



**AGENDA FOR THE REGULAR MEETING OF COUNCIL
IN THE COUNCIL CHAMBER, CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, FEBRUARY 10, 2020 AT 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, February 10, 2020

ADOPTION OF MINUTES

2. Special Regular Council Meeting Minutes, February 3, 2020
3. Regular Council Meeting Minutes, February 3, 2020

PROCLAMATIONS

Heritage Week – February 17-23, 2020

Rare Disease Day – February 29, 2020

PUBLIC INPUT PERIOD

PRESENTATION

Mosquito Creek Bridge Replacement – Project Manager

Information Report, January 29, 2020 – "Marine Drive Bridge over Mosquito Creek – Measures to Reduce Transportation Impacts"

MOTION

4. Development Variance Permit No. PLN2019-00010 (829 West 15th Street)

Public Meeting waived.

REPORT

5. Proposed 2020 Filming Schedule of Fees

Items 6 and 7 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

6. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees)
7. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees)

REPORT

8. Heritage Revitalization Agreement Application: 109-115 East 1st Street (Chad Mooney / KC Mooney Architect)

Items 9 and 10 refer.

BYLAWS – FIRST AND SECOND READINGS

9. “Heritage Revitalization Agreement, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street)
10. “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street)

REPORTS

11. Temporary Use Permit – 532 East 10th Street – Relocation of James Residence
12. Rezoning Application: 1433 Lonsdale Avenue (Mike Fournogerakis / B.P.Y.A. 1163 Holdings)

Item 13 refers.

BYLAW – FIRST AND SECOND READINGS

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment)

REPORT

14. Rezoning Application: 1520 Lonsdale Avenue (Cannabis Boutique / 1015991 BC Ltd.)

Item 15 refers.

BYLAW – FIRST AND SECOND READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723)

REPORT

16. Rezoning Application: 143 East 2nd Street (420 Herb Garden / 1174861 BC Ltd.)

Item 17 refers.

BYLAW – FIRST AND SECOND READINGS

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724)

REPORT

18. Rezoning Application: 820 Marine Drive (Quantum 1 Cannabis / Russ Rossi)

Item 19 refers.

BYLAW – FIRST AND SECOND READINGS

19. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725)

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)(e) [land matter], 90(1)(g) [legal matter], 90(1)(k) [negotiations] and 90(1)(m) [confidential matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, February 10, 2020

ADOPTION OF MINUTES

2. Special Regular Council Meeting Minutes, February 3, 2020
3. Regular Council Meeting Minutes, February 3, 2020

PROCLAMATIONS

Heritage Week – February 17-23, 2020

Rare Disease Day – February 29, 2020

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”.

PRESENTATION

Mosquito Creek Bridge Replacement – Project Manager

Information Report, January 29, 2020 – “Marine Drive Bridge over Mosquito Creek – Measures to Reduce Transportation Impacts”

MOTION

4. Development Variance Permit No. PLN2019-00010 (829 West 15th Street)
– File: 08-3400-20-0010/1

RECOMMENDATION:

THAT Development Variance Permit No. PLN2019-00010 (829 West 15th Street) be issued to M.M.K. Holdings Ltd., Inc. No. 360112 (Little Buddies Daycare), in accordance with Section 498 of the *Local Government Act*;

AND THAT the Mayor and City Clerk be authorized to sign Development Variance Permit No. PLN2019-00010.

Public Meeting waived.

REPORT

5. Proposed 2020 Filming Schedule of Fees – File: 15-8110-10-0001/2020

Report: Film and Community Events Liaison, January 29, 2020

RECOMMENDATION:

PURSUANT to the report of the Film and Community Events Liaison, dated January 29, 2020, entitled “Proposed 2020 Filming Schedule of Fees”:

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees) be considered;

AND THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees) be considered.

Items 6 and 7 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

6. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees)

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees) be given first, second and third readings.

7. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees)

RECOMMENDATION:

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees) be given first, second and third readings.

REPORT

8. Heritage Revitalization Agreement Application: 109-115 East 1st Street (Chad Mooney / KC Mooney Architect) – File: 08-3360-20-0503/1

Report: Planning Technician 2, January 29, 2020

RECOMMENDATION:

PURSUANT to the report of the Planning Technician 2, dated January 29, 2020, entitled “Heritage Revitalization Agreement Application: 109-115 East 1st Street (Chad Mooney / KC Mooney Architect)”:

THAT “Heritage Revitalization Agreement Bylaw, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be considered and referred to a Public Hearing;

THAT “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be considered and referred to a Public Hearing;

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

THAT notice of the highway closure, removal of highway dedication and property disposition be issued in accordance with the *Community Charter*;

THAT the Mayor and City Clerk be authorized to execute the necessary documentation to permit the encroachments of the heritage building onto City road allowance;

Continued...

REPORT – Continued

8. Heritage Revitalization Agreement Application: 109-115 East 1st Street (Chad Mooney / KC Mooney Architect) – File: 08-3360-20-0503/1 – Continued

THAT the Mayor and City Clerk be authorized to execute the necessary documentation to permit the encroachment of awnings, lighting and door swing over City road allowance;

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

Items 9 and 10 refer.

BYLAWS – FIRST AND SECOND READINGS

9. “Heritage Revitalization Agreement, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street)

RECOMMENDATION:

THAT “Heritage Revitalization Agreement, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be given first and second readings.

10. “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street)

RECOMMENDATION:

THAT “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be given first and second readings.

REPORTS

11. Temporary Use Permit – 532 East 10th Street – Relocation of James Residence – File: 08-3400-20-0018/1

Report: Manager, Planning, January 29, 2020

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning, dated January 29, 2020, entitled “Temporary Use Permit – 532 East 10th Street – Relocation of James Residence”:

THAT Temporary Use Permit No. PLN2020-00003 (Anthony Dean and Yvonne Perrault), to permit Two-Unit Residential Use at 532 East 10th Street for a three-year term, be considered and referred to a Public Meeting;

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

REPORTS – Continued

12. Rezoning Application: 1433 Lonsdale Avenue (Mike Fournogerakis / B.P.Y.A. 1163 Holdings) – File: 08-3400-20-0007/1

Report: Development Planner, February 3, 2020

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled “Rezoning Application: 1433 Lonsdale Avenue (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment) be considered and referred to a Public Hearing;

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

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

Item 13 refers.

BYLAW – FIRST AND SECOND READINGS

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment) be given first and second readings.

REPORT

14. Rezoning Application: 1520 Lonsdale Avenue (Cannabis Boutique / 1015991 BC Ltd.) – File: 08-3400-20-0012/1

Report: Development Planner, February 3, 2020

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled “Rezoning Application: 1520 Lonsdale Avenue (Cannabis Boutique / 1015991 BC Ltd.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723) be considered and referred to a Public Hearing;

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

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

Item 15 refers.

BYLAW – FIRST AND SECOND READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723) be given first and second readings.

REPORT

16. Rezoning Application: 143 East 2nd Street (420 Herb Garden / 1174861 BC Ltd.)
– File: 08-3400-20-0008/1

Report: Development Planner, February 3, 2020

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled “Rezoning Application: 143 East 2nd Street (420 Herb Garden / 1174861 BC Ltd.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724) be considered and referred to a Public Hearing;

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

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

Item 17 refers.

BYLAW – FIRST AND SECOND READINGS

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724) be given first and second readings.

REPORT

18. Rezoning Application: 820 Marine Drive (Quantum 1 Cannabis / Russ Rossi)
– File: 08-3400-20-0011/1

Report: Development Planner, February 3, 2020

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled “Rezoning Application: 820 Marine Drive (Quantum 1 Cannabis / Russ Rossi)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) be considered and referred to a Public Hearing;

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

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

Item 19 refers.

BYLAW – FIRST AND SECOND READINGS

19. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) be given first and second readings.

PUBLIC CLARIFICATION PERIOD

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

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

CITY CLERK'S RECOMMENDATION

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(g) [legal matter], 90(1)(k) [negotiations] and 90(1)(m) [confidential matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



**MINUTES OF THE SPECIAL REGULAR MEETING OF COUNCIL HELD IN
THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH
VANCOUVER, BC, ON **MONDAY, FEBRUARY 3, 2020****

PRESENT

COUNCIL MEMBERS

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

ABSENT

Councillor H. Back

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, City Clerk
C. Baird, Deputy City Clerk
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
B. Themens, Director, Finance
B. Pearce, Director, Strategic and Corporate Services
H. Reinhold, Deputy Director, Strategic and Corporate Services
S. Wilson, Communications Coordinator
R. Skene, Director, Community and Partner Engagement
M. Epp, Director, Planning and Development
K. Magnusson, Deputy Director, Engineering, Parks & Environment
D. Matsubara, Section Manager, Engineering Design
G. Schalk, Fire Chief
G. Bhayani, Superintendent, RCMP

The meeting was called to order at 4:00 pm.

PRESENTATION

Mayor Buchanan presented the Freedom of the City Award to Gerry MacPherson in recognition of his longstanding and outstanding efforts to beautify the City of North Vancouver and build a strong sense of community through the creation and enhancement of "Gerry's Garden" located on the property between Loutet Park and Brooksbank Elementary School.

ADJOURN

Moved by Councillor Bell, seconded by Councillor Girard

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:32 pm.

"Certified Correct by the City Clerk"

CITY CLERK

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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, FEBRUARY 3, 2020**

PRESENT

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Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente

ABSENT

Councillor H. Back

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B. Pearce, Director, Strategic and Corporate Services
H. Reinhold, Deputy Director, Strategic and Corporate Services
R. Skene, Director, Community and Partner Engagement
M. Epp, Director, Planning and Development
K. Magnusson, Deputy Director, Engineering, Parks & Environment
D. Matsubara, Section Manager, Engineering Design
G. Schalk, Fire Chief
G. Bhayani, Superintendent, RCMP

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

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Girard

1. Regular Council Meeting Agenda, February 3, 2020

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor Valente

2. Regular Council Meeting Minutes, January 27, 2020

CARRIED UNANIMOUSLY

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

Black History Month – February 2020

Heart Month – February 2020

PUBLIC INPUT PERIOD

- Ron Sostad, 231 East 15th Street, North Vancouver, spoke regarding socialism and waived public hearings.

PRESENTATIONS

Overview of Assessment and 2020 Assessment Roll – Paul Borgo, Deputy Assessor, Lower Mainland Region, BC Assessment

Paul Borgo, Deputy Assessor, Lower Mainland Region, BC Assessment, provided a PowerPoint presentation regarding the “Overview of Assessment and 2020 Assessment Roll” and responded to questions of Council.

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT the presentation from Paul Borgo, Deputy Assessor, Lower Mainland Region, BC Assessment, be received with thanks;

AND THAT BC Assessment be invited back to meet with Council.

CARRIED UNANIMOUSLY

RCMP I-TEAMS Service Delivery – C/Supt. Ed Boettcher, Supt. Dave Chauhan, Insp. Andy LeClair, Insp. Shawna McPherson, S/Sgt. Joel LeBlanc, Sgt. Paul Vermeulen

Supt. G. Bhayani introduced C/Supt. Ed Boettcher and the RCMP I-TEAM.

C/Supt. Ed Boettcher, Supt. Dave Chauhan, S/Sgt. Joel LeBlanc, Insp. Andy LeClair, Insp. Shawna McPherson and Sgt. Paul Vermeulen, RCMP, provided a PowerPoint presentation regarding the “RCMP I-TEAMS Service Delivery” and responded to questions of Council.

Councillor Hu left the meeting at 7:54 pm and returned at 7:56 pm.

Moved by Councillor Bell, seconded by Councillor Girard

THAT the presentation from C/Supt. Ed Boettcher, Supt. Dave Chauhan, S/Sgt. Joel LeBlanc, Insp. Andy LeClair, Insp. Shawna McPherson and Sgt. Paul Vermeulen, RCMP, be received with thanks.

CARRIED UNANIMOUSLY

Mayor Buchanan declared a recess at 8:23 pm and the meeting reconvened at 8:28 pm.

CONSENT AGENDA

Moved by Councillor Valente, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

CONSENT AGENDA – Continued

START OF CONSENT AGENDA

BYLAW – ADOPTION

- *3. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2020, No. 8751” (Hamersley Park Improvements)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2020, No. 8751” (Hamersley Park Improvements) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

CARRIED UNANIMOUSLY

END OF CONSENT AGENDA

CORRESPONDENCE

4. George Sim, Chairman, North Shore Lions Youth Exchange Program,
January 22, 2020 – File: 05-1850-01-0001/2020

Re: Grant Request for North Shore Lions Youth Exchange Program

Moved by Councillor Hu, seconded by Councillor Bell

THAT Council support the North Shore Lions Youth Exchange Program with funding in the amount of \$6,000, to be allocated from the Sister Cities Program.

CARRIED UNANIMOUSLY

REPORT

5. Transfer of Capital Funds for Storm Sewer Construction
– File: 11-5210-01-0001/2020

Report: Section Manager, Engineering Design, January 24, 2020

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Section Manager, Engineering Design, dated January 24, 2020, entitled “Transfer of Capital Funds for Storm Sewer Construction”:

THAT \$210,000 of capital funds be transferred from Project 55068 – St. Davids Avenue (Alder Street to 3rd Street) Storm Sewer Replacement to fund Project 55057 – Storm Sewer Infill Program.

CARRIED UNANIMOUSLY

PUBLIC CLARIFICATION PERIOD

Mayor Buchanan declared a recess at 8:33 pm for the Public Clarification Period and reconvened the meeting immediately after.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

CITY CLERK'S RECOMMENDATION

Moved by Councillor Valente, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed session, at 8:33 pm and reconvened at 10:38 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

6. Land Matter – File: 08-3360-20-0454/1

Report: Director, Community and Partner Engagement, January 23, 2020

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Director, Community and Partner Engagement, dated January 23, 2020, regarding a land matter:

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

AND THAT the wording of the recommendation and the report of the Director, Community and Partner Engagement, dated January 23, 2020, remain in the Closed session.

