 697 SF

SECONDARY SUITE
ALLOWABLE 909 SF
PROPOSED 1345 SF

BUILDING HEIGHTS

FRONT AVE. GRADE : 355.92' + 357.08' / 2 356.5'
REAR AVE. GRADE : 343.8' + 344.20' / 2 344.0'
REFERENCE GRADE : 356.5' + (344.0' - 356.5)' X 4 359.5'
TOP OF PLATE MAX. : 359.5' + 26.2' 385.7'
PROPOSED TOP OF PLATE: 381.83'
MN. MAIN FL. EL. : 359.5' + 2.5' 362.0'
PROPOSED MAIN FL. EL. : 363.75'
ROOF RIDGE MAX. : 359.5' + 33.0' 392.5'
PROPOSED RIDGE MAX. : 387.7'

SET BACKS ALLOWABLE PROPOSED
FRONT YARD 15.0' 19.5'
SIDE YARD 4.0' 5.0' / 6.75'
FLANKING SIDE 10.0' NA
REAR YARD 35X146.92-51.42' OR 26.2' 61.1'

ACCESSORY BUILDING HEIGHT
ALLOWABLE (12.1% MEAN / 15.0' MAX) 15.0'
PROPOSED 14.0'

MAX AREA ALLOWABLE (11X LOT AREA OR 800 SF) 800 SF
PROPOSED 697 SF

SET BACKS ALLOWABLE PROPOSED
TO LANE 4.0' 5.0'
SIDE YARD 2.0' 12.75'
FLANKING SIDE NA NA
TO HOUSE 20.0' 26.08'

MAX SOLID WALL WIDTH
ALLOWABLE 35.0'
PROPOSED: 24.5'

ENERGY EFFICIENCY REQUIREMENTS:
CLIMATE ZONE 4 WITH 9.36.6 ENERGY STEP CODE COMPLIANCE PATHWAY: STEP 3

THERMAL CHARACTERISTICS OF BUILDING ASSEMBLIES (9.36.2.6 - 9.36.2.8)
SEE SECTION ASSEMBLIES ON SHEET AS FOR BUILDING CHARACTERISTICS & EQUIPMENT

AIR TIGHTNESS (9.36.2.9) & CONSTRUCTION OF AIR BARRIER DETAILS (9.36.2.10):
SEE SHEETS A7 & A8 & A9 DETAILS

PRINCIPAL VENTILATION SYSTEM SUPPLY AIR (9.32.3.4.1):
PROVIDE VENTILATION TO BEDROOMS & HALLWAYS PER 9.32.3.4.(3)

HVAC AND SERVICE WATER HEATING REQUIREMENTS (9.32. & 9.33):
HVAC SYSTEMS AND DUCTS TO BE SIZED & INSTALLED PER 9.36.3.2
PROVIDE DAMPERS FOR AIR INTAKE & OUTLET PER 9.36.3.3
PER 9.36.3.3, PIPING FOR HEATING AND COOLING SYSTEMS TO BE LOCATED INSIDE THE PLANE OF INSULATION, WHERE PIPING IS LOCATED OUTSIDE THE BUILDING ENCLOSURE OR WITHIN UNCONDITIONED SPACE, THE INSULATION MUST BE INSTALLED TO A THERMAL RESISTANCE NOT LESS THAN THE EFFECTIVE RESISTANCE REQUIREMENTS OF THE EXTERIOR ABOVE GRADE WALL.
PROVIDE TEMPERATURE CONTROLS FOR HEATING AND COOLING EQUIPMENT PER 9.36.3.6. THE ACCURACY OF THE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5°C.
HRY TO CONFORM TO 9.36.3.9, INCLUDING HAVING A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 60%.

ADAPTABLE DESIGN GUIDELINES DESIGN ELEMENTS:

	LEVEL ONE	
BUILDING ACCESS	Outside stairs - maximum degree of colour contrast on nosing of each stair	800 SF
BUILDING ACCESS	Curb cuts have tactile and visual cues	
BUILDING ACCESS	Unobstructed access to main building entrances from streets/sidewalks	
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and entrance	
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	
BUILDING ACCESS	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	
BUILDING ACCESS	Accessible building entrance phone, call buttons and, where provided, suite door bells *	

MIN. STORM

North	343.4
South	343.4
East	345.8

13TH STREET EAST

1 **SITE PLAN**
Scale: 1/8" = 1'-0"

**PROPOSED REZONING
RS 1 TO RT-1**

**ADDRESS:
356 13TH STREET EAST,
NORTH VANCOUVER**

LEGAL DESCRIPTION:
LOT 15
BLOCK 59
DISTRICT LOT 1, NWD
GROUP PLAN 1363

P.I.D.: 008-468-079

No.	Date	Revision
1	07/24/17	ISSUED FOR DP
2	09/24/18	ISSUED FOR DP
3	03/27/19	REVISED FOR DP

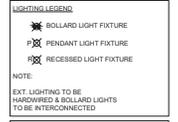
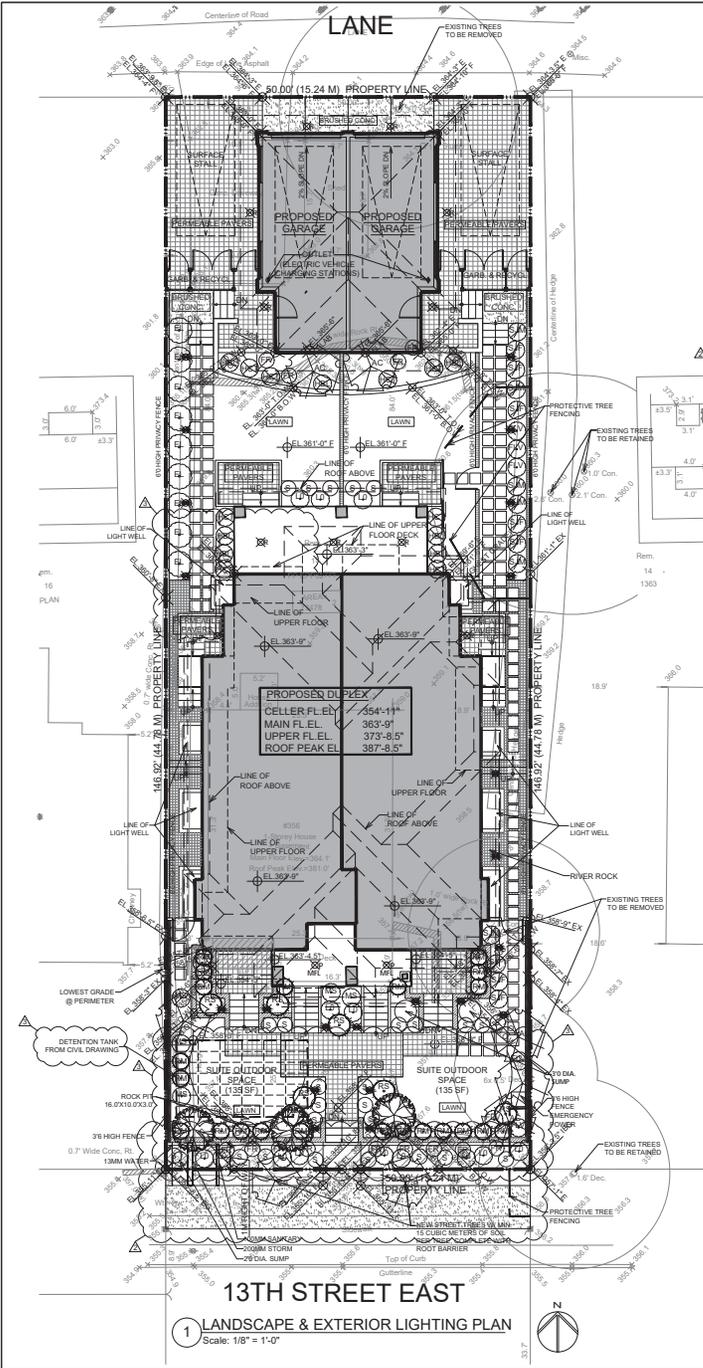


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**Title
LANDSCAPE AND
EXTERIOR LIGHTING
PLAN**

Date
AUGUST 27TH, 2019
Scale
AS SHOWN
Drawing No.

A1.1



NOTE:
EST LIGHTING TO BE HARDWIRED & BOLLARD LIGHTS TO BE INTERCONNECTED

NOTE:
E = EXISTING GRADE
EX = EXTRAPOLATED EXISTING GRADE
F = FINISHED GRADE

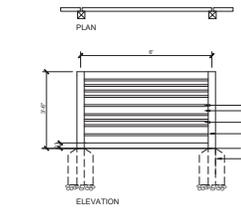
PROVIDE TOPSOIL FOR ALL PLANTED AREAS

EXISTING TOPSOIL TO BE RETAINED FOR REUSE AT SITE



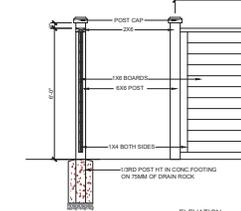
BOLLARD LIGHT FIXTURE:
HAMPTON 54" X 10" LOW VOLTAGE LED CAST ALUMINUM MODERN LIGHT

PENDANT LIGHT FIXTURE:
PROGRESS LIGHTING BRISBEE COLLECTION 1 LIGHT ANTIQUE BRONZE HANGING LANTERN



NOTE:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION GRADE MINIMUM).
3. ALL HARDWARE NOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR GRAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 1" OR 2" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

2 3/6 HIGH WOOD FENCE
Scale: 3/8" = 1'-0"



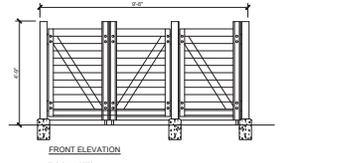
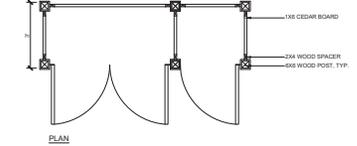
NOTE:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION GRADE MINIMUM).
3. ALL HARDWARE NOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR GRAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 1" OR 2" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

3 6' HIGH PRIVACY FENCE
Scale: 3/8" = 1'-0"

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	SPECIES
GB	GINKGO BILOBA	PRINCETON SENTRY	2	2M	AS SHOWN	NONNATIVE
BS	BUXUS SEMPERVIRENS 'SUFRUTICOSA'	DWARF ENGLISH BOXWOOD	-	#3 POT	1'-9"	NONNATIVE
AP	ACER PALMATUM VAR. ATROPURPUREUM	BLOODGOOD JAPANESE MAPLE	2	7CM CAL.	AS SHOWN	NONNATIVE
MS	SPIRAEA DENSIFLORA	MOUNTAIN SPIRAEA	3	#1 POT	AS SHOWN	NATIVE
RS	RHODODENDRUM X 'SNEEZY'	SNEEZY RHODODENDRUM	5	#1 POT	AS SHOWN	NONNATIVE
SJM	SKIMMIA JAPONICA (MALES)	JAPANESE SKIMMIA	7	#1 POT	AS SHOWN	NONNATIVE
SJF	SKIMMIA JAPONICA (FEMALES)	JAPANESE SKIMMIA	8	#1 POT	AS SHOWN	NONNATIVE
FLV	MAIANTHEMUM DILATATUM	FALSE LILY OF THE VALLEY	11	#1 POT	AS SHOWN	NATIVE
HLB	HOSTA X 'BRIGHT LIGHTS'	HOSTA BRIGHT LIGHTS	7	#1 POT	AS SHOWN	NONNATIVE
HCT	HOSTA X 'CHRISTMAS TREE'	HOSTA CHRISTMAS TREE	8	#1 POT	AS SHOWN	NONNATIVE
LO	LAVANDULA OFFICINALIS	LAVENDER	14	#1 POT	AS SHOWN	NONNATIVE
AC	ACER CIRCINATUM	VINE MAPLE	6	7CM CAL.	AS SHOWN	NATIVE
RM	ROSA MINIATURE 'GOURMET POPCORN O.R.	GOURMET POPCORN O.R.	14	#1 POT	AS SHOWN	NONNATIVE
EL	PRUNUS LAUROCARASUS	ENGLISH LAUREL	9	40 HIGH	AS SHOWN	NONNATIVE
S	CAREX 'ICE DANCE'	SILVER VERREGATED SEDGE	28	#1 POT	AS SHOWN	NONNATIVE
FR	CALAMAGROTIS ACUTIFLORA	FOERESTER REED GRASS	16	#1 POT	AS SHOWN	NONNATIVE

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWTH PLANTS. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS" PLANT BEDS TO BE TOPPED WITH ORGANIC SOIL OR BARK MULCH.

PERMEABLE PAVERS:
"AQUAPAVE" PERMEABLE CONC. PAVERS WITH SOLDIER COURSE EDGE TO PATIOS BY ABBOTSFORD CONC. COLOUR: OLD COUNTRY STONE "SHADOW BLEND"



TYPICAL NOTES:
1. ALL WOOD 1" TAMPFIL.
2. STAIN TWO COATS EXTERIOR STAIN TO MATCH ARCHITECTURAL TRIM COLOUR TO BE PRE-APPROVED BY OWNER.
3. ALL HARDWARE NOT DIPPED GALVANIZED.
4. GATE HARDWARE TO BE PRE-APPROVED BY OWNER.

4 GARBAGE ENCLOSURE
Scale: 3/8" = 1'-0"

1 LANDSCAPE & EXTERIOR LIGHTING PLAN
Scale: 1/8" = 1'-0"

**PROPOSED ZONING
RS 1 TO RT-1**

**ADDRESS:
356 13TH STREET EAST,
NORTH VANCOUVER**

**LEGAL DESCRIPTION:
LOT 59
BLOCK 550
DISTRICT LOT 550
GROUP PLAN 1, NWD
PLAN 1363**

P.I.D.: 008-468-079

No.	Date	Revision
01/24/17		ISSUED FOR CP
02/24/18		ISSUED FOR DP
03/27/18		REVISED FOR CP

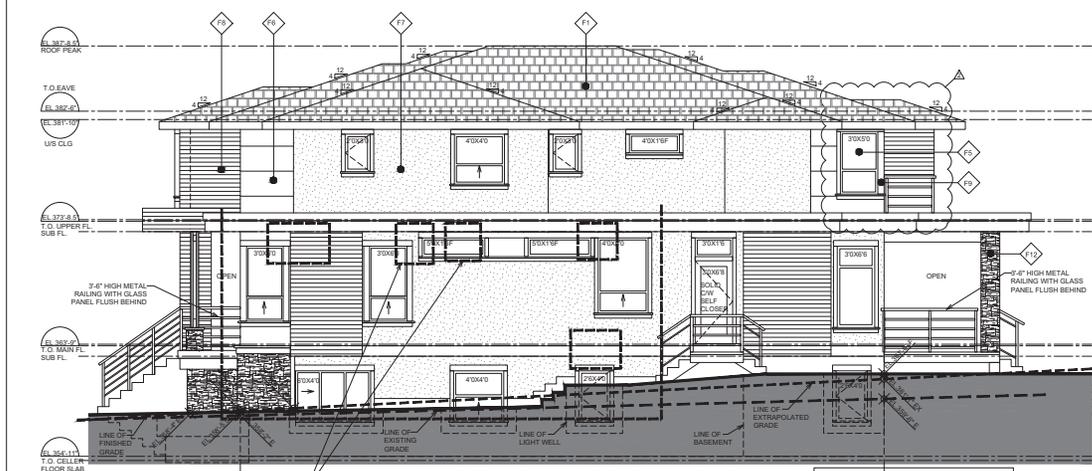
All ideas, designs and notes contained or represented in this set are hereby set forth under the property of the drafter. No part shall be used or disclosed in any way without permission of the drafter.

Title
ELEVATIONS

Date
AUGUST 27TH, 2019

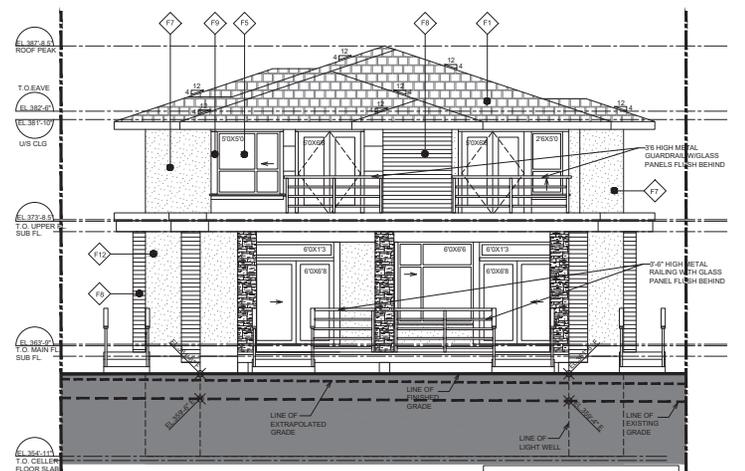
Scale
AS SHOWN

Drawing No.
A4



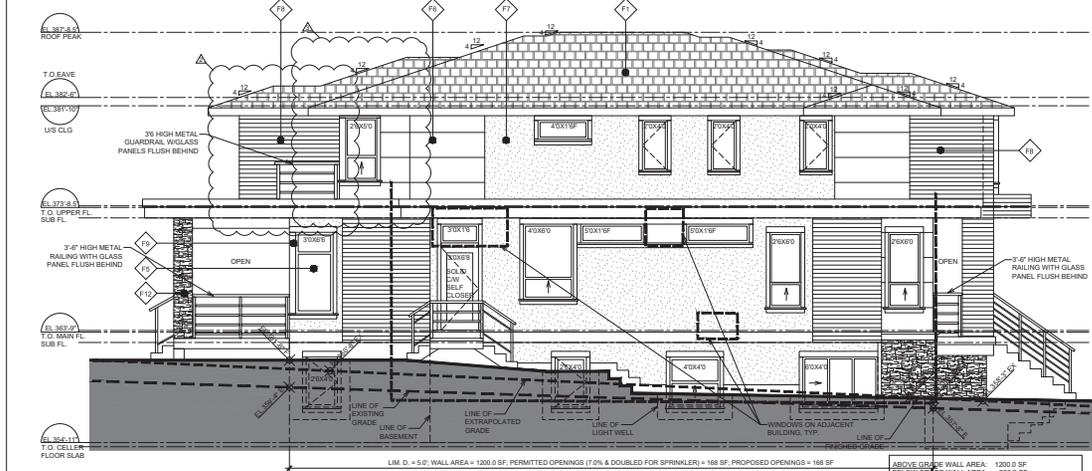
1 EAST ELEVATION
Scale: 1/4" = 1'-0"

LIM. D. = 6.7'; WALL AREA = 1200 SF; PERMITTED OPENINGS (8.4% & DOUBLED FOR SPRINKLER) = 201.6 SF; PROPOSED OPENINGS = 184 SF
 ABOVE GRADE WALL AREA: 1200.0 SF
 BELOW GRADE WALL AREA: 258.0 SF
 TOTAL AREA OF WALL: 1458.0 SF
 WINDOW AREA: 208.0 SF
 DOOR AREA: 20.0 SF
 TOTAL FENESTRATION: 228.0/1458.0 = 15.65%
 MAX. U-VALUE FOR ALL FENESTRATION: 1.4



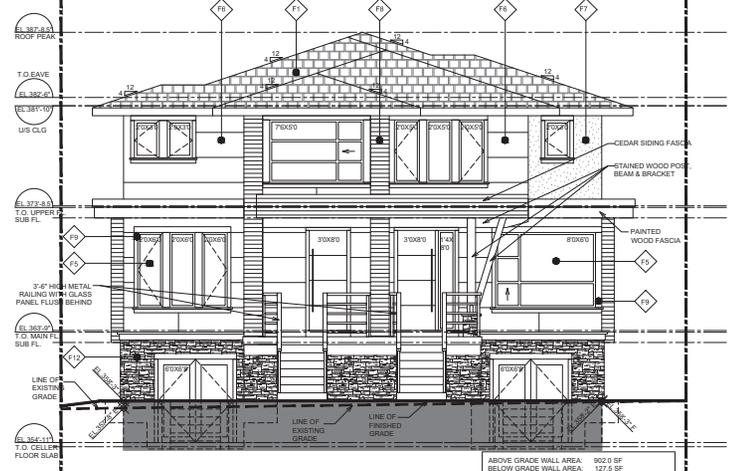
2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

ABOVE GRADE WALL AREA: 777.3 SF
 BELOW GRADE WALL AREA: 252.2 SF
 TOTAL AREA OF WALL: 1029.5 SF
 WINDOW AREA: 130.5 SF
 DOOR AREA: 18.0 SF
 TOTAL FENESTRATION: 277.2/1029.5 = 0.27100 = 27%
 MAX. U-VALUE FOR ALL FENESTRATION: 1.4



3 WEST ELEVATION
Scale: 1/4" = 1'-0"

LIM. D. = 5.6'; WALL AREA = 1200.0 SF; PERMITTED OPENINGS (7.0% & DOUBLED FOR SPRINKLER) = 168 SF; PROPOSED OPENINGS = 168 SF
 ABOVE GRADE WALL AREA: 1200.0 SF
 BELOW GRADE WALL AREA: 258.0 SF
 TOTAL AREA OF WALL: 1458.0 SF
 WINDOW AREA: 196.0 SF
 DOOR AREA: 20.0 SF
 TOTAL FENESTRATION: 216.0/1458.0 = 14.8%
 MAX. U-VALUE FOR ALL FENESTRATION: 1.4



4 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

ABOVE GRADE WALL AREA: 902.0 SF
 BELOW GRADE WALL AREA: 127.0 SF
 TOTAL AREA OF WALL: 1029.0 SF
 WINDOW AREA: 228.0 SF
 DOOR AREA: 48.0 SF
 TOTAL FENESTRATION: 276.2/1029.0 = 0.27100 = 27%
 MAX. U-VALUE FOR ALL FENESTRATION: 1.4

- ELEVATION NOTES**
- CLEARANCE BETWEEN DIRECT VENT FLUES AND WINDOWS TO BE IN ACCORDANCE WITH FIREPLACE / FLUE MANUFACTURERS WRITTEN INSTRUCTIONS AND TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION. CLEARANCE SHOULD BE CONFIRMED BEFORE WINDOW ORDER IS FINALIZED.
 - WINDOWS AND DOORS NOT LOCATED UNDER AND PROTECTED BY ROOF OVERHANGS TO BE FULLY FLUSHED.
 - ALL RETAINING WALLS TO BE PROJECT 6" ABOVE GRADE.
 - 3" x FIXED SASH.
 - ROUGH IN WINDOW HEAD HEIGHT TO BE 1'-2" BELOW CEILING U.N.O.
 - WINDOW SIZES TO BE CONFIRMED WITH FRAMING CONDITIONS ON SITE.

- MATERIALS & COLOR**
- F1 ASPHALT SHINGLES ROOF
 - F2 CAMBRIDGE RD. (20 YR. WARRANTY) COLOR: HARVARD SLATE
 - F3 WOOD SOFFIT
 - F4 2" RED WOOD TO MATCH: BM ARBORCOT TRANSLUCENT STAIN, "LEATHER SADDLE BROWN"
 - F5 METAL SHUTTERS & DOWNPIPES TO MATCH: GENTEX ALUMINUM COLORS "SLATE"
 - F6 METAL RAILINGS TO MATCH: COLOR: CHARCOAL
 - F7 WINDOWS TO MATCH: COLOR: CHARCOAL VINYL

- PAINT COLORS**
- F8 P1: NANO PANELS (W/METAL 2" TRIM PAINTED TO MATCH) COLOR TO MATCH: BM MCC-02 "GRAY OVAL"
 - F9 P2: STUCCO COLOR TO MATCH: BM MCC-02 "GRAY OVAL"
 - F10 P3: 4" T&G WOOD SIDING TO MATCH: BM ARBORCOT TRANSLUCENT STAIN, "LEATHER SADDLE BROWN"
 - F11 P4: WOOD TRIM COLOR TO MATCH: BM #HC-168 "CHELSEA GRAY"
 - F12 P5: WOOD FASCIA COLOR TO MATCH: BM #HC-168 "CHELSEA GRAY"
 - F13 P6: WOOD FASCIA COLOR TO MATCH: BM #HC-168 "CHELSEA GRAY"
 - F14 P7: DOOR COLOR TO MATCH: BM #2120-20 "BLACKTOP"
 - F15 P8: STONE CLADDING TO MATCH: ELDERADO STACKED STONE COLOR: CHAPEL HILL (XLL)

REZONING APPLICATION: 356 E. 13TH, NORTH VAN.
DEVELOPER INFORMATION SESSION

Neighborhood Contact & Mailout prior to the Open House:

Gurki Rai (son of client Kelly Rai) knocked on doors and hand delivered the Mail Out on April 17, 2018 and connected with the following neighbors:

- 352 E. 13th Street: spoke to resident and informed them about the project and the upcoming Open House.
 - 1309 Ridgeway Ave.: spoke to resident and informed them about the project and the upcoming Open House.
 - 351 E. 14th Street: spoke to resident and informed them about the project and the upcoming Open House.
 - 330 E. 14th Street: spoke to resident Luciano Pucci at some length about the proposed duplex and informed him about the upcoming Open House.
- Further to this conversation and after the DIS, Pasquale Pucci contacted Gurki and myself and stated that he had missed the Open House but would like information about the project. I emailed him the site plan and 3d drawing after which he requested more information about the elevations so I emailed him our A4 Elevations sheet. See Appendix F.

Developer Information Open House Summary:

Location: The Legion, 123 West 15th Street, North Vancouver

Time: 6:00pm to 8:00pm

Present for the Open House were myself (Satendra Mann), my client Kelly Rai and Emily Macdonald and Mike Friesen both from the City of North Vancouver.

There were two visitors to the Open House (see Appendix A) :

- a visitor who did not share her name or address but stated that she is from the neighborhood. I provided her with information about the proposed duplex and reviewed the floor plans, elevations, landscape plan with her in some detail. She offered no objection to the proposal.
- the other visitor, Seth Jafar of 449 E. 13th Street, reviewed the project in detail with us and offered positive feedback. See Appendix B.

233 W. 28th St.,
North Vancouver, BC,
V7N 2H9

Contact:

Satendra Mann
604.988.6063 ph/fx
604.828-5202 cell
smann106@telus.net

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8744

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. 8744” (Satendra Mann / ArchiType Design, 356 East 13th 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 RT-1 (Two-Unit Residential 1) Zone:

Lot	Block	D.L.	Plan	
15, except the north 10 feet now lane	59	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 <>, 2020.

ADOPTED on the <> day of <>, 2020.

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: Mike Friesen, Planner 2

Subject: REZONING APPLICATION: 416-418 EAST 16th STREET (VERNACULAR DESIGN, CD-722)

Date: November 27, 2019 File No: 08-3360-20-0462/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated November 27th, 2019, entitled "Rezoning Application: 416-418 East 16th Avenue (Vernacular Design, CD-722)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8745" (Vernacular Design, 416-418 East 16th Street, CD-722) be considered and the Public Hearing be waived;

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

ATTACHMENTS:

1. Context Map ([Doc #1854236](#))
2. Consolidated Drawing Package, dated November 12, 2019 ([Doc #1854270](#))
3. Public Consultation Summary ([Doc #1854227](#))
4. Zoning Amendment Bylaw No. 8728 ([Doc #1854177](#))

PROJECT DESCRIPTION

The project, located at 416-418 East 16th Street, consists of two, two-storey, single-family dwellings that each contain one primary dwelling unit and one secondary suite. The subject site currently hosts the two single-family dwellings, the proposed rezoning would permit the subdivision of the site in order to preserve the existing dwellings, renovate them, and create two legal secondary suites. The requested changes to the zoning bylaw to permit this development are identified in Table 1 below. Additionally, Attachment #4 has the amending bylaw with the proposed changes.

Table 1. Requested Changes to the Zoning By-law

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RS-1	RS-2
Siting (Side Yards)	Minimum of 1.2m (4 feet)	Minimum of 0.44m (1 foot 5.5 inches) for the eastern side yard, and 1.1m (3.7 feet) for the western side yard
Height (Top of Plate)	Maximum 8m (26.2 feet)	Maximum 8.4m (27.5 feet)
Lot Coverage	30%	35%

POLICY FRAMEWORK

The subject site is designated Residential Level 1 (R-1) within the Official Community Plan. This designation permits ground-oriented single-family housing including secondary suites and/or coach houses that may not be stratified, as per the Condominium Act.

Metro 2040	
<i>Goal 1</i> Create a Compact Urban Area	Intensifying this site with secondary suite units that ensure the highest and best use of the land promoting a compact urban area.
<i>Goal 2</i> Support a Sustainable Economy	Secondary suites on this site promote housing forms that can support a diversity of income levels and ensure people live close to where they work.
<i>Goal 4</i> 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 lifecycle.
<i>Goal 5</i> Support Sustainable Transportation Choices	Intensification of this site will support future transit investments in the Lonsdale corridor. The site is proximate to

	<p>community and commercial amenities and is well situated to provide the occupants with a variety of transportation choices across the North Shore and the greater region.</p>
--	---

Official Community Plan	
<p><i>Policy 1.1.2</i> Align growth with the development community amenities and infrastructure</p>	<p>Intensification of the site supports the Central Lonsdale Area and future active transportation & transit infrastructure and community amenity investment.</p>
<p><i>Policy 1.3.1</i> 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</p>	<p>The proposed development on the site preserves the existing dwellings and is respectfully scaled to the neighbourhood while supporting the primacy of the Lonsdale Regional City Centre.</p>
<p><i>Policy 1.3.5</i> 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</p>	<p>The proposed building activates East 16th Street through the provision of entrances to the primary and secondary dwelling units and outdoor amenity space for the secondary suites. Additionally, the renovations will provide a refreshed design will revive the heritage character or the existing dwellings while improving the livability of the units.</p>
<p><i>Policy 1.3.6</i> Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner</p>	<p>The proposed architecture of the dwelling is consistent with the surrounding urban form and the chosen materials are consistent with new development found in the local context. Additionally, renovating the buildings is more sustainable than demolishing and building new structures.</p>
<p><i>Policy 1.3.9</i> 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.</p>	<p>The development presents an attractive landscape element along the rear lane while accommodating required parking. Connection to the site and the feeling of openness promote natural surveillance and will support future activation of the laneway.</p>
<p><i>Policy 1.5.1</i> Provide opportunities for a range of housing densities, diversified in type, size and location.</p>	<p>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</p>

	accessible to the City's Lonsdale core area.
Housing Action Plan	
<i>Action #5</i> 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 single-family dwellings preserve two ground-oriented units that have the potential to supplement the rental supply through secondary suites. This increase in supply is located in proximity to transit and community amenities.
Sustainable Development Guidelines	
<i>Natural Systems</i> 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 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. The renovation of the building will also provide improved energy performance through a more sustainable building envelope built to Step 3 of the BC Building Code Step Code.

PLANNING ANALYSIS

Site Context

The surrounding land uses are identified in Table 2 below.

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North (across the lane)	419 E 17 th Street	Single-family dwelling	RS-1
South	419 E 16 th Street	Single-family dwelling	RS-1
East	422 E 16 th Street	Single-family dwelling	RS-1
West	412 E 16 th Street	Single-family dwelling	RS-1

The surrounding neighbourhood is made up of single-family homes on large lots. The subject site is not located adjacent to the Lonsdale core; however, it remains within reasonable walking distance (750 m) to Lonsdale's social and commercial amenities. Additionally, the units are located within one block of East 15th Street, a major transit corridor for the City.

Use

The policy framework applicable to the subject site supports the proposed two principal dwelling units and two secondary suites as residential use. Additionally, the units will provide a diversity of housing stock in the area, supporting aging-in-place and housing flexibility.

Intensity

The site is currently in legal non-conformance with the zoning bylaw, as the structures were developed prior to the City's zoning bylaw limiting the number of principal dwellings per lot. Generally, these lots would have been subdivided but in certain cases subdivision never took place after the construction of the dwellings. The amendment to the Zoning Bylaw will bring the site into conformance with City zoning, permitting subdivision of the property and require that the buildings achieve current building code, thereby improving the livability and life safety of the structures. The principal buildings are already located on site, meaning the proposed rezoning will result in no new buildings, and minimal negative impact on neighbours. The rezoning will result in a slight increase to building height, as the structures will be elevated in order to improve the livability of the secondary suites and principal dwelling units. Requested variances to the zoning bylaw, other than height, are to support the preservation of the existing buildings and to enhance the heritage character of the subject site. The proposal provides four parking spaces on-site – two for each property – to serve the principal and secondary suite units. Storm water will be addressed through the on-site infiltration as well as retention tanks to mitigate significant storm events.