CARRIED UNANIMOUSLY

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

7. Negotiations – File: 08-3360-20-0454/1

Report: Director, Planning and Development, January 28, 2020

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Director, Planning and Development, dated January 28, 2020, regarding negotiations:

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

AND THAT the wording of the recommendation and the report of the Director, Planning and Development, dated January 28, 2020, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Hu

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:39 pm.

“Certified Correct by the City Clerk”

CITY CLERK

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Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

HERITAGE WEEK

- WHEREAS** through the passage of time and memory, cultural heritage endures and is conveyed through ideas, language, structures and artistry;
- WHEREAS** the City of North Vancouver encourages engagement and learning about the diverse cultural heritage of our community, including historical and ongoing contributions of the Coast Salish peoples and Squamish and Tsleil-Waututh Nations;
- AND WHEREAS** the theme for Heritage Week 2020 is *Bringing the Past into the Future*, which offers an opportunity to honour past legacies, enjoy current influences and pass on heritage to future generations who shaped and continue to shape the identity of our province through cultural and natural heritage;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **February 17 to 23, 2020** as **HERITAGE WEEK** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, February 10, 2020

Mayor Linda Buchanan



Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

RARE DISEASE DAY

- WHEREAS** there are more than 7,000 diagnosed, and many more undiagnosed, rare diseases in Canada;
- WHEREAS** many people with rare disease suffer, unaware of their symptoms, before they obtain a diagnosis and medical treatment;
- AND WHEREAS** on February 29, 2020, communities worldwide will recognize Rare Disease Day to increase awareness of rare diseases and the impact on peoples' lives, and to show support to researchers, volunteers and families in the collective fight against rare diseases;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **February 29, 2020** as **RARE DISEASE DAY** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, February 10, 2020

Mayor Linda Buchanan

Mosquito Creek Bridge Replacement

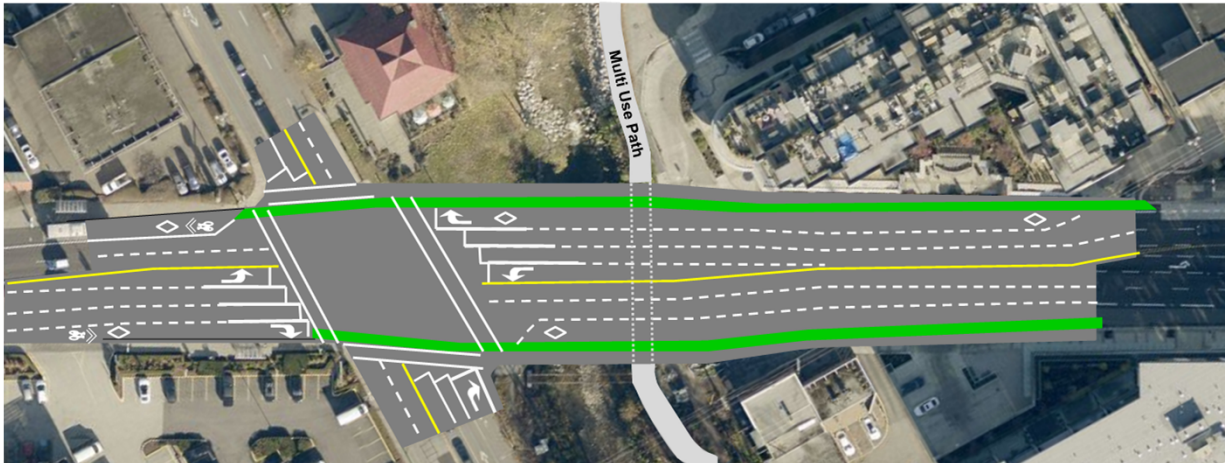
Presented February 2020
Engineering, Parks & Environment



Introduction



Design



Phases of Construction





- Phase One:
 - Southern side reconstruction, traffic on northern side, 1 lane in each direction, 5 months
- Phase Two:
 - Northern side reconstruction, traffic on southern side, 2 lanes in each direction, 5 months
- Phase Three:
 - Intersection and multi-use path construction, 2 lanes in each direction, 2 months

Phase 1 Traffic Impact



Thank you.



 Section Manager	 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
ENGINEERING, PARKS AND ENVIRONMENT DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Luke Gillies, Project Manager, Engineering Parks and Environment

Subject: MARINE DRIVE BRIDGE OVER MOSQUITO CREEK – MEASURES TO
REDUCE TRANSPORTATION IMPACTS

Date: January 29, 2020 File No: 11-5330-20-0042/1

PURPOSE:

The purpose of this report is to update Council on the mitigation measures taken to minimize impacts to the transportation network during the construction of Marine Drive Bridge over Mosquito Creek (hereafter referred to as the MCB).

BACKGROUND:

Following an inspection in 2015, it was found that the MCB was approaching the end of its safe working life. Since this time EPE has been making preparations for its replacement. The new bridge will be widened to increase and future proof the people moving capacity of the corridor. The new bridge will include:

- 4 lanes for traffic
- 2 dedicated transit lanes
- Improved pedestrian and cyclist facilities
- A new multi-use path under Marine Drive connecting the Mosquito Creek Trail
- Improved creek hydraulics and fish habitat, and
- New riparian planting.

PROJECT PHASING:

The Project will be completed in three phases:

- Phase One involves removal and reconstruction of the southern section of the bridge. During this time all vehicles will share one lane of travel in each direction on the northern section of the existing bridge. Anticipated Duration: 5 months.

- Phase Two will flip the traffic onto the newly completed southern section of the new bridge and proceed with the reconstruction of the north section. Marine Drive will return to 4 travel lanes. Anticipated duration: 5 months.
- Phase Three will wrap up intersection upgrade work, the Mosquito Creek Trail connection, bike and pedestrian facilities and final paving. Four travel lanes will be maintained during this final phase. Anticipated duration: 2 months.

TRAFFIC MITIGATION

Mitigating traffic impacts during construction has been a key consideration of this project since inception. Marine Drive is part of the Major Road Network, a bike route and is a Frequent Transit corridor with over 50,000 transit riders per day. While the construction approach selected will have a slightly longer duration, it will allow Marine Drive to remain open throughout the reconstruction. Staff have utilized traffic modeling to aid in the development of the traffic management plan and identify measures to optimise the corridor and detour routes.

Maintaining pedestrian, bicycle and transit networks has been a key consideration in the development of the management plan. The majority of general purpose traffic will choose the W 1st and 2nd Street route to by-pass construction. Along the corridor signal timing has been adjusted to maximize the east west throughput of people in vehicles and on bike. Queue jumper signals at Bewicke Avenue westbound will help transit buses avoid some of the traffic delays on Marine Drive.

Pre-bridge construction works have been completed to simplify bridge construction and create a temporary pedestrian crossing to the south of the bridge for use during Phase One. During construction cyclists heading eastbound will be permitted to use the temporary pedestrian crossing, cyclists heading westbound will share the traffic lane with other vehicles. To best accommodate increased traffic load, surrounding intersections and east-west thoroughfares will be optimised. Other non-essential roadwork in the surrounding area has either been completed or will be delayed until after Phase One is completed.

There will be periods during which the bridge will need to be fully closed. This will be completed off peak, typically over weekends or overnight. Traffic will be detoured locally during these periods using advanced warning of large digital message signs and localized traffic control. The city will continue to monitor traffic during the work and respond with further measures if required.

STAKEHOLDER ENGAGEMENT

Communication with the public and project stakeholders is key to mitigating the impact during the construction of the MCB. Communication will be facilitated through the CNV MCB webpage (www.cnv.org/MosquitoCreekBridge) and regular updates via an email list. Other methods of communication that will point towards these key tools include:

- An initial letter to residents and businesses within a 1km radius around the project and ongoing correspondence with those directly impacted by construction.
- On site project signage.
- Regular project updates posted to social media and CityView including photos and videos from the Project Manager, construction footage, etc.
- Partner outreach including: TransLink, the BC Trucking Association and major local employers, as well as first responders.
- Providing information to media sources before work starts and at key milestones during the project.
- Large scale digital message signs both in close proximity to the project and in advance, to direct traffic to alternate routes and provide project updates.
- Coordinating construction notices with the other North Shore municipalities to raise awareness across the broader community of the traffic impact.




Council will be provided with regular updates as work proceeds.

RESPECTFULLY SUBMITTED:



Luke Gillies, Project Manager
Engineering, Parks and Environment



 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: Heather Evans, Community Planner

Subject: DEVELOPMENT VARIANCE PERMIT APPLICATION, 829 WEST 15th STREET (LITTLE BUDDIES DAYCARE)

Date: January 8, 2020 File No: 08-3400-20-0010/1

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

RECOMMENDATION

PURSUANT to the report of the Community Planner, dated January 8, 2020, entitled "Development Variance Permit Application, 829 West 15th Street (Little Buddies Daycare)":

THAT Development Variance Permit No. PLN2019-00010 (Little Buddies Daycare) be considered for issuance under Section 498 of the *Local Government Act*;

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

AND THAT the Public Meeting be waived.

ATTACHMENTS

1. Context Map ([#1860982](#))
2. Submission Letter from the Applicant ([#1833960](#))
3. Architectural and Landscape Plans, dated August 1, 2019 [#1833966](#)
4. Public Consultation Summary ([#1861165](#))
5. Development Variance Permit ([#1861214](#))

PURPOSE

Vida Sieben (Little Buddies Daycare) has applied for a Development Variance Permit (DVP) to vary the on-site parking at 829 West 15th Street from eight parking spaces to six. If the DVP is approved, the applicant will proceed with a business licence application and building permit application for tenant improvement, and will then complete the rest of the approvals and permits with the intent to open a child care facility for 28 children at this location.

BACKGROUND

<i>Applicant:</i>	Little Buddies Daycare
<i>Architect:</i>	m+ Architecture Inc., Architect
<i>Official Community Plan Designation:</i>	Mixed Use Level 2 (Medium Density) (MU2)
<i>Existing Zoning:</i>	Comprehensive Development Zone 185 (CD-185)

DISCUSSION

Project Description

The applicant intends to open a child care facility at 829 West 15th Street, with 12 spaces for children under 36 months and 16 children who are 30 months to school age, for a total of 28 spaces. Little Buddies Daycare is a local child care business, which currently operates in an accessory residential child care facility in the City. The new child care facility, which would now be in a commercial location, would be located at 829 West 15th Street, in a ground-floor unit in the existing building. The unit is currently vacant. There are two existing office tenants on the upper storey of this building, an architect and a natural health practitioner.

The child care facility would be accessed from street level. Surface parking spaces for the building would be located at the rear (south) of the site. The outdoor play space for the child care would be located at the front (north) of the site. The driveway would be closed on the north side of the site (on 15th Street) as the parking spaces would no longer exist and a play space for child care (in accordance with VCH child care facility regulations) would be constructed. As a result of closing off the driveway, two parking spaces would be added to the supply of on-street public parking.

The applicant has submitted a Business Licence Application to the City, and will also require a Building Permit application for tenant improvements to create the child care facility. These applications are in process, and will proceed pending the confirmation of approval of the Development Variance Permit (DVP). The proponent's application with Vancouver Coastal Health is also in process.

Site Context and Surrounding Use

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	818-858 West 15 th Street	Commercial	CS-1
South	828-822 Marine Drive	Commercial	CS-1
East	819-823 West 15 th Street	Commercial	CD-99
West	835 West 15 th Street	Vacant	CS-1

Policy Context

Staff offer the following comments with respect to the subject DVP application and City policies.

Official Community Plan

The proposal is supported by the Official Community Plan which seeks to reduce parking in appropriate locations. OCP section 2.2.2 states: “Strategically manage on-street and off-street transportation facilities to prioritize more sustainable forms of transportation through a variety of measures (e.g. providing bicycle end-of-trip facilities and pedestrian-level lighting, reducing parking requirements in developments in close proximity to transit, on-street pay parking, electric vehicle charging stations, and parking spaces for car-share, carpool and low-emission vehicles).”

Sustainability

The proponent intends to include facilities and programming to support active transportation. The combination of providing new facilities to support active transportation and not increasing available parking may help to encourage behaviour change by staff and families travelling to the child care facility, reducing commuting by single-occupant vehicles. Outdoor play space for the child care facility (a combination of turf and hard landscaping) will be created on the north side of the site, where parking spaces would otherwise have been located.

Child Care

The City is currently working on a Child Care Action Plan. The needs assessment study identifies that child care spaces are needed in our City, in particular for the infant-toddler age group, and before-and-after school care for school age children. The Marine-Hamilton Area is an area of residential growth for families, and there is a deficiency of child care spaces in this area and in the City as a whole. Over the past few years a

number of new child care facilities have opened along the Marine Drive corridor (mostly west of the subject site and in the jurisdiction of the District of North Vancouver).

Availability of qualified staff is a key issue in the child care sector, which is exacerbated by relatively low wages in this field of work and housing affordability challenges on the North Shore. The proposed location of this facility on a major transit route is advantageous to the ability of the child care business to attract and retain staff, who would be able to efficiently travel to work.

PLANNING ANALYSIS

Use

This project satisfies the use requirements of the Official Community Plan and the Zoning Bylaw.

The City understands from child care operators' input that it is challenging to find existing commercial sites that are suitable for child care facilities. Child care facilities require outdoor play spaces, as prescribed by Vancouver Coastal Health Child Care Licensing requirements. Most existing buildings are not constructed with child care uses and the outdoor space in mind, and it is difficult to retrofit existing site design to accommodate required outdoor space while meeting the parking requirements for the site.