Form

The new zoning is recognizing the existing buildings, with minor changes to ensure the homes can achieve modern building code in order to improve the life-safety and the liveability of the structures.

As the buildings already exist, the urban form proposed for the site satisfies the policy intent of ensuring new development is consistent with the character of the surrounding neighbourhood. The form of the buildings is being adjusted for several reasons, namely: as mentioned, to improve the livability of the principal and secondary suite units and to bring the buildings to conformity with current building code; to improve the energy performance of the structures; and to improve the heritage character of the building, reverting to a style more consistent with the buildings' original character and reversing changes implemented during the 1970s or 80s.

The proposed project will also improve the streetscape, as the rezoning and subdivision will require that the project is parked from the lane, with a subsequent removal of the front driveway, development of a front yard landscape element (including outdoor amenity space for the secondary suites), and a contribution towards pedestrian facilities, including street trees, in front of the subject site.

COMMUNITY CONSULTATION

A Developer Information Session (DIS) was held October 16, 2018 at 416 East 16th Street (the subject site, where the property owners currently reside). The event was attended by three members of the public. At the DIS, one comment form was received.

A summary of the applicant's public consultation process is included as Attachment #3. Outside of the one comment form that was submitted in support of the project, staff has received no comments from the community regarding the project. Based on the lack of concern indicated by the public to this point, staff recommend waiving the Public Hearing. Should Council wish to hold a public hearing, staff recommends the following resolution:

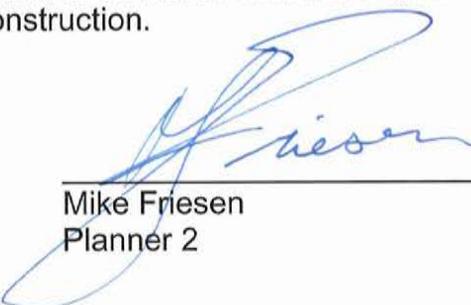
THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8745" (Vernacular Design, 416-418 East 16th Street, CD-722) be considered and referred to a Public Hearing;

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

CONCLUSION

The proposed application is permitting the property owners to subdivide their property in order to better reflect the situation that already exists on the ground. The rezoning and subdivision will provide: improved livability of primary and secondary units; improved life-safety; improved energy performance; a reinvigorated building design that reflects the buildings' heritage; and an improved streetscape. The variances that are requested are to support the preservation and improvement of the existing structures. As the buildings are already present on the subject site, there will be minimal negative impact on adjacent properties upon completion of construction.

RESPECTFULLY SUBMITTED:

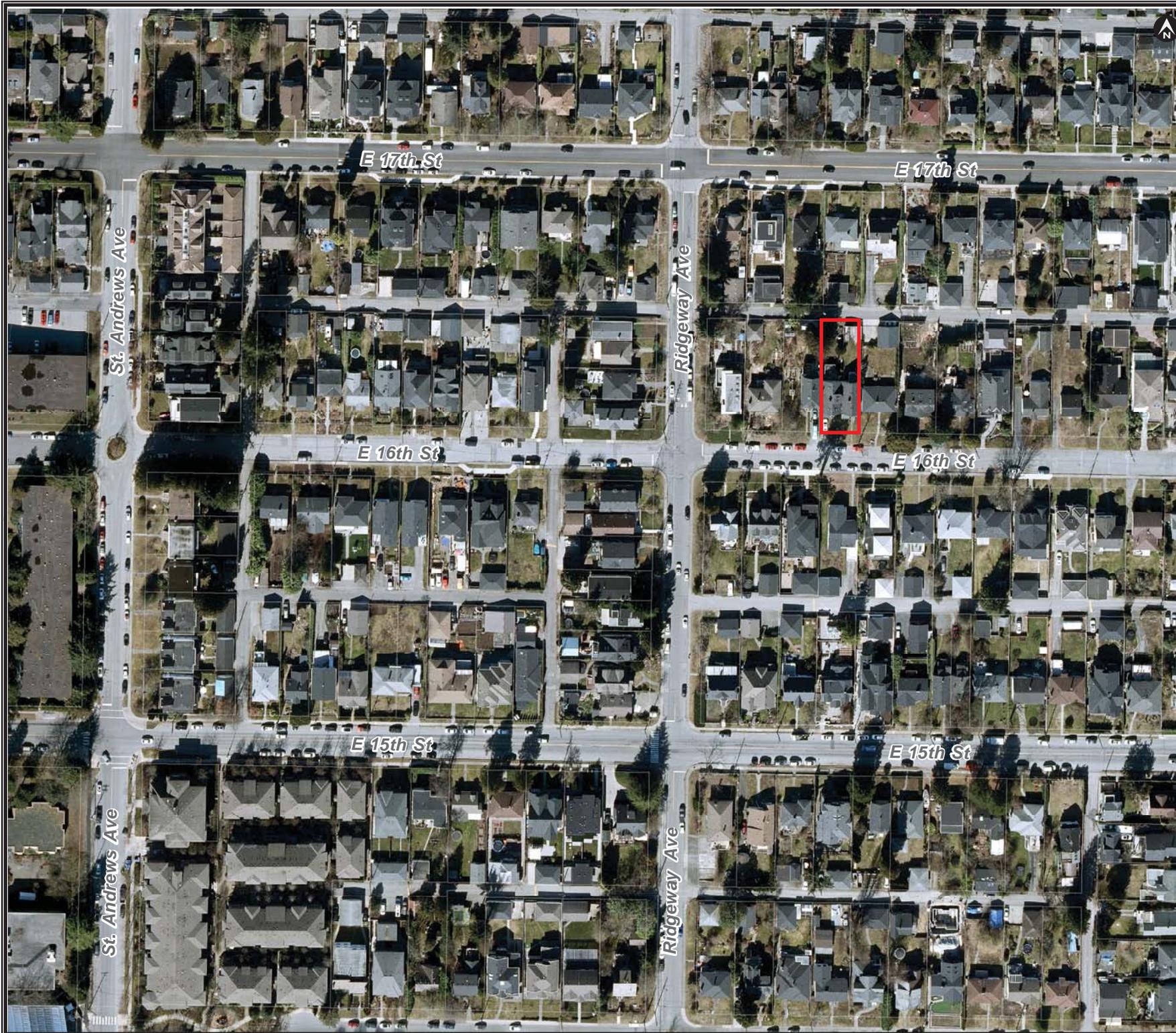


Mike Friesen
Planner 2

Legend

 Subject Site

Attachment 1



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



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4	PLAN CHECK REVIEW	JUNE, 2019	
3	D.P. SUB.	MARCH, 2018	
2	B.P. SUB.	JAN, 2018	
1	B.P. SUB.	DEC 05, 2016	
No.	Issue for	DATE	

PROJECT:

418 & 416 EAST 16TH

DRAWING TITLE:
LANDSCAPE PLAN

DATE: PROJECT NO.: DRAWING NO.:

DRAWN BY: CHECKED BY:
R.CH -M.R.
-R.CH

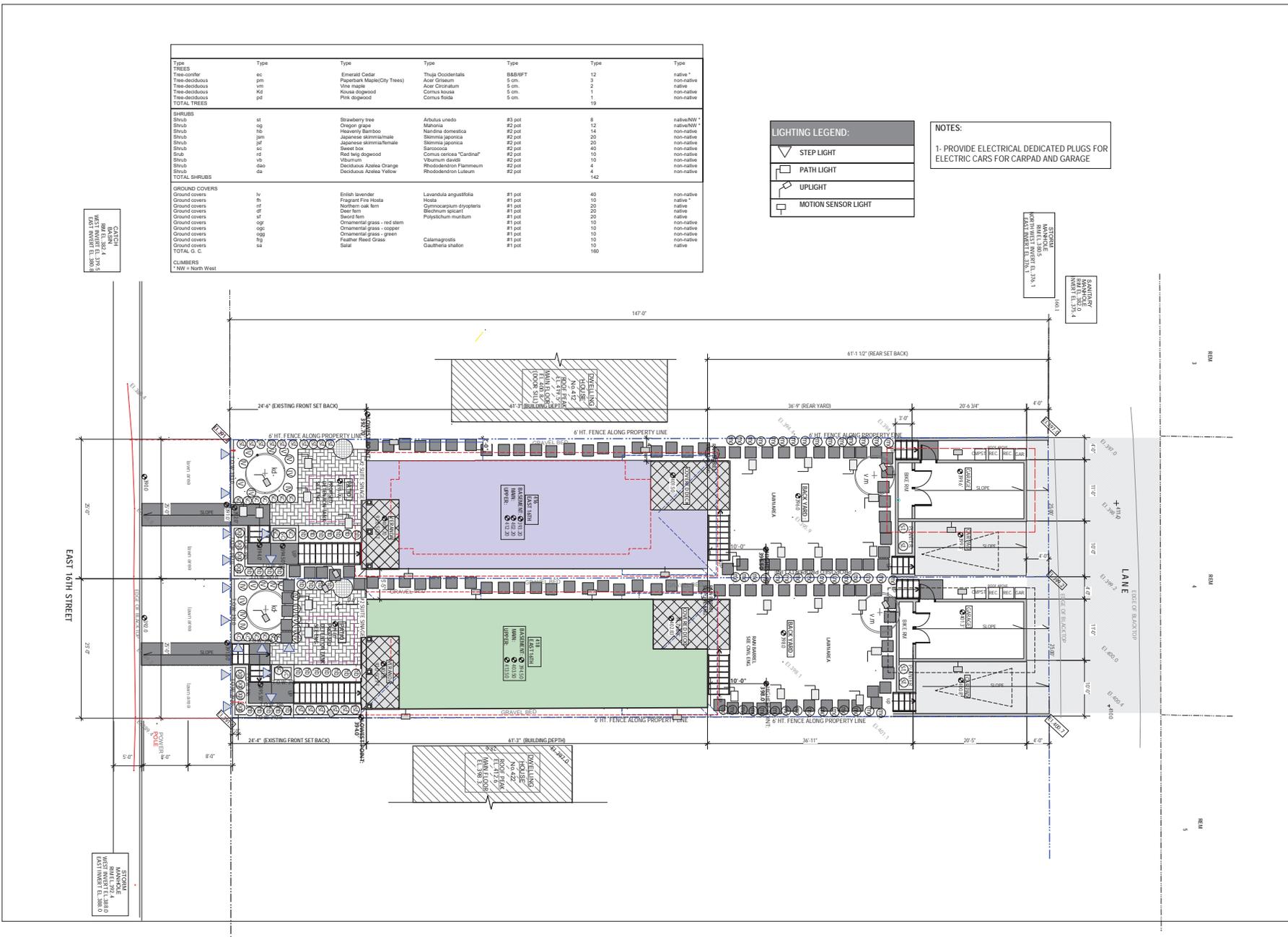
SCALE: 1/4" = 1 ft **L-01**

Type	Type	Type	Type	Type	Type	Type
TREES						
Tree-compact	ec	Emerald Cedar	Thuja Occidentalis	B&B/HFT	12	native *
Tree-deciduous	pm	Paperbark Maple(City Trees)	Acer Ginnatum	5 cm.	3	non-native
Tree-deciduous	vm	Vine maple	Acer Circutatum	5 cm.	2	native
Tree-deciduous	KD	Kousa dogwood	Cornus kousa	5 cm.	1	non-native
Tree-deciduous	pd	Pink dogwood	Cornus Florida	5 cm.	1	non-native
TOTAL TREES						
SHRUBS						
Shrub	st	Strawberry tree	Arbutus unedo	#3 pot	8	native/NW *
Shrub	eg	Creeping spurge	Mahonia	#2 pot	12	non-native
Shrub	hb	Heavy Duty Bamboo	Nandina domestica	#2 pot	14	non-native
Shrub	pm	Japanese Serris/mahonia	Stemodia japonica	#2 pot	20	non-native
Shrub	ja	Japanese skimmia/femalis	Skimmia japonica	#2 pot	20	non-native
Shrub	sc	Sweet box	Santiboco	#2 pot	20	non-native
Shrub	rd	Red wing dogwood	Cornus cerifera "Cardinal"	#2 pot	10	non-native
Shrub	vc	Viburnum	Viburnum davidi	#2 pot	10	non-native
Shrub	dao	Deciduous Azalea Orange	Rhododendron Flammeum	#2 pot	4	non-native
Shrub	da	Deciduous Azalea Yellow	Rhododendron Lutecum	#2 pot	4	non-native
TOTAL SHRUBS						
GROUND COVERS						
Ground covers	lv	Crisp swarder	Lespedeza argus/Bola	#1 pot	40	non-native
Ground covers	th	Fragrant Fire Hosta	Hosta	#1 pot	10	native *
Ground covers	st	Sturtevant oak fern	Cymodocepum dryopteris	#1 pot	20	native
Ground covers	df	Deer fern	Blechnum spicant	#1 pot	20	native
Ground covers	sf	Sweet fern	Polystichum maritimum	#1 pot	20	native
Ground covers	ogr	Ornamental grass - red stem		#1 pot	10	non-native
Ground covers	ogb	Ornamental grass - copper		#1 pot	10	non-native
Ground covers	ogg	Ornamental grass - green		#1 pot	10	non-native
Ground covers	hg	Flutter Reed Grass	Calamagrostis	#1 pot	10	non-native
Ground covers	sa	Salal	Gaultheria shallon	#1 pot	10	native
TOTAL G. C.						
CLIMBERS:						
* NW = North West						

LIGHTING LEGEND:

- STEP LIGHT
- PATH LIGHT
- UPLIGHT
- MOTION SENSOR LIGHT

NOTES:
1. PROVIDE ELECTRICAL DEDICATED PLUGS FOR ELECTRIC CARS FOR CARPAD AND GARAGE.



CLIMBERS:
* NW = North West

EXISTING
CONCRETE
FOUNDATION
FOR
GARAGE
AND
CARRIAGE
HOUSE
1.5' X 1.5' X 1.5'

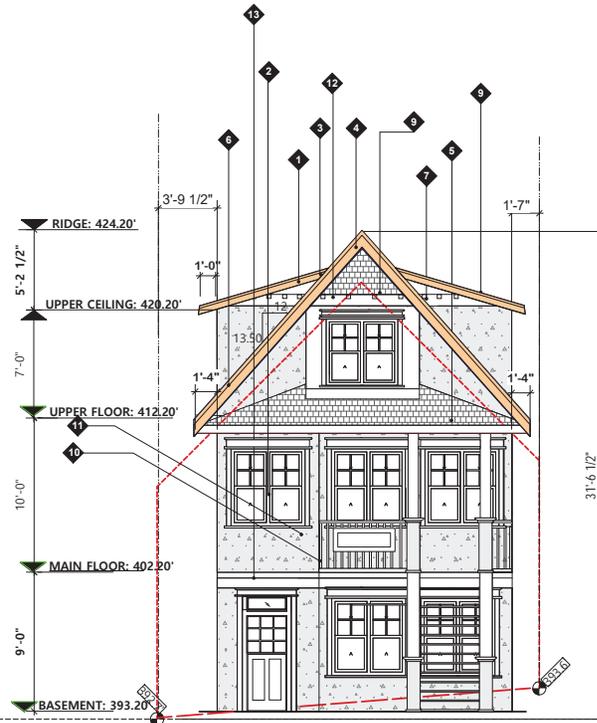
EXISTING
CONCRETE
FOUNDATION
FOR
GARAGE
AND
CARRIAGE
HOUSE
1.5' X 1.5' X 1.5'



MATERIAL LIST:	
1	ASPHALT SHINGLE
2	2X4 PAINTED WINDOW TRIM
3	2X10 FASCIA BOARD (FOR GABLES)
4	BOARD ON FASCIA (FOR GABLES)
5	2X4 FASCIA BOARD+GUTTER
6	ACRYLIC STUCCO
7	FIBER CEMENT 4" HORIZONTAL BEVELED SIDING
8	1 1/2 X3 WIND. LEDGE
9	FIBER CEMENT WALL SHAKE
10	PAINTED WOOD GUARDRAIL
11	PAINTED FLATBOARD COLUMNS + BEAMS
12	PAINTED RAFTER ENDS
13	2X10 BELLY BAND



EXISTING STREET ELEVATIONS



NEW STREET ELEVATIONS

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4	PLAN CHECK REVIEW	JUNE. 2019	
3	D.P. SUB.	MARCH. 2018	
2	B.P. SUB.	JAN. 2018	
1	B.P. SUB.	DEC 05, 2016	
No.	Issue for	DATE	

PROJECT:

416 - EAST 16TH

DRAWING TITLE:

FRONT ELEVATIONS

DATE: PROJECT NO.: DRAWING NO.:

DRAWN BY: CHECKED BY:
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-R.CH

SCALE: 1/4" = 1 ft **A-05**

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PROJECT:

416 - EAST 16TH

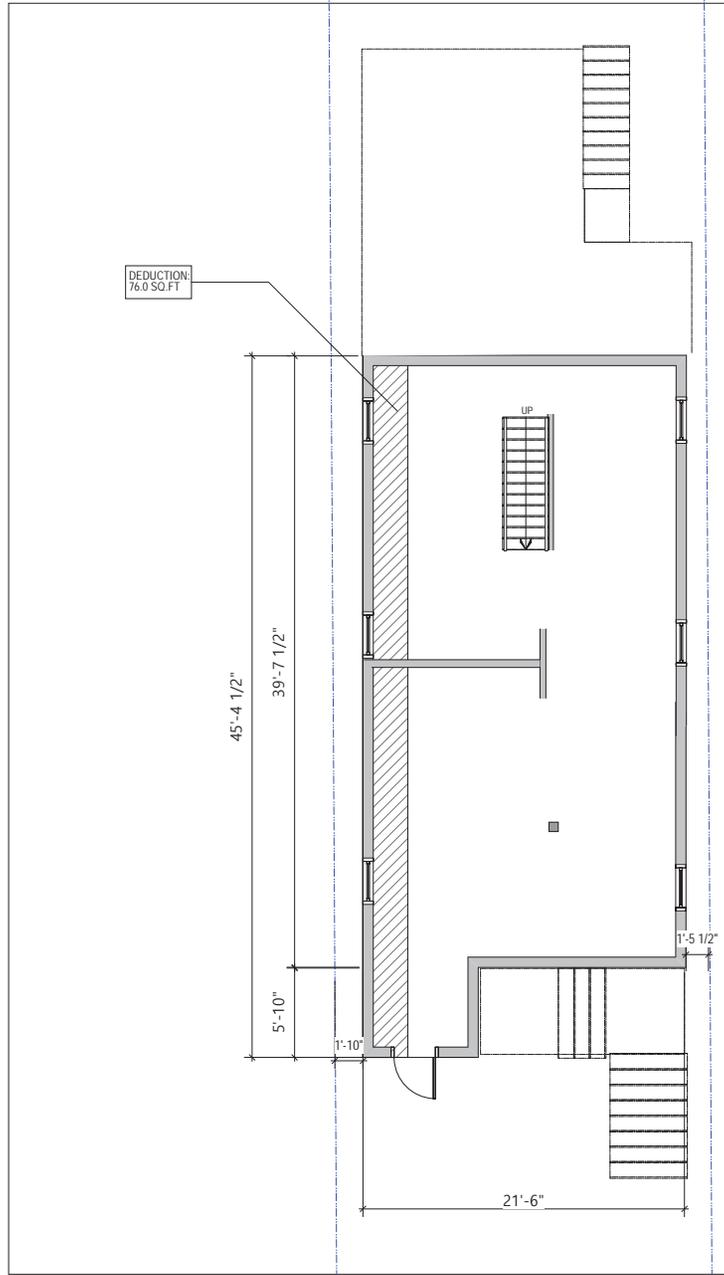
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BASEMENT

DATE: PROJECT NO.: DRAWING NO.:

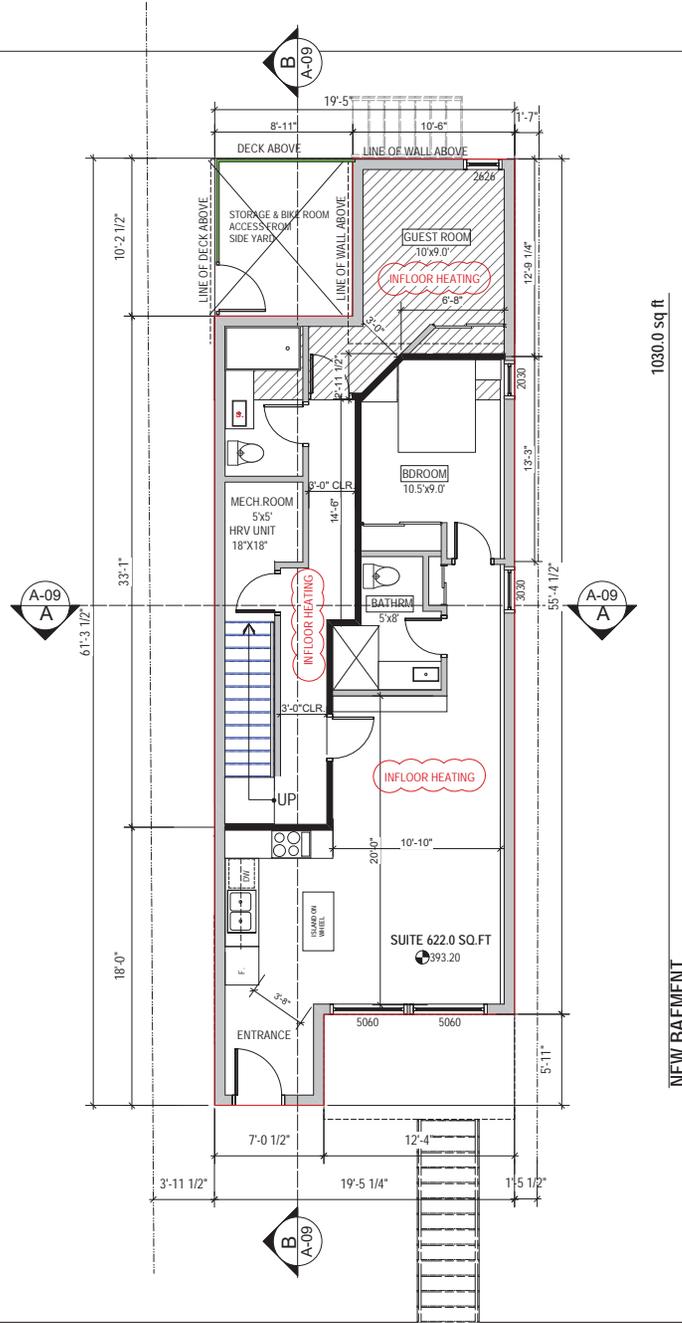
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-R.CH -R.CH

SCALE: 1/4" = 1 ft **A-02**



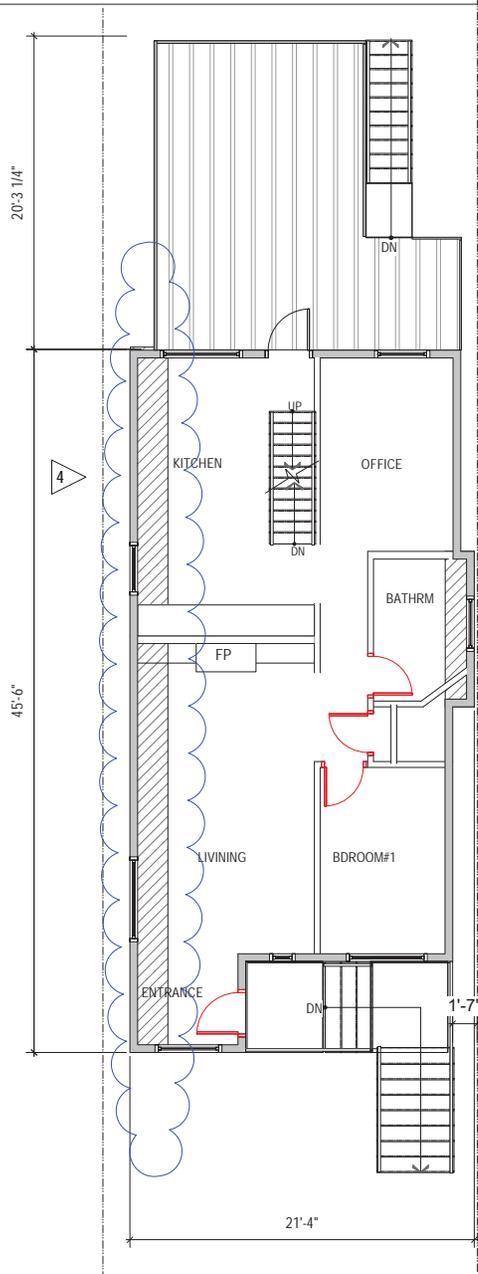
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EXISTING BASEMENT



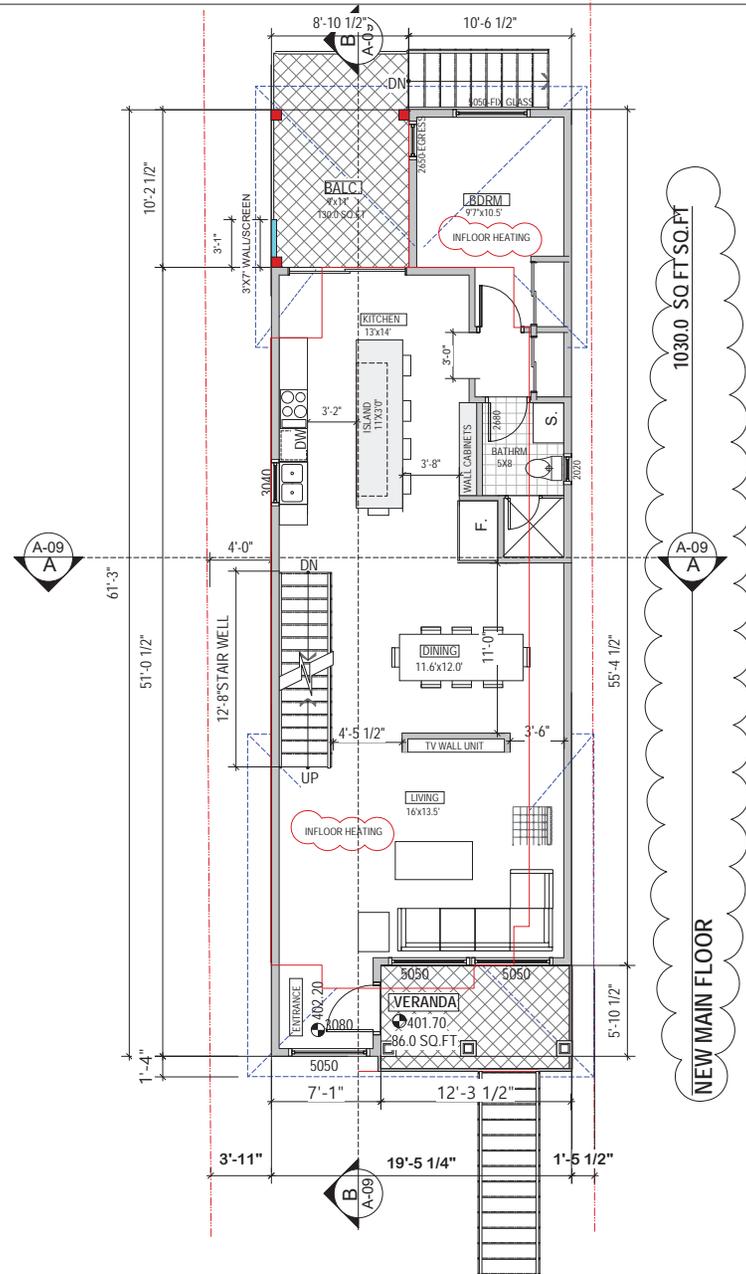
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NEW BASEMENT



1066.0 SQ.FT

EXISTING MAIN FLOOR



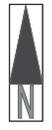
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NEW MAIN FLOOR

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PROJECT:

416 - EAST 16TH

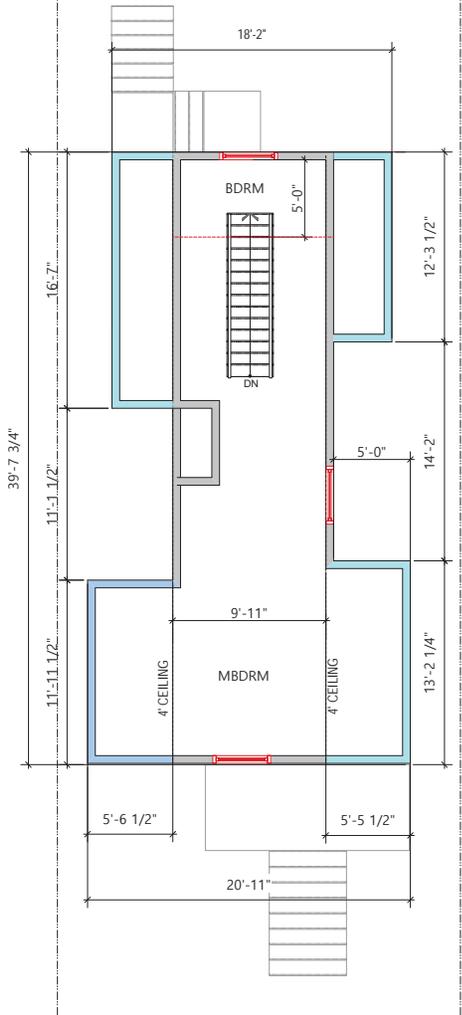
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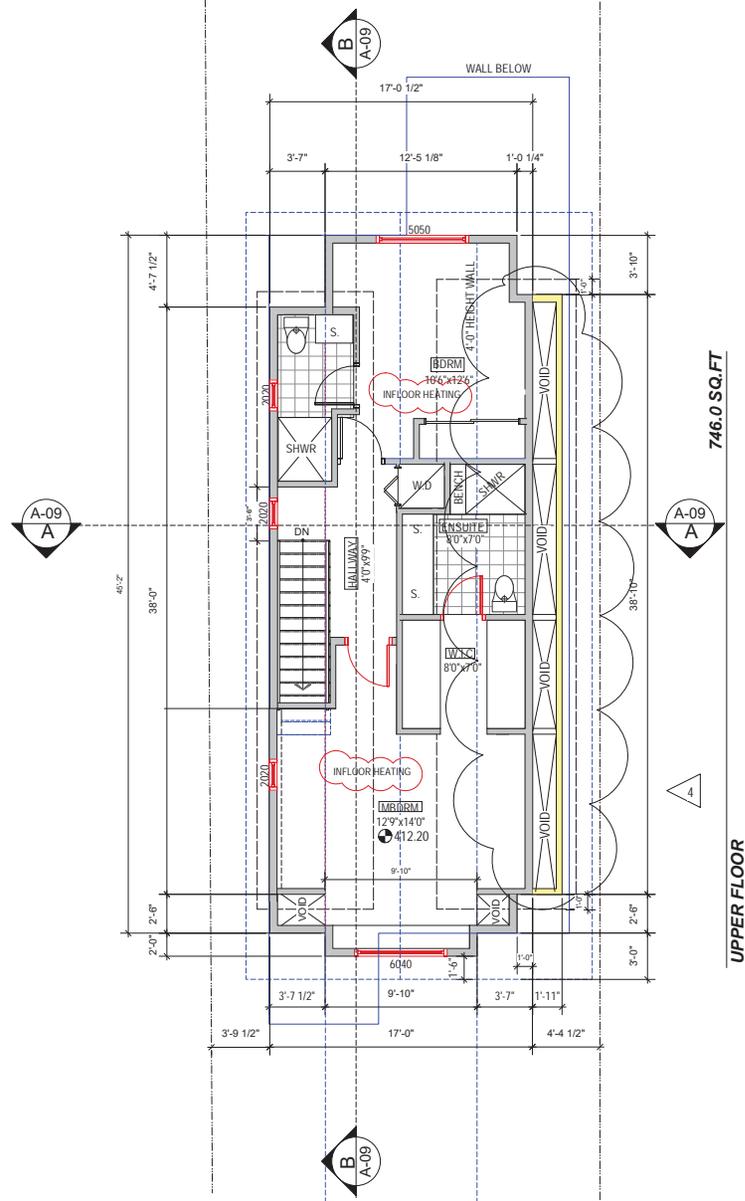
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R.CH