Intensity

The Zoning Bylaw provides a calculation for minimum parking requirements in the CD-185 Zone. The requirement is based entirely on use and does not consider specific conditions of the site such as location, surrounding uses, nearby infrastructure, and open space needs. These are all things that can be considered through the DVP review process.

This proposal, if approved, would result in a shortage of parking by two stalls according to zoning requirements. The potential negative impacts of this variance would be to local surrounding businesses and patrons in the commercial area, who may experience a reduction in available on-street parking. The schedule of a child care facility results in peak parking demand for drop-off of children in the morning hours and pick-up of children in the afternoon hours. The strategies that are proposed by the proponent to mitigate impacts include the following:

- Parking spaces on the site will be assigned, signed and allocated to each of the three tenants on the subject site, and patrolled for compliance and towing if there are violations. This will ensure that each of the businesses on site has guaranteed parking for their clients.
- The child care operator will provide facilities to park bicycles and strollers on site, to encourage active transportation by families. This requirement is included in the DVP.

- Most staff at child care facilities travel to work by transit because it is more affordable. The applicant plans to offer monthly transit passes to employees to encourage transit ridership by staff. This requirement is included in the DVP.
- The applicant intends to lease two parking spaces from a neighbouring property owner for use by her business, in order to provide additional flexibility to the business operation.

As mentioned above the closure of driveways on the north side of the lot allows the provision of two additional on-street parking spaces. Regulations for these spaces will be determined once they are available. The policy to change parking regulation to create a loading zone in this location (which could facilitate pick up and drop off for the child care facility) would require a petition from the applicant to be completed by the lot owners along the rest of the block and support of 67% or greater. This process could be initiated by the applicant.

Form

No change to the form of the building is being proposed.

COMMUNITY CONSULTATION

A Public Information Meeting was held on November 14, 2019. The session is summarized in the Public Consultation Summary (Attachment 6). Notification for the event was completed as per the City requirements for this application: delivery of notices to addresses within 40m radius of the subject property. Newspaper and on site signage about the Public Information Meeting were not required in this instance due to the small variance and localized impact, and the cost implication that the applicant would have borne for additional notification methods.

Three written submissions were received by the City regarding this application. Two submissions are in opposition to the variance due to the inconvenience of reduced parking to the local businesses and patrons. One submission is in support of the application.

In the submissions that were received, a few comments pertain to the operation of the child care business (aside from parking) and the anticipated impacts on other building tenants and businesses, and the construction impacts. These comments have been recorded for consideration by the relevant CNV departments that would be processing applications to this business.

CONCLUSION

This represents good planning. Staff support the proposed variance due to the minor negative impacts of the proposal, and the direction in the Official Community Plan to reduce parking where appropriate, encourage the use of active transportation and transit and policy support to increase the availability of child care in the City.

RESPECTFULLY SUBMITTED:

A handwritten signature in dark ink, reading "Heather Evans", written over a horizontal line.

Heather Evans
Community Planner



In consideration for a Development Variance Permit for 829 West 15th Street, we are requesting the following:

Currently the site requires 8 parking stalls, as per the designated zoning CD-185 (1 parking stall for every 500 sqft), for the building that is 4000 sqft. However, we would like to request to have a total of 6 parking stalls for the site, in order to have the front of the building converted to a natural and inviting outdoor play space for our intended Daycare operation. Instead of the current set up of 4 parking stalls in the back with a loading bay and 4 stalls in the front, we are proposing to have 6 parking stalls all located in the rear of the building.

Since for our Daycare use we will not require a loading-bay area, and existing loading bay will be closed off, we can create two additional parking spaces that are easily accessible and to the current CNV bylaw measurements for a regular parking spot in the rear of the building (please see attached Site Plan).

Presently, the two businesses that occupy the majority of the second floor have 2 designated parking stalls (one for each of the businesses that operate there), leaving 4 parking spaces exclusively for our Daycare's use that occupies 2350 sqft of the ground floor, for up to 24 children and 6 staff.

This is more than enough parking for our purposes as we are expecting most of our staff to walk, take transit or car-pool/share to work, especially since we are located near main roads that are major bus routes and supported by Car2Go as well as Evo car-share zones. We would encourage taking public transit so much so, that we are willing to provide a transit and/or car-share allowance for our staff as a taxable benefit to encourage this practice. We are very keen on being as environmentally friendly as possible. As such, we are open to ideas from the CNV to encourage car-pool parking, electric car parking and/or small car parking spaces to align with our environmentally conscious philosophy as well as make it feasible for a parking variance that will allow us to have a requirement of 6 on-site parking instead of 8.

We can also encourage healthy/environmental commuting to work by providing bikes/bike racks as a preferred commuting method for employees/staff instead of driving.

Furthermore, with the front parking area of the site fenced off for our designated outdoor space, there will no longer be any need for the current driveway, which will allow for more street parking, and will be enough space directly in front of the property to accommodate quick/easy pick up and drop off by parents as well (please refer to the attached for added drop off areas as planned).

Having only 6 parking stalls in the back will allow for bigger and more favourable outdoor play area in the front which ultimately aligns with the City's mandate of providing more adequate childcare spaces with as much outdoor space as possible, all the while being more environmentally friendly.

Thank you for your consideration,

Vida Sieben

Development Variance Permit Application – Requested Information

Transportation and Parking Report - please 5 paper copies and one digital copy

Please include the following information in addition to the information that you provided in the draft rationale:

* Bylaw required # parking spaces:

8

* Proposed # parking spaces:

6

* Number of staff:

Up to 6 staff

* Hours of staff / how shifts work:

7am to 3pm, 8am to 4pm, 9am to 5pm and 10am to 6pm

* How the staff existing staff (i.e. at existing Little Buddies location, if the staff will be same) travel to work, and how they will likely travel to the new location -staff survey could be helpful:

Since opening my current daycare in 2016, I have had the pleasure of working with over 15 staff members, and only 3 of them drove...it is important to note that all but one of those that drove to work were casual/temporary employees working as substitutes. Even with that, this translates to 20% of all my staff ever driving to work instead of walking, biking or taking transit. If we took that percentage to assume that 20% of my staff will drive to work at this new center, only 1 of 6 staff member will drive, which we will have parking to accommodate. Also noteworthy, my existing staff will continue working with me at the new center, and neither of them drive to work, one walks/carpools with her husband on his way to work, while the other takes public transit...they agree that most ECEs do not drive due to unaffordability of a car/gas while living in Vancouver. Furthermore, I believe a monthly transit pass will be a great incentive to not only encourage a greener commute to work, but an excellent way to help, appreciate and keep my staff happy to come to work since most do not drive, while supporting our parking variance request to reduce the on-site parking.

* Number of children in care at the child care facility:

Up to 24

* Hours of day care:

7:30am-6pm

- * Hours of drop off and hours of pick up:

Most parents will drop off between 7-9am and will most likely pick up between 4-6pm

- * Do you offer staff incentives to not drive? E.g. transit passes, bike parking...:

As you can see on the attached site plan, we plan on installing bike racks to encourage and promote biking to work instead of driving. Furthermore, we plan to provide monthly transit passes to full-time staff to encourage taking transit to work daily instead of driving.

- * Do you give parents any information on alternative modes of transport e.g. guides to using Transit?

Yes, we will make sure to provide transit guides and will have transit-knowledgeable staff at our front desk area to assist parents with transit routes. In addition, since we are not using the loading bay area in the back, we plan to install a secured storage shed so that parents can park their strollers for the day to encourage walking instead of driving.

Dimensioned Site Plan and Floor Plan - 5 paper copies and one digital copy

The draft plan that you shared is helpful. A couple of suggestions for revision, for the version that you submit with your application:

- * Please submit a dimensioned site plan with the existing condition and the proposed condition; i.e. where are the parking and loading spaces now? And where will the parking spaces, and playground be

See enclosed site plans.

- * The City will not support an on-street drop off area. Street parking is for public use. You will need to provide child care drop off area on site.

Other than the Salvation Army that has their own parking lot, most of the businesses in that area are offices that do not start operation for the day until after 9am and likely end for the day by 5pm, which conveniently will be after and before the most common drop off/pickups times respectively. This leaves lots of space for convenient pick up and drop off on the street. However, if that cannot be considered, then our site will have 4 designated on-site parking spaces located the rear of the building for daycare use only.

- * Please provide information about how the people who park vehicles on the lane will enter the child care facility (will they need to walk around the block?).

As per the site plan, the back door will be used as alternative entrance/exit for parents that opt to park in the back, which will be unlocked for access during the noted common drop-off and pick-up times for easier access for all who are parking in the rear of the building. Obviously, parents

and staff can also walk around the block on nice days for some fresh-air and quality time with their children prior to leaving them with us for the day.

* Please show locations for bicycle parking and stroller storage as applicable

As per the enclosed site plan, we are planning on installing a storage shed for secured stroller in the rear of the building as well as two bike racks for bike parking along the west side of the walkway entrance at the front of the building.

* Please include a floor plan for the entire building that shows the other existing uses and floor areas. (This information will help the city to confirm the total bylaw parking requirement)

The second floor consists of two tenants, natural path clinic (In Sync Natural Health Ltd) and an architectural firm (Jonathan Ehling Architect), and have 2 designated on-site parking spaces for their exclusive use, leaving the remaining 4 of the proposed on-site parking stalls for the exclusive use of our Daycare.

Application Form and Payment

Please ensure that the property owner signs the form / provides application approval and support. The pre-application fee is waived for this application.

The application fee is \$2700 plus the fee for State of Title Certificate, Environmental Site Profile (see 4b on application form)

Environmental Site Profile

No environment site profile and no fee required for this application

State of Title Certificate - submit the state of title certificate, or submit \$25 fee (your choice) - see application form for more info about this.

Other Information

If you have support letters from other tenants and neighbours for the parking variance that would be helpful (but not a strict application requirement)

See attached support letter from direct neighbor at 815-823 West 15th Street

Project stats are per below:

Lot area: 5,400 sf

Main floor: 2,350 sf

Second Floor: 1,650 sf

total: 4,000 sf



1/8" = 1'-0"


$$\frac{1}{8}'' = 1'-0''$$

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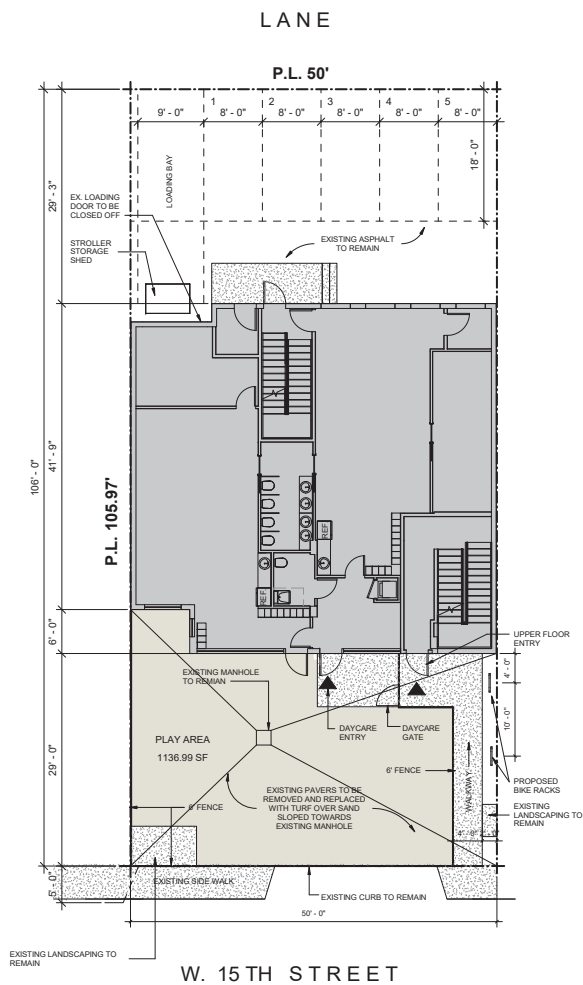
829 15TH W. STREET
NORTH VANCOUVER

EXISTING & PROPOSED SITE PLAN

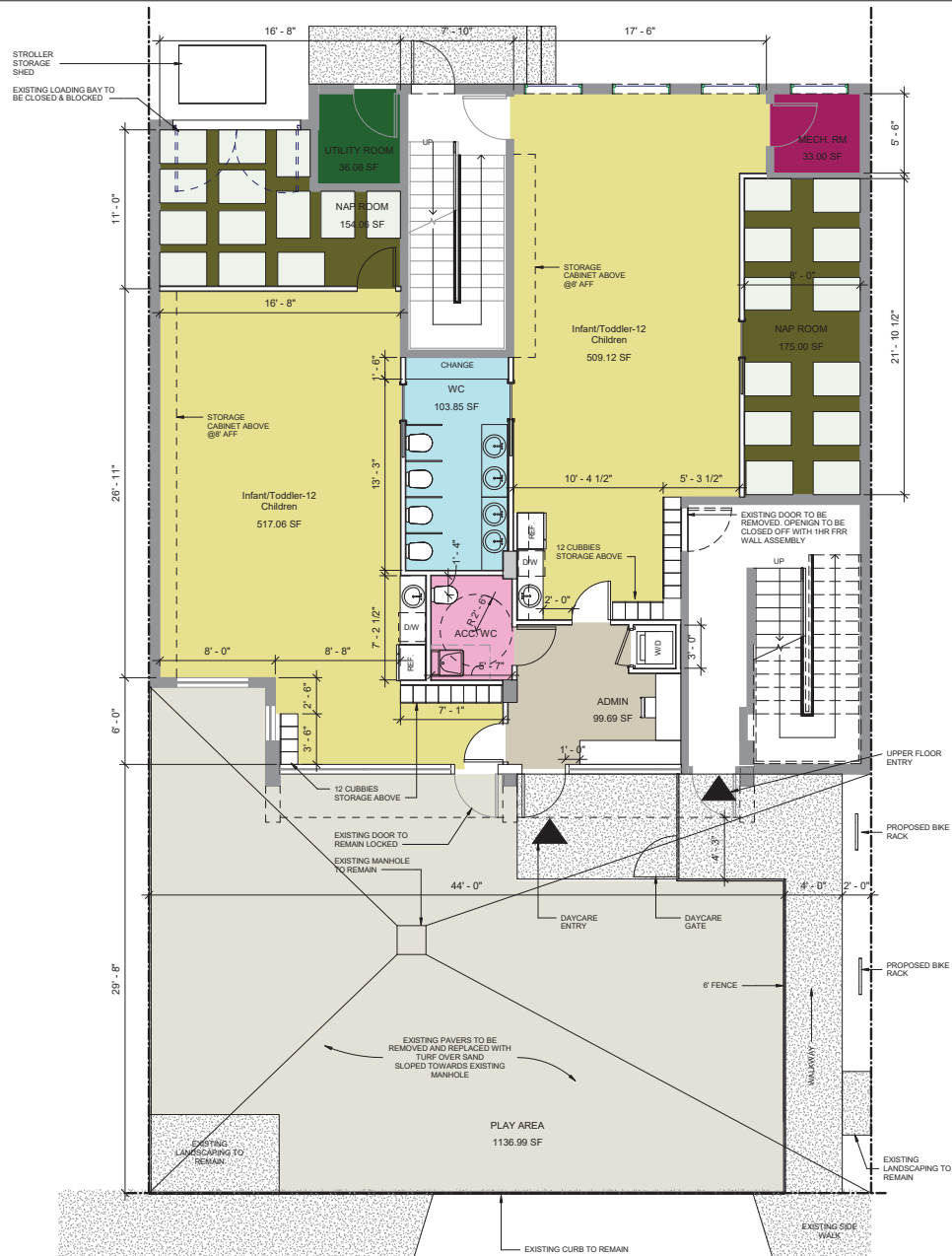
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Date	AUG 01, 2019
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Checked by	Checker

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Scale	1/8" = 1'-0"
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② SITE PLAN
1/8" = 1'-0"



① MAIN FLOOR PLAN
1/4" = 1'-0"

m+ Architecture Inc.
Contact: Nagesh Mili
Phone: 778-997-8421
e-mail: nmili@mplustodesign.ca



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No.	Description	Date
1	SCHEMATIC DESIGN	20190801
2	SCHEMATIC DESIGN#1	20190813
3	SCHEMATIC DESIGN#2	20190814
4	SCHEMATIC DESIGN#3	20190816
5	ISSUED FOR VCH APPROVAL	20190917
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829 15TH W. STREET
NORTH VANCOUVER

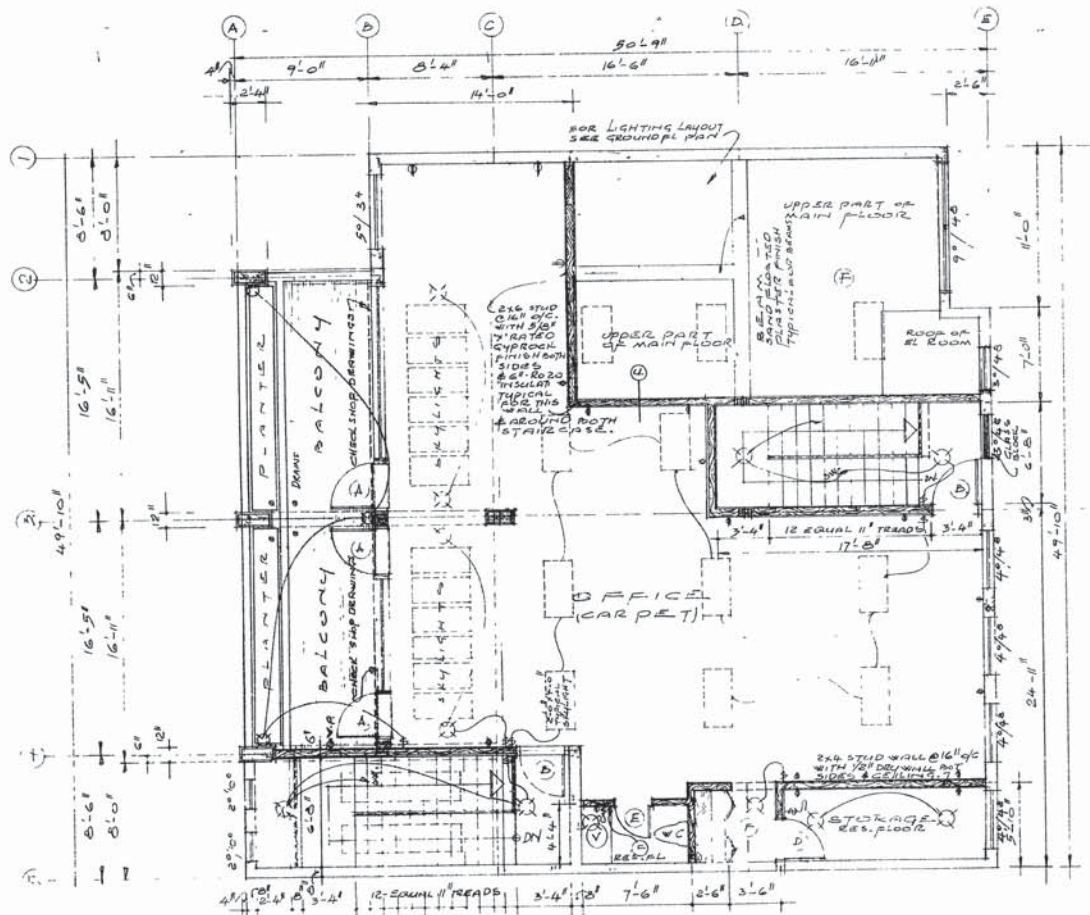
PROPOSED FLOOR PLAN

Project number 1911
Date AUG 01, 2019
Drawn by NM
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Scale As indicated

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DOOR SCHEDULE

- A 3'-0" x 6'-0" ALUM. DOOR C.W. CORR. TYPE 244 HD ALUM. PLUMB. HARDWARE & CLOSURE. (PAINT GRADE, TEMPERED GLASS)
- B 3'-0" x 6'-0" x 3'-0" SOLID CORE DOOR. CORR. STEEL TRANS. HARDWARE & CLOSURE. (PAINT GRADE, GLASS)
- C 3'-0" x 6'-0" x 3'-0" SOLID CORE METAL GLASS DOOR WITH STEEL PLUMB. & HARDWARE WITH CLOSURE
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- Y 3'-0" x 6'-0" x 3'-0" SOLID CORE METAL GLASS DOOR WITH STEEL PLUMB. & HARDWARE WITH CLOSURE
- Z 3'-0" x 6'-0" x 3'-0" SOLID CORE METAL GLASS DOOR WITH STEEL PLUMB. & HARDWARE WITH CLOSURE



Kal Kovacs and Associates Ltd.

ENGINEERING INTERNATIONAL INC.

PROPOSED DEVELOPMENT AT 829 W 15TH ST NORTH VANCOUVER BC

SECOND FLOOR

Project No. 1724 Date 1-1-90 Scale 1/4" = 1'-0"



Summary of Development Variance Permit Information Session

Date: 11/14/2019

Time: 7-9pm

Location: 829 West 15th Street, North Vancouver

Attendees: Vida Sieben (Little Buddies Daycare), Heather Evans (City of North Vancouver) and 5 others (4 as noted on the sign-in sheet with 1 that did not sign-in but was present from 7-8pm)

Prior to the meeting on November 14, 2019, and as per the attached (DIS Mailing List), I met with many of the neighbours individually to discuss this development variance permit request on October 31, 2019. I can confidently say that none of the people I spoke with were against my request; in fact, many were quite supportive as it means new potential customers for their businesses (i.e., Hodori Market & Raising iBrows).

I may have been a bit too ambitious to think I would be able to walk around to all the neighbours to meet and connect in person. I also realized that many of the addresses were residential as well as businesses that were not open for my hand delivery of the notices. So, I promptly arranged to have all the rest of the neighbours within the 40 meters as per CNV provided list to receive their notices via Canada post, and sent them all out on November 1, 2019. Of all those noted as being mailed, several of the mailouts were 'Returned to Sender' when I checked my mailbox on November 5, 2019.

As per the attachment (DIS Sign in Sheet), we had 5 site neighbours come to the information session open house that was held. 1 attendee did not sign in, but since she is one of the upstairs tenants of 829 West 15th Street, I had already met with her on November 12th and obtained her business card during the initial meeting (Cassandra Varteresian – In Sync Natural Health). At that same initial meeting, I also had the pleasure of meeting the other upstairs tenants then (Jonathan Ehling – Architect) who was supportive and cooperative about my development variance permit request.

Of those that attended this information session, all were in support other than the 1 upstairs tenant, who expressed a few concerns that I was able to address and one that I was not but will follow up with:

She expressed her want over getting the most accessible parking spots if approved, and in the spirit of cooperation I agreed that she can have first pick of parking spots. She also was worried about parents parking in her designated parking spots, and I assured her that we would clearly

identify each parking stall with a sign specifying what business the parking is designated for. Additionally, I promised to clearly outline in our new daycare's policies and procedures that parents are not authorized to park in any parking spots that are not designated for daycare use or on the street.

She then commented that she did not want parents using the back door as an entry point, for two reasons: 1) she was concerned with the constant noise of the door opening and closing 2) that children will bring air-borne illnesses into the hallway/common area that her clients also use. Arash Sohrabi (Cube 4 Construction), who was in attendance and will be the General Contractor overseeing our potential Tenant Improvements, confirmed that the back door is currently faulty and create more noise than it should, and as part of our tenant improvements for the building we will be changing that door to a new one that functions more properly with soft close feature so it will be quieter. Although I was not able to provide an immediate resolution to her concern about the airborne illnesses that children will bring with them into the common area, I did assure her that I would consult and seek guidance from Vancouver Coastal Health as to any child-safe approved measures that may prevent the spread of illness and disease. Still, I did express that I will undoubtedly provide a safe, clean and sanitary environment as well as request or send home children that are unwell to prevent the spread of illness to anyone, which will include herself and her clients additionally. She suggested that parents simply not use the back door as an entry so that her business is not inconvenienced, I predict that most parents unless they are unable to find parking on the street will park on the street, as our center is designed with the front as the main entry point for parents pick up/drop off, and so parking in the rear of the building and coming through the back door entrance will not be as convenient for parents having to walk through the center to the front to sign their child in as well as unpack their belongings into their designated cubbies. In order to further encourage easy drop-off and pick up for parents in front of the building, I will propose/request that CNV transport department consider designating the street parking directly in front of 829 West 15th as shorter-term parking during peak drop-off/pick-up hours. Still, for the few expected parents that will park in the back and use the rear door as entry, her only solution was for them to walk around the block instead of using the door, which I was firm to point out that the safety of the children is foremost for my business and their walking around the block is not a safe alternative to using the directly accessible door in the back of the building.

Before she left, her and Heather walked around the back of the building and down the alley where they spoke about possible traffic issues, but since I stayed behind at the meeting in case others would show up, I cannot speak to what was talked about during that time.

As I stayed behind, we had one other neighbor show up then to kindly provide his support before leaving shortly before the meeting ended 9pm.

If you require any further information regarding these proceedings, please do not hesitate to reach out to me directly.

Sincerely,
Vida Sieben



NOTICE OF PUBLIC MEETING (WAIVED)

WHO: Little Buddies Daycare

WHAT: Development Variance Permit
No. PLN2019-00010

WHERE: 829 West 15th Street

WHEN: Monday, February 10, 2020 at 6:30 pm
Council Chamber, City Hall
141 West 14th Street, North Vancouver

Notice is hereby given that Council will consider:

Development Variance Permit No. PLN2019-00010

to allow a reduction in required parking spaces from 8 to 6 spaces on the site, located on the south side adjacent to the lane.

If you believe you may be affected by the above proposal, please forward written or email submissions, including your name and address, to the City Clerk, at **input@cnv.org**, or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, February 10, 2020, to ensure their availability to Council.



The proposed Development Variance Permit 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 January 31, 2020, and online at **cnv.org/PublicMeetings**.

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

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



Subject: FW: Submission

From: Admin <>

Sent: February-04-20 11:26 AM

To: Submissions <input@cnv.org>

Subject: Submission

To: City of North Vancouver – City clerk

Please be advised Pioneer West Acceptance Corporation opposes the reduction in required parking spaces from 8 to 6 spaces for Little Buddies Daycare at 829 West 15th Street North Vancouver BC.

Our office will be affected negatively. This area already lacks parking spaces. We oppose Little Buddies Daycare.

Regards,
Administration Department
Pioneer West Acceptance Corporation
Suite 201- 814 West 15th Street
North Vancouver, BC V7P 1M6



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2019-00010

File: 08-3400-20-0010/1

Issued to owner(s): **M.M.K. Holdings Ltd., Inc. No. 360112**

Respecting the lands located at **829 West 15th Street**, North Vancouver, BC, legally described as:

LOT J BLOCK D DISTRICT LOT 265 PLAN LMP3302 PID: 017-685-222

(the “**Lands**”)

List of Attachments:

Schedule “A”: List of Plans

Authority to Issue:

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

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” are hereby varied as follows:
 - A. Division V, Part 11, CD-185 Section 6: the minimum number of accessory off-street parking spaces shall be 6 spaces.
-

Special Terms and Conditions of Use:

3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A “List of Plans” and filed in the offices of the City, approved by Council, and in compliance with the regulations and conditions listed hereunder:
 - A. Provision of shared bicycle parking on the site as shown on attached plans; and
 - B. Provision of annual public transit passes to employees of the child care facility on the property, at no cost to employees.
 4. No variances other than those specifically set out in this permit are implied or to be construed.
-

General Terms and Conditions:

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

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

Authorized by Council: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Karla Graham, City Clerk

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. DVP2019-00010.