SCALE: 1/4" = 1 ft **A-03**



409.0 SQ.FT

EXISTING UPPER FLOOR



746.0 SQ.FT

UPPER FLOOR

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PROJECT:

416 - EAST 16TH

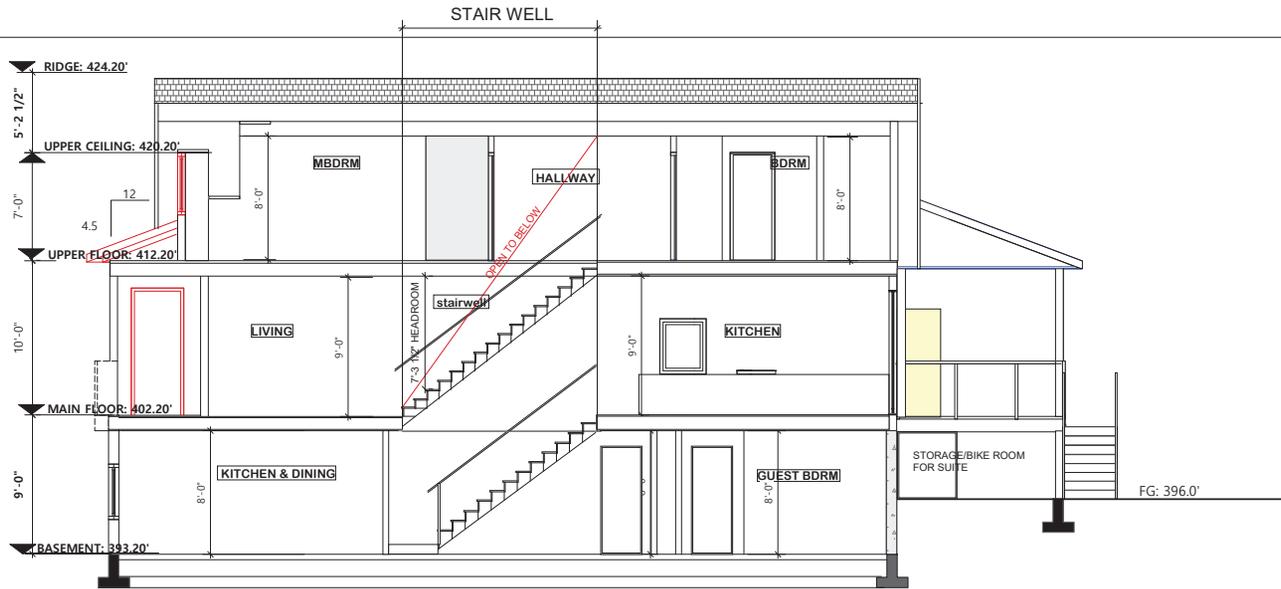
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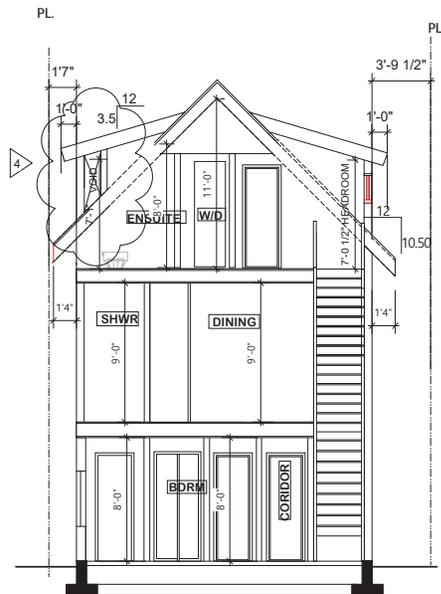
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SCALE: 1/4" = 1 ft **A-04**



SECTION BB



SECTION AA

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1	B.P. SUB.	DEC 05, 2016	

PROJECT:

416 - EAST 16TH

DRAWING TITLE:

SECTIONS

DATE: PROJECT NO.: DRAWING NO.:

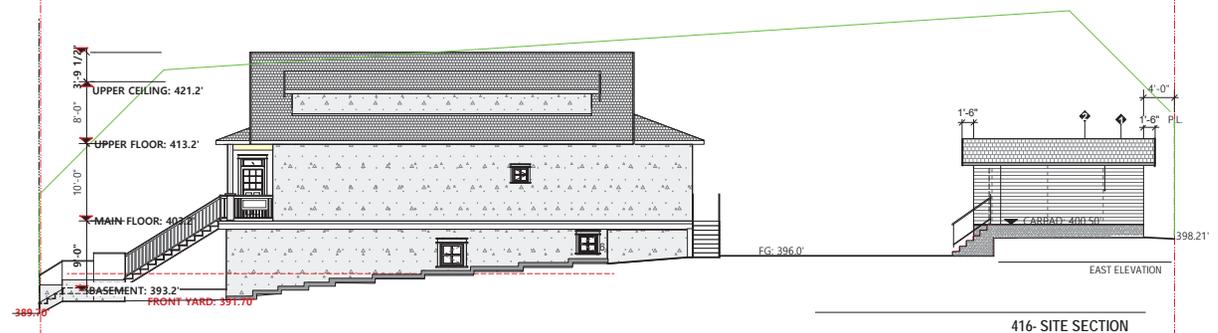
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SCALE: 1/4" = 1 ft **A-09**

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416- SITE SECTION

REVISION:

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1	B.P. SUB.	DEC 05, 2016

PROJECT:

**416
EAST 16TH**

DRAWING TITLE:

SITE SECTION

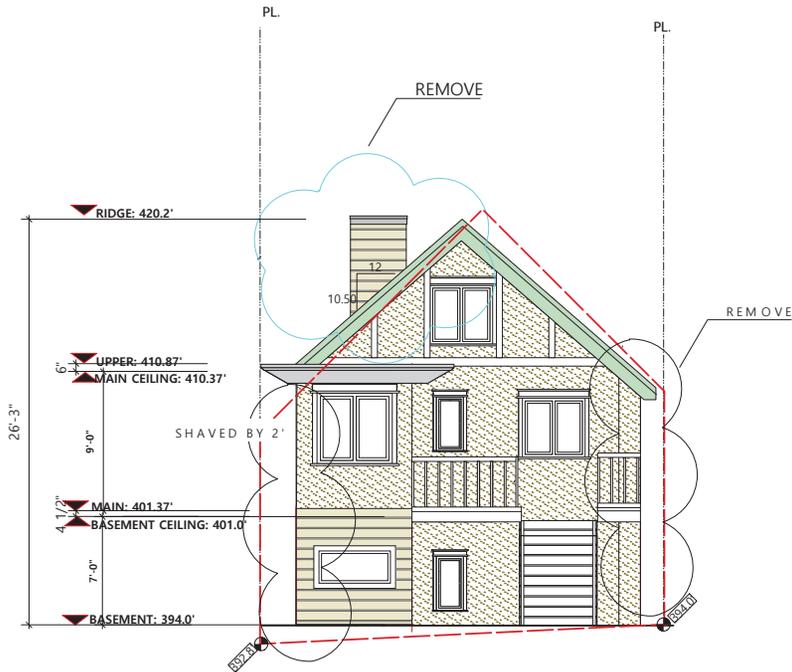
DATE: PROJECT NO.: DRAWING NO.:

DRAWN BY: R.CH
CHECKED BY: M.R.
R.CH

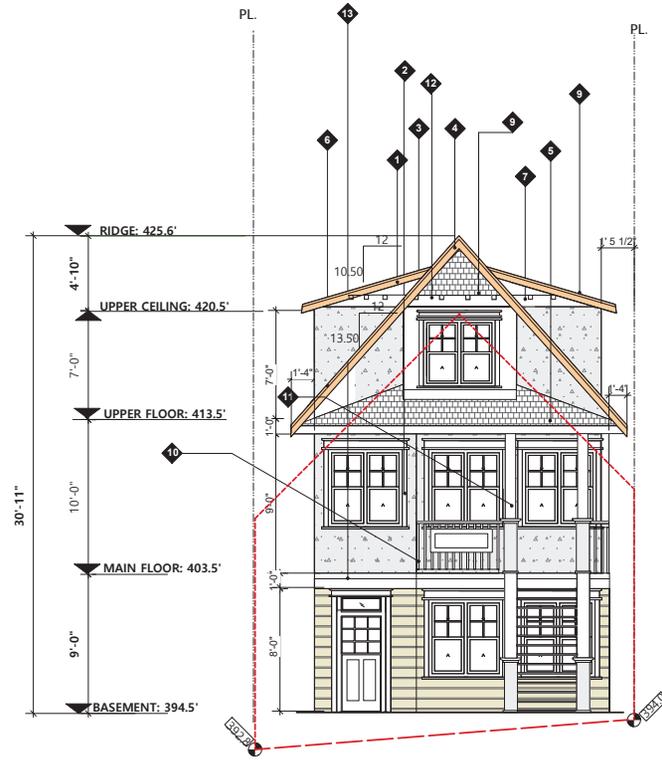
SCALE: 1/4" = 1 ft

A-11

MATERIAL LIST:	
1	ASPHALT SHINGLE
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3	2X10 FASCIA BOARD (FOR GABLES)
4	BOARD ON FASCIA (FOR GABLES)
5	2X4 FASCIA BOARD+GUTTER
6	ACRYLIC STUCCO
7	FIBER CEMENT 4" HORIZONTAL BEVELED SIDING
8	1 1/2 X3 WIND LEDGE
9	FIBER CEMENT WALL SHAKE
10	PAINTED WOOD GUARDRAIL
11	PAINTED FLATBOARD COLUMNS + BEAMS
12	PAINTED RAFTER ENDS
13	2X10 BELLY BAND



EXISTING STREET ELEVATIONS



NEW STREET ELEVATIONS

Vernacular
design

200 - 120 LONSDALE AVE.
NORTH VANCOUVER, B.C
V7M 2E8
PHONE: (604)990-6662
VERNAICULARDEV.COM

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PROJECT:

418- EAST 16TH

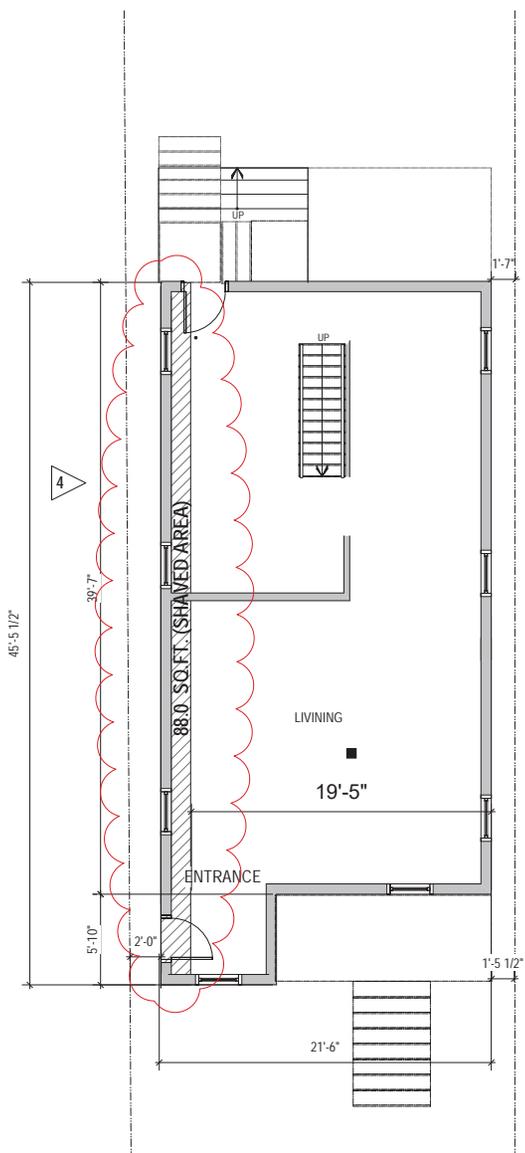
DRAWING TITLE:

**FRONT
ELEVATIONS**

DATE: PROJECT NO.: DRAWING NO.:

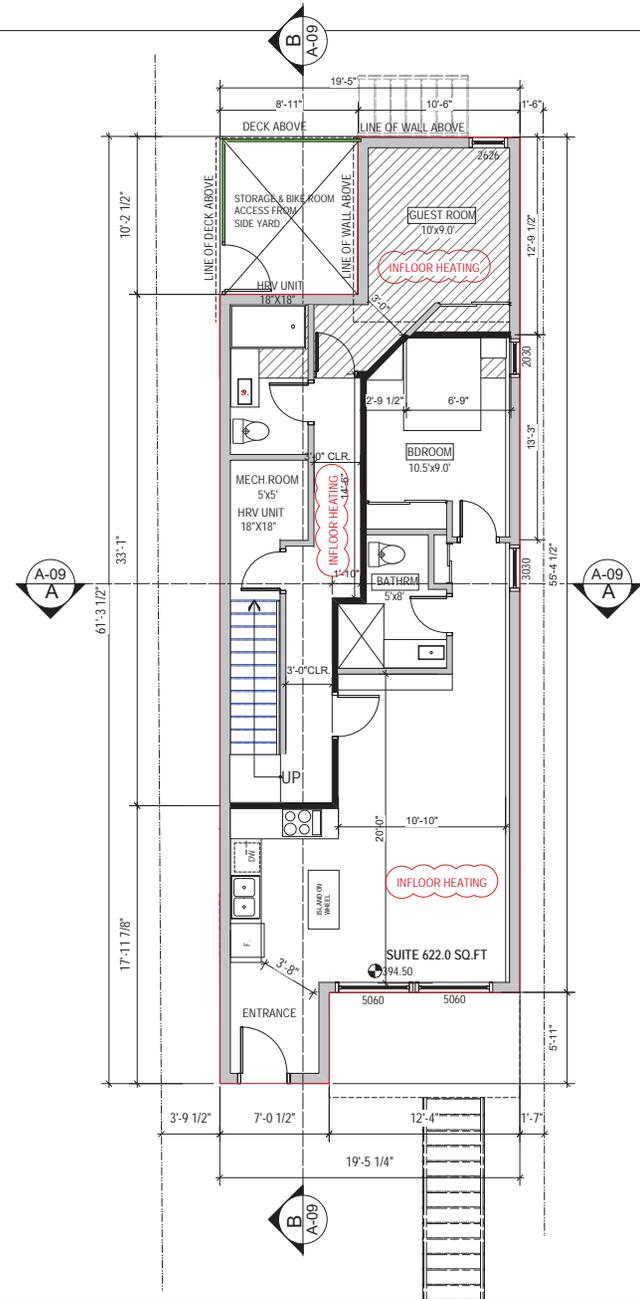
DRAWN BY: CHECKED BY:
R.CH -M.R.
-R.CH

SCALE: 1/4" = 1 ft **A-05**



900.0 sq ft

EXISTING BASEMENT



1030.0 sq ft

NEW BASEMENT

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REVISION:

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2	G.P. SUB.	JAN, 2018
1	B.P. SUB.	DEC 05, 2016

PROJECT:

418 - EAST 16TH

DRAWING TITLE:

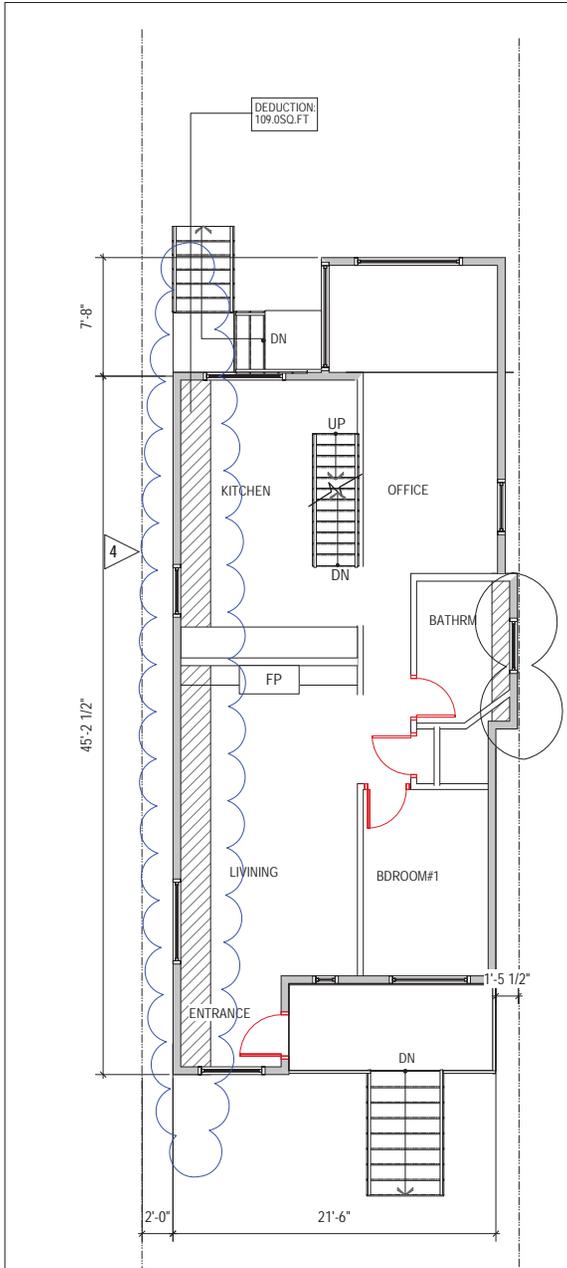
BASEMENT

DATE: PROJECT NO.: DRAWING NO.:

DRAWN BY/CHECKED BY:
R.CH / M.R.
/ R.CH

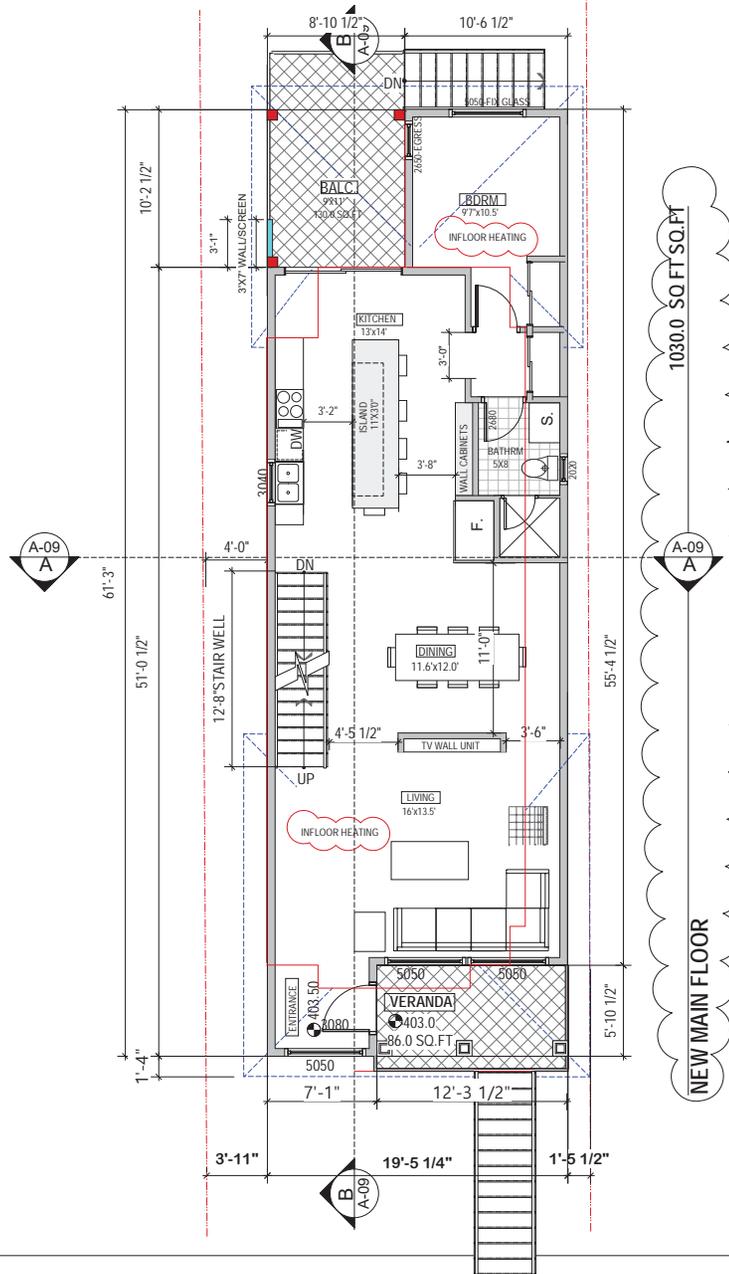
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A-02



1066.0 SQ.FT

EXISTING MAIN FLOOR



1030.0 SQ.FT SQ.FT

NEW MAIN FLOOR

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REVISION:

No.	Issue for	DATE
4	PLAN CHECK REVIEW	JUNE, 2019
3	D.P. SUB.	MARCH, 2018
2	B.P. SUB.	JAN, 2018
1	B.P. SUB.	DEC 05, 2016

PROJECT:

418 - EAST 16TH

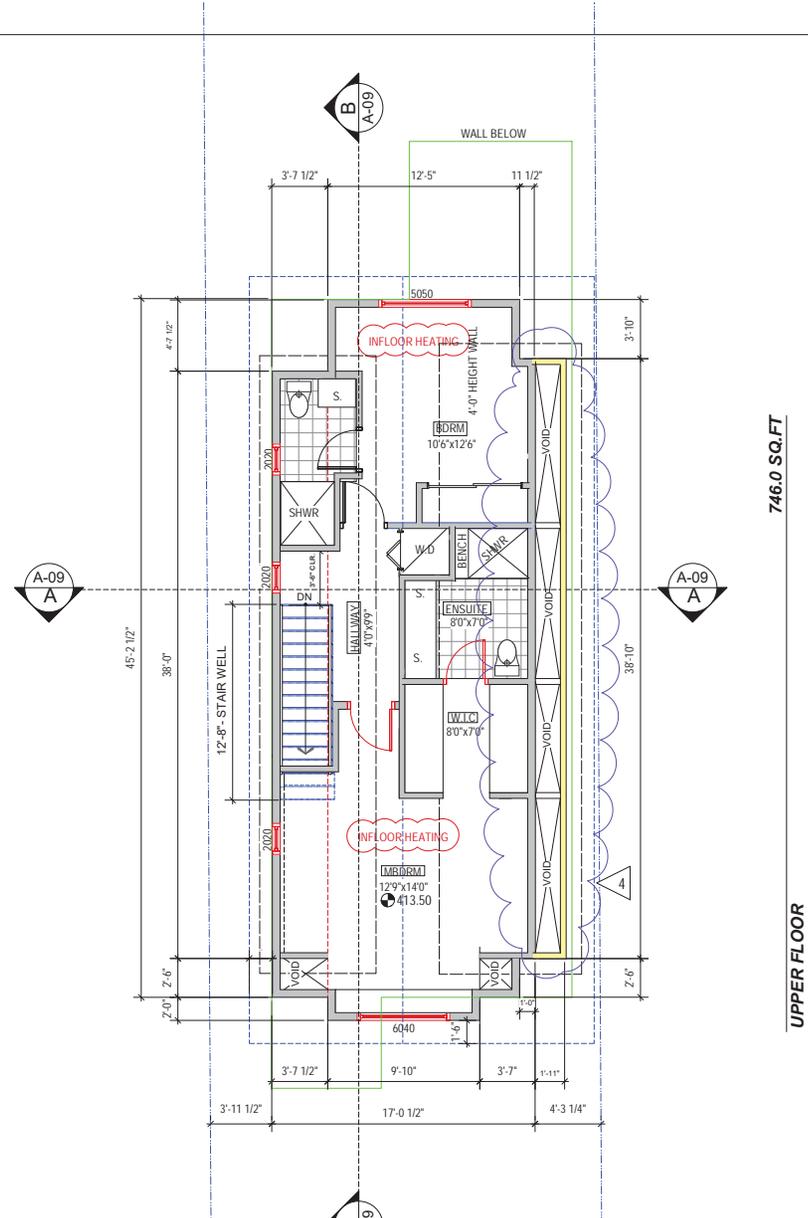
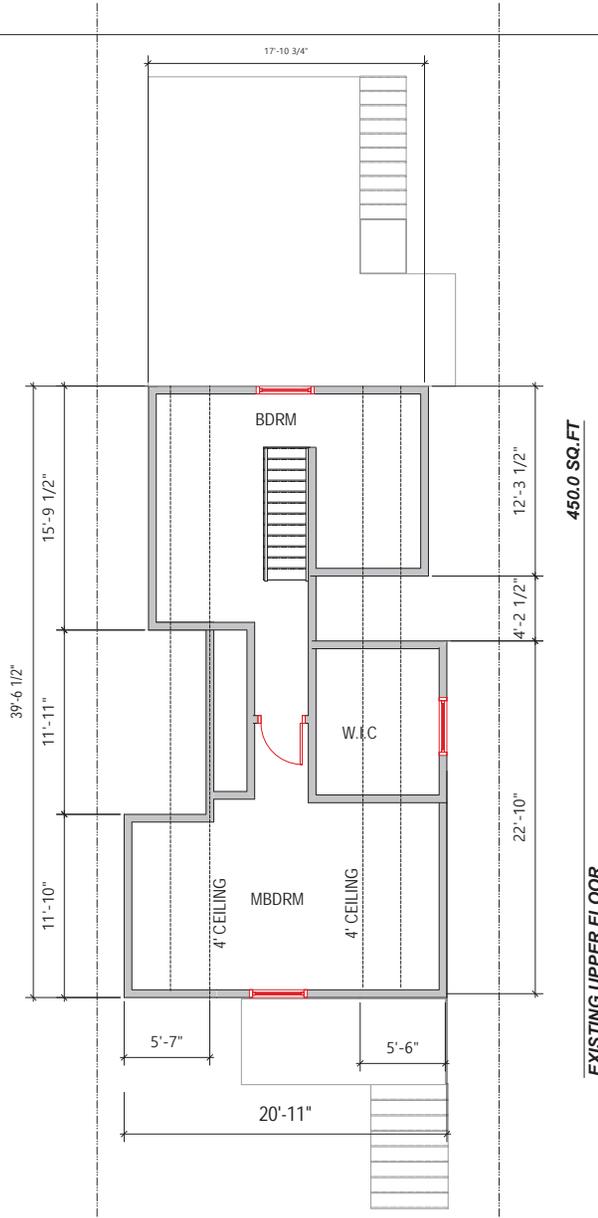
DRAWING TITLE:

MAIN FLOOR

DATE: PROJECT NO.: DRAWING NO.:

DRAWN BY: CHECKED BY:
R.CH M.R.
-R.CH

SCALE: 1/4" = 1 ft **A-03**



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REVISION:

No.	Issue for	DATE
5	PLAN CHECK RESPOND	OCT. 2019
4	PLAN CHECK REVIEW	JUNE, 2019
3	D.P. SUB.	MARCH, 2018
2	B.P. SUB.	JAN, 2018
1	B.P. SUB.	DEC 05, 2016

PROJECT:

418 - EAST 16TH

DRAWING TITLE:

UPPER FLOOR

DATE: PROJECT NO.: DRAWING NO.:

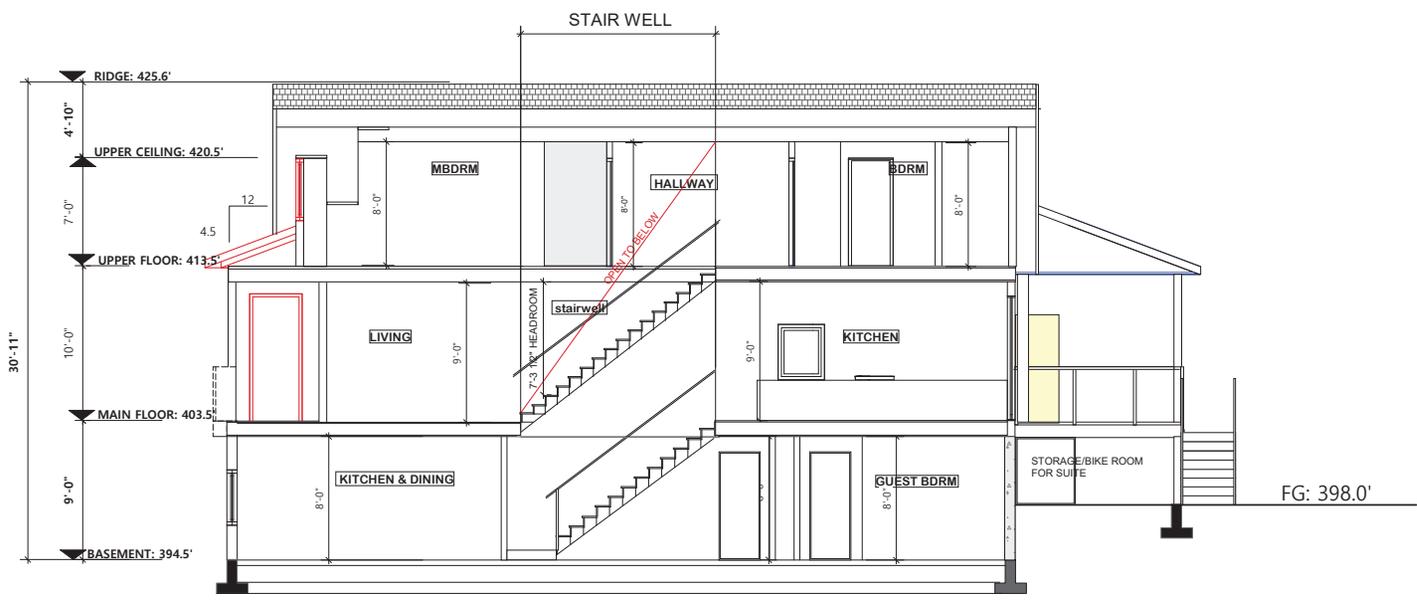
DRAWN BY: CHECKED BY:
R.CH M.R.
R.CH R.CH

SCALE: 1/4" = 1 ft **A-04**

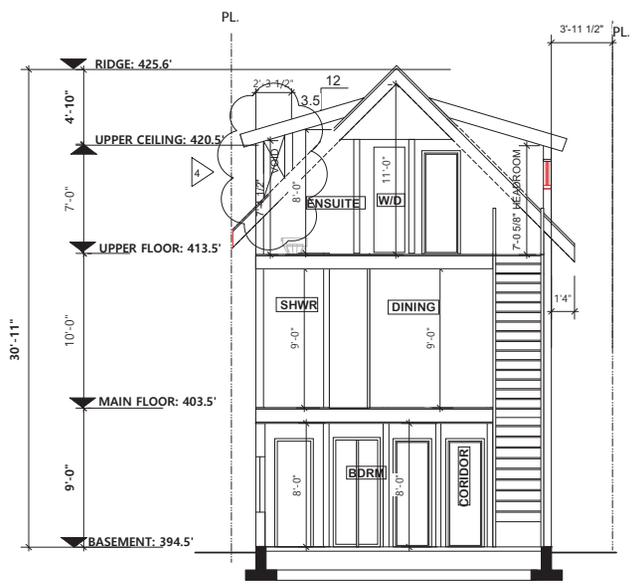
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SECTION BB



SECTION AA

REVISION:

No.	Issue for	DATE
5	PLAN CHECK RESPOND	OCT, 2019
4	PLAN CHECK REVIEW	JUNE, 2019
3	D.P. SUB.	MARCH, 2018
2	B.P. SUB.	JAN, 2018
1	B.P. SUB.	DEC 05, 2016

PROJECT:

418 - EAST 16TH

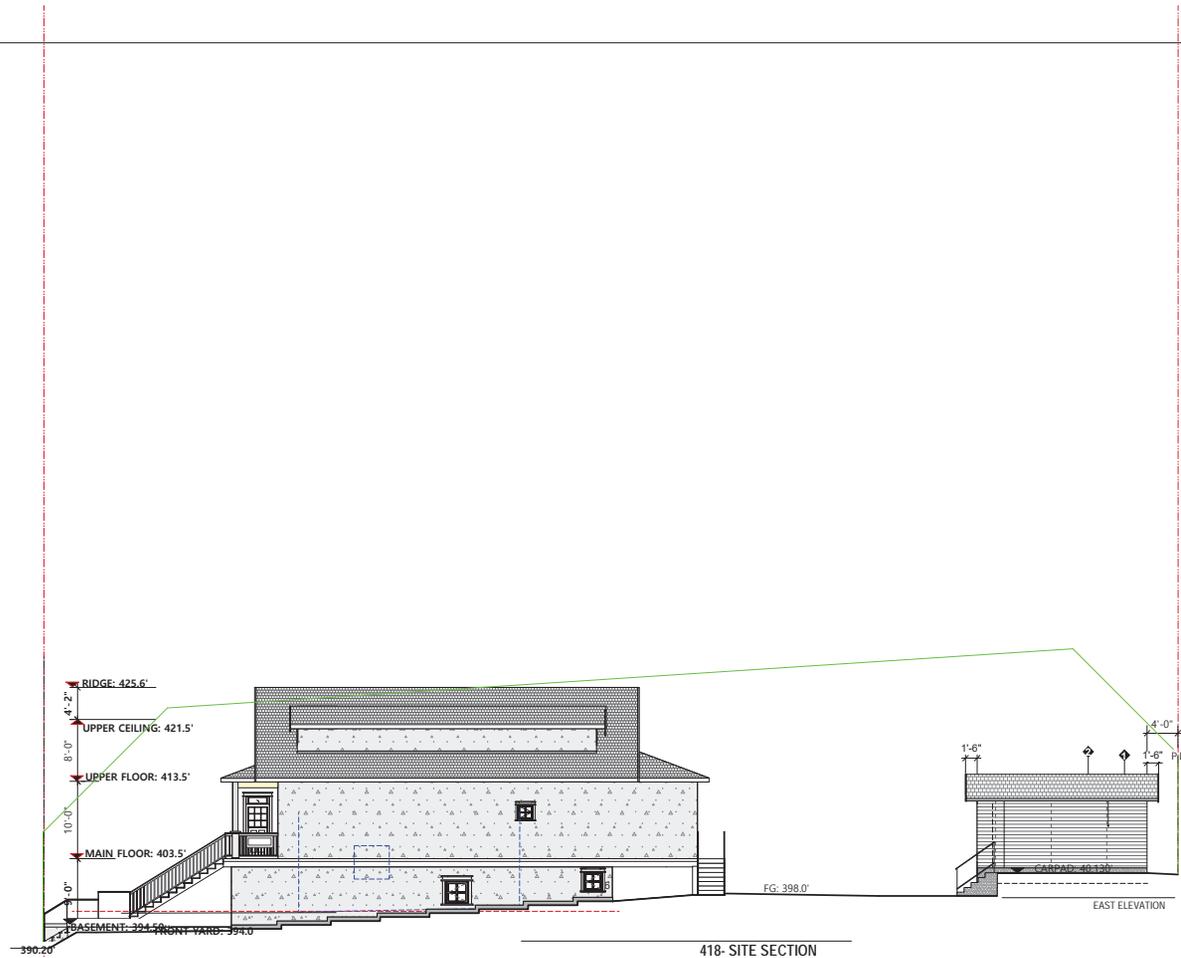
DRAWING TITLE:

SECTIONS

DATE: PROJECT NO.: DRAWING NO.:

DRAWN BY: CHECKED BY:
R.CH M.R.
-R.CH

SCALE: 1/4" = 1 ft **A-09**



418- SITE SECTION

Vernacular
design

5TH FLOOR
224 WEST ESPLANADE
NORTH VANCOUVER, B.C.
V7M 1A4
PHONE: (604)990-6662
VERNACULARDEV.COM

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No.	Issue for	DATE
5	PLAN CHECK RESPOND	OCT ,2019
4	PLAN CHECK REVIEW	JUNE, 2019
3	D.P. SUB -01P SUB	MARCH, 2018
2	B.P. SUB	JAN, 2018
1	B.P. SUB	DEC 05, 2016

PROJECT:

418
EAST 16TH

DRAWING TITLE:

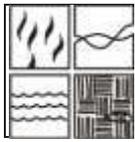
SITE SECTION

DATE: PROJECT NO.: DRAWING NO.:

DRAWN BY: R.CH
CHECKED BY: -M.R.
-R.CH

SCALE: 1/4" = 1 ft

A-11



Vernacular design Inc.