Notice filed the _____ day of _____, 20____.

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 829 West 15th Street

Designer	Project Name	Sheet Description	Sheet No.	Sheet Date	CityDocs File Number
m+ Architecture Inc.	829 West 15 th Street	Existing and Proposed Site Plan	A 101	August 1, 2019	<u>1833966</u>
m+ Architecture Inc.	829 West 15 th Street	Proposed Floor Plan	A 200	August 1, 2019	<u>1833966</u>
m+ Architecture Inc.	829 West 15 th Street	Existing Floor Plan	n/a	April 1990	<u>1833966</u>



 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: Clare Husk, Film & Community Events Liaison

Subject: PROPOSED 2020 FILMING SCHEDULE OF FEES

Date: January 29, 2020 File No: 15-8110-10-0001/2020

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

RECOMMENDATION:

PURSUANT to the report of the Film and Community Events Liaison, dated January 29, 2020, entitled "Proposed 2020 Filming Schedule of Fees":

THAT "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759" (2020 Filming Schedule of Fees) be considered;

AND THAT "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762" (Electrical Permit Fees) be considered.

ATTACHMENTS:

1. "Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759" (2020 Filming Schedule of Fees) (doc [#1874878](#))
2. "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762" (Electrical Permit Fees) (doc [#1875031](#))

PURPOSE

This report presents, for Council's consideration, proposed revised fees for filming related items including: RCMP services, The Shipyards Locations, City Hall Components, Streets as Locations, metered parking and Cemetery fees. This is to cover costs while at the same time keep fees in line with the industry standard.

DISCUSSION

The last time the fees were adjusted was in April 2017. Prior to that the filming schedule of fees was extensively revised in May 2015, and a minor modification was brought to Council in February 2016.

The majority of fees generated from filming goes directly into general revenue. There are a few exceptional items which do not, e.g. the cemetery's and the Shipyards location fees go their own specific budgets as both these cost centres are to be revenue generating.

Staff proposes to formalise the fees for The Shipyards (some components of which are not currently listed in the schedule) plus an increase to fees for metered parking (as these fees have increased), cemetery costs (due to recent cost increases by the cemetery).

In discussions with RCMP staff it was clear that the current charges for RCMP services do not fully cover costs. The proposed changes to the fee for RCMP services corrects this.

PROPOSED AMENDMENTS

Electrical Permit

The Construction Regulation Bylaw, 2003, #7390 Schedule A shows two different fees for a temporary electrical permit for Entertainment Connections. Both film and carnivals/circuses are covered by the same section of the 2018 Canadian Electrical Code (section 66), therefore it is inconsistent that there is a different charge depending on the term used when requesting the permit.

It is proposed to increase the one time, one inspection fee for film electrical permits to \$124 (as it is for events) and remove the \$102 fee.

As this permit fee is also listed in the Construction Regulation Bylaw, an amendment to that bylaw is also proposed (Attachment #2) to remove the Film Electrical Permit line item from the Construction bylaw.

RCMP Hourly Fees

The RCMP are booked by film productions when exposed weapons are being filmed, for film-related short duration or full road closures, for crowd control and in a few instances for protection for the on site talent against stalker type fans. In 2019 the RCMP were booked on 34 occasions.

The proposed increase was suggested by the RCMP to reflect current RCMP costs. The members' salary and benefit package is still under negotiation, and has been since 2017. The following rate revisions are based on the incremental 2020 salary projection and 8.96% of other employer benefit factors (CPP, EI, WCB, etc.).

	Current CNV Fee	Proposed increase
RCMP Constable/Corporal	\$117/hour	\$150/hour
RCMP Sergeant	\$143/hour	\$185/hour
Clerical Staff Time	\$73/hour (no 4 hour minimum)	\$80/hour (no 4 hour minimum)

There are no changes to the Fire Department costs, however for both RCMP and Fire department there will be a mandatory 48 hours notice for cancellation (increased from 24 hours). This is in response to some productions lacking in diligence when informing the RCMP of cancellations in a timely manner.

Street Parking Fees

Currently the City of North Vancouver street parking and street as a location fee is slightly below that of the District of North Vancouver. This proposed amendment will correct the discrepancy between the two municipalities.

	Current CNV Fee	DNV Fee	Proposed increase
Street Filming User Fee	\$160 per block	\$175 per block	\$175 per block
Street Parking	\$55 per 30m per day	\$60 per 100 ft per day	\$60 per 30m per day

Other changes in this category are to the metered and parking stall charges to reflect the updated rates as of October 2019. Also it clarifies that only parkade stalls incur the 24% TransLink tax.

City Hall as a Film Location

Film Productions that have filmed in the Hall have stated that our location fees are inexpensive compared to similar locations. Currently, the entire of City of North Vancouver City Hall costs only \$600 per day.

A recent commercial filmed in the Atrium Meeting Room, Council Chambers, Public Walkway and a washroom for \$600. By specifying the option to charge by named component for productions, there is the ability to increase the revenue to City Hall. In 2019 the City Hall was a filming location three times (twice after hours). Higher fees reflect the challenges filming at City Hall can cause.

The Shipyards

With the opening of the Shipyards, there are new components for filming that require an updated pricing structure. Existing locations such as Shipbuilders Square and St. Roch Dock remain at \$800 per day. New similar areas such as Cates deck are now listed at that location fee. However the large Shipyard Commons is a larger and more sought after location and has been priced at \$4,000 per day. All fees for filming in the Shipyards is paid into the Shipyards cost centre as, like the Cemetery, it is to be a revenue generating cost centre.

Cemetery - Grave Digging & Staff Costs

Currently the cost is \$1,250 to dig a grave. Occasionally film productions need a dug grave for filming, this occurred once in 2019. Parks will sanction this at a gravel path in the Heritage section (not near any of the existing graves). This grave is dug by City staff.

The price increase to \$1,600 is to be consistent with the increase for the preparation of a grave in Schedule A of the 8721 North Vancouver Cemetery Bylaw 2011 No 8109 Amendment Bylaw 2019 No 8721 Fee Schedule and Memorial Regulations.

The maximum staff costs have been removed for this location as payroll confirmed the lower charge would cover out of hours salary costs for existing staff.

Staff Costs – Film Liaison

Payroll advised that the cost for the Film Liaison should increase by \$5 per hour to \$75 per hour to cover out of hours costs.

FINANCIAL IMPLICATIONS

Except for the Cemetery and Shipyards and permit fees (street and electrical), fees go into general revenue. RCMP fees are paid back to the RCMP. Any RCMP increase that includes vehicle costs will go into general revenue which is the primary location for exceptional funds.

In order to implement this and other fee adjustments, please see the Proposed Filming Fee Schedule 2020 included as Attachment #1.

The following table summarizes the proposed changes included in this report.

FEE CHANGES	Current	2020
Electrical Permits (one inspection/location)	\$102	\$124
Street parking per 30m	\$55	\$60
Street Filming User Fee (per block)	\$160	\$175
Street Meter Charges /Surface Lot Stalls	\$10 each per day	\$12 each per day
Parkade Stall Charges	\$10 per stall per day	\$12 per stall per day +24% TransLink tax
RCMP per hour		
Officer	\$117	\$150
Sergeant	\$143	\$185
Clerical Staff	\$ 73	\$ 80
City Hall	\$600pd	\$600pd per named component
Shipyards		
Foot of Lonsdale, Spirit Trail	<i>Not listed</i>	\$800/day
Shipyard Commons	<i>Not listed</i>	\$4,000/day
Electrical connection	<i>Not listed</i>	\$150 per day per connection
Street Meter Charges (Wallace Mews)	\$10 per stall per day	\$40 per stall per day
Cemetery Grave Digging	\$1,250	\$1,600
Film Liaison on site	\$70/hour	\$75/hour

CORPORATE PLAN AND/OR POLICY IMPLICATIONS

The proposed adjustment to the Filming Schedule of Fees is consistent with the City's aim of supporting local industry as per the City's Economic Development Strategy.

The proposed fee schedule supports the broad number of goals and objectives expressed in the City's Official Community Plan:

- 6.3.2 Recognize the importance of the creative sector as a sustainable source of economic growth...
 - 7.2.4 Review City regulations related to business and development to identify ways to make them more business-friendly
 - 7.2.5 Continue to promote the City to the film industry;
 - 7.2.14 Encourage and support employment opportunities for a diverse community.
- This report is consistent with the Prosperous City priority from the 2018-2022 Council Strategic Plan.

CONCLUSION

A number of factors have been taken into consideration for amending these fees which include the recovery of costs to the City, impact on the industry and remaining competitive with other municipalities. Staff believe these changes will not negatively impact the City's competitiveness for filming.

RESPECTFULLY SUBMITTED:



Clare Husk
Film & Community Events Liaison

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8759

A Bylaw to amend “Fees and Charges Bylaw, 1993, No. 6383”

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

1. This Bylaw shall be known and cited for all purposes as **“Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees)**.
2. “Fees and Charges Bylaw, 1993, No. 6383” is amended as follows:
 - A. By deleting Schedule “C” Schedule of Fees for Filming in its entirety and replacing it with the new Schedule “C” attached to this bylaw.

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

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

MAYOR

CITY CLERK

SCHEDULE “C” SCHEDULE OF FEES FOR FILMING

MANDATORY FEES

Film Permit Fee	\$230
Each additional location	\$230
Youth in Film (one time annual fee)	\$250
Damage Deposit	\$5,000 (dependent on location/project)
Commercial Media: i.e. still photography, reality TV, corporate video	\$225
Student Film Permit *Please refer to the webpages dedicated to student film projects	Free *

ELECTRICAL PERMIT (GST EXEMPT)

Single Location permit (one inspection/location)	\$124
Annual Permit	\$750

ON STREET PARKING & TOW SHOTS

Street Filming Signage & Labour	\$330
Street Parking	\$60 per 30m per day
Tow shots	\$150
Street Filming User Fee (per block)	\$175
Street Meter Charges / Surface Lot Stalls	\$12 each per day
Parkade Stall Charges	\$10 per stall per day +24% TransLink tax
Parking Lots/Gravel Fields	\$500 per day

RCMP (MINIMUM 4 HOUR CALLOUT AND 48 HOUR CANCELLATION NOTICE)

RCMP Officer (Cst/Cpl)	\$150/hour
RCMP Sergeant	\$185/hour
Clerical Staff Time	\$80/hour (no 4 hour minimum)

FIRE DEPARTMENT (MINIMUM 4 HOUR CALLOUT AND 48 HOUR CANCELLATION NOTICE)

Firefighter (in turn out gear)	\$125/hour per Firefighter
Fire Officer (in turn out gear)	\$150/hour per Officer
Clerical Staff Time	\$50
Aerial Ladder	\$350/hour
Pumper Truck	\$200/hour
Rescue Vehicle	\$150/hour
Comm. Officer or Service Vehicle	\$100/hour

SPECIAL EFFECTS APPLICATION (PYROTECHNICS)

Special Effects Permit (includes On-Site Inspection by Fire Officer)	\$175
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CITY BUILDINGS AND PLAZAS: DAILY RATE

Fire Hall, Operations Yard, 14 th Street Plaza & other similar sites	\$600/day
City Hall (per named component)	\$600/day
City Library	\$1,000/day
Parks	\$600/day
Lunch Tents in Parks	\$250/day
Prep and Wrap Days - 50% daily amount	

CITY SHIPYARDS: DAILY RATE

St. Roch , Goldsworthy Dock or Cates Deck	\$800/day
Burrard Dry Dock	\$2,000/day
Shipbuilders' Square	\$800/day
Foot of Lonsdale, Spirit Trail (by exception only)	\$800/day
Shipyards Commons	\$4,000/day
Prep and Wrap Days - 50% daily amount	

CITY SHIPYARDS: DAILY RATE

Electrical connection	\$150 per day per connection
Street Meter Charges (Wallace Mews)	\$40 per stall per day

CEMETERY: DAILY RATE

Cemetery (Heritage Section)	\$3,000/day
Prep and Wrap Days - 50% daily amount	
Cemetery Caretaker (out of hours only)	\$80/hour
Grave Digging (incl. digger, truck & two staff.)	\$1,600

MISCELLANEOUS FEES

Site Meeting / site liaison fee, for City of North Vancouver staff, i.e. Environment, Transportation, Operations, Facilities, Parks, etc.	at cost
Film Liaison on site	\$75/hour

GST applies to the fees listed above, except for Electrical Permits. Please note that items in this Schedule of Fees are subject to change without notice.

FEE REDUCTION

The City's Film Office staff have the authority to consider a request for a one-time 50% fee reduction of the City's location fees, subject to the following criteria:

1. Productions should be either non-theatrical (such as shorts, student foundation films, documentaries), or
2. Theatrical productions that are under \$500,000 total gross budget (staff will request they provide their budget top sheet to verify),
3. Filming will not take place over more than two days in the City location.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8762

A Bylaw to amend “Construction Regulation Bylaw, 2003, No. 7390”

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 **“Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees)**.
2. “Construction Regulation Bylaw, 2003, No. 7390” is amended as follows:
 - A. Schedule “A” – Fees and Deposits, Section 5. Electrical Permit Fees:
 - (1) By deleting the words “5. Electrical Permit Fees (Carnivals, Circuses)” and replacing it with the following:

5. Electrical Permit Fees (Temporary Event Connections)
 - (2) By deleting subsection 6. Electrical Permit Fees (Temporary Entertainment Connections) in its entirety.

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

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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
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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: Coreen Alexander, Planning Technician 2

Subject: HERITAGE REVITALIZATION AGREEMENT APPLICATION: 109-115
EAST 1ST STREET (CHAD MOONEY / KC MOONEY ARCHITECT)

Date: January 29, 2020 File No: 08-3360-20-0503/1

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

RECOMMENDATION:

PURSUANT to the report of the Planning Technician 2, dated January 29, 2020, entitled "Heritage Revitalization Agreement Application: 109-115 East 1st Street (Chad Mooney / KC Mooney Architect)":

THAT "Heritage Revitalization Agreement Bylaw, 2020, No. 8752" (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be considered and referred to a Public Hearing;

THAT "Heritage Designation Bylaw, 2020, No. 8753" (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be considered and referred to a Public Hearing;

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

THAT notice of the highway closure, removal of highway dedication and property disposition be issued in accordance with the *Community Charter*;

THAT the Mayor and the City Clerk be authorized to execute the necessary documentation to permit the encroachments of the heritage building onto City Road allowance;

THAT the Mayor and the City Clerk be authorized to execute the necessary documentation to permit the encroachment of awnings, lighting, and door swing over City Road allowance;

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

ATTACHMENTS:

1. Context Map (Document [#1870846](#))
2. Architectural Plans, dated November 29, 2019 (Document [#1871447](#))
3. Conservation Plan (Document [#1871436](#))
4. Heritage Register Excerpt (Document [#1863621](#))
5. Heritage Report (Document [#1806304](#))
6. Public Consultation Summary (Document [#1839719](#))
7. Survey of Proposed and Existing Encroachments (Document [#1870146](#))
8. "Heritage Revitalization Agreement Bylaw, 2020, No. 8752" (Document [#1863514](#), [#1871436](#))
9. "Heritage Designation Bylaw, 2020, No. 8753" (Document [#1863553](#))

BACKGROUND

The building onsite, known as the Mount Crown Block, was built in 1911 and is listed as a Heritage "A" building in the City's *2013 Heritage Register*. It is a mixed-use building with 18 rental apartments, two commercial units, and a basement fronting the lane, currently used as storage. The Official Community Plan (OCP) Land Use Designation is Mixed-Use Level 4A (MU4A). The MU4A designation has a base density of 2.6 FSR and a potential bonus of 1.0 FSR. The property is zoned LL-2.

The building was constructed prior to any OCP designation or Zoning Bylaw being applied to the property. Therefore, it is legally non-conforming and exceeds the maximum permitted density within the LL-2 Zone. In addition, the building is in non-conformance to other zoning regulations, these include parking, lot coverage, and siting resulting in multiple minor encroachments into the City's Road allowance.

PROJECT DESCRIPTION

The proposed project includes the conversion of storage units into two new commercial units within the existing building's basement fronting the lane. In addition, the development includes upgrades to the front façade, facing East 1st Street, to restore key heritage elements and the designation of the building as a Municipal Heritage Site. The proposed improvements to the heritage resource and the variances noted in Table #1 are to be secured through the use of a Heritage Revitalization Agreement (HRA).

A Heritage Revitalization Agreement (HRA) is a formal, voluntary and written agreement that allows the City to augment zoning regulations and provide non-financial incentives to increase the viability for owners to conserve a property of heritage merit. An HRA provides long-term legal protection that is enabled by a bylaw and is registered on the title of the property.

This report also seeks to formalize existing and proposed encroachments onto the City's road, associated with the heritage improvements for the proposed development.

If approved, the incentives and compensation to be provided to the owner for the heritage designation and revitalization of the front façade of the heritage building will be in the form of variances to the Zoning Bylaw and bonus density as set out in the HRA. The HRA will also address all other legal non-conformities to bring the building into compliance with today's OCP and Zoning Bylaw.

A summary of the requested variances to the Zoning Bylaw to bring the current property into conformance are identified in Table #1.

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

	Current Designation/Regulation	Proposed Designation/Regulation
402(6): Prohibited Uses of Land, Buildings, and Structures	Prohibited: Any Use which is exclusively accessible from a Lane	Requirement waived
6A02(1): Special Provisions for Uses in LL-2 Lower Lonsdale Zone	An Accessory Apartment Use in the Lower Lonsdale Zones: (a) shall be permitted on a floor level above the second Storey; (d) shall meet the Adaptable Design requirements per Section 423 of this bylaw	An Accessory Apartment Use in the Lower Lonsdale Zones: (a) Shall be permitted on the first Storey and above (d) Shall be waived
6A04(2): Gross Floor Area	Shall not exceed 2.6 times the Lot Area	Shall not exceed 2.9 times the Lot Area
6A04(3): Lot Coverage	Shall not exceed a Lot Coverage of 90% reduced to 35% above the second Storey	Shall not exceed a Lot Coverage of 100%
6A04(4): Height	(a) Height shall not exceed 12.192 metres (40 feet)	(a) Height shall not exceed 16 metres (52.5 feet)
6A04(5): Siting	(a) shall be sited not less than 3.048 metres (10 feet) from a Rear Lot Line or a flanking Lane (c) above the second Storey in the LL-2 Zone shall be setback at a 45 degree vertical angle from the second Storey fronting Lonsdale Avenue	Requirement waived
908: Parking Spaces	16 onsite parking spaces required	No onsite parking required

10A06: Bicycle Parking Spaces	Short-term: 6 spaces required Secure: 28 spaces required	No bicycle parking spaces required
1001: Required Loading Space	1 onsite Loading Space required	No onsite loading spaces required

POLICY FRAMEWORK

The subject site is designated Mixed-Use Level 4A (MU4A) in the OCP. This designation allows for a mix of higher-density multi-family and commercial uses in Lower Lonsdale. Buildings in this designation typically include a mix of retail and/or office space on lower floors and residential apartments on upper floors. The proposal meets the intent of the MU4A Land Use Designation and is consistent with the OCP.

A summary of compliance with the Metro Vancouver Regional Growth Strategy and OCP policies are identified in Table #2.

Table #2. Compliance with Related Policies

Metro Vancouver Regional Growth Strategy (Metro 2040)	
Goal 1 <i>Create a Compact Urban Area</i>	The proposal presents a form of intensification that is appropriately scaled to the surrounding neighbourhood and contributes to a compact urban area.
Goal 2 <i>Support a Sustainable Economy</i>	The retention of the existing 18 rental units provide rental housing options that can support a diversity of income levels, including individuals who work in the community. The proposed commercial units provide new space for businesses to operate and employment opportunities, promoting Lower Lonsdale as a commercial centre.
Goal 5 <i>Support Sustainable Transportation Choices</i>	The site is well serviced by transit, bicycle and pedestrian infrastructure, including close proximity to the SeaBus, frequent transit networks, future B-Line, and the North Shore Spirit Trail.
Official Community Plan	
Policy 1.1.5 <i>Provide space for commercial uses in mixed-use developments to support employment and economic development</i>	The proposal includes the retention of 18 rental units, 2 commercial spaces, and 2 new commercial spaces, without increasing the building envelope. Supporting employment and economic development within the community, without diminishing rental stock.
Policy 1.3.6 <i>Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner</i>	The design and materiality of the proposed façade upgrades are consistent with the heritage character of the building and surrounding local context.
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 stormwater management and urban agriculture</i>	The development presents an attractive storefront fronting the lane with goose-neck lighting and tempered clear glass doors and windows. The activation of the laneway with two new commercial units encourages increased pedestrian and cycling activity.

Policy 2.2.1 <i>Designate land uses to bring people and destinations closer together, minimizing the need for private vehicle use and maximizing opportunities for walking, cycling, and transit as modes of travel</i>	The current building is a mixed use development with zero parking onsite. The proximity to rapid transit corridors, SeaBus, and the Spirit Trail create opportunities for walking, cycling, and transit use.
Policy 6.2.2 <i>Promote Lower Lonsdale as the City's primary cultural precinct, combining heritage, arts practice, arts venues, public art, and complementary businesses to create a vibrant, urban hub unique to Metro Vancouver</i>	The proposal includes revitalization of the building's original heritage features and the long-term protection of the building. It also includes the addition of two new commercial spaces compatible with the surrounding area. Both support the promotion of Lower Lonsdale as a primary cultural precinct.
Policy 6.4.2 <i>Maintain visible links to the community's natural and cultural past through the conservation and enhancement of significant heritage resources, including heritage buildings, structures and landscapes</i>	The proposal includes the long-term protection of a significant heritage building, along with the restoration of key heritage features.

Heritage Designation

The subject property is listed as a Heritage "A" building in the City's *2013 Heritage Register*. Refer to Attachment 4 for the *Heritage Register* excerpt. The *Heritage Register* is an official listing of properties, established by resolution of City Council, that are identified as having heritage character or heritage value to the community. Heritage "A" buildings are considered to have more merit than Heritage "B" buildings. Inclusion on the *Heritage Register* does not constitute formal legal protection. General City practice is to take opportunities to designate Heritage "A" buildings when they are involved in an application.

Heritage Designation has the effect of legally protecting a heritage resource from demolition, alteration or other damage, unless approved through the issuance of a Heritage Alteration Permit (HAP). Heritage Designation occurs through the adoption by City Council of a Heritage Designation Bylaw pursuant to section 967 of the *Local Government Act*. The City's *Heritage Designation Policy* was adopted by Council on January 21, 2013 to clarify the process and circumstances in which the City may consider Heritage Designation including Voluntary Designation, Negotiated Designation, and Involuntary Designation. The proposed project represents a Negotiated Designation as the owner is receiving variances to the Zoning Bylaw in return for the legal protection of the heritage building.

Statement of Significance

The Mount Crown Block, at 109-115 East 1st Street in North Vancouver, is a 1911 mixed-use building that is situated in the Lower Lonsdale business precinct. The building contains two retail stores along the East 1st Street frontage and two storeys of residential above the first floor. The structure is primarily brick-clad with wood framed windows and ornamentation, along with a stucco cornice treatment. The heritage resource for designation is the entire building that is situated on the property known as 109 - 115 East 1st Street.

The Mount Crown Block is significant as its mix of commercial and residential space was originally one of the larger commercial buildings in the City. The architects, Dalton & Eveleigh, were responsible for the design of the building; they were one of Vancouver's pre-eminent architectural firms and were known for their high quality commercial and institutional design. In addition, this resource represents the early building forms and mix of uses that established the Lower Lonsdale precinct and supported the ferry service to the south side of the Burrard Inlet.

The character defining elements of the heritage resource primarily relate to its architecture. The Mount Crown Block is an example of the classical revival era with Edwardian overtones. Most of its original materials and design are still intact, these include: the wood framed windows and ornamentation; brick materials and inset patterns; and the eastern store front v-shaped glazing and inset entrance. As part of the restoration works for the building, the original cornice (of wood construction) and western store front to match the eastern store front will be re-established to bring the building back to its original architectural composition.

PLANNING ANALYSIS

Site Context and Surrounding Use

The site is located on the 100-block of East 1st Street, adjacent to Lonsdale Avenue. The block consists of low-rise commercial and mixed-use buildings. The site is accessed from East 1st Street to the north and from a laneway to the south. The buildings and uses immediately surrounding the subject site are outlined in Table #3.

Table #3. Surrounding Uses

Direction	Address	Description	Zoning
Northeast	116 E 1 st Street	Parking Lot	LL-3
	118 E 1 st Street		
	122 E 1 st Street		
	124 E 1 st Street		
Northwest	100 E 1 st Street	A mix of commercial units including retail, office, and restaurants	LL-2
	110 E 1 st Street		
	120 Lonsdale		

East	117 E 1 st Street 119 E 1 st Street	Low-rise building with commercial use	CD-439
West	92 Lonsdale Avenue	Heritage A building, mixed-use including commercial and residential	LL-2
	88 Lonsdale Avenue	Heritage A building, mixed-use including commercial and live-work units	CD-453
South	100 E Esplanade 50 Lonsdale Avenue	Mixed-use including commercial and residential	CD-393

Use

The OCP and LL-2 Zone permits the proposed commercial uses in the basement. The units will support economic development within the Lower Lonsdale business area by increasing the available commercial stock. In addition, the two properties directly to the east of the subject site also have businesses fronting the lane. Adding additional commercial units along the lane will support the activation of the laneway and streetscape and will increase active transportation modes to the area. The primary entrance to the proposed commercial units is from the lane, this variance to the Zoning Bylaw is supported by staff as part of the heritage incentive.

Intensity

The existing building exceeds the maximum OCP base density of 2.6 FSR and is considered legally non-conforming with respect to zoning. The proposed density is 2.9 FSR, which is within the potential OCP bonus density. In addition, the existing building covers the entire property, resulting in non-conformity to Lot Coverage and Rear siting.

The two proposed commercial units represent an intensification of the space. The additional units will increase the number of trips to site. The site does not conform to the parking standards within the Zoning Bylaw. There is no onsite parking, however, the building has functioned for many years without parking. Given the close proximity to the SeaBus, future RapidBus, rapid transit corridors, and strong pedestrian connections, the need for parking is minimal. Generally, the site will predominately be accessed by active transportation and transit modes.

The HRA tool will bring the non-conforming uses into conformity with the Zoning Bylaw. It will also enable the restoration of key heritage features to the front façade and the long-term protection of this valuable heritage resource.

Form

Over time, the character of the subject building has been altered by the removal of the original cornice and the rebuilding of the storefronts, both in configuration and materiality. The proposed heritage revitalization of the front façade includes reconstruction of the cornice and reconfiguration of the western storefront entrance to match the original heritage character. It also includes new lighting reflective of the heritage character and a new awning and wooden door for the residential entrance more compatible with the original building design.

There is limited information on the details of the original cornice, therefore exact replication is impossible. The proposed cornice design aims to be compatible with architecture, era, character, and material of the original as per the *Standards and Guidelines for the Conservation of Historic Places in Canada*. See Attachment 3 for details.

Heritage Value

A Heritage Report prepared by the applicant is included as Attachment 5, describing the heritage value and statement of significance for this heritage property. The estimated cost of this heritage restoration work is \$51,700.