SUMMARY REPORT OF THE MEETING ON EARLY INFORMATION INPUT FOR 416 EAST 16TH

October 19, 2018

Mike Friesen, Planner
City of North Vancouver
141 West 14th Street
North Vancouver, BC
V7M 1H9

Re: 416 East 16th Street, North Vancouver

Participants:

Mehrdad Rahbar, Vernacular Design
Roya Changizi, Vernacular Design
Erin Annesley & Scott Riddell, the Owners
Number of Residents attended: 3

The meeting was held at 416 East 16th Street on October 16, 2018 between 6:00 pm. and 8:00 pm. as planned.

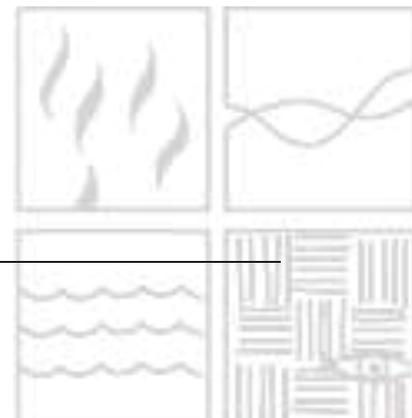
At the meeting 3 area residents showed up. The undersigned and Roya Changizi presented the proposal in detail then answered the residents' questions.

During the presentation we encountered no oppositions. The attendees were generally in favour and supportive of the proposal.

Please see attached Sign-in sheet.

Mehrdad Rahbar, M.Arch, MRAIC

VERNACULAR DESIGN INC.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8745

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. 8745**” (**Vernacular Design, 416-418 East 16th Street, CD-722**).
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-722 (Comprehensive Development 722 Zone):

Lots	Block	D.L.	Plan	
23	34	550	1698	from RS-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation “CD-721 Comprehensive Development 721 Zone”:

“CD-722 Comprehensive Development 722 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-721 Comprehensive Development 721 Zone”:

“CD-722 Comprehensive Development 722 Zone”

In the CD-722 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 RS-2 Zone, except that:

- (1) Height (Principal Building)
 - (a) Shall not exceed a Top of Plate height of 8.4 metres (27.5 feet) as measured by the Height Envelope;
 - (b) Notwithstanding 1 (a), a roof may project above the Top of Plate height to a maximum overall Building Height of 10.1 metres (33.1 feet) as measured by the Height Envelope;
 - (c) The First Storey of the Principal Building shall be a minimum of 0.76 metres (2.5 feet) above the reference grade determined by the Height Envelope if a Basement (One-Unit and Two-Unit Residential) is present;

- (2) Siting (Principal Building) shall not be less than:
- (a) 4.6 metres (15 feet) from the Front Lot Line;
 - (b) 8 metres (26.2 feet) or 0.35 times the lot depth, whichever is greater, from the Rear Lot Line;
 - (c) 0.44 metres (1 foot 5.5 inches) from the eastern Interior Lot Line;
 - (d) 1.1 metres (3.75 feet) from the western Interior Lot Line;
- (3) The Lot Coverage shall not exceed 35%.

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 <>, 2020.

ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY & PARTNER ENGAGEMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Leah Herman, Coordinator - Community Development

SUBJECT: 2019 CHILDREN AND YOUTH INITIATIVES FUND – SPECIAL
PROJECT GRANT APPLICATIONS

Date: November 15, 2019 File No: 05-1850-20-003/2019

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

RECOMMENDATION:

PURSUANT to the report of the Coordinator - Community Development, dated November 15, 2019, entitled “2019 Children and Youth Initiatives Fund – Special Project Grant Applications”:

THAT the following Children and Youth Initiatives Fund grant allocations totaling \$20,500 for 2019 be approved:

Brooksbank Elementary School	
Second Step for Brooksbank – Street Proofing Our Kids	\$1,500
Canadian Mental Health Association, North & West Vancouver	
Summer Steps	\$1,000
Jack.org	
Talk at the Top Summit.....	\$2,500
Mountainside Secondary School	
Cedar Strip Canoe Project.....	\$3,000
Mountainside Secondary School	
Girls’ Group Initiative	\$500
North Shore Crisis Services Society	
PEACE Camp	\$1,500
North Shore Women’s Centre	
Fearless: Girls’ Empowerment Camp	\$1,500
Queen Mary Elementary School	
iGuy & iGirl Workshops.....	\$1,014

The Art Project

Queensbury Elementary Parent Advisory Council.....\$3,000

RC Life Skills Society

Griffins Boxing Program via Life Skills Organization.....\$2,486

Sutherland Secondary School

Sutherland Backpack Buddies Club.....\$500

Washington Kids Foundation

WFK Be SOMEBODY.....\$1,000

Westview Elementary School

Strengthening Community through Connection to Land/Place\$1,000

TOTAL.....\$20,500

THAT the following applications be denied:

Growing Chefs Society Classroom Gardening & Cooking Program

MamaFight What Sports Taught Us

North Shore Neighbourhood House Edible Garden Project

North Shore Restorative Justice Society SpeakOut Dialogue Series

THAT a copy of Council's resolution be sent to District of North Vancouver and the North Vancouver School Board (District #44) for their information;

THAT the Children and Youth Initiatives Grant Committee be thanked for their time and participation.

AND THAT staff be directed to review the Children and Youth Initiatives Fund and report back on opportunities to improve the efficiency and effectiveness of the granting processes and adequacy of funding levels.

ATTACHMENTS:

1. Children and Youth Initiatives Fund Grant Guidelines (Document [#1813027](#))
2. Summary of Children and Youth Initiatives Grant Applications 2019 (Document [#1844246](#))

PURPOSE:

The purpose of this report is to present to Council the 2019 Children and Youth Initiatives Fund grant recommendations for the Children and Youth Initiatives Fund.

BACKGROUND:

Since 1998, the City has disbursed the Children and Youth Initiatives Fund to provide seed money to support or initiate events, programs and services for children and youth in the City of North Vancouver. All activities supported by this fund must be based in the City of North Vancouver, or be of primary benefit to children and youth residents in the

City. Applicants are encouraged to involve children and youth who are not normally involved in community activities. Grants approved under this fund shall be for new events, programs or services, or to enhance existing events, programs or services which have proven beneficial to young members of our community.

DISCUSSION:

For the fourth year, the City conducted the intake for the Children and Youth Initiatives Grants in September, rather than in March to coincide with the youth award applications. This change was made to better accommodate funding cycles and planning timelines for service providers. Staff noted that applications for the grants have been diverse in needs served, and high in quality over the past two years and therefore will continue with a fall granting cycle. Attachment #1 is a copy of the Children and Youth Grant Guidelines.

The 2019 Children and Youth Initiatives Grant intake was widely promoted through City social media channels, including the City of North Vancouver's Facebook page, Twitter and website. Grant information was also shared with youth serving organizations and committee tables throughout the community and through SD44, Parent Advisory Councils, North Vancouver Recreation and Culture, NV Arts, North Vancouver City Library, Foundry, the North Shore Youth Coalition, the NS Pride Alliance, the Nations and non-profit societies.

The Children and Youth Initiatives Grants Review Committee included City of North Vancouver Councillors Tina Hu and Tony Valente, School District Trustee Kulvir Mann, North Shore Neighbourhood House Youth Outreach Worker Priya Brar and youth community champions, Arley Morris and Elliot Waters. The Review Committee discussed how to identify conflicts of interest, and the importance of distributing the grants in an equitable and fair manner. The Committee met on October 30, 2019 to review the applications and prepare recommendations for Council's consideration.

Seventeen applications were received totalling a request of \$38,004, from an available fund balance of \$20,500. The Review Committee is recommending that 13 out of the 17 applicants receive funding, for a total allocation of \$20,500.

The Committee considered applicants based on overall reach to City youth not normally involved in activities and connection to peers and community. The Committee considered applicant funding sources, new initiatives and programs, and inclusive opportunities for young people that promoted health and well-being, social growth and development, mentorship and community connection.

Although many of the applications met grant guidelines, the limited amount of funds meant that some applications were not successful. In these cases, the Review Committee took into consideration the number of City youth served, the history of past funding through this granting program and current funding sources. Attachment #2 provides a summary of the applications received and the recommendations of the Review Committee.

Review of the Children and Youth Initiative Grants

As the needs of a growing youth population continues to put demand on a variety of services, so does the need for funding. Since the initiation of this grant program in 1998 there has not been an increase in dispersible funds. Staff recommend a review of the granting process, and to report back to Council in the spring with recommendations.

FINANCIAL IMPLICATIONS:

If Council approves the recommendations of the Review Committee, the total available fund balance of \$20,500 will be allocated from the Children and Youth Initiatives Fund.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

Social Plan

- To promote an environment which supports the growth and development of youth to be successful, independent and valued citizens.
- Promote and highlight positive contributions made by youth to the community.
- To encourage a continuum of relevant support services and opportunities for youth and their families that are accessible, affordable, accountable, innovative, and proactive”.

CNV4ME – Child, Youth and Family Friendly Policy

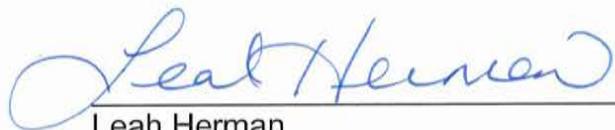
- To increase opportunities for children, youth and families to become involved in shaping their community.
- To support the development of and delivery of a range of high quality programs and initiatives that can be easily accessed by children, youth and families.

STRATEGIC PLAN IMPLICATIONS:

The City of North Vancouver’s Strategic Plan supports the participation of youth in building a City for people that is vibrant, liveable, connected and prosperous.

In the Strategic Plan, City Council states its commitment to being engaged: “By listening and involving all residents, from our youngest citizens to seniors, and embracing new methods to engage them in civic life”.

RESPECTFULLY SUBMITTED:



Leah Herman
Coordinator - Community Development

Attachments

CHILD AND YOUTH INITIATIVES FUND GRANTS GUIDELINES

(Agency Initiated Project Grants and Youth Initiated Project Grants)

2019 DEADLINE: Friday, September 27, 2019 @ 5 p.m.

1.0 PURPOSE OF THE FUND

The purpose of this fund is to support or initiate events, programs and services for children and youth in the City of North Vancouver. All activities supported by this fund must be based in the City of North Vancouver, or be of primary benefit to children and youth resident in the City. This fund is not available for sports programs, or to supplement core funding for Outreach Youth Services. Efforts should be made to involve children and youth who are not normally involved in community activities. Grants approved under this fund shall be for new events, programs or services, or to enhance existing events, programs or services which have proven successful.

2.0 OBJECTIVES

Events, programs and services which are funded under this initiative will meet fully, or in part, the following objectives.

- 2.1 Be preventative in nature.
- 2.2 Create opportunities for youth to initiate projects.
- 2.3 Create opportunities to contribute to community well-being and to participate in community activities.
- 2.4 Provide opportunities for skill development.
- 2.5 Develop self-esteem and self-confidence.
- 2.6 Be responsive to the diverse and changing needs of children and youth and, as such, give special consideration to children and youth with disabilities, from low-income families, and of newcomers.
- 2.7 Encourage broad community involvement (financial and human resources) from children and youth, business, organizations and individuals.
- 2.8 Maximize the use of existing community resources through creative partnership arrangements.
- 2.9 Involve children and youth in program development and implementation.
- 2.10 Encourage inter-agency / organization, cooperation and collaboration.

3.0 CATEGORIES OF GRANTS

3.1 Youth Initiated Project Grants

The intention of the Youth Initiated Project Grant is to involve children and youth in the development and implementation of projects and events, which can be supported by youth workers, community service agencies and businesses. The intent of youth involvement is to provide opportunities for youth to take the lead in organizing and delivering a program or an event.

Grants of up to \$500 will be available for Projects and Events. The grant may be used to cover such things as building / facility rental costs, equipment rental costs, publicity, entertainment, refreshments, etc. Applications are available on the City of North Vancouver's website at www.cnv.org/YouthGrants.

3.2 Agency Initiated Project Grants

Agency Initiated Projects shall be preventative in nature, providing children and youth with information, skills and activities which promote healthy living and positive activities. Grants of up to \$3,000 will be available for new projects, or to augment existing programs. Grant recipients will be required to provide one-third (1/3) of the amount of the grant received as in-kind services and / or cash.

Core funded agencies, non-profit societies, community groups, Parent Advisory Councils, and School District No. 44 are eligible to apply for these grants. Programs should be offered in the City of North Vancouver, or be of primary benefit to City children and youth. Preference will be given to projects which exhibit inter-agency collaboration. The grant may be used to cover staffing costs and / or program expenses. Applications are available on the City of North Vancouver's website at www.cnv.org/YouthGrants.

4.0 ELIGIBILITY

Youth, non-profit societies, community groups, Parent Advisory Councils and School District No. 44 are eligible to apply for grants under this initiative. Private consultants and businesses are not eligible to apply directly to this fund, but may be partners in projects managed by the above-mentioned groups. Outreach Youth Service agencies are not eligible to apply for a grant under this fund if it is to be applied to core operating costs of Outreach Youth Worker positions. These agencies may, however, apply for a grant that is for a Youth Initiated Project and Event, or Agency Initiated Project that compliments the services provided by Outreach Youth Workers.

All projects, events, programs and services supported by this fund must be located in the City of North Vancouver, or be of primary benefit to children and youth (up to the age of 24 years) residents in the City of North Vancouver.

5.0 APPLICATION AND APPROVAL PROCESS

Individuals and groups interested in applying for a grant under this fund shall complete the application form provided and submit to *Leah Herman, Community Development Coordinator, City of North Vancouver, 141 West 14th Street, North Vancouver, BC V7M 1H9*. Deadlines for applications may apply.

Applications for Agency Initiated Grants shall be reviewed by a committee comprised of City staff responsible for child and youth issues, two City Councillors, a School Trustee (#44), and youth representatives. This committee will make recommendations to Council regarding allocations.

Applications for Youth Initiated Projects and Events shall be reviewed by City staff responsible for child and youth issues. Staff will recommend grant allocations to Council under this category. **The deadline for applications is 5:00 pm on September 27, 2019.**

All applications will be reviewed using the criteria outlined herein. If you have any questions about the application form, or the grants program, please call Leah Herman, Community Development Coordinator at 604-983-7385 or email: youth@cnv.org.

6.0 ACCOUNTABILITY

Grant recipients will be required to submit an evaluation of the project at its completion, using a form to be provided by the City or available on the City's website at www.cnv.org/YouthGrants.

7.0 ADMINISTRATION OF FUND

This fund will be administered by staff responsible for child and youth issues.

2019 CHILD & YOUTH INITIATIVES FUND GRANT APPLICATIONS

APPLICANT AND SUMMARY DESCRIPTION OF SERVICE/PROJECT	2019 AMOUNT REQUESTED	2019 AMOUNT RECOMMENDED
<p><u>Brooksbank Elementary School</u> Second Step for Brooksbank – Street Proofing Our Kids - Second Step is a universal, classroom-based program designed to increase students' school success and decrease problem behaviours by promoting social-emotional competence and self-regulation. Brooksbank will use the Grade 5 to 7 programme to build the student, staff and community's awareness of pro-social skills. Brooksbank staff would like to implement Second Step school-wide. Funds would be used to purchase the Second Step kits.</p>	\$3,000	\$1,500
<p><u>Canadian Mental Health Association, North and West Vancouver</u> Summer Steps - This program builds on the successful Steps and Steps 2.0 programs that CMHA has been running for several years. Based on feedback from participants who have said they feel worse in the summer months, a summer program, "Summer Steps", was created & initiated. This new program involves offering the Steps Youth and Steps+ participants a \$50 pass (either Rec Centre or Transit) for July & August next year. This would give 30 NS youth a \$100 activity credit for the summer months.</p>	\$3,000	\$1,000
<p><u>Growing Chefs Society</u> Classroom Gardening & Cooking Program - Growing Chefs teaches children & families about healthy eating and healthy food systems by placing chef & community volunteers into elementary schools. This program is a seven-lesson, three-month hands on program that teaches children gardening & cooking skills in classrooms grades one through seven. Funds requested to support the delivery of these programs in 2 classrooms in North Vancouver in the 2019/2020 school year. (Norgate and Ridgeway with classrooms not formally confirmed until January)</p>	\$3,000	\$0
<p><u>Jack.org</u> Talk at the Top Summit - Talk at the Top is an annual community-based summit that brings together 100 high school students from the North Shore and the Sea to Sky corridor for mental health education, skill-building workshops and the opportunity to collaborate with other young people taking action on mental health. At this one-day event, delegates focus on specific local barriers to positive mental health and collaborate to find ways to overcome them. They gain tangible skills for advocacy and come away with specific calls to action to break down barriers to mental health in their communities. Funds would help cover the costs of the 2019 venue & conference materials.</p>	\$3,000	\$2,500

APPLICANT AND SUMMARY DESCRIPTION OF SERVICE/PROJECT	2019 AMOUNT REQUESTED	2019 AMOUNT RECOMMENDED
<p><u>MamaFight</u> What Sports Taught Us - Two professional boxers are on a mission to inspire the next generation, to share what boxing has taught them about life. Boxing teaches courageousness, discipline, integrity but also kindness. Eiji and Robert's talk and demo have empowered everyone from mothers learning to be strong, to those fighting Parkinson's disease. Funds would be used to rent a room at the NV City Library, for refreshments and for advertising.</p>	\$490	\$0
<p><u>Mountainside Secondary School</u> Cedar Strip Canoe Project - This project will provide an opportunity for at-risk students at Mountainside Secondary to plan, build and experience the outdoors in their own cedar strip canoe. Students will be involved in all aspects of the project including planning, building and paddling the canoe. This will be a lasting legacy for Mountainside so that future students will be able to experience the outdoors through canoeing. Funds would be used for supplies and paying a mentor/professional boat builder.</p>	\$3,000	\$3,000
<p><u>Mountainside Secondary School</u> Girls Group Initiative - Having a space where girls can receive comfort, feel safe and build camaraderie from sisterhood is important. Currently, the Girls Group gets together once a week. Group leaders would like to expand the program to field trips and courses in self-empowerment, self defense and anger management. Field trips would be to the Cat Cafe, swimming, hiking and volunteering on the Downtown Eastside at a women's shelter.</p>	\$500	\$500
<p><u>North Shore Crisis Services Society</u> PEACE Camp - The PEACE (Prevention, Education, Advocacy, Counselling and Empowerment) counselling program offers a series of summer day camps for at-risk North Shore children and youth. The 2020 program will consist of two, four-day camps which are organized and run by PEACE counsellors and volunteers. Camp is free for participants with food and transportation to/from activities provided. Activities include: water park games, sports, trips to Grouse Mtn. & Bowen Island, etc. The primary focus is on building relationships, giving campers and volunteers alike the opportunity to socialize and build self-esteem.</p>	\$1,500	\$1,500

APPLICANT AND SUMMARY DESCRIPTION OF SERVICE/PROJECT	2019 AMOUNT REQUESTED	2019 AMOUNT RECOMMENDED
<p><u>North Shore Neighbourhood House / Edible Garden Project</u> Edible Garden Project - School Education Program - This program provides K to Grade 12 students with hands on opportunities to learn where their food comes from through plant and soil science based activities. Teachers will help implement the program and teacher training will be offered to increase the capacity and interest.</p> <p>*This program currently receives funding through the CNV.</p>	\$3,000	\$0
<p><u>North Shore Restorative Justice Society</u> SpeakOut Dialogue Series - SpeakOut Dialogues focus on topics such as: identity, culture, body image, healthy relationships, bullying, self-care, stress and power. The proposed project would include the development & delivery of 3 SpeakOut events over 12 months with the goals of creating safe & supportive spaces for children & youth to connect, encouraging youth leadership & empowerment and utilizing restorative justice to engage youth in building community.</p> <p>*This program currently receives funding through the CNV.</p>	\$3,000	\$0
<p><u>North Shore Women's Centre</u> Fearless: Girls' Empowerment Camp - The annual Girls' Empowerment Camp provides a forum for teen girls from across the NS to come together to explore current issues affecting them in a respectful, supportive and fun environment through the guidance of an experienced youth facilitator. Over the course of a week, the group engages in a variety of interesting activities including discussion, visual art & drama activities, outdoor excursions, a self-defence workshop and media critique. The goal is to support teen girls (inclusive of gender variant youth) to access their individual and collective strengths in order to empower themselves and to help create social change.</p>	\$3,000	\$1,500
<p><u>Queen Mary Community Elementary</u> iGirl & iGuy Workshops - All students in Grades 1 - 7 will take part in workshops facilitate by Saleema Noon, Sexual Health Educator. These workshops are designed to teach students about their bodies and how to protect themselves from sexual abuse. The workshops provide them with tools to make smart decisions and to successfully navigate the changes ahead. They tackle topics such as puberty, safety on the internet, healthy body image and assertiveness. An evening workshop for parents is also included.</p>	\$1,014	\$1,014

APPLICANT AND SUMMARY DESCRIPTION OF SERVICE/PROJECT	2019 AMOUNT REQUESTED	2019 AMOUNT RECOMMENDED
<p><u>Queensbury Elementary Parent Advisory Council</u> The Art Project - The goal of this project is to create a whole-school collaboration project at Queensbury Elementary between students, staff, local artists and parents to create a one of a kind art piece. The goal is to have each of the 13 elementary classes create one collaborative painting on an art canvas. Each class will be assigned an artist to work with who will determine the scope of the project. The lead artist will be will be a local artist volunteer or a high school student from a North Van school. The artist will work with each child individually so they can all contribute to the group art piece. At the end of the project, an Art Gallery evening will held where parents are invited to come and purchase larger art pieces in a live auction. The proceeds will go to the PAC. Funds would be used for art supplies and an honorarium for the artist(s).</p>	\$3,000	\$3,000
<p><u>RC Life Skills Society</u> Griffins Boxing Program via Life Skills Organization - This program is in its third year and helps lift, connect and mentor youth who may not find connection through mainstream sports. The goal is to expose youth to the sport of boxing and increase health and well being through building life skills and confidence. Life Skills goes directly to students which builds participation. Students are transported from their respective City schools to Griffins Boxing (during their PE period), a post-work out smoothie (social time) and home after.</p>	\$3,000	\$2,486
<p><u>Sutherland Secondary School</u> Sutherland Backpack Buddies Club (Youth Initiated – Melissa Balun & Maya Pather) - Two students would like to initiate the Backpack Buddies program at Sutherland, making it one of the program's "donor schools". The club would pack bags of food which would then be given to students in recipient schools so that students there may have sufficient food over a weekend. The goal is to hold bi-weekly packing sessions to pack the minimum requirement of 15 bags. All funds collected would go towards funding the food the fill the 15 bags. They will also be holding fundraisers to sustain the program monthly.</p>	\$500	\$500
<p><u>Washington Kids Foundation</u> WFK Be SOMEBODY - This project operates on the belief that all youth living in North Vancouver deserve the opportunity to achieve their fullest potential. It institutes 3 pillars as the foundation: Fit for Life, Lead for Life and Learn for Life. The program runs 5 days/week with cohorts of 15 classes that attend throughout the year for a1 hour program. In total 375 children and youth will attend the program throughout the year. The program runs in coordination with CMHA and supports youth dealing with depression and anxiety by building wellness through social & recreation activities</p>	\$3,000	\$1,000

APPLICANT AND SUMMARY DESCRIPTION OF SERVICE/PROJECT	2019 AMOUNT REQUESTED	2019 AMOUNT RECOMMENDED
<p><u>Westview Elementary School</u> Strengthening Community Through Connection to Land/Place - This year long program will be centered on developing a sense of place and connection to foster a sense of belonging. Goals will embed process & protocol in developing an understanding of Indigenous Ways of Knowing. An Indigenous Education Team member will work with students to learn about local Indigenous art forms and the significance of the feather. Students will create an image for staff and students to use to create a t-shirt for Orange Shirt Day.</p>	<p>\$1,000</p>	<p>\$1,000</p>



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Mike Friesen, Planner 2

Subject: REZONING APPLICATION: 242 WEST 4th STREET (BIRMINGHAM & WOOD ARCHITECTS AND PLANNERS, CD-721)

Date: November 6, 2019 File No: 08-3360-20-0475/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated November 6, 2019, entitled "Rezoning Application: 242 West 4th Street (Birmingham & Wood Architects and Planners, CD-721)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738" (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721) be considered and the Public Hearing be waived;

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

AND THAT the community benefits listed in the report section "Density Bonus and Community Benefits" be secured through agreements at the applicant's expense and to the satisfaction of the Director of Planning and Development.

ATTACHMENTS

1. Context Map (Doc# [1843525](#))
2. Consolidated Drawing Package, dated August 2019 (Doc# [1844182](#))
3. Developer Information Session Summary (Doc# [1844657](#))
4. Zoning Amendment Bylaw No. 8738 (Doc# [1844315](#))

PROJECT DESCRIPTION

The project, located at 242 West 4th Street, consists of two townhome buildings, each of which is three storeys, consisting of four primary dwelling units as well as four lock-off units with 4 parking spaces enclosed in a rear garage. The subject site currently hosts a duplex that has been divided into four units and that are operated as a rental property. The existing duplex was constructed in 1969 and will be demolished as a part of the proposed development. The requested changes to the Zoning Bylaw to permit this development are identified in Table 1 below. Additionally, Attachment #4 has the amending bylaw with the proposed changes.

Table 1. Requested Changes to the Zoning By-law

Consideration	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RT-1	CD-721
562 (1) & (5): Density	Maximum density of 0.75 FSR	Permit Density of 1.0 FSR
906 (3) (C) ii: Parking space setbacks and projections	Parking stalls are required to be set back 0.3 metres (1 foot) from any wall	Requirement waived
514 4 & 5 (C): Siting of Accessory Building	Shall be sited in the rear 25% of the lot depth; & 3 metres (10 feet) from a principal building	Requirement waived to support the provision of covered bicycle parking.
Energy Performance	Building Code Minimum	Minimum of Step 3 of the BC Building Code Step Code

POLICY FRAMEWORK

The subject site is designated Residential Level 4A (R-4A) within the Official Community Plan. This designation permits a range of ground-oriented housing in areas located between detached and semi-detached residential and more intensive apartment residential or mixed-use areas. Townhouses, row houses, stacked townhouses, garden apartments and fourplexes are appropriate in this designation.

Metro 2040	
<p><i>Goal 1</i> Create a Compact Urban Area</p>	Intensifying this site with new development that is consistent and scaled to the surrounding neighbourhood will ensure the highest and best use of the land promoting a compact urban area.
<p><i>Goal 2</i> Support a Sustainable Economy</p>	Redevelopment that includes primary units with lock-offs on this site promotes housing forms that can support a diversity of income levels and ensure people live close to where they work.
<p><i>Goal 4</i> Develop Complete Communities</p>	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.
<i>Goal 5</i> Support Sustainable Transportation Choices	Intensification of this site will support future transit investments along Lonsdale Avenue, the RapidBus line, and the SeaBus and is adjacent to and will contribute funds towards a proposed AAA Bike Facility along West 4 th Street. The site is proximate to community and commercial amenities and is well situated to provide the occupants with a variety of transportation choices across the North Shore and the greater region.

Official Community Plan	
<i>Policy 1.1.2</i> Align growth with the development community amenities and infrastructure	Intensification of the site supports the Lower Lonsdale Area and future rapid transit infrastructure and community amenity investment.
<i>Policy 1.3.1</i> 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. The townhouse form is consistent with the scale of surrounding sites, while the rear units have been design to support the activation of the lane while providing required parking.
<i>Policy 1.3.5</i> 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 is consistent with the neighbourhood character, while landscape elements have been chosen to support interaction between neighbours and activation of the streetscape.
<i>Policy 1.3.6</i> Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner	The proposed architecture and building materials of the new dwelling have been designed to support the scale of the existing neighbourhood, while the materiality has been chosen with sustainability, maintenance, aesthetic and urban realm considerations as key determinants.
<i>Policy 1.3.9</i> Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as	The development presents attractive landscape and building elements along the rear lane while accommodating required parking.