COMMUNITY CONSULTATION

A Developer's Information Session was held on October 16, 2019 and was attended by 4 individuals. No comment forms were received. A summary of the public consultation, as prepared by the applicant, is available in Attachment 6.

ADVISORY BODY INPUT

Heritage Advisory Commission

The application was reviewed by the Heritage Advisory Commission on October 8, 2019. The Commission supported the proposal, subject to resolution of the following items to the satisfaction of the Director of Planning:

- Further consideration of the materials for the front residential entrance that better reflects the architectural composition of the heritage resource;
- Further development of separate awning designs for the commercial and residential entry ways to better articulate the different uses;
- That a consistent heritage colour palette be applied to the building;
- The lighting of the front façade reflects the heritage character of the building.

INTER-DEPARTMENTAL IMPLICATIONS

Portions of the existing heritage building encroach onto City Road allowance including existing door swings, fire escapes, and overhangs. The proposed heritage improvements including the reconstruction of the decorative cornice, new awnings, and gooseneck lighting create new encroachments over City road.


This report seeks to obtain Council approval for the Mayor and the City Clerk to sign the necessary documentation to allow for these existing and proposed encroachments associated with the heritage improvements. The separate components to allow this are as follows:

- Raise title to a portion of 1st Street to allow for minor encroachments of the Heritage Building (see Attachment 7);
- Register easements for the encroachments over the closed road portion, the encroachments are expected to include:
 - Door swing (north) onto City road
 - Awnings (north) onto City road
 - Existing fire escapes
 - Gooseneck lighting (south) onto City road
 - Cornice (north, south)
 - Overhang (north, south).

CONCLUSION

This proposal represents good planning. The subject site's proximity to existing commercial areas, transit and active transportation facilities make it an appropriate site for commercial densification. The project would result in a net increase of two commercial units, without increasing the building envelope. It would also support activation of the laneway as a good pedestrian network. The project would result in the restoration of key heritage features and ensure long-term legal protection of a Heritage "A" resource. The Policy Framework supports the proposed changes to the site.

RESPECTFULLY SUBMITTED:



Coreen Alexander
Planning Technician 2

City of North Vancouver
Context Map: 109-115 E 1st St

Legend

- Subject Site
- Legal_Parcels

Aerial 2019

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



DISCLAIMER

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

GIS Division, Information Technology,
City of North Vancouver

PLOTTED: 11/15/2019
SOURCE: Aerial
COORDINATE SYSTEM: NAD 83 UTM Zone 10

city
of north
vancouver



SURROUNDING USES:

- A: PARKING
- B: RETAIL
- C: RESTAURANT
- D: RETAIL
- E: RETAIL
- F: RETAIL
- G: RETAIL
- H: RETAIL
- I: RESTAURANT
- J: RESTAURANT
- K: RESTAURANT
- L: RESTAURANT



CONTEXT PLAN
SCALE: 1/64" = 1'-0"



CIVIC ADDRESS:
111 E. 1ST ST.

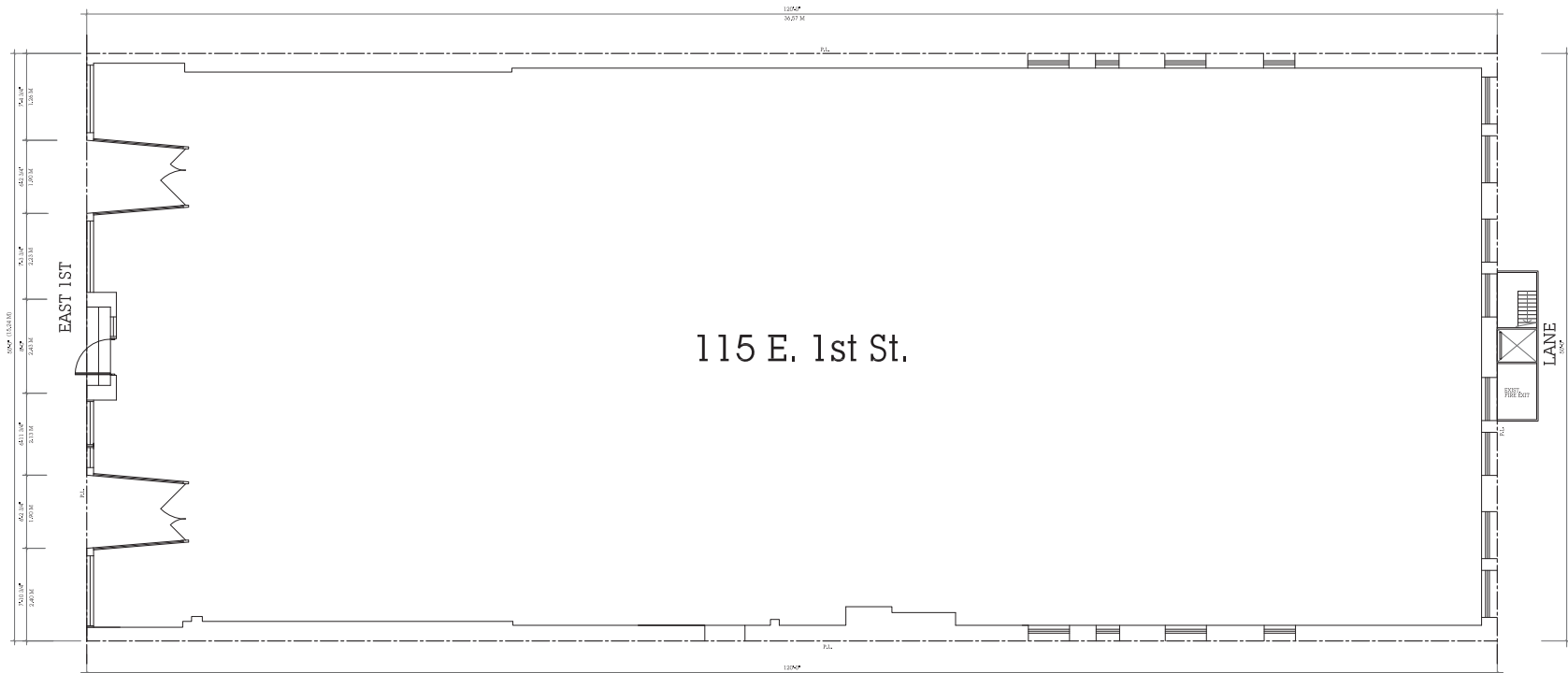
LEGAL DESCRIPTION:
LOT 5 BLOCK 166 D.J. 274
PLAN 878

REVISION 11
AUGUST 28, 2019

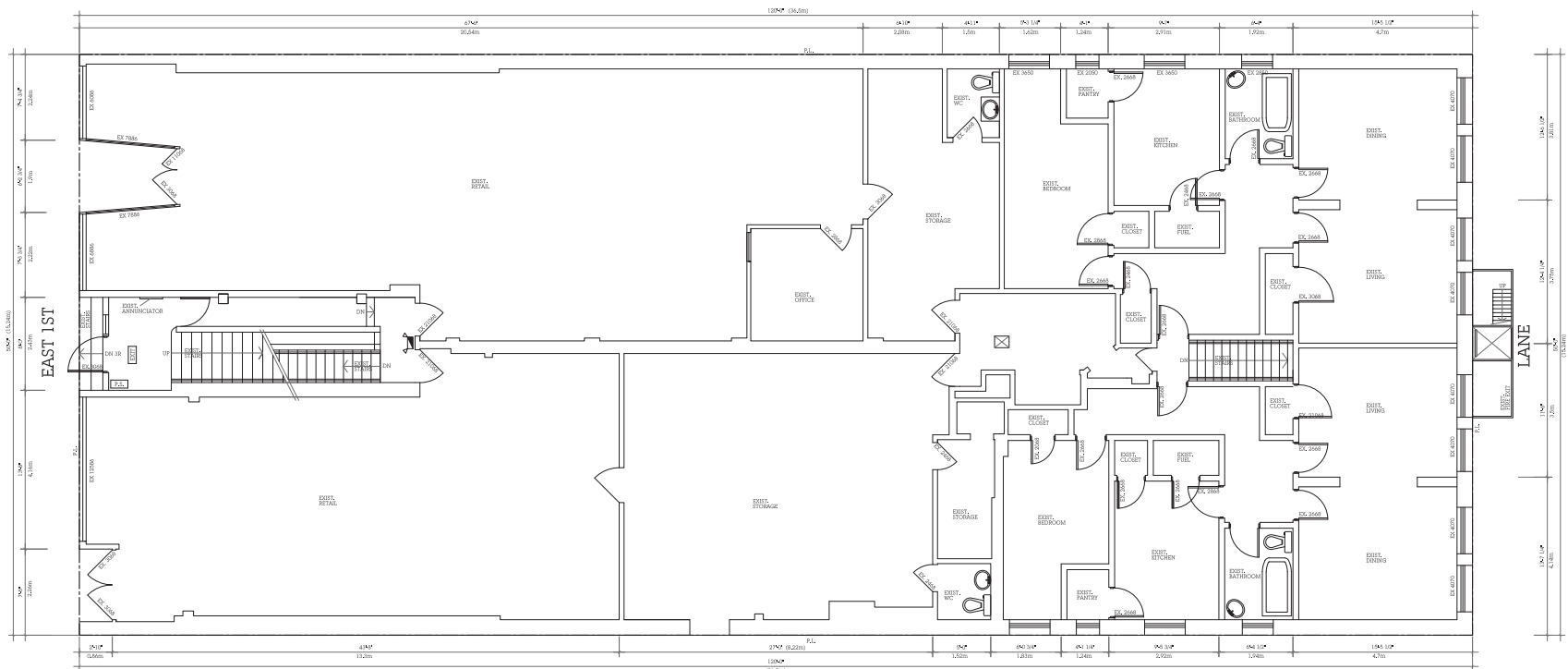


DRAWN
DATE: JULY 2, 2019
SCALE: AS NOTED




A100



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



LEGEND :

-  EXIT
EXIT SIGN
(GREEN RUNNING MAN)
BULLETIN 2015-209-80
-  P.S.
POLL STATION
-  EMERGENCY LIGHT
POWER UNIT

EXISTING MAIN FLOOR PLAN

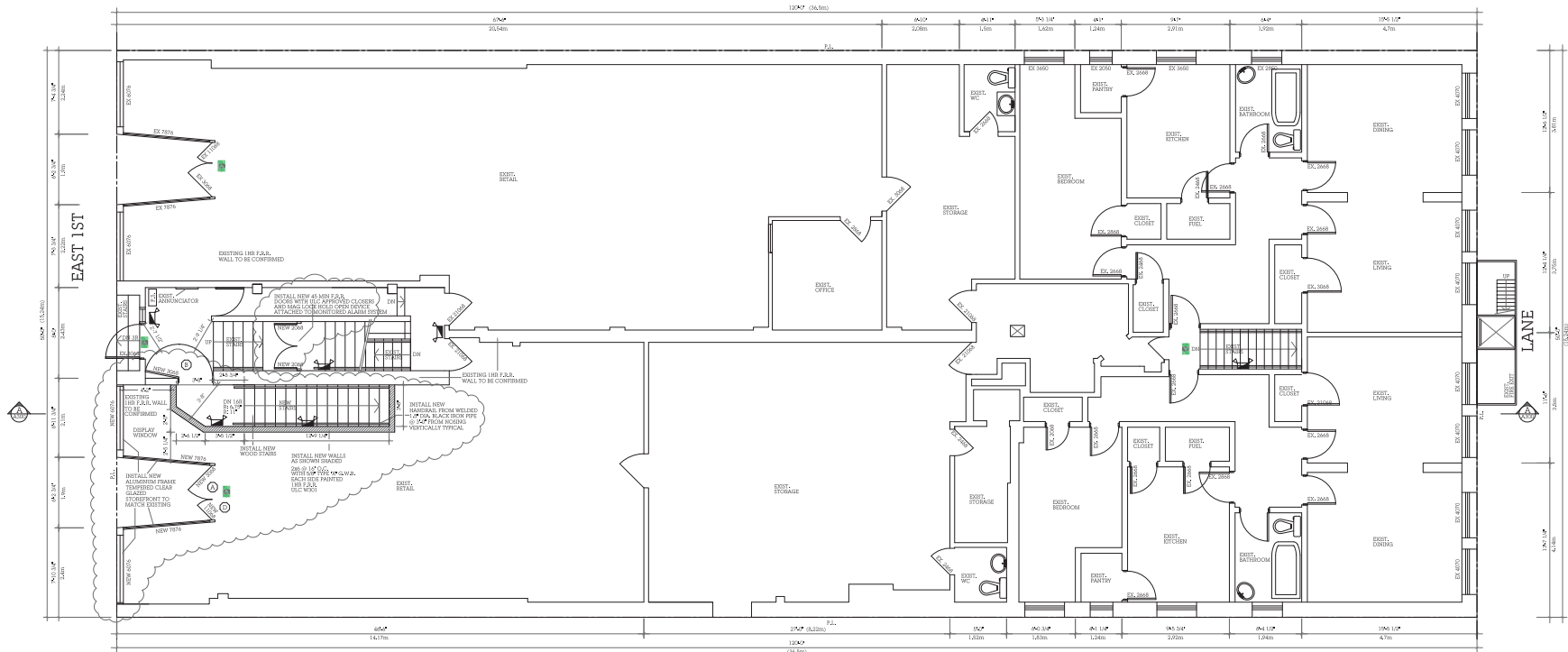
CIVIC ADDRESS:
111 E. 1ST ST.