<p>well as storm water management and urban agriculture.</p>	
<p><i>Policy 1.5.1</i> Provide opportunities for a range of housing densities, diversified in type, size and location.</p>	<p>The proposed development provides townhome units sized to accommodate families as well as lock-off units that could be rented to provide greater diversity of housing in the area, or act as an “in-law suite” to support aging parents or growing children. This form will help to provide more diverse housing in a neighbourhood that is accessible to the City’s Lower Lonsdale area.</p>
<p>Housing Action Plan</p>	
<p><i>Action #4</i> To increase the number of three or more bedroom units appropriate for larger and/or extended families within new multi-unit residential developments.</p>	<p>The primary units are sized to support a family (4-bedroom), while the lock-off units are one bedroom.</p>
<p><i>Action #5</i> To increase rental options in lower density areas to support renters and provide homeowners with additional rental income, while retaining neighbourhood scale and character.</p>	<p>The proposed development is scaled appropriately for the neighbourhood that consists primarily of multi-family development. Lock-off suites will provide opportunities for rental income, increased independence for growing children, or support for aging family members, depending on the needs of the individual families.</p>
<p>Sustainable Development Guidelines</p>	
<p><i>Natural Systems</i> 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.</p>	<p>Utilization of native groundcover vegetation.</p> <p>Planting/edible garden area for each unit including water efficient irrigation that incorporates rain sensors and timers.</p> <p>Bird friendly trees and plants.</p>
<p><i>Physical Structures/Infrastructure</i> 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, storm water drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category</p>	<p>The project will achieve Step 3 of the BC Building Code Step Code, one step greater than the requirements required at the time of application.</p> <p>Additional secured and covered bicycle parking has been integrated into the landscape design in order to support active transportation of residents.</p>

includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.	
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PLANNING ANALYSIS

Site Context

The surrounding land uses are identified in Table 2 below.

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North (across the lane)	241-245 West 5 th Street	Duplex plus infill, two storeys	CD-540
East	236 West 4 th Street	Triplex, three storeys	CD-198
South – across W 4 th Street	251 W 4 th Street	44 unit stratified apartment building, three storeys	RM-1
West	246 W 4 th Street	Duplex, three storeys	RT-1

The surrounding neighbourhood presents a variety of dwelling types. In general, small apartment buildings and townhomes define the character of West 4th Street, while across the lane, duplexes and triplexes are the predominant building types.

The subject site is located approximately 620 metres and 420 metres away from the Lonsdale Quay and Lonsdale Avenue at 3rd Street, respectively and is well served by the area’s social and commercial amenities. The site is also proximate to transportation infrastructure.

Use

The policy framework applicable to the subject site supports the proposed townhouse residential use. The site is located in close proximity to major transit infrastructure (RapidBus and SeaBus) as well as Lower Lonsdale’s commercial and social amenities. Additionally, the units will provide greater diversity of housing stock in the area, potentially providing both homeownership opportunities as well as informal rental stock.

Intensity

The proposed intensification on the site is appropriate for the neighbourhood given the surrounding density and the land use designation. The Residential Level 4A designation permits the development of townhomes, and the proposal builds off of the City’s guidelines for townhouse development in Moodyville.

With the proposed development the site will accommodate a total of eight units – four principal units, and four lock-off units. The proposed number of units is consistent with the existing neighbourhood where nearby developments include townhomes and small

apartments composed of between three and 21 units. The proposed development conforms to Zoning Bylaw requirements for parking, which does not require parking for lock-off units. The site is located within walking distance to SeaBus, the forthcoming RapidBus route, and Lonsdale Avenue. The site is also located near to three proposed AAA Bicycle Facilities along West 4th Street, Mahon Avenue, and Chesterfield Avenue.

With regard to environmental standards, the proposed development will achieve Step 3 of the BC Building Code Step Code. Level 2 electric vehicle charging capacity will be provided for each of the parking spaces. Storm water will be addressed through on site landscaping, as well as retention tanks to mitigate more significant storm events. Significant secured and covered bicycle parking has also been integrated into the landscape design in order to promote active transportation modes.

Form

The urban form proposed for the site satisfies the policy intent of ensuring new development is consistent with the character of the surrounding neighbourhood. The form of the development will conform generally to the attached drawings (Attachment 2: Consolidated Drawing Package, dated August 2019). The design proposes to bring the front townhome building forward to allow the front lock-offs and front principal dwelling units to better activate the street, while permitting the development of a generous separation and landscape area between the front and the rear townhouse buildings. The rear townhouse building is located near to the lane. The ground level facing the lane is composed primarily of vehicle parking, with landscape elements and pedestrian access along the edges of the property. The proposed development provides passive surveillance of the lane with the inclusion of glazing and balconies from living rooms. Massing is consistent with existing development in the area, and the proposed architecture presents a modern interpretation of townhouse development that utilizes glazing and a shift in materials and colours to break down the vertical massing.

Density Bonus and Community Benefits

Analysis of the project regarding the City's Density Bonus and Community Benefits Policy indicates that the proposed project would include community benefits valued at approximately \$88,950 dollars, as outlined in Table 3 below. The community benefit contribution in question is calculated from the existing permitted density to the proposed maximum density. The Residential Level 4A designation does not permit bonus density beyond the OCP maximum. In this case the permitted density under the existing Two Unit Residential 1 (RT-1) zone is 3,454 square feet and the permitted density after a successful rezoning would be 7,012 square feet for an increase of 3,558 square feet.

Table 3. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to Max Density OCP Density (3558 square feet @ \$25 / sq. ft.)	\$88,950
Total Value of Community Benefits	\$88,950

The \$88,950 would be directed to the City's Civic Amenity Reserve Fund (\$71,160) and the Affordable Housing Reserve Fund (\$17,790).

COMMUNITY CONSULTATION

A Developer Information Session (DIS) was held March 12, 2018. Six members of the public signed in to the session and one comment form was received. The applicant has provided a summary of the event (Attachment 3: Developer Information Session Summary).

Given the conversation and comments received, the Development Information Session indicated general acceptance of the project by the neighbourhood. The primary concern raised was the design of the rear building as it approaches the lane. In response to the concern, the applicant adjusted their design to reduce the massing directly adjacent to the lane and revised the design of their parking area.

Staff have been contacted regarding how the building relates to Council's Residential Tenant Displacement Policy (Policy Number: H18). The policy is design to protect renters who are displaced through the redevelopment of purpose-built rental apartments. The existing structure was built in 1969 and over the years has undergone significant renovation in order to create four rental suites; the building is not considered purpose built rental and does not fall under the purview of the policy. Despite the fact that these units are what is considered "non-secure", the applicant has been in contact with tenants to keep them abreast of the situation and will adhere to the requirements of the Residential Tenancy Act regarding eviction should the application move forward.

Based on the feedback received staff recommend waiving the Public Hearing. Should Council wish to hold a Public Hearing, staff would recommend the following alternative motion:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738" (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721) be considered and referred to a Public Hearing;

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

AND THAT the community benefits listed in the November 6th, 2019 report in the section "Density Bonus and Community Benefits" be secured, through agreements at the applicant's expense and to the satisfaction of the Director of Planning and Development.

ADVISORY BODY INPUT

The application was directed to the Advisory Design Panel on March 30th, 2019. The Panel recommended the approval of the project subject to addressing the following issues to the satisfaction of the Development Planner assigned to the file:

- Resolve the location of the PMT and discuss issues of future access and replacement with City staff and BC Hydro;
- Consider the use of overhangs for the windows;
- Consider the use of retractable awnings on the south facing windows;

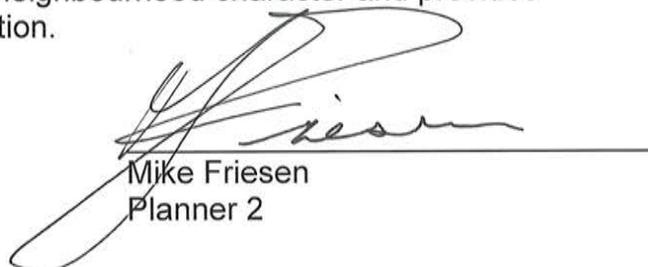
- Consider reversing the units to allow for more adequate lighting on the decks;
- Explore the possibility of glass guardrails to avoid darkening of the façade;
- Consider using a lighter colour on the top half of the façade;
- Encouraged to have robust bike lockers to address CPTED concerns;
- Develop an effective lighting plan on the sides of the project and at the lock-off units;
- Ensure the double doors of the lock-off units have a center frame for added secure support;
- Ensure unit identification is robust and clear for first responders;
- Resolve egress concerns for the windows in the window wells as per Building Code requirements of bedroom window egress;
- Consider the use of cedar window frames to provide variety in the massing;
- Further design development of the room layouts to address livability issues;
- Explore the possibility for more room in the lower units by revising some of the upper layouts;
- Explore the possibility of relocating the upper floor washrooms 'inboard' to avoid exterior walls;
- Consider a solid deck over the window well above the washroom to avoid overlook;
- Determine the difference of the original grade to the current grade for tree plantings; and
- Incorporate the use of natural light within the stairways.

In response to the Advisory Design Panel's suggestions the applicant amended numerous aspects of their proposal, particularly: improving livability and privacy of the proposed lock-off units; revising the eaves to improve the environmental performance of the building; revising the location of the BC Hydro pad mounted transformer; and variation of materials and glazing to further refine massing.

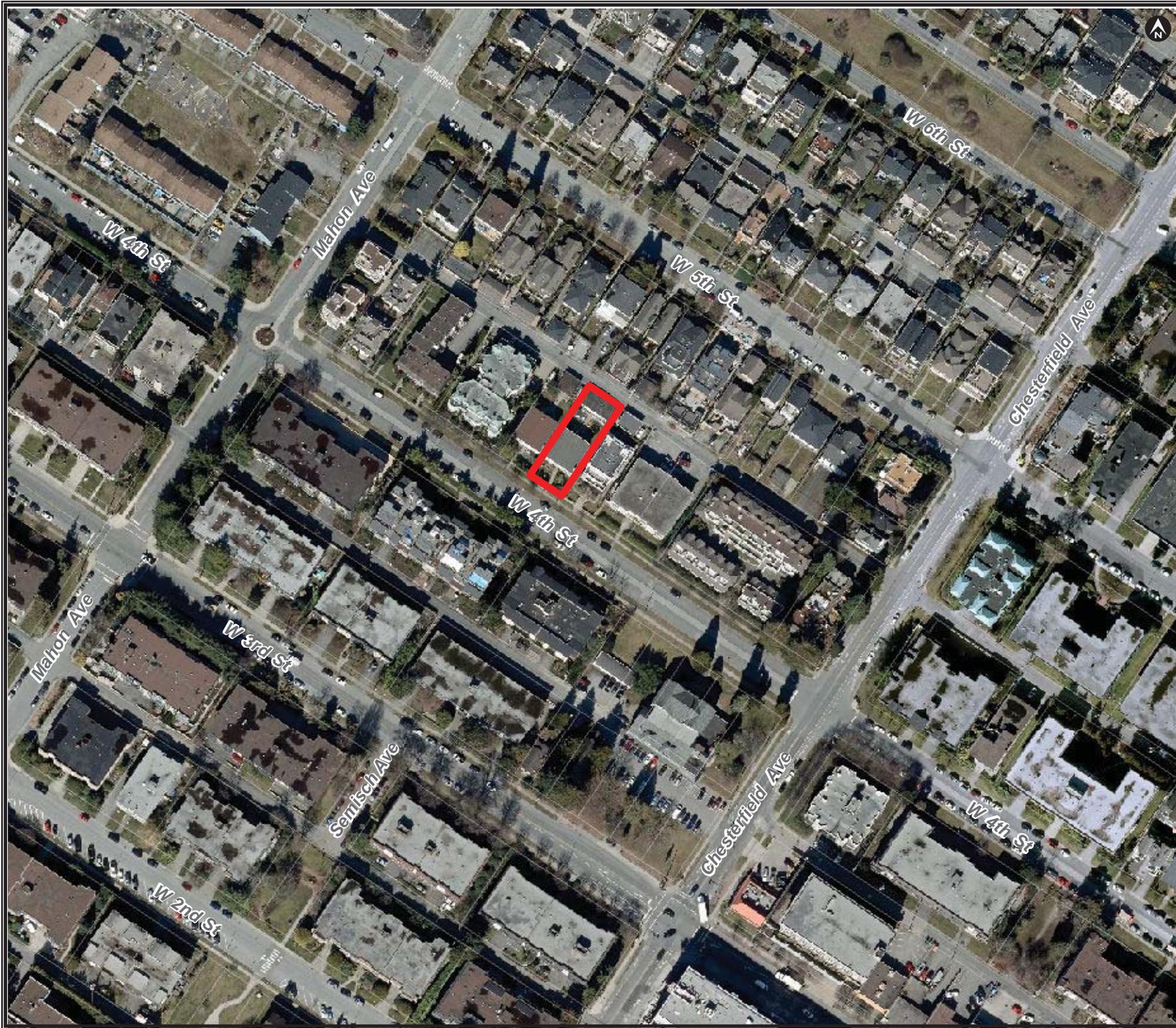
CONCLUSION

The proposed application represents an appropriate development for the land use designation and a design that is responsive to the neighbourhood context. Gentle intensification – including the development of lock-off units – adjacent to the Lonsdale Core will support transportation infrastructure improvements and enhanced amenities in the area. The requested zoning change and development proposal are consistent with the Region's 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:



Mike Friesen
Planner 2



Legend

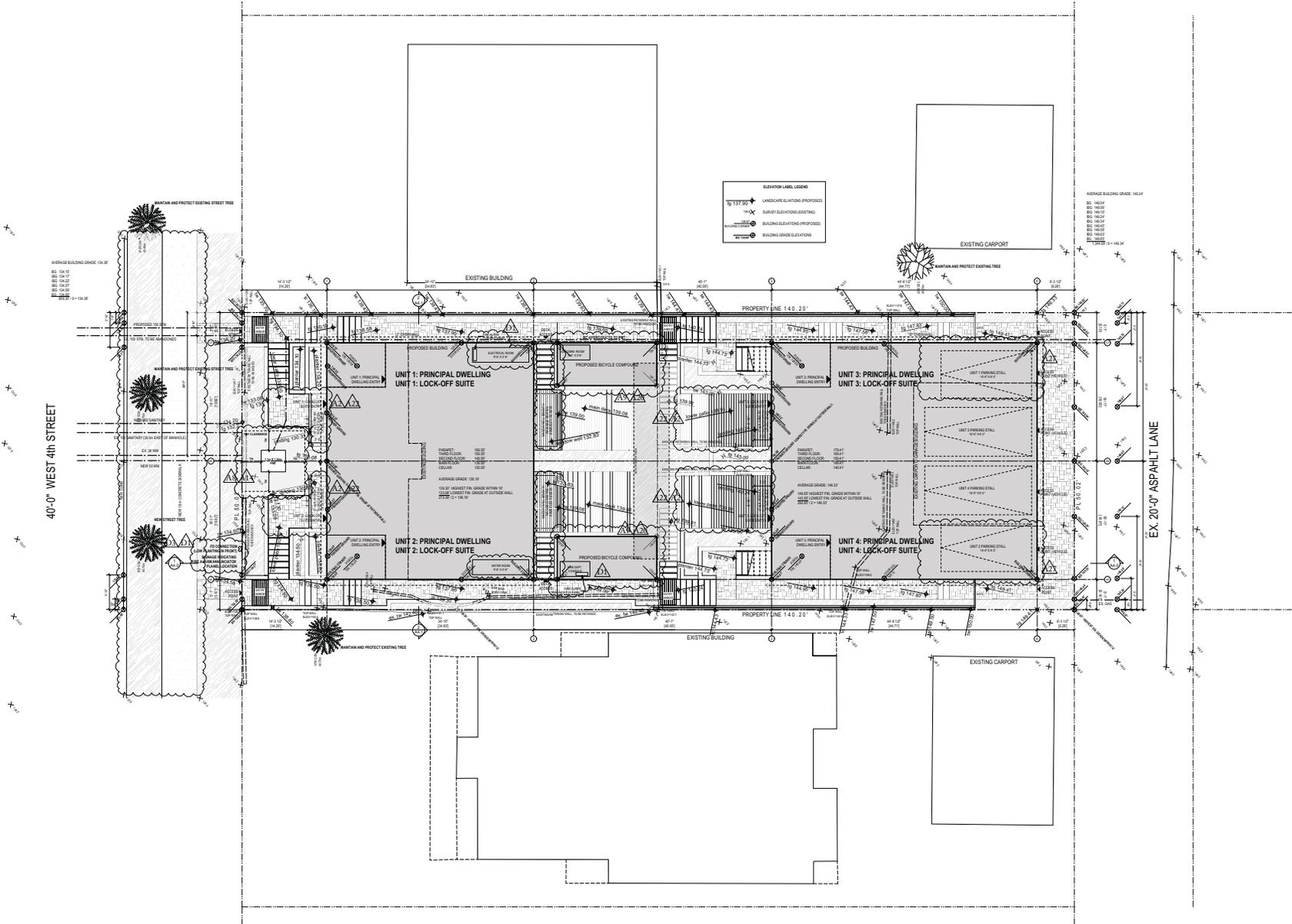
 Subject Site



DISCLAIMER
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GIS Division, Information Technology,
City of North Vancouver





NO.	DATE	DESCRIPTION
1	11/18/19	CONSTRUCTION RESPONSE REV 1
2	11/18/19	CONSTRUCTION RESPONSE
3	11/18/19	CONSTRUCTION RESPONSE
4	11/18/19	CONSTRUCTION RESPONSE
5	11/18/19	CONSTRUCTION RESPONSE
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9	11/18/19	CONSTRUCTION RESPONSE
10	11/18/19	CONSTRUCTION RESPONSE

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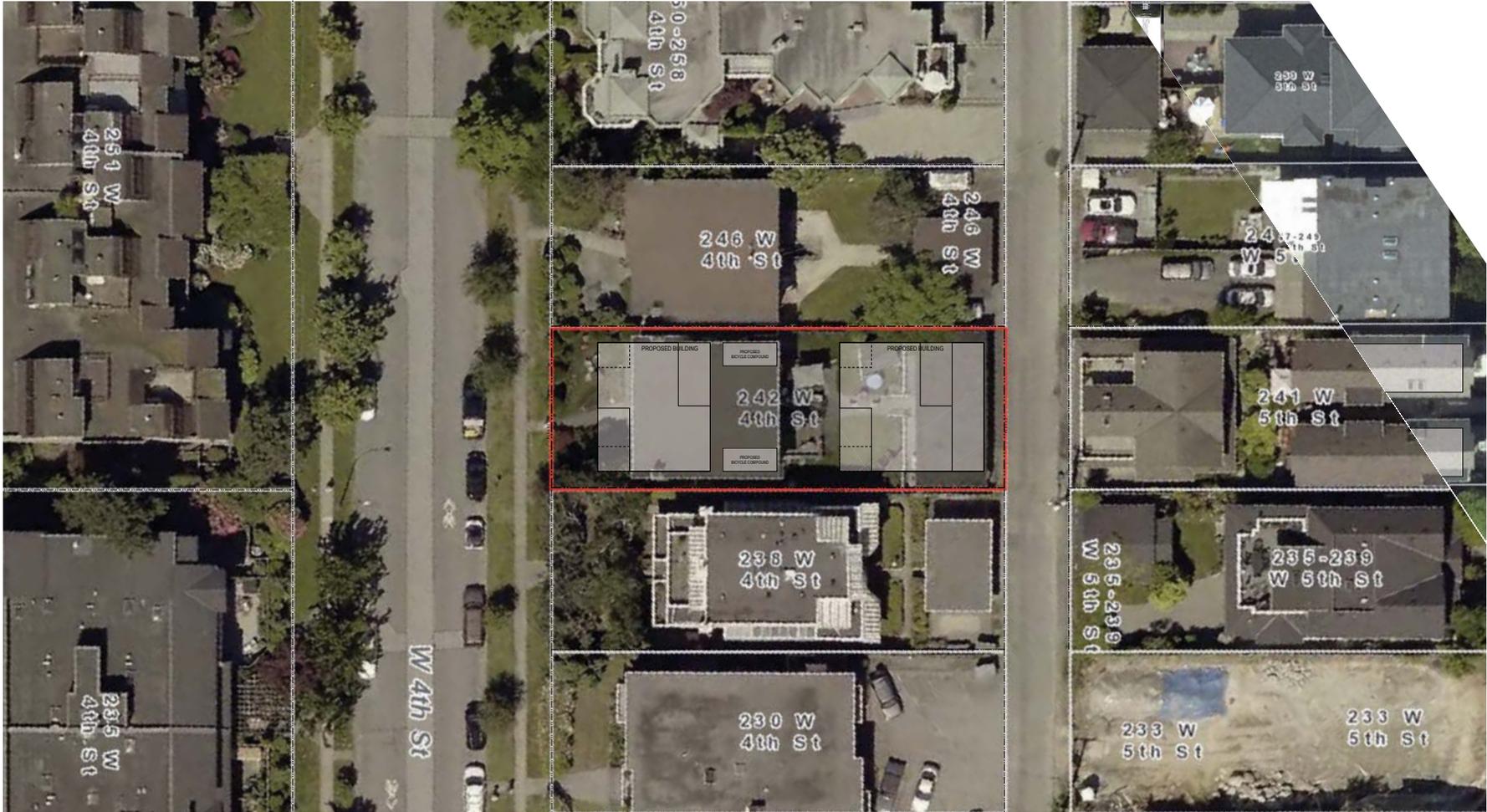


PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
SITE PLAN

SCALE	DATE	SHEET NO.
1/8" = 1'	DEC. 19, 2019	A1.0
DRAWN	CHECKED	
CH	SM	

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



1 SITE CONTEXT PLAN
A1.1 SCALE: 1/16" = 1'-0"

CLIENT

NO.	DESCRIPTION	DATE
1	ISSUE FOR APPLICATION	DEC 19, 2018
2	REVISED FOR APPLICATION	
3	REVISED FOR APPLICATION	
4	REVISED FOR APPLICATION	
5	REVISED FOR APPLICATION	

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BERMINGHAM
&
WOOD
ARCHITECTS - VANCOUVER

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Vancouver, B.C. V6B 3J2
Phone: 604.681.1111 Fax: 604.681.1112

PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
SITE CONTEXT PLAN

SCALE	DATE	SHEET NO.
1/16" = 1'	DEC. 19, 2018	A1.1
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1 WEST 4th STREET NORTH STREETSCAPE
A0.2

SUBJECT PROPERTY: 242 WEST 4th STREET



2 WEST 4th STREET SOUTH STREETSCAPE
A0.2



3 400m CONTEXT PLAN
A0.2

SECTION 2

DESIGN ANALYSIS

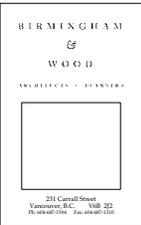
400m CONTEXT

- A) Topography falls from the NE to the SW approximately 30m within the 400m context of the subject site. See 3/A0.2.
- B) Surrounding OCP designations in the vicinity of the subject site are Residential Level 4A at and adjacent to the site and Residential Level 5 across the street and to the South. To the North is Residential Level 3, Squamish Nation land the West and a small piece of School and Institutional to the SE. See 3/A0.2.
- C) Photographs of the site. See 1 - 4/A0.3.
- D) Immediate view corridors from the site. See 5 - 6/A0.3.
- E) Composition of surrounding neighbourhood character and land use at, adjacent to, and to the South of the subject site is predominantly medium density residential on a variety of lot widths comprised of a mix of larger low-rise apartment and townhouse type buildings. To the North across the lane from the subject site is an area of slightly lower density residential characterized by more consistent narrower lots with single-family scaled principal buildings on the street and some smaller garage or infill buildings on the lanes. The Presentation House Theatre occupies a site to the SE of the subject site. See 3/A0.2.
- F) Existing street character adjacent to the site is predominantly 3 to 3.5 storey multi-family buildings with either single common entries or multiple private unit entries at the street. There is a variety of building styles in the area reflecting the different times that the various properties on the block were developed, the majority of which are flat roofed, or have a flat roof component. See 1/A0.2.
- G) Figure ground at and adjacent to the subject site is characterized by single buildings near the street with some small parking structures at the lane and some sites with multiple principal buildings forming open courtyard spaces in the middle of their sites. To the south, figure ground is characterized by larger single buildings approximately centered in their sites. See 3/A0.2.
- H) Mobility patterns around the site include vehicular and pedestrian access down a public NW/SE-running lane to the North of the site and vehicular and pedestrian access down the NW/SE-running West 4th Street to the South of the site. Private access through the sites and adjacent sites is possible through paths running in side yards of individual sites. See 3/A0.2.
- I) Landscaping in the area along West 4th Street is typified by somewhat consistent small-sized street trees that flank the street on either side on a grass boulevard. A typical concrete city sidewalk runs within the grass boulevard in front of individual sites. At and adjacent to the subject site a somewhat consistent retaining wall is present on most sites at the property line, interrupted intermittently for entry paths. At the retaining wall is either fencing or thick hedging blocking views into most sites, though to the NW sites tend to become more open to the street. To the South, thick hedging at the property line is somewhat consistent with intermittent interruptions for entry paths.
- J) There are no trees on the subject site itself, but opportunity for preservation of existing street trees in front of the site and a private tree on the East neighbouring site exist.
- K) There is an existing edge condition at West 4th Street continuing NE up Chesterfield Avenue delineating a lower density and smaller scaled area to the NW, which the subject site is within, from a slightly higher density and larger scaled area. The existing somewhat consistent retaining wall that runs along the front of the properties on the North side of West 4th Street, which the subject site is within, forms a perceivable barrier both physically and visually. The existing Presentation House Theatre to the SE of the subject site is a distinguishable landmark, breaking with the existing pattern of development on the block and modifying the lane.



NO.	DATE	DESCRIPTION
1	2018	CONCEPT DESIGN
2	2018	CONCEPT DESIGN
3	2018	CONCEPT DESIGN
4	2018	CONCEPT DESIGN
5	2018	CONCEPT DESIGN
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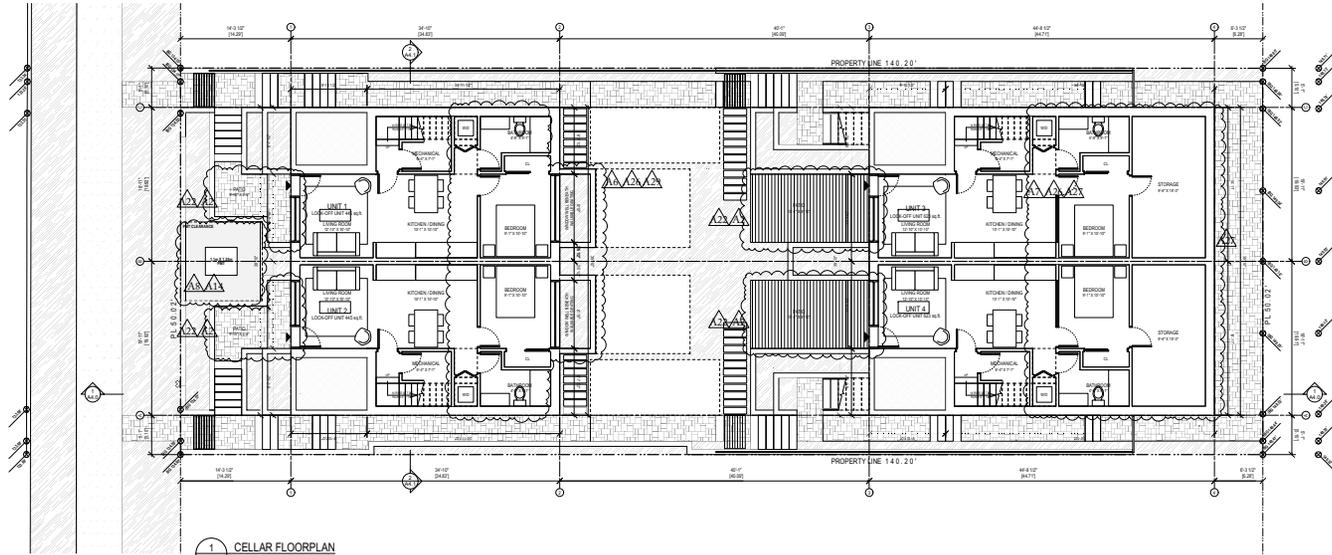
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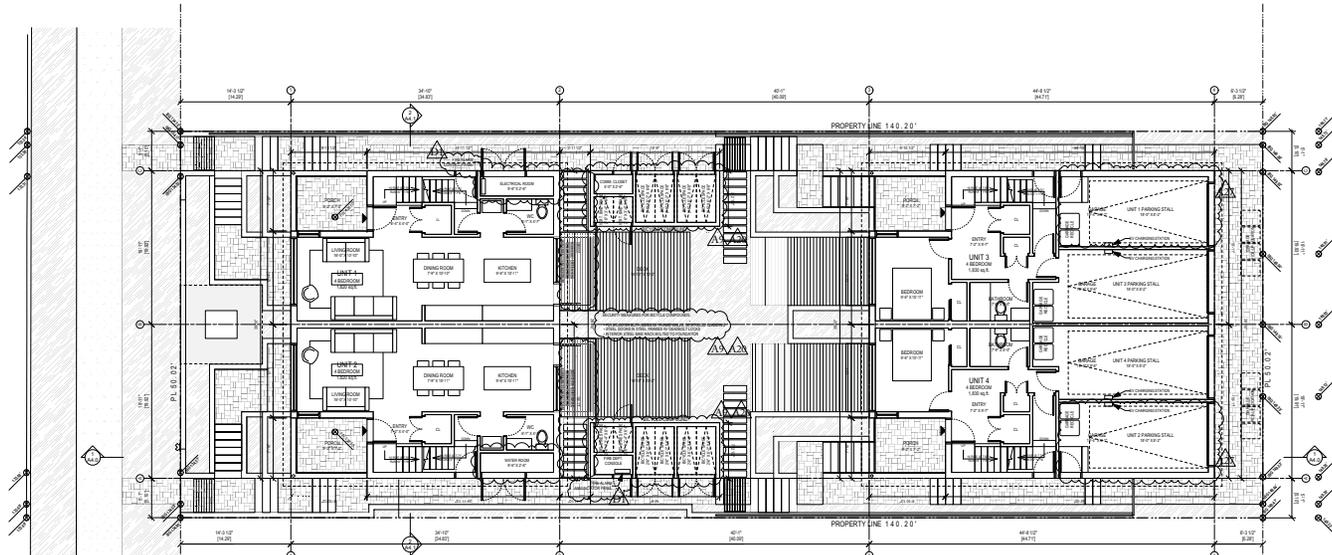
PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
CONTEXT

SCALE	DATE	SHEET NO.
MTB	DEC. 19, 2018	A0.2
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GH	SM	



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



2 MAIN FLOORPLAN
SCALE: 1/8" = 1'-0"



NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	DEC 19, 2019
2	ISSUE FOR PERMITTING	DEC 19, 2019
3	ISSUE FOR PERMITTING	DEC 19, 2019
4	ISSUE FOR PERMITTING	DEC 19, 2019

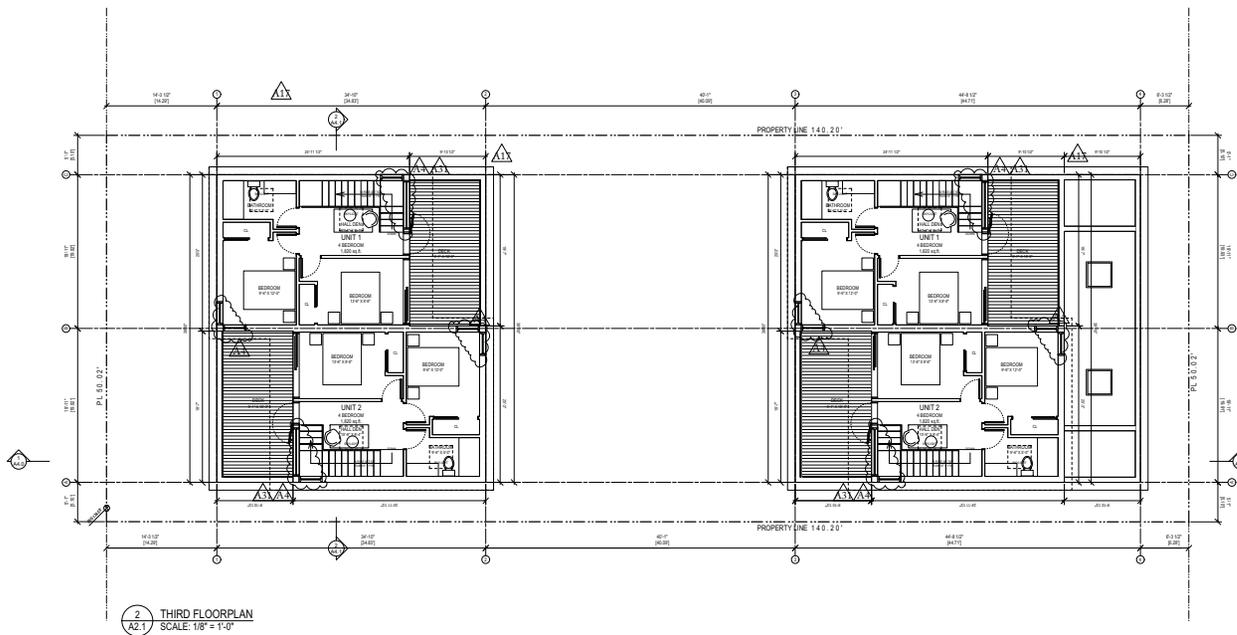
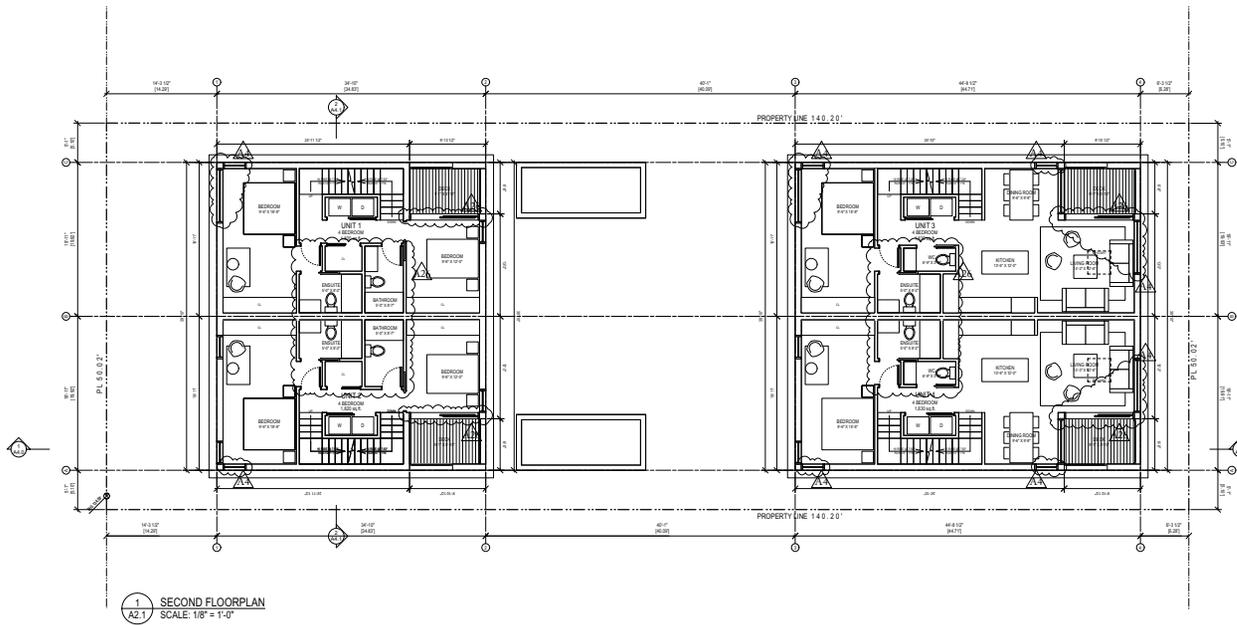
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PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

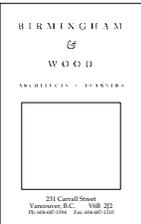
DRAWING TITLE
CELLAR + MAIN
FLOORPLANS

SCALE	DATE	SHEET NO.
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NO.	DATE	REVISION
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2	12/18/18	100% ANTI-CORROSION PROTECTION
3	12/18/18	100% ANTI-CORROSION SHEET
4	12/18/18	100% ANTI-CORROSION PROTECTION
5	12/18/18	REVISION

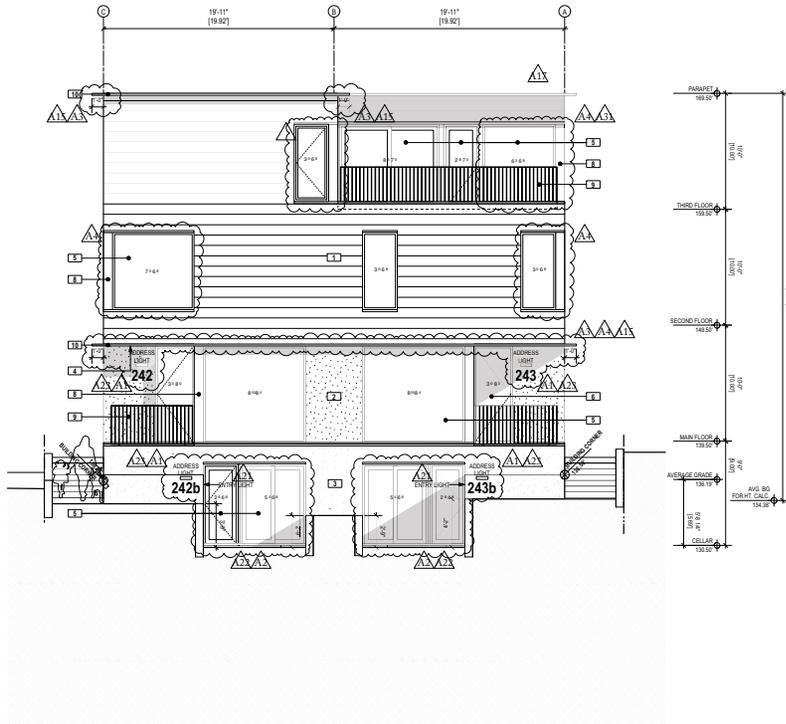
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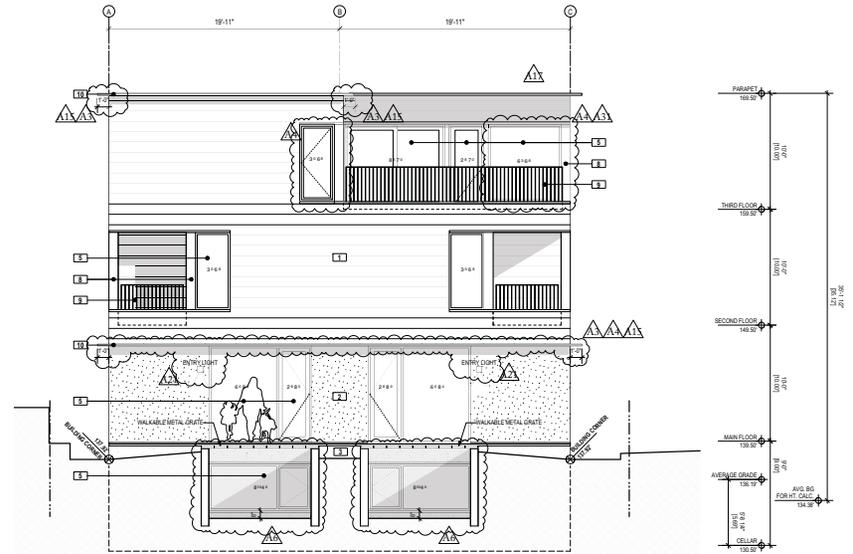
PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
SECOND + THIRD FLOORPLANS

SCALE	DATE	SHEET NO.
1/8" = 1'	DEC. 19, 2018	A2.1
DRAWN	CHECKED	
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1 FRONT BUILDING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT BUILDING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

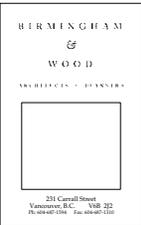
EXTERIOR FINISH SCHEDULE

- 1 SMOOTH CEMENTITIOUS BOARD LAPPED SIDING, 10.75" EXPOSURE COLOR #1
- 2 SMOOTH TROWELLED STUCCO COLOR #2
- 3 EXPOSED CAST-IN-PLACE CONCRETE, CLEAR SEALED
- 4 NATURAL CLEAR-STAINED WOOD SOFFIT
- 5 WINDOWS / DOORS (TO MATCH ADJ. CLADDING) W/ CLEAR GLASS COLOR #1 / #2
- 6 PRE-FINISHED METAL EXTERIOR DOOR COLOR #2
- 7 GALVANIZED STEEL DOWNSPOUT
- 8 PRE-FINISHED METAL CLADDING (TO MATCH ADJ. CLADDING) COLOR #1 / #2
- 9 PAINTED STEEL GUARD (TO MATCH ADJ. CLADDING) COLOR #1 / #2
- 10 PRE-FINISHED METAL-CLAD OVERHANG COLOR #1



NO.	DATE	REVISION
1	11/18/18	REV. ANNOTATION: REVISIONS REV. 1
2	11/18/18	REV. ANNOTATION: REVISIONS
3	11/18/18	REV. ANNOTATION: REV. 1
4	11/18/18	REV. ANNOTATION: REVISIONS
5	11/18/18	REV. ANNOTATION: REVISIONS
6	11/18/18	REV. ANNOTATION: REVISIONS
7	11/18/18	REV. ANNOTATION: REVISIONS
8	11/18/18	REV. ANNOTATION: REVISIONS
9	11/18/18	REV. ANNOTATION: REVISIONS
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11	11/18/18	REV. ANNOTATION: REVISIONS
12	11/18/18	REV. ANNOTATION: REVISIONS
13	11/18/18	REV. ANNOTATION: REVISIONS
14	11/18/18	REV. ANNOTATION: REVISIONS
15	11/18/18	REV. ANNOTATION: REVISIONS
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19	11/18/18	REV. ANNOTATION: REVISIONS
20	11/18/18	REV. ANNOTATION: REVISIONS

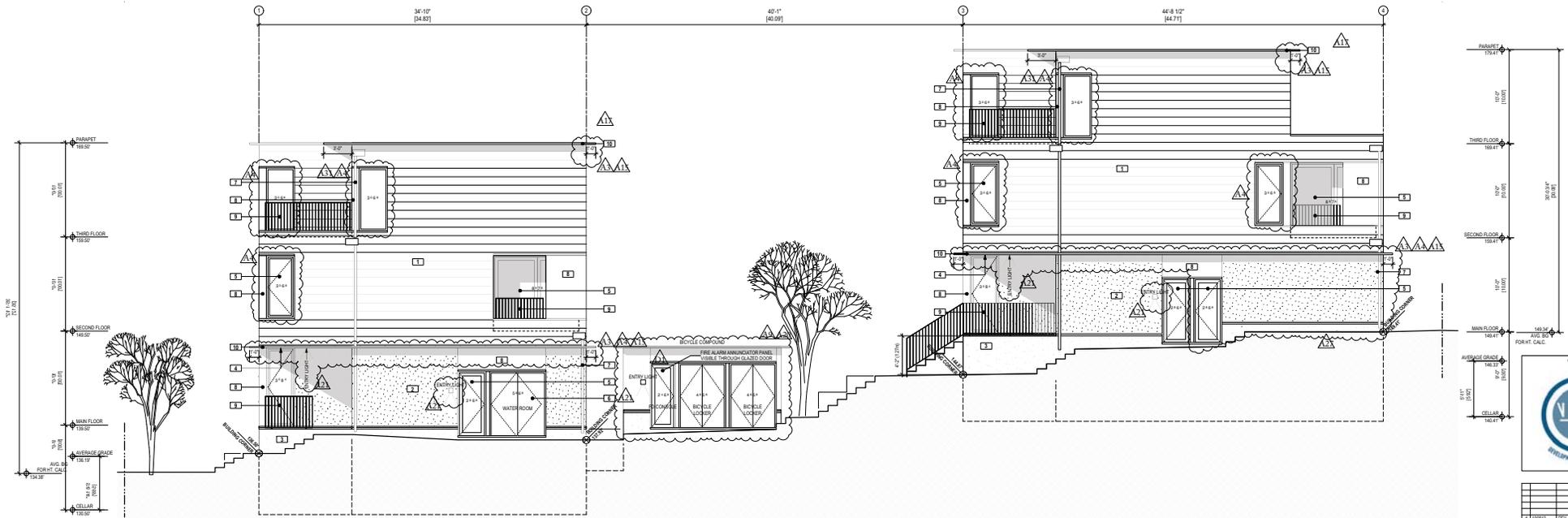
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PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
FRONT BUILDING
NORTH + SOUTH ELEVATIONS

SCALE	DATE	SHEET NO.
1/4" = 1'	DEC. 19, 2018	A3.0
DRAWN	CHECKED	
GH	SM	



NO.	DATE	REVISION
1	11/08/18	DCP ANNUNCIATOR RESPONSE REV 1
2	11/14/18	DCP ANNUNCIATOR RESPONSE
3	11/15/18	DCP ANNUNCIATOR SIGN
4	11/15/18	DCP ANNUNCIATOR RESPONSE
5	11/15/18	REVISION

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1 EAST ELEVATIONS
 A3.1 SCALE: 3/16" = 1'-0"

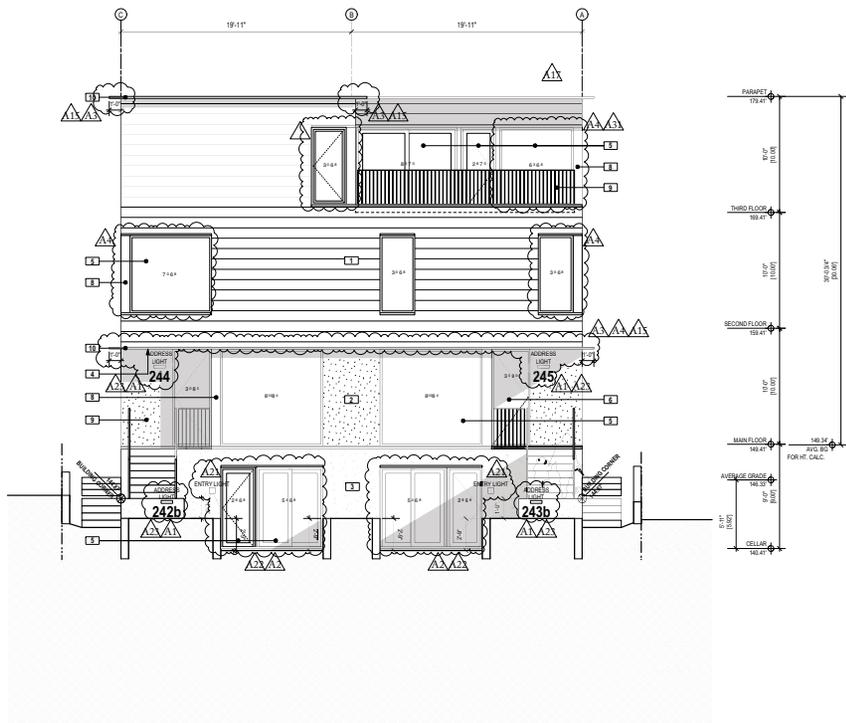
EXTERIOR FINISH SCHEDULE		
1	SMOOTH CEMENTITIOUS BOARD LAPPED SIDING, 10.75" EXPOSURE	COLOR #1
2	SMOOTH TROWELLED STUCCO	COLOR #2
3	EXPOSED CAST-IN-PLACE CONCRETE, CLEAR SEALED	
4	NATURAL CLEAR-STAINED WOOD SOFFIT	
5	WINDOWS / DOORS (TO MATCH ADJ. CLADDING) W/ CLEAR GLASS	COLOR #1 / #2
6	PRE-FINISHED METAL EXTERIOR DOOR	COLOR #2
7	GALVANIZED STEEL DOWNSPOUT	
8	PRE-FINISHED METAL CLADDING (TO MATCH ADJ. CLADDING)	COLOR #1 / #2
9	PAINTED STEEL GUARD (TO MATCH ADJ. CLADDING)	COLOR #1 / #2
10	PRE-FINISHED METAL-CLAD OVERHANG	COLOR #1



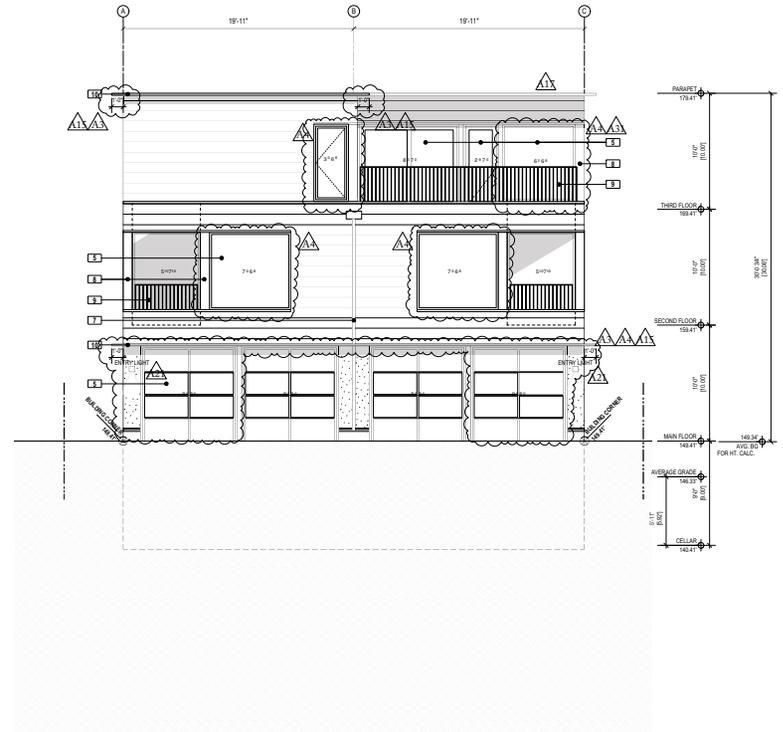
PROJECT
New Construction
 242 WEST 4th STREET
 North Vancouver, BC

DRAWING TITLE
 EAST ELEVATIONS

SCALE	DATE	SHEET NO.
1/4" = 1'	DEC. 19, 2018	A3.1
DRAWN	CHECKED	
GH	SM	



1 REAR BUILDING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR BUILDING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

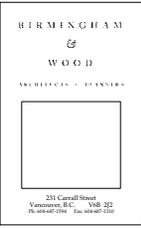
EXTERIOR FINISH SCHEDULE

- | | | |
|----|--|---------------|
| 1 | SMOOTH CEMENTITIOUS BOARD LAPPED SIDING, 10.75" EXPOSURE | COLOR #1 |
| 2 | SMOOTH TROWELLED STUCCO | COLOR #2 |
| 3 | EXPOSED CAST-IN-PLACE CONCRETE, CLEAR SEALED | |
| 4 | NATURAL CLEAR-STAINED WOOD SOFFIT | |
| 5 | WINDOWS / DOORS (TO MATCH ADJ. CLADDING) W/ CLEAR GLASS | COLOR #1 / #2 |
| 6 | PRE-FINISHED METAL EXTERIOR DOOR | COLOR #2 |
| 7 | GALVANIZED STEEL DOWNSPOUT | |
| 8 | PRE-FINISHED METAL CLADDING (TO MATCH ADJ. CLADDING) | COLOR #1 / #2 |
| 9 | PAINTED STEEL GUARD (TO MATCH ADJ. CLADDING) | COLOR #1 / #2 |
| 10 | PRE-FINISHED METAL-CLAD OVERHANG | COLOR #1 |



NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	NOV 19 2018
2	ISSUE FOR PERMIT	NOV 19 2018
3	ISSUE FOR PERMIT	NOV 19 2018
4	ISSUE FOR PERMIT	NOV 19 2018
5	ISSUE FOR PERMIT	NOV 19 2018

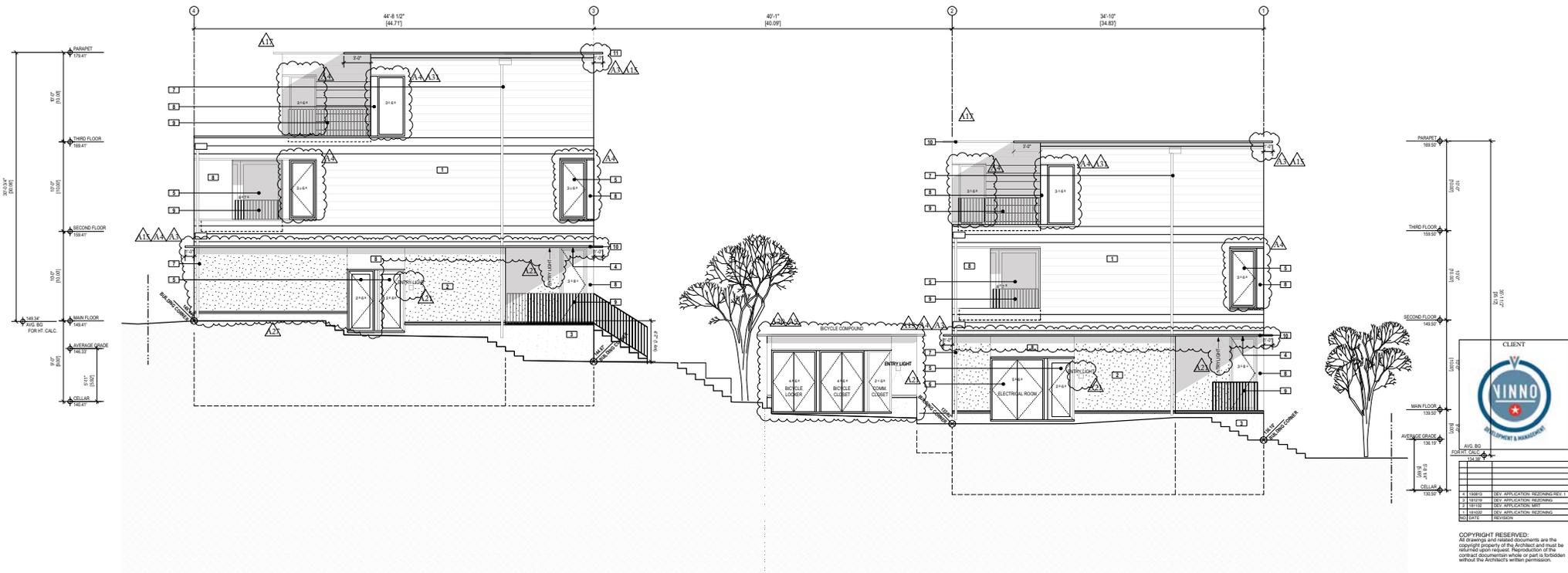
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PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
REAR BUILDING
NORTH + SOUTH ELEVATIONS

SCALE 1/4" = 1'	DATE DEC. 19, 2018	SHEET NO. A3.2
DRAWN CH	CHECKED SM	



1 WEST ELEVATIONS
 A3.3 Scale: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE		
1	SMOOTH CEMENTITIOUS BOARD LAPPED SIDING, 10.75" EXPOSURE	COLOR #1
2	SMOOTH TROWELLED STUCCO	COLOR #2
3	EXPOSED CAST-IN-PLACE CONCRETE, CLEAR SEALED	
4	NATURAL CLEAR-STAINED WOOD SOFFIT	
5	WINDOWS / DOORS (TO MATCH ADJ. CLADDING) W/ CLEAR GLASS	COLOR #1 / #2
6	PRE-FINISHED METAL EXTERIOR DOOR	COLOR #2
7	GALVANIZED STEEL DOWNSPOUT	
8	PRE-FINISHED METAL CLADDING (TO MATCH ADJ. CLADDING)	COLOR #1 / #2
9	PAINTED STEEL GUARD (TO MATCH ADJ. CLADDING)	COLOR #1 / #2
10	PRE-FINISHED METAL-CLAD OVERHANG	COLOR #1

CLIENT

VINNO
 INVESTMENT & MANAGEMENT

NO.	DATE	REVISION
1	11/18/18	DCP APPLICATION RESPONSE
2	11/18/18	DCP APPLICATION RESPONSE
3	11/18/18	DCP APPLICATION RESPONSE
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5	11/18/18	DCP APPLICATION RESPONSE
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BIRMINGHAM
 &
 WOOD
 ARCHITECTS - BIRMINGHAM

231 Cassell Street
 Vancouver, B.C. V6B 2J2
 P: 604.681.0100 F: 604.681.0101

PROJECT
New Construction
 242 WEST 4th STREET
 North Vancouver, BC

DRAWING TITLE
 WEST ELEVATIONS

SCALE	DATE	SHEET NO.
1/4" = 1'	DEC. 19, 2018	A3.3
DRAWN CH	CHECKED SM	

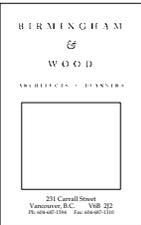


1 COLOURED STREETSCAPE ELEVATION
SCALE: 3/16" = 1'-0"



NO.	DATE	REVISION
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PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
COLOURED
STREETSCAPE ELEVATION

SCALE	DATE	SHEET NO.
1/4" = 1'	DEC. 19, 2018	A3.4
DRAWN	CHECKED	
GH	SM	



1
A5.0 DECEMBER 21 10 am



2
A5.0 DECEMBER 21 12 pm



3
A5.0 DECEMBER 21 2 pm



4
A5.0 JUNE 21 10 am



5
A5.0 JUNE 21 12 Pm



6
A5.0 JUNE 21 2 Pm



7
A5.0 MARCH 21 10 am



8
A5.0 MARCH 21 12 Pm



9
A5.0 MARCH 21 2 Pm



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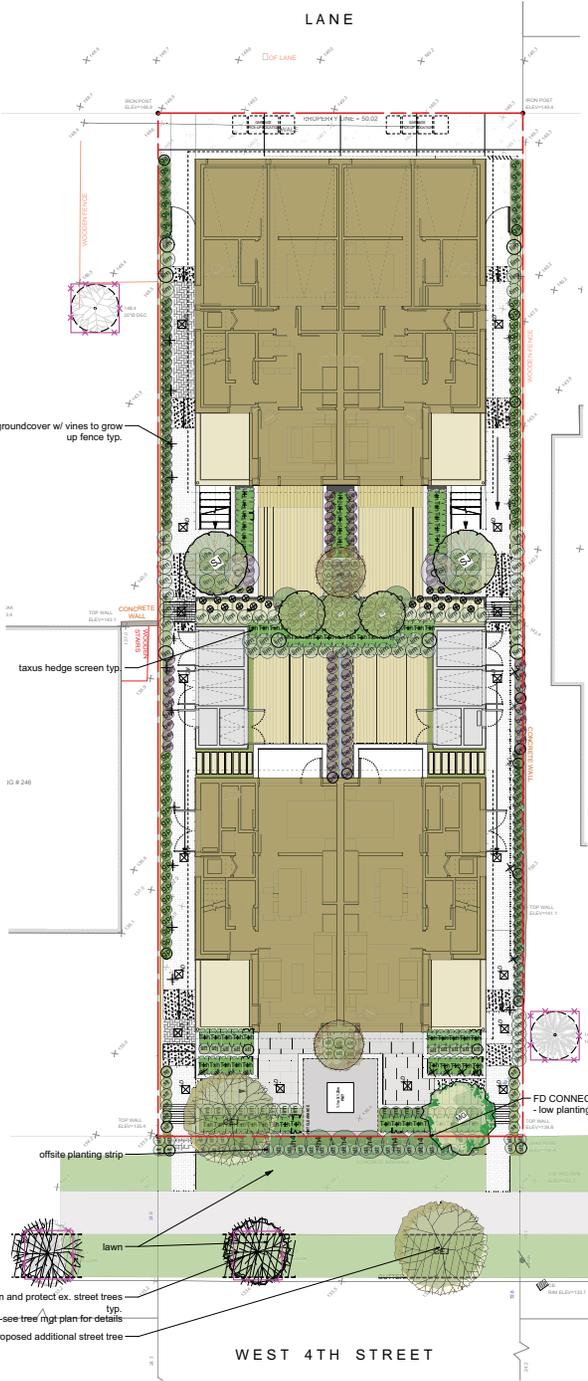
BIRMINGHAM
&
WOOD
ARCHITECTS + PLANNERS

231 Cecil Street
Vancouver, B.C. V6B 3Z2
R: 604.681.0700 F: 604.681.0701

PROJECT
New Construction
242 WEST 4th STREET
North Vancouver, BC

DRAWING TITLE
SHADOW ANALYSIS

SCALE	DATE	SHEET NO.
MTS	DEC. 19, 2018	A5.0
DRAWN	CHECKED	
GH	SM	



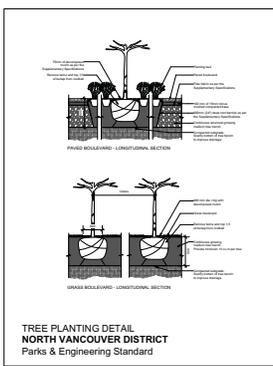
Trees:



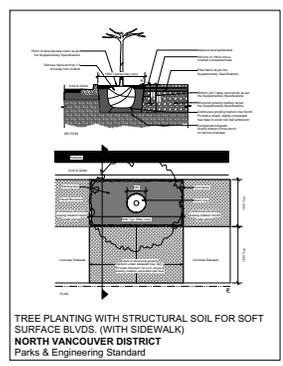
Character of Planting:



Groundcovers:



TREE PLANTING DETAIL
NORTH VANCOUVER DISTRICT
Parks & Engineering Standard



TREE PLANTING WITH STRUCTURAL SOIL FOR SOFT SURFACE BLVDS. (WITH SIDEWALK)
NORTH VANCOUVER DISTRICT
Parks & Engineering Standard

PLANT LIST - ONSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
CE1	Cercidiphyllum japonicum	Katsura Tree	1	6cm cal.	
LQS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	2	5cm cal.	
MG	Magnolia Galaya	Galaya Magnolia	1	2.5m	+BF
QOP	Quercus palustris 'Pringreen'	Japanese Sweetgum Tree	3	5cm cal.	+BF
SJ	Syrax japonica	Japanese Snowbell Tree	2	5cm cal.	+BF
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	2	#7 pot	*N, **DT, +BF
Caj	Camellia japonica	Japanese Camellia	2	#10 pot	pink flower
gp	Gaultheria procumbens	Creeping Wintergreen	40	4" pot	*N, **DT, +BF
sh	Gaultheria shallon	Salal	15	4" pot	*N, **DT, +BF
Mn	Mahonia nervosa	Dwarf Oregon Grape	57	4" pot	*N, **DT, +BF
Tah	Taxus x media 'Hicksii'	Hick x Yew	75	4" x 1 B&B	
PERENNIALS & GROUNDCOVERS					
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinnick	8	4" pot	*N, **DT, +BF
ber	Bergenia cordifolia 'Purpurea'	Heartleaf Bergenia	74	#1 pot	**DT
ble	Blechnum spicant	Deer Fern	22	#1 pot	*N, **DT
ld	Lupinus dentata	Burple Lupulara	9	#1 pot	
lm	Liriope muscari	Big Blue Lily Turf	84	#1 pot	**DT
ss	Sagina subulata	Scotch Moss	30	4" pot	
ORNAMENTAL GRASSES & BAMBOOS					
cms	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	9	#1 pot	
stt	Stipa tenuissima	Mexican Feather Grass	28	#1 pot	**DT
VINES					
ptr	Parthenocissus tricuspidata	Boston Ivy	29	4" pot	+BF

* Native or Native-like
** Drought Tolerant
+ Bird Friendly

PLANT LIST - OFFSITE					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
CE1	Cercidiphyllum japonicum	Katsura Tree	1	6cm cal.	
SHRUBS					
Rvd	Rhododendron 'PJM'	PJM Rhododendron	9	#5 pot	
PERENNIALS & GROUNDCOVERS					
ORNAMENTAL GRASSES & BAMBOOS					
stt	Stipa tenuissima	Mexican Feather Grass	39	#1 pot	**DT

Planting Notes

- All materials and execution of landscape works shall conform to the CLS/B.C.N.T.A. Landscape standard. Refer to written specifications for complete landscape documentation.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/300 mm (around & beneath rootball)
- All plant material shall meet minimum size requirements as indicated in plant list. Quality of plant material and grading of site to conform to the B.C.N.T.A. standard for container grown stock.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
- Tree Protection Measures**
Where construction, demolition, or excavation is to take place within 4m of the drip line of a tree to be retained, a protection barrier at least 4'0" (1.2m) in height must be installed around the tree or group of trees to be retained. The diameter of the barrier shall be no smaller than the drip line of the tree(s). The barrier must be constructed of snow fencing staked every 3' (1m), plywood sheets fastened to wooden stakes or of another form approved by the municipality. The barrier shall be constructed prior to any site work and remain intact until all construction is complete. The barrier shall clearly display all-weather signage indicating that the area is a protected zone. Any work which must be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.



FORMA DESIGN INC.
www.formadesign.ca

309-859 Harbourside Dr.
North Vancouver
British Columbia
Canada V7P-3P9
Tel: 604-998-9193
fax: 604-998-7520

Revisions:
1. submit for DP 15-10-19
2. revised per comments 19-08-13

Consultants:
Birmingam & Wood
Creus Engineers

Project:
242 West 4th St.
North Vancouver, BC

Title:
Planting Plan

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

Project No: 18.006
Sheet No: L2 of 4

242 West 4th Street Public Engagement (DIS) Summary Report - condensed

PROJECT INTRODUCTION

Birmingham & Wood Architects and Planners on behalf of Vinno Development and Management has submitted an application to rezone 242 West 4th Street from RT-1 zoning to a Comprehensive Development Zone and construct four 4-bedroom strata townhouse units and four 1-bedroom rental lock-off suites in two 3-storey + cellar buildings, one at the front of the site and one at the rear of the site.

The 50' X 140' site is currently occupied by a nearly 50 year old 3-storey building with four rental units and an accessory garage/carport building on the rear lane. These buildings are nearing the end of their effective lifespans.

DIS EVENT DETAILS

A Developer Information Session was hosted by the Project Team on March 12, 2019 at the John Braithwaite Community Center, located at 145 West 1st Street, North Vancouver, B.C.

The Project Team hand delivered flyers to the surrounding community, inviting neighbours to attend the Development Information Session. Invitations were distributed on March 1, 2019. A total of 120 flyers were delivered to mid-block residents between West 4th Street and West 5th Street. Many buildings within this distribution area are multi-family dwellings, to which multiple flyers were delivered.

A newspaper advertisement was placed in the North Shore News in advance of the DIS on March 6 and March 8, 2019.

Upon arrival attendees were invited to sign in at a desk located by the entrance of the meeting room. Attendees were encouraged to review the display boards, ask questions, and fill out a comment form. The display boards were arranged around the perimeter of the room and a table was provided to allow attendees to fill out a comment form before leaving. Members of the Project Team were available throughout the entire open house to answer questions.

The DIS was attended by **6 people**. Conversations with attendees at the open house were mostly positive, with some questions about specific aspects of the architecture. The project team engaged with attendees and answered questions as they arose.

A total of **1 comment form was received** at the DIS. No further comment forms were received by email subsequently. The 1 comment form received was subsequently rescinded by the attendee who submitted it. Through subsequent correspondence with the project team, the attendee felt that the DIS material did not explain the proposal in enough detail as it relates to their property.

Since the DIS, the project team has undertaken work to assist the attendee who withdrew their comment form, with understanding the proposal in more detail through email correspondence and provision of additional graphic materials. The attendee expressed concerns regarding the height of the rear building and its impact on the views from their property. The project team has worked to understand these concerns, and address them as possible, through revisions to the design. The attendee thanked the project team for the consideration and courtesy in responding to their concerns.

DESIGN REVISIONS

Subsequent to DIS and through correspondence with the attendee who withdrew their comment form and expressed concerns about the height of the rear building, the Project Team revised the design of the project by flipping the building floorplans on the NE axis. The affect of this move reduces the width and the apparent massing of the top floor of the rear building, minimizing the impact its height in relation to the attendees property.

242 West 4th Street Public Hearing

Zoning Amendment Bylaw No.8738 (CD-721)

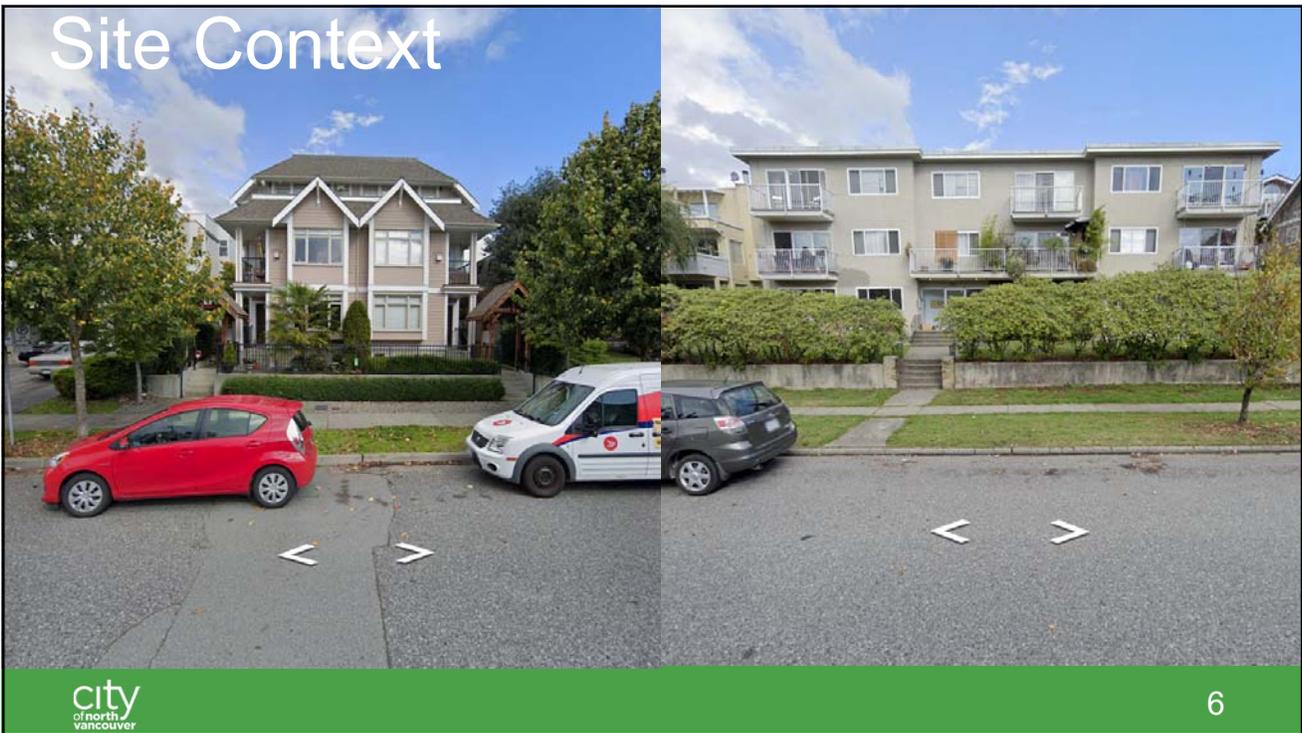
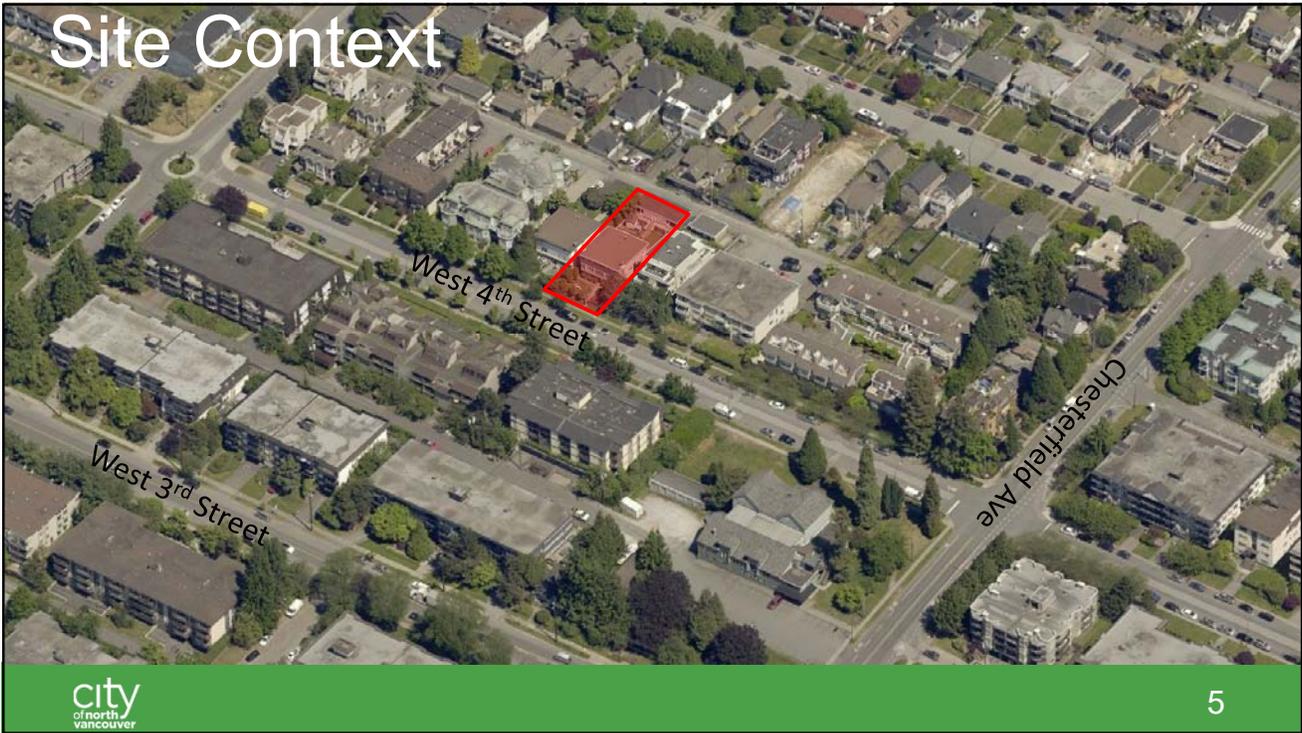
December 9th, 2019

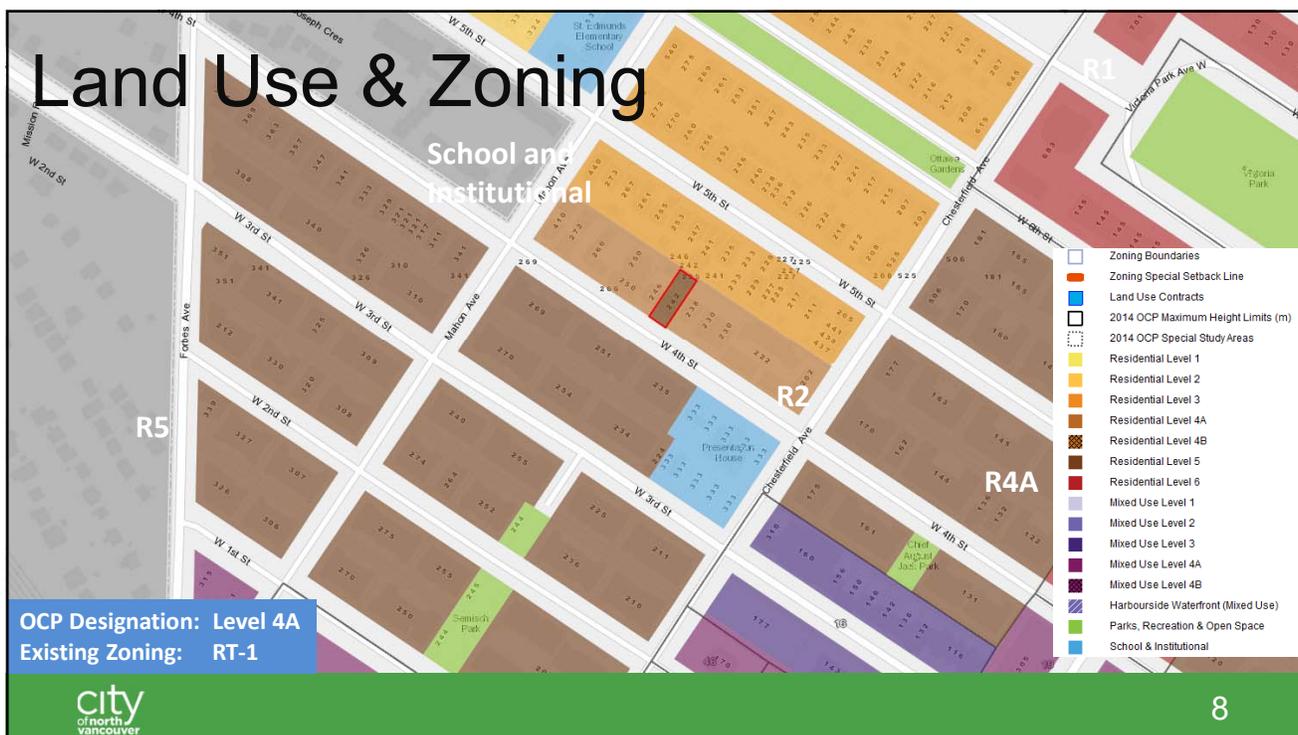
Planning & Development Department



Project Description

- **4 principal dwelling unit**
 - 2 Townhouse style buildings on site
 - Central courtyard
 - 4 lock-off units proposed
- **1.0 FSR**
 - 652 m² (7013 sq.ft.) of residential gross floor area
- **4 Parking Spaces Accessible from Rear Lane**
 - 1 spaces per principal dwelling unit
- **Energy Performance: Step 3 of BC Building Code Step Code**
- **Common Landscape Area**



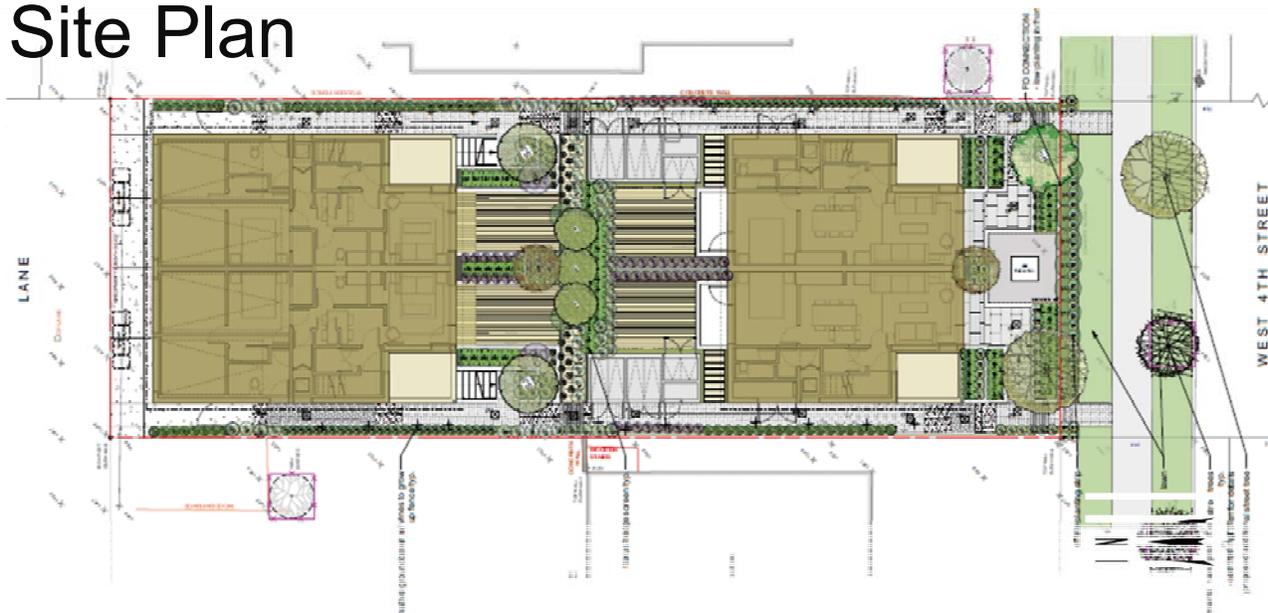


OCP Designation: Level 4A
Existing Zoning: RT-1

Council Policy

- Official Community Plan
- Housing Action Plan
- Sustainable Design Guidelines
- Density Bonus and Community Benefit Contribution
- Residential Tenant Displacement Policy

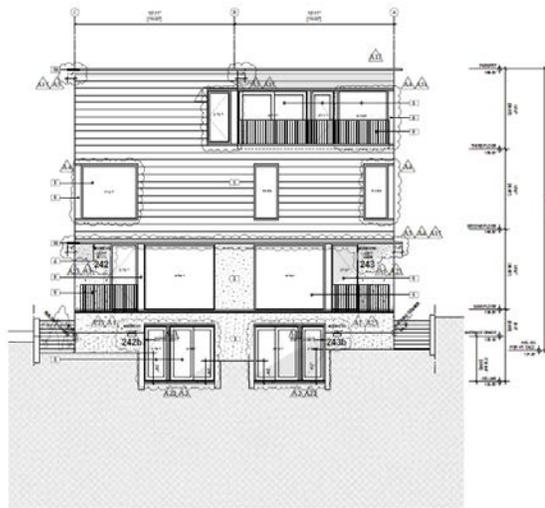
Site Plan



East Site Elevation



Street Elevation



Recommendation

- Conforms to the policies of the City's Official Community Plan
- Responds to the City's Housing Action Plan and Sustainable Development Guidelines
- Consistent with the priorities described in Council's Strategic Plan



Thank you.

242 WEST 4TH STREET



CURRENT STREET VIEW OF SITE

PROPOSED STREET VIEW OF SITE

BIRMINGHAM & WOOD



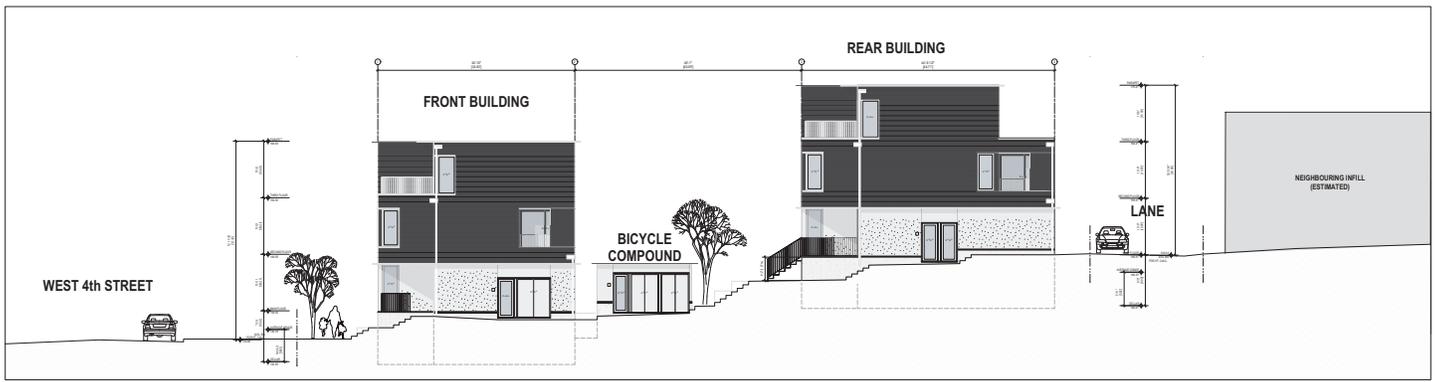
WEST 4TH STREET STREETSCAPE

242 WEST 4TH STREET

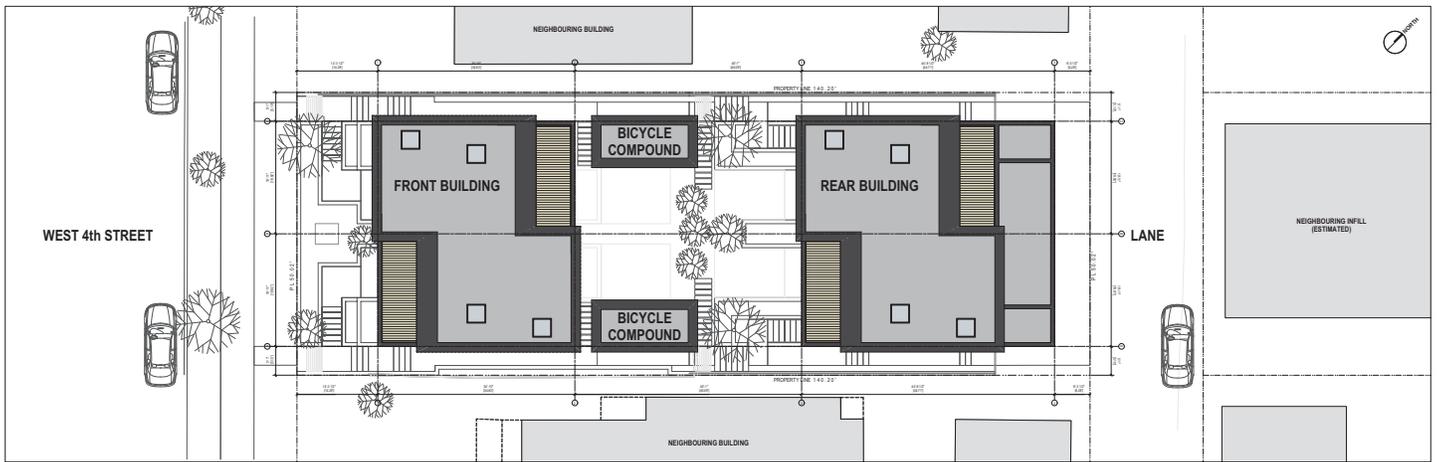


CONTEXT PLAN

BIRMINGHAM & WOOD



EAST ELEVATION

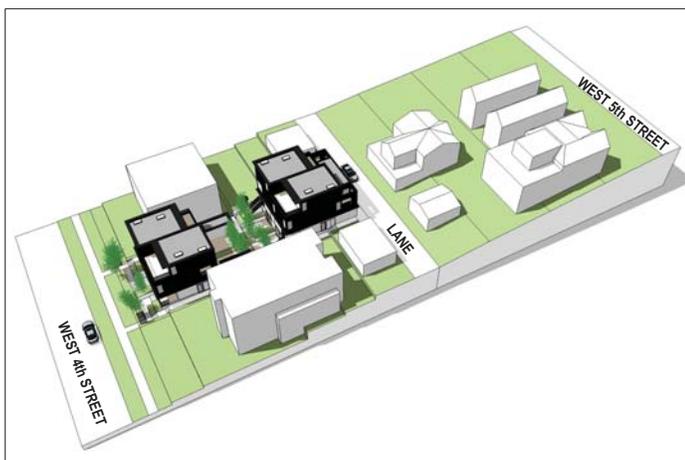


SITE PLAN

BIRMINGHAM & WOOD



PROPOSED STREETSCAPE



PROPOSED BIRD'S EYE VIEW WITH PROPERTIES ACROSS THE LANE



PROPOSED VIEW FROM PROPERTY ACROSS LANE

BIRMINGHAM & WOOD



PROPOSED VIEW LOOKING EAST

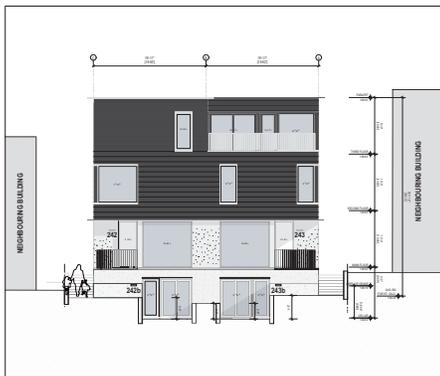


PROPOSED BIRD'S EYE VIEW LOOKING NORTH

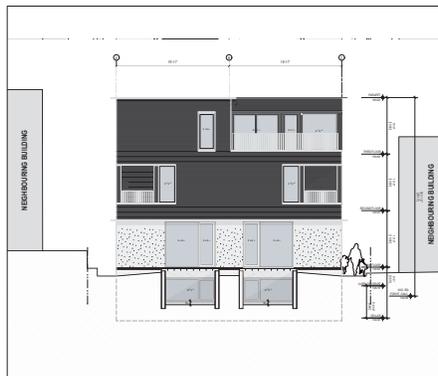


PROPOSED BIRD'S EYE VIEW LOOKING SOUTH

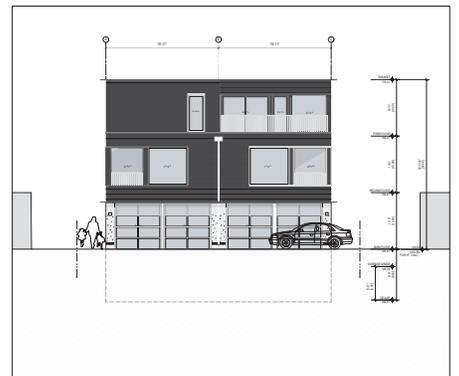
BIRMINGHAM & WOOD



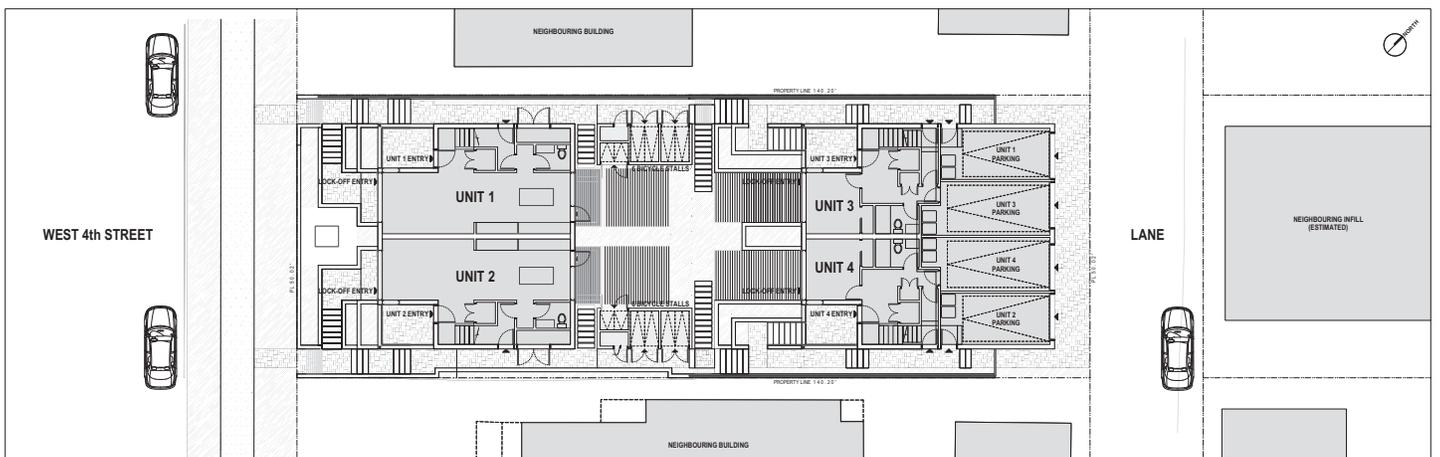
PROPOSED FRONT BUILDING FRONT ELEVATION



PROPOSED FRONT BUILDING REAR ELEVATION



PROPOSED REAR BUILDING LANE ELEVATION



PROPOSED MAIN FLOORPLAN

BIRMINGHAM & WOOD



BIRMINGHAM & WOOD



NOTICE OF PUBLIC HEARING

WHO: Birmingham & Wood Architects and Planners

WHAT: Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8738 (CD-721)

WHERE: 242 West 4th Street

WHEN: Monday, December 9, 2019 at 6:30 pm
Council Chamber, City Hall
141 West 14th Street, North Vancouver

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw, 2019, No. 8738

to rezone the subject property from an RT-1 (Two-Unit Residential 1) Zone to a Comprehensive Development 721 (CD-721) Zone to permit the development of 4 townhouse units, each with an accessory lockoff suite, in 2 buildings separated by a central courtyard. The permitted density is 1.0 times the lot area (FSR) and each building is permitted a maximum height of 3 storeys. The proposed development includes 4 parking spaces.



All persons who believe they may be affected by the proposal will be afforded an opportunity to be heard in person and/or by written submission. Written or email submissions must include your name and address and should be sent 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, December 9, 2019, to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

The proposed Zoning Amendment Bylaw 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 November 29, 2019, and online at cnv.org/PublicHearings.

Please direct any inquiries to **Mike Friesen**, Planner, at mfriesen@cnv.org or 604-990-4206.

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



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8738

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. 8738” (Birmingham & Wood Architects and Planners, 242 West 4th Street, CD-721)**.
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-721 (Comprehensive Development 721 Zone):

Lots	Block	D.L.	Plan	
25	124	271	750	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-720 Comprehensive Development 720 Zone”:

“CD-721 Comprehensive Development 721 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-720 Comprehensive Development 720 Zone”:

“CD-721 Comprehensive Development 721 Zone”

In the CD-721 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 RG-2 Zone, except that:

- (1) Section 562 (1) Purpose and (5) Density shall not apply and are replaced by the following:

The Principal Buildings shall not exceed a combined Gross Floor Area of 1.0 times the lot area;
- (2) Section 514 (4) and (5) (c) shall not apply;
- (3) Section 906 (3) (c) ii shall be waived;
- (4) Principal Buildings shall achieve a minimum of Step 3 of the BC building Code Step Code;

- (5) All exterior finishes, design and landscaping shall be approved by Advisory Design Panel.

READ a first time on the 18th day of November, 2019.

READ a second time on the 18th day of November, 2019.

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

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

MAYOR

CITY CLERK



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY AND PARTNER ENGAGEMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: L. R. Orr, Manager Business and Community Partnerships

Subject: STREETCAR BREWING CORP. APPLICATION FOR LOUNGE
ENDORSEMENT AND OUTDOOR PATIO – 123A 1ST STREET EAST

Date: November 26, 2019 File No: 09-4320-50-0002/2019

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

RECOMMENDATION:

PURSUANT to the report of the Manager, Business and Community Partnerships, dated November 26, 2019, entitled "Streetcar Brewing Corp. Application for Lounge Endorsement and Outdoor Patio – 123 A 1st Street East":

THAT the application from Streetcar Brewing located at 123A 1st Street East for an outdoor patio be denied;

AND THAT the application from Streetcar Brewing located at 123A 1st Street East for a Lounge Endorsement with 26 indoor seats with the operating hours of 9:00am-11:00pm Monday – Sunday be approved subject to the following conditions to be placed on the Business Licence:

- The garage door be kept closed at all times; and
- The applicant prepare a good neighbour agreement to the satisfaction of City staff.

Approval is granted on the basis that:

- The impact of noise on the community in the immediate vicinity of the establishment and the community in general can be managed if the business is operated appropriately;
- The proposed Lounge Endorsement is consistent with Lower Lonsdale as a vibrant neighbourhood;

- The proposed Lounge Endorsement will not result in the service area being operated in a manner that is contrary to the primary purpose of the business; and
- The results of the public input conducted by City staff obtained through a sign posted on the business and direct notification to property owners in a 40 meter radius of the subject property from October 31, 2019 to November 20, 2019 resulted in 59 letters of support and 46 letters opposed (12 of the opposing letters supported the Lounge Endorsement).

PURPOSE:

Streetcar Brewing Corp. located at 123A Street East has applied for a Lounge Endorsement and Outdoor Patio. This report seeks Council direction on this application.

BACKGROUND:

Streetcar Brewing Corp. has applied to the province for a Lounge Endorsement and outdoor patio to augment their craft beer manufacturing business at 123A Street East. The proposed capacity is 26 seats for the lounge area and the 24 seats for the outdoor patio for a combined seating capacity of 50. The business has an entrance off East 1st Street and the back lane to the south. Proposed operating hours are 9:00 am – 11:00 pm Monday - Sunday for the interior space and 9:00 am – 9:00 pm Monday - Sunday for the outdoor patio. The applicant has also committed to closing the garage door at 9:00 pm. Current operating hours are:

Sunday 12:00-9:00
Monday/Tuesday closed
Wednesday 4:00-9:00
Thursday 2:00-10:00
Friday/Saturday 12:00-11:00

The image below shows the location of Streetcar Brewing in red.



The area is mixed commercial, light industrial and residential on East 1st Street and mixed commercial and residential to the south off the lane. Although the business has two entrances the primary entrance is off the back lane.

Planning comments

Planning staff have provided preliminary approval for the outdoor patio design and have confirmed that the parking situation is existing non-conforming. One loading space and one parking space can be provided.

Current Policy

Given the proximity of Streetcar Brewing to residential uses, staff opted to send this application to Council for formal comment as per Council Policy L32 – Lounge Endorsement for Manufacturing Liquor Licensing Policy. This Policy delegates the decision to opt out or to provide comments on Lounge Endorsement applications to staff. One of the criteria for choosing to refer the application to Council is proximity to residential uses.

Public Input

Current provincial government legislation requires local governments to gather public input if they wish to comment on applications for Lounge Endorsements. The Liquor and Cannabis Regulation Branch requires specific municipal comments on:

- Potential noise impact on nearby residents
- Potential impact on the community if the application is approved
- If the proposed changes will result in the service area being operated in a manner that is contrary to the primary purpose
- The view of residents and the method used to gather views
- The Local Government recommendations (including whether or not the application be approved) and the reasons on which they are based.

Signage was posted on the exterior of the business and a mail-out notification was sent to all property owners in a 40 meter radius of the subject property seeking public input on the application. The public input process ran from October 31 – November 20.

Staff received 105 responses to the public input process – 59 in favour and 46 opposed to the proposed changes. With regard to the responses in favour, 29 or 50% did not reside near the business.

A large majority of the respondents opposed to the proposed changes were adjacent residents. Of the 46 opposed, 12 or 26% indicated they were only opposed to the outdoor patio.

Respondents identified a range of concerns including, potential noise from the business and from rowdy patrons coming and going and congregating in the lane; safety in the lane with the mix of pedestrians and vehicles; and smoking and cigarette butts in the lane. A number of respondents also pointed out that many of these issues exist with the current operation.

DISCUSSION:

The results of the public input indicates that despite a majority of respondents being supportive there is considerable concern amongst adjacent residents about the proposed changes. It is worth noting as well that at least 50% of the supportive respondents did not live near Streetcar Brewery. Many of the unsupportive respondents also identified concerns about the current operation of the business with regard to noise from inside the business when the garage doors were open and patrons coming and going along the lane. Staff has only received two formal noise complaints from nearby residents since Streetcar Brewing opened.

There are a number of options for Council in dealing with this application:

Options

1. Partial approval with conditions - Recommended

While the concerns expressed by nearby residents are acknowledged, staff believe the issues raised by residents regarding noise and patrons coming and going may be addressed through operational considerations and partial approval of what has been proposed by Streetcar Brewing. As noted by 12 of the opposing respondents, they would be supportive of the Lounge Endorsement but not the outdoor patio. Therefore should Council wish to find a middle ground, staff would recommend the following motion:

THAT the application from Streetcar Brewing located at 123A 1st Street East for an outdoor patio be denied;

AND THAT the application by Streetcar Brewing located at 123A 1st Street East for a Lounge Endorsement with 26 indoor seats with the operating hours of 9:00am-11:00pm Monday – Sunday be approved subject to the following conditions to be placed on the Business Licence:

- The garage door be kept closed at all times; and
- The applicant prepare a good neighbour agreement to the satisfaction of City staff.

Approval is granted on the basis that:

- *The impact of noise on the community in the immediate vicinity of the establishment and the community in general can be managed if the business is operated appropriately;*
- *The proposed Lounge Endorsement is consistent with Lower Lonsdale as a vibrant neighbourhood;*
- *The proposed Lounge Endorsement will not result in the service area being operated in a manner that is contrary to the primary purpose of the business; and*
- *The results of the public input conducted by City staff obtained through a sign posted on the business and direct notification to property owners in a 40 meter radius of the subject property from October 31, 2019 to November 20, 2019 resulted in 59 letters of support and 46 letters opposed (12 of which supported the Lounge Endorsement).*

2. Approve as proposed – Not Recommended

While staff do not recommend this option due to the number of concerns raised through the public input process, should Council wish to approve the application as proposed staff recommend the following motion:

THAT the application for a Lounge Endorsement and outdoor patio from Streetcar Brewery located at 123A 1st Street East with 26 indoor seats and 24 outdoor seats with operating hours of 9:00am-11:00pm Monday – Sunday be approved subject to the following conditions to be placed on the Business Licence:

- *The outdoor patio be closed at 9:00pm;*
- *The garage doors be closed at 9:00pm;*
- *No music on the outdoor patio; and*
- *Signage be posted in conspicuous locations advising patrons to be respectful of neighbours when leaving the premises.*

Approval is granted on the basis that:

- *The impact of noise on the community in the immediate vicinity of the establishment and the community in general can be managed if the business is operated appropriately;*
- *The proposed Lounge Endorsement and outdoor patio is consistent with Lower Lonsdale as a vibrant neighbourhood;*
- *The proposed Lounge Endorsement and outdoor patio will not result in the service area being operated in a manner that is contrary to the primary purpose of the business; and*
- *The results of the public input conducted by City staff obtained through a sign posted on the business and direct notification to property owners in a 40 meter radius of the subject property from October 31, 2019 to November 20, 2019 resulted in 59 letters of support and 46 letters opposed.*

3. Deny the request – Not recommended

If Council believes the changes proposed by Streetcar brewing will be problematic and more disruptive to area residents, staff recommend the following motion:

THAT the application for a Lounge Endorsement and outdoor patio from Streetcar Brewery located at 123A 1st Street East with 26 indoor seats and 24 outdoor seats with operating hours of 9:00am-11:00pm Monday – Sunday be denied for the following reasons:

- The impact of noise on the community in the immediate vicinity of the establishment and the community in general is expected to be significant given immediately adjacent high rise residential uses; and*
- The results of the public input conducted by City staff obtained through a sign posted on the business and direct notification to property owners in a 40 meter radius of the subject property from October 31, 2019 to November 20, 2019 resulted in 59 letters of support and 46 letters opposed. A vast majority of those opposed to the changes were adjacent residents.*

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this application. City costs related to the consultation are recovered from the applicant.

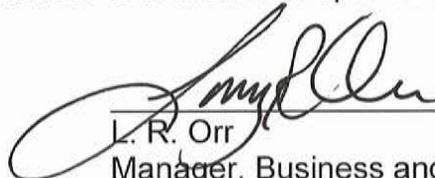
INTER-DEPARTMENTAL IMPLICATIONS:

This report has been prepared with input from staff in the Planning and Development Department.

STRATEGIC PLAN IMPLICATIONS:

Allowing Lounge uses at craft breweries aligns with the Vibrant City and Prosperous City priorities of Council's Strategic Plan. Lounge uses will help make individual breweries more financially sustainable and will contribute to tourism and spin-off businesses.

RESPECTFULLY SUBMITTED:



L. R. Orr
Manager, Business and Community Partnerships

Attachments

Initials: LRO

Subject: FW: Streetcar Brewing Patio Application

From: Megan Ferguson <>

Date: December 3, 2019 at 1:28:15 PM PST

To: "Linda Buchanan (Mayor)", "Holly Back (Councillor)", "Angela Girard (Councillor)", "Tina Hu (Councillor)", "Jessica Mcilroy (Councillor)", "Tony Valente (Councillor)"

Subject: **Streetcar Brewing Patio Application**

Hello,

I would like to show my support for Streetcar Brewing's application for a patio and lounge application. As a resident of the City of North Vancouver, the new breweries around Lower Lonsdale have been a very welcome addition to the community. They're a great destination to bring guests or just visit with friends, especially since they're all within walking distance. The ability for a brewery to have their garage door open to a patio, especially during the summer months, makes a huge difference to the space. I live a 5 minute walk from Black Kettle brewing, which is my friends' local haunt and also has an open garage door during pleasant weather and recently added a patio. Their shut down time of 8pm is always very effective, and I think the 9pm cut off for Streetcar Brewing would also be effective in limiting noise to the local residential buildings. Let's please support Lower Lonsdale as a craft brewery destination, so that we don't have to leave the North Shore to find entertainment.

Cheers,
Megan Ferguson
319 - 717 West 3rd Street
North Vancouver

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 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Andrew Devlin, Manager, Transportation Planning
Zachary Mathurin, North Shore Mobility Options Coordinator
Larry Orr, Manager, Business & Community Partnerships

Subject: PROPOSED NORTH SHORE RIDE-HAILING LICENSING AND
REGULATORY FRAMEWORK

Date: November 27, 2019 File No: 16-8330-01-001/2019

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

RECOMMENDATION:

PURSUANT to the report of the Manager of Transportation Planning, the North Shore Mobility Options Coordinator, and the Manager of Business and Community Partnerships, dated November 27, 2019, entitled "Proposed North Shore Ride-Hailing Licensing and Regulation Framework":

THAT Council endorse the proposed framework for licensing and regulating ride-hailing services across the North Shore outlined in this report;

AND THAT staff be directed to report back with necessary bylaw amendments to enable ride-hailing services per the proposed licensing and regulation framework outline in this report.

ATTACHMENTS:

1. Information Report dated August 6, 2019 entitled "Ride Hailing Backgrounder and Update" (Document [#1854784](#))

PURPOSE

The purpose of this report is to introduce a proposed interim framework for coordinating licensing businesses engaged in ride-hailing and passenger directed vehicle activities, and to enable the ability to address ride-hailing services' potential street and traffic impacts across the North Shore. This report recommends that staff bring bylaw amendments to Council to enable the proposed changes in early 2020.

BACKGROUND

On September 16, 2019 the Passenger Transportation Board (PTB) became the sole regulatory body with jurisdiction to set fleet size restrictions, define operational boundaries, and issue permits to operators of ride-hailing services as well as other Passenger Directed Vehicle (PDV) companies, which include taxicabs and limousines.

The PTB began accepting permit applications from ride-hailing companies, known as Transportation Network Services (TNSs), on September 3, 2019. Since then, at least 14 companies have applied for a permit to operate in Region 1, which includes the Metro Vancouver, Fraser Valley, and Squamish-Lillooet regional districts.

Larger ride-hailing companies (e.g., Uber, Lyft) have not confirmed nor denied whether the North Shore will be part of the initial service area, but both have indicated it will be highly dependent on driver supply. If the driver supply is below what the companies need to operate a healthy ride-hailing market, municipalities outside of Vancouver may be excluded from the platform until more drivers can be recruited.

While the province's new regulations surrounding PDV activities limit the role of municipalities in establishing local regulations, municipalities retain authority to:

- Issue business licences;
- Set business licence requirements; and
- Regulate business activities, such as street and curb use and pick-up and drop-off locations, through bylaws.

Staff from the City of North Vancouver (CNV), in collaboration with the District of North Vancouver (DNV) and the District of West Vancouver (DWV), have been working on a framework that would enable TNSs to operate across the North Shore through an inter-municipal business licence (IMBL) and enable new tools and regulations to manage potential safety and congestion impacts. This framework would allow the North Shore municipalities to effectively license and manage ride-hailing activities on the North Shore until such time that a coordinated regional approach is in place.

Staff from TransLink and the Province are currently facilitating a regional discussion on developing a regional licensing framework for Metro Vancouver. However, this process is anticipated to take one to two years given the number of municipalities and time to establish a body to regulate and administer regional licensing arrangements. City staff and North Shore colleagues will continue to engage with regional efforts.

DISCUSSION

Staff developed interim principles and objectives in line with municipal priorities to guide a licensing approach and tools to manage the street and curb impacts of ride-hailing activities. The purpose of these principles and objectives is to ensure the proposed actions align with previously endorsed priorities and lead to desirable outcomes as defined by Council’s Strategic Plan and the City’s Official Community Plan.

Table 1: Proposed Interim Ride-Hailing Principles and Objectives

Key Principles	Objectives to Meet
<ol style="list-style-type: none">1. Enhance mobility options2. Be consist across municipal boundaries3. Work within organizational capacity4. Build a foundation for future policy5. Be transparent	<ol style="list-style-type: none">1. Maximize safety2. Minimize congestion3. Maintain affordability4. Minimize burden to municipal resources5. Increase accessibility of mobility options6. Reduce GHG emissions within the limitations set by the province

Proposed inter-municipal business licence

In keeping with the principles and objectives in Table 1 and using existing municipal powers, staff recommend the following measures for licensing ride-hailing services:

1. Require a single inter-municipal business license for all PDV companies, including resident taxicab and limousine services and non-resident TNSs;
 - The IMBL fee structure would composed of three tiers defined by the overall vehicle fleet size of the business;
 - One municipality would take on the role of issuing business licences on behalf of all three North Shore municipalities;
 - While North Shore staff must still determine how revenues will be shared, it is likely that the issuing municipality will receive a larger share to offset the cost of administration;
 - Discounted business license fees may be considered for services who operate zero emission and accessible vehicles in the future. Analysis of fleet and trip data provided by services is needed to determine the level of discount that is appropriate, while still ensuring sufficient revenue is generated to offset administrative costs.
2. Harmonize fines and enforcement across the three municipalities through further changes to each municipalities’ bylaws;
3. Require all PDV companies to share data in line with the province’s own requirement;
 - Trip-level data (e.g. time and location of trip origins and destinations) to understand usage patterns, plan appropriate responses to street and curb use, and audit fees remitted to municipalities.

The City of North Vancouver, District of West Vancouver, and District of North Vancouver have an existing IMBL framework that allows mobile contractor businesses (e.g., renovators, plumbers, chimney sweeps) to obtain a single business licence from the municipality in which they are a resident and pay an additional, small fee to operate in the other two municipalities. Staff from the three municipalities currently meet on a regular basis to update their lists of businesses holding an IMBL and share the fees charged.

The existing North Shore IMBL does not currently capture taxi or other passenger directed vehicle services, nor does it allow non-resident businesses to apply. The proposed changes to the IMBL will address both of these limitations. This approach would lower the cost to taxicab companies, which currently must obtain a regular business licence in each municipality in which they seek to operate, and be administratively simple for both the municipalities and the companies affected. It would also be an attractive and efficient model for TNSs, who would gain access to three municipalities through a single process. This approach has been advocated by the TNSs and is consistent with the model being pursued by the Tri-Cities (i.e. Coquitlam, Port Coquitlam, and Port Moody).

The PTB has not yet approved any TNS applications and it is likely that service deployment will start in Vancouver before spreading to the North Shore. Should TNSs arrive before the North Shore approach is adopted, there may be a short period where no bylaw is in place. City staff will notify TNSs that they can operate for this short period without a business licence until such time as the bylaw amendments are adopted.

Proposed transportation management measures

Once TNSs start operating on the North Shore, managing the space where people are picked up and dropped off becomes more critical to ensure the safety of passengers and drivers and manage limited curb space. To meet these needs, staff recommend enabling the ability to implement the following measures.

1. Harmonize definitions for passenger loading zones and street use regulations so that they are consistent and predictable across the North Shore municipalities;
2. Ability to geofence areas that manage access to key areas according to each municipality's needs and visible to drivers and passengers within the mobile application platforms of each company;
3. Ability to collect a pick-up and drop-off based congestion and curb access surcharge similar to the City of Vancouver that would apply during peak times based on current evidence and could be adjusted according to future congestion and TNS data;
 - Fee would be discounted or waived for trips made using a zero emission vehicle and for trips made using an accessible vehicle;
 - The fees would likely be passed on to passengers and could act as a signal to customers to consider alternatives like transit when it is available at peak service levels and when road congestion is at its highest level;
 - Pick-up and drop-off fee revenues should go toward funding investments in the transportation network, such as cycling and pedestrian improvements.

Next steps

Staff have identified the following bylaws as requiring amendments in order to enable the proposed changes outlined in this report:

- Business Licence Bylaw, No. 8640;
- Fees and Charges Bylaw, No. 6383;
- Inter-municipal Business Licence Agreement Authorization Bylaw, No. 7350; and
- Street and Traffic Bylaw, No. 6234.

The provincial legislation removes the City's authority to regulate driver requirements and vehicle standards and issue chauffeur's permits. As such, regulations contained in the City's Cab Regulation Bylaw, No. 7787 are mostly voided and the bylaw can be repealed.

TNSs hope to receive their provincial permit by the end of 2019 and launch shortly thereafter. To minimize the interim period between permit issuance and the adoption of a local licensing framework, the North Shore team are working to bring the necessary bylaw changes to councils for adoption in early 2020.

Coordination with other North Shore municipalities

Staff from the District of North Vancouver and District of West Vancouver will present their Councils on December 9, 2019 and December 16, 2019, respectively, with a similar recommendation to endorse the proposed interim approach. With Council endorsement, staff will draft a set of mutually consistent bylaw changes for all three municipalities that staff will present to Council for consideration and adoption in early 2020.

COMMUNITY CONSULTATION

Staff have engaged with colleagues in the City of Vancouver and the Tri-Cities (Coquitlam, Port Coquitlam, and Port Moody) who have been leading similar efforts to license and manage ride-hailing in ways to ensure regional consistency.

Staff have also consulted with representatives from the local business community, local taxicab companies, and TNSs throughout the process to develop mutually acceptable solutions and receive feedback on the proposed measures. The feedback has been positive and the taxicab companies and TNSs have been supportive of the work being pursued.

FINANCIAL IMPLICATIONS

The proposed licence fee structure and fee amounts are intended to recover the cost of administering the business licence and conducting enforcement only. However, the proposed approach represents a significant reduction in administrative burdens and associated costs to the CNV and treats taxis and TNSs equally.

Staff recommend that the funds collected through the curb access fee be allocated to transportation initiatives, which could include pedestrian and cycling infrastructure improvements or funding accessible transportation options. The revenue generated from these fees will depend on demand for ride-hailing services on the North Shore. As noted previously, the provincial requirement for class 4 commercial licences for drivers will, in the short-term, affect the supply of drivers on the North Shore and likely limit the number of trips. Should the per-trip curb access fee be implemented, staff expect revenues to be relatively modest in the first year of operations but are highly likely to grow over time based on the experience of comparable metropolitan regions. If and when driver supply catches up with demand (which typically rises as the availability of ride-hailing services rises), pick-up and drop-off fees could be substantial enough to fund significant improvements to the North Shore's transportation network.

INTER-DEPARTMENTAL IMPLICATIONS

Staff from the City's Planning and Development, Bylaw Services, Business Licensing, and Engineering, Parks and Environment have worked in partnership with staff at the Districts of North and West Vancouver to develop the recommended consistent framework to address ride-hailing.

Staff reviewed the recommended to the City's Policy and Projects Team for input and feedback. No major issues or concerns were noted. Urban design was highlighted as an important consideration once staff start planning the implementation of new loading zones. Should Council endorse the recommended framework, staff will engage Finance and Legal counsel to ensure the new fees and bylaw amendments adhere to City practices.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS

The proposed licensing and regulatory framework for ride-hailing services outlined in this report support the following goals and objectives in the City's Official Community Plan:

- 2.3. Support a safe, accessible, resilient, and affordable transportation system
- 7.2. Create an attractive environment for economic development.

STRATEGIC PLAN IMPLICATIONS

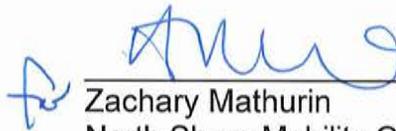
The proposed licensing and regulatory framework for ride-hailing services outlined in this report supports the following priorities outlined in the 2018-2022 Council Strategic Plan:

- Explore innovative solutions to transportation challenges, and continue to integrate land use and transportation planning to support connectivity across the region
- Increase visibility as a tourism destination
- Investigate actions to reduce barriers and challenges to local businesses

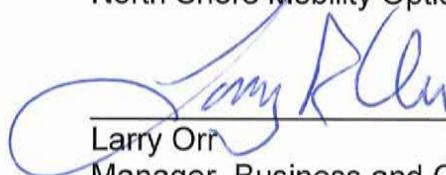
RESPECTFULLY SUBMITTED:



Andrew Devlin
Manager, Transportation Planning



Zachary Mathurin
North Shore Mobility Options Coordinator



Larry Orr
Manager, Business and Community Partnerships



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY & PARTNER ENGAGEMENT DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

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

Subject: RIDE HAILING BACKGROUNDER AND UPDATE

Date: August 6, 2019 File No: 09-4320-20-0001/2019

ATTACHMENTS:

1. Overview of the Passenger Transportation Amendment Act (Doc. # [1813764](#))
2. Highlights of the Passenger Transportation Amendment Act

PURPOSE:

The purpose of this report is to update Council on the new ride-hailing legislation that will come into effect in the Province this Fall.

BACKGROUND:

Legislation (Bill 55) was introduced on November 19, 2018 by the provincial government that will allow ride-hailing companies to enter the B.C. market. Companies offering ride-hailing services will be called Transportation Network Services (TNS) under the new legislation. The regulations to enact Bill 55 take effect on September 16, 2019. The purpose of the Passenger Transportation Amendment Act is to modernize the legislative framework for passenger-directed vehicles (PDV) (vehicles for hire, such as taxis) and prepare for the entry of app-based ride-hailing services. Attachment #1 provides a high level overview of the Passenger Transportation Amendment Act. Attachment #2 provides more details on the changes resulting from the new legislation.

Currently the City regulates vehicles for hire (taxis) through our Cab Regulation Bylaw, 2006, No.7787 and the Streets and Traffic Bylaw, 1991, No. 6234 (concerning taxi

stands). Taxi companies are also required to have a Business License under the City's Business Licence Bylaw, 2018, No. 8640.

Overview of B.C. Regulations

Administration

- Passenger Transportation Board (PTB) will have sole authority to issue permits to TNS companies and regulate ride pricing structure, vehicle condition and operator licensing

Licensing Fees

- \$200 application fee
- \$5,000 annual licence fee for TNS company
- Rider fee of \$0.30/ trip in a non-wheelchair equipped vehicle

Driver requirements

- Class 4 commercial licence
- Criminal record check with Vulnerable Sector Check (annual)
- Clean driving record (max. 4 offences during last 2 years)

Vehicle Requirements

- Minimum age=10 years +1 month
- Inspection by PTB (annually if <40,000 km or semi-annually if 40,000+ km previous year)
- Display TNS vehicle identifiers (company name/logo)

Operational Restrictions

- Cash not allowed
- Street hailing not allowed
- Boundaries TBD

Audit, Enforcement and Fines

- Audit and inspection PTB function
- \$5,000/day for drivers and \$100,000/day for TNS operating unlicensed
- TNS fined \$50,000/offence/day for any driver who has not passed a criminal record check

Changes to municipal regulatory and administrative powers

The new framework for Transportation Network Services will result in changes to municipal regulatory and administrative powers in relation to passenger-directed vehicles (vehicles for hire, such as taxis).

Municipalities will retain their authority to:

- Issue business licenses;
- Set business licence requirements; and

- Regulate such considerations as taxi stand locations, age of fleet and standard of fleet through street and traffic bylaws.

Municipalities will also have the ability to have one set of business licence requirements for taxi fleets and another for ride hailing, as well as different street and traffic rules for taxis and for ride-hailing under their authority in relation to streets and traffic.

The Passenger Transportation Board will have sole authority with respect to the supply and operating area for PDVs. **Municipalities may not:**

- Refuse to issue a business licence to operate a PDV for the sole reason that the person holds a business licence issued by another municipality;
- Prohibit PDVs from operating in the municipality;
- Regulate the number of PDVs that may operate; and
- Issue municipal Chauffeur's Permits (Chauffeur's Permits will be eliminated by the requirement for all drivers of passenger-directed vehicles to meet a new provincial standard for criminal and driver record checks).

As a result of these changes, any municipal bylaw that regulates the number of PDVs that may operate in a municipality or prohibits PDVs from operating at all will have no effect after enactment of the new legislation in September. Furthermore, any existing bylaws that regulate the issuance of chauffeur permits for the operation of motor vehicles under a PTB licence will also have no effect after enactment of the legislation.

While staff will be reviewing the Cab Regulation Bylaw to determine the full extent of the impact of the new legislation on existing City regulations, the discontinuation of chauffeur's permits will be the biggest change for the City. The Cab Regulation Bylaw includes provisions for the regulation of Chauffeur Permits and an inter-municipal scheme with the District of North Vancouver for an appeals process. Staff will also be considering potential impacts to the Streets and Traffic and Business Licence Bylaws and other potential issues in light of the new ride-hailing legislation.

NEXT STEPS

City staff are participating on a Metro Vancouver Regional Ride-hailing Working Group established by the Ministry of Transportation and Infrastructure and Ministry of Municipal Affairs and Housing and a TransLink Working Group. The working groups will discuss implementation efforts and facilitate municipal coordination on the new ride-hailing framework.

For Council's information, the North Shore municipalities have recently hired a North Shore Mobility Options Coordinator, Zachary Mathurin in order to facilitate municipal coordination on Integrated North Shore Transportation Planning (INSTPP) priorities. The Mobility Options Coordinator reports to the District of North Vancouver, the District of West Vancouver, and the City of North Vancouver on a variety of transportation files requiring tri-municipal collaboration, including ride-hailing.

City staff will also be facilitating meetings with Bylaw, Business Licensing and Transportation staff from the Districts of North and West Vancouver to discuss a potential

unified approach among the three North Shore Municipalities and will be forming an interdepartmental working group to consider City implications resulting from the new legislation.

The City staff working group will report back to Council in due course on the outcome of the Working Groups and any potential actions in light of the new provincial ride-hailing legislation.

RESPECTFULLY SUBMITTED:



L. R. Orr
Manager, Business and Community
Partnerships

Attachment

LO/jb



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A hand in a dark sleeve points towards a smartphone held by another hand. The phone screen shows a map application with a location pin and some text. The background is a blurred city street at night with bokeh light effects from traffic and buildings. The British Columbia flag is visible in the top right corner of the image.

Passenger Transportation Amendment Act



Key Principles

- Enable regulatory framework for ride-hailing
- Ensure safety
- Establish a system which allows for existing industry and new entrants
- Reduce regulatory overlap and burden
- Enhance compliance and enforcement
- Protect accessible services



Legislative Framework

Amendments to the following 8 statutes:

1. *Passenger Transportation Act*
2. *Insurance (Vehicle) Act*
3. *Insurance Corporation Act*
4. *Local Government Act*
5. *Community Charter*
6. *Vancouver Charter*
7. *Motor Vehicle Act*
8. *Commercial Transport Act*

Passenger Transportation Amendment Act



Key definitions in Legislation

1. Passenger Directed Vehicle (PDV):

- All Vehicles for hire (e.g. taxis, ride-hailing)

2. Transportation Network Services (TNS):

- App based ride hailing service



Overview of the Bill

1. Expanding Passenger Transportation Board Authority to consider TNS applications and grant licence. PT Board continues as provincial regulator to:

- Apply three part test: Fit and Proper to provide service, is there a public need and promotes sound economic conditions
- Set supply, operating areas and rates
- Other terms and conditions for licensees such as data requirement and information on trips provided under the licence

Overview of the Bill

2. Legislative Committee to be appointed

On or before January 1, 2022 to review:

- Adequacy of supply of PDVs (including accessible PDVs)
- Effectiveness in providing adequate supply of PDVs
- Extent to which the Act promotes employment in the PDV and TNS sector.
- Impacts of PDVs on public transportation, traffic congestion, and the environment
- Extent to which changes promote PDVs to operate in small, rural or remote communities



Overview of the Bill

3. Taxi and TNS licence holders will ensure drivers meet prescribed record check requirements

- Eliminates the need for taxi and future drivers to obtain Municipal Chauffeur Permit in each municipality
- Closes gaps on current regime ensuring every driver in the province will require record checks including criminal record check and drivers abstract

Overview of the Bill

4. Updated Administrative Penalties and Offenses

- Current maximum administrative monetary penalty for licensees is \$1500. Raising to \$50,000
- Current maximum fine for an offence is \$5000, whether for an individual or other 'person'. Raising to \$100,000 for corporation or limited liability company that commits an offence and key for enforcing against non-licence holders



Overview of the Bill

5. Legislation proposes a definition of “accessible passenger directed vehicle” and enabling authority to charge per-trip fees

- Require new entrant annual licence fee to cover some portion of costs to fund accessible taxi service, as well as administrative costs of the PTA regime
- Existing industry would pay existing fees for a fixed period before transitioning over to new fee structure
- Require a licence holder or driver to complete a specified education/training program



Overview of the Bill

6. Local Government Legislation

- Clarifies the exclusive jurisdiction of the Passenger Transportation Board in determining supply and boundary/operating area
- Local governments will retain authority over business licences and street and traffic by-laws, for example setting vehicle type requirements or taxi stand locations



Overview of the Bill

7. Insurance Related Amendments

- Provides ICBC with authority to develop new insurance products for vehicles under a PTA licence
- Supports insurance solutions for other new emerging vehicle services

Overview of the Bill

8. Amendments to the Motor Vehicle Act

- Aligns with amendments to local government legislation to restrict the authority of municipal governments to limit supply or operating areas of PDVs that the PT Board has approved



Overview of the Bill

9. Commercial Transport Act

- Amendments to ensure that vehicles currently registered and licensed under the MVA and operate for a TNC can remain registered and licensed under the Motor Vehicle Act.



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QUESTIONS

Passenger Transportation Amendment Act

Attachment #1

Key components of the Passenger Transportation Amendment Act

1. Expanding the authority of the Passenger Transportation Board

The Passenger Transportation Board, an independent tribunal, will expand its role in receiving applications and setting out terms and conditions of licences, including taxis, ride-hailing, and passenger-directed vehicles.

The board will have authority to determine the rates charged to passengers, as well as the supply and operating area of vehicles operating under the authority of a licence authorizing transportation network services.

2. Changes to local government

Proposed amendments to local government legislation will restrict authority of municipal governments to limit supply or operating areas of passenger-directed vehicles that the board has approved.

Local governments will still set vehicle type, taxi stand locations and local business-licence requirements.

3. Accessibility

The proposed legislation enables a new per-trip fee to cover a portion of costs to fund accessible taxis, as well as administrative costs of the Passenger Transportation Act. The existing industry would pay current fees for a fixed period before transitioning over to a new fee structure.

4. Legislative committee to be appointed

This bill proposes the appointment of a special committee to review and make recommendations on the effectiveness of the changes, impacts of passenger-directed vehicles on public transportation, traffic congestion and the environment to ensure the Province has a model that works for British Columbians.

5. Record-check requirements

All drivers of passenger-directed vehicles will be required to meet a provincial standard to be set by regulation for criminal and driver record checks by eliminating the need for taxi and future drivers to obtain a municipal chauffeur permit in each municipality.

6. Stricter penalties

The bill proposes increases to administrative penalties for non-compliance of licence holders, as well as increases to the maximum fine amounts for offences, particularly for corporations that contravene the act.

The proposal is for the registrar to have authority under the act to levy administrative penalties up to \$50,000 against licensees who do not comply with the act, the regulations or the terms and conditions of their licences. At the extreme end of non-compliance, the registrar has authority to suspend or cancel a licence.

Substantial increases are proposed for those convicted of an offence under the act. For example, for corporations who operate without a licence, the maximum fine amount for a conviction is proposed to be \$100,000, with each day where a contravention occurs potentially treated as a separate offence and subject to another maximum fine amount of \$100,000.

7. Insurance

Amendments are proposed to the Insurance Vehicle Act and the Insurance Corporation Act for ICBC to develop new and innovative insurance.

8. Per-trip fees

The legislation includes provisions that can broaden the existing authority to establish fees, including those related to a per-trip fee. A per-trip fee for new entrants to the industry can help sustain an adequate supply of accessible taxis once the new legislation comes into force.

9. Data collection

The new legislation includes provisions for the board to gather information and data collection to assist in making more evidence-based decision making. For example, the board will have access to information pertaining to trip times, pickup locations, wait-times and type of trip (accessible or non-accessible vehicle).