LEGAL DESCRIPTION:
LOT 5 BLOCK 166 D.L. 274
PLAN 878

REVISION 11
AUGUST 28 2019



DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"
A101



LEGEND :

- EXIT SIGN
(GREEN RUNNING MAN)
BULLETIN 601-000-001
- P.S.
FULL STATION
- EMERGENCY LIGHT
POWER UNIT

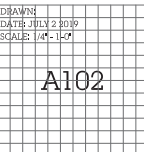
DOOR:

- (A) NEW 1/2" x 6" ALUMINUM FRAME GLAZED STOREFRONT DOOR
C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING
- (B) NEW 2/2" x 6" FLUSH STEEL BULLDOG CORE
C/W SELF-CLOSER, LOCKSET & LEVER HANDLE (40MIN. F.R.A.)
- (C) NEW 2/2" x 6" DOOR WITH LOCKSET & LEVER HANDLE
- (D) NEW 1/2" x 2" ALUMINUM FRAME GLAZED STOREFRONT DOOR
C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING

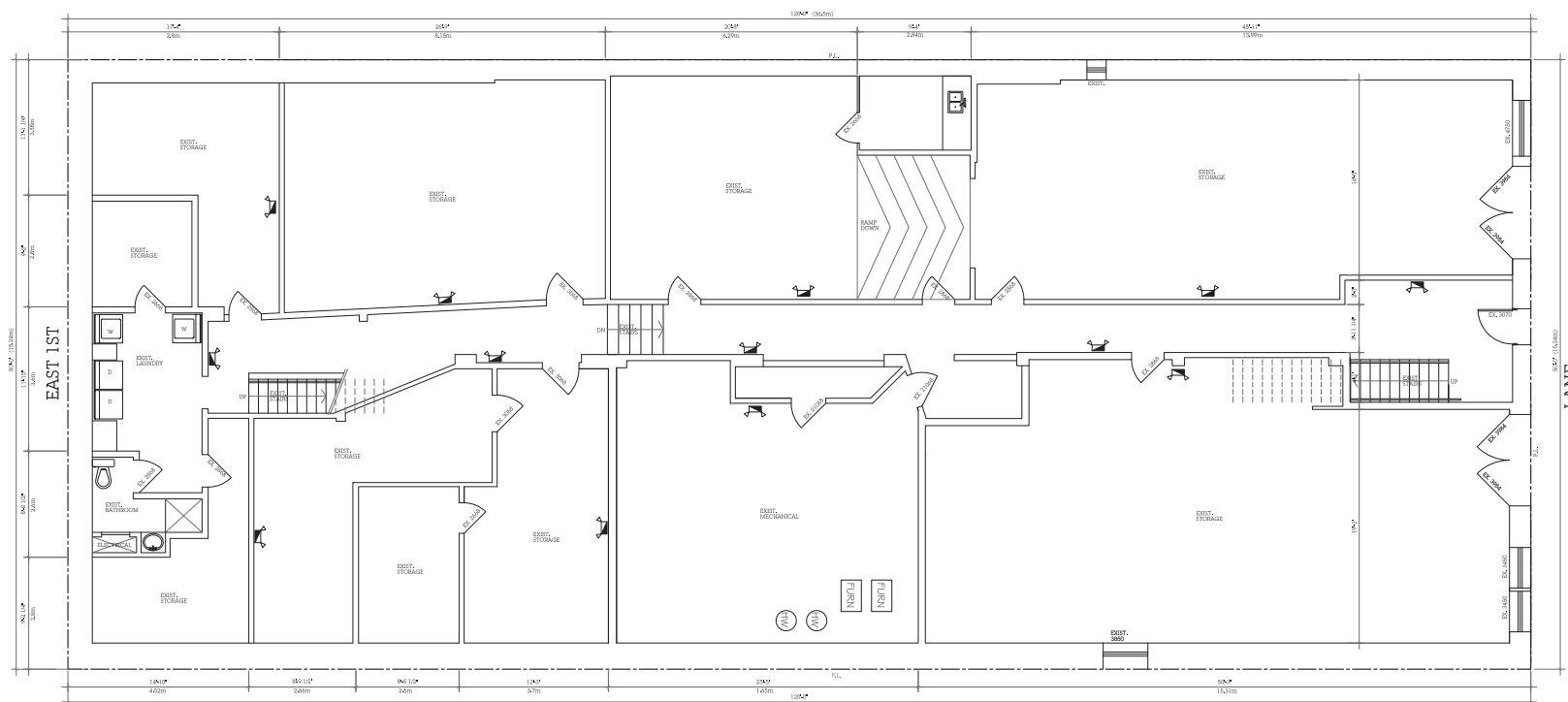
NOTE:
ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF
FIRE RATED FLOOR WALLS AND CEILING TO BE FIRE STOPPED
IN COMPLIANCE WITH IBC 2018

PROPOSED MAIN FLOOR PLAN

REVISION 1:
AUGUST 28 2019
REVISION 2:
OCTOBER 22 2019
REVISION 3:
NOVEMBER 26 2019



A102

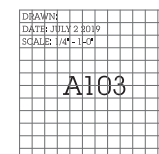


LEGEND :

- EXIT SIGN (GREEN RUNNING MAN) BULLETIN 2015-006-80
- P.S. FULL STATION
- EMERGENCY LIGHT POWER UNIT

EXISTING BASEMENT FLOOR PLAN

REVISION 1:
AUGUST 28 2019



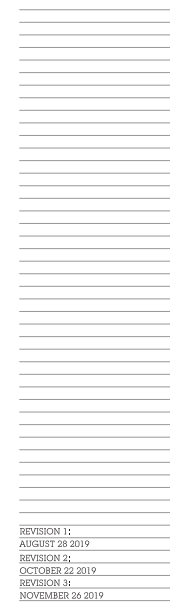
111
1ST
STREET

116
EAST 1ST
STREET

117
EAST 1ST
STREET

DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"

A103



REVISION 1:
AUGUST 28 2019
REVISION 2:
OCTOBER 22 2019
REVISION 3:
NOVEMBER 26 2019

115
EAST 1ST
STREET

DRAWN:									
DATE:	JULY 2	2019							
SCALE:	1/4" = 1'-0"								

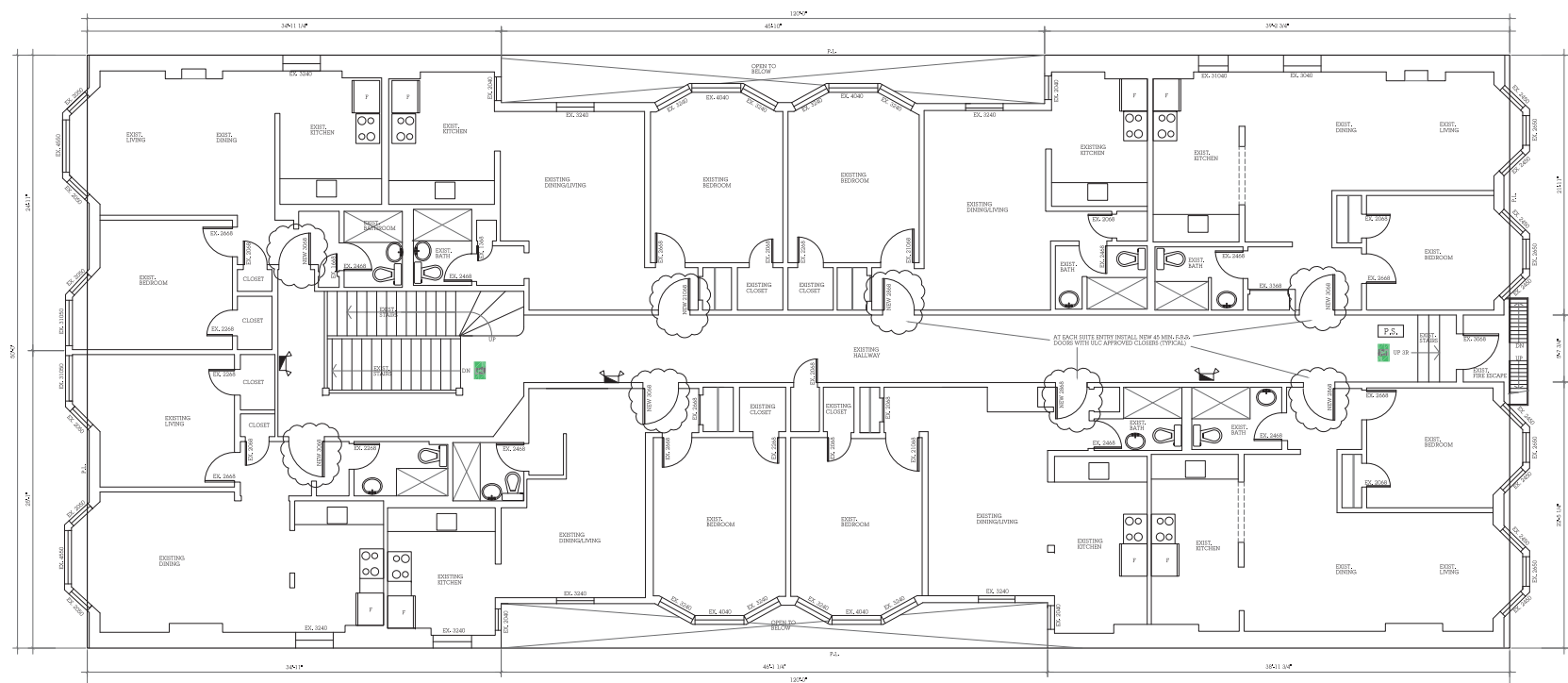
A104.1

	EXIT SIGN (GREEN RUNNING MAN) BULLETIN 2015-006-BU
	PULL STATION
	EMERGENCY LIGHT POWER UNIT

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NOTE:
ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF
FIRE RATED FLOOR WALLS AND CEILINGS TO BE FIRE STOPPED
IN COMPLIANCE WITH BCSC 2018
MORE WASHROOMS WILL BE PROVIDED AS PER
TENANT'S REQUIREMENTS

PROPOSED BASEMENT FLOOR PLAN



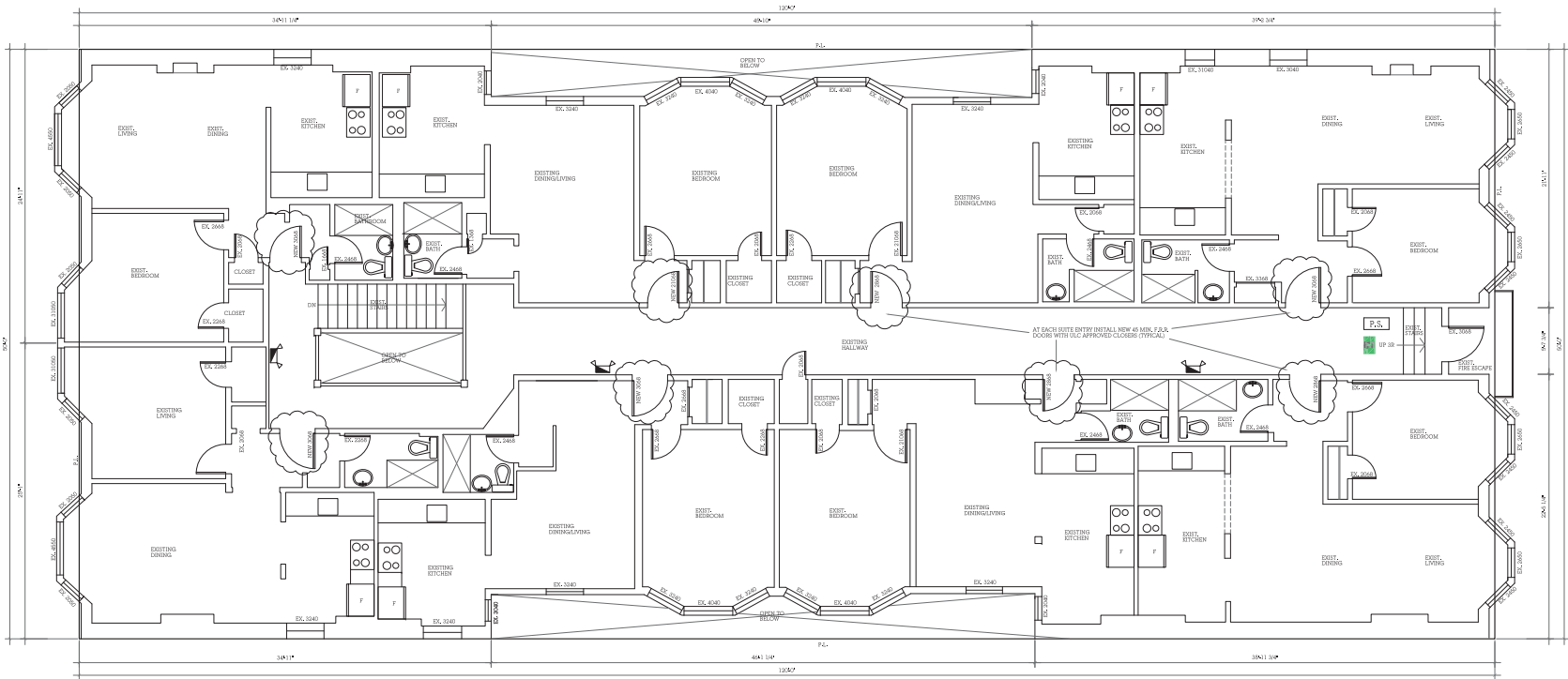
EXISTING SECOND FLOOR

REVISION 1:
AUGUST 28 2019
REVISION 2:
OCTOBER 22 2019
REVISION 3:
NOVEMBER 26 2019



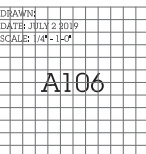
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DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"

A105



EXISTING THIRD FLOOR

REVISION 1:
AUGUST 28 2019
REVISION 2:
OCTOBER 22 2019
REVISION 3:
NOVEMBER 26 2019





EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

111
ST
STREET

KOHN/OONEY
ARCHITECT
1830 BAYVIEW
VANCOUVER BC
V6K 4A4
604.736.2927

DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"

A200



EXISTING WEST ELEVATION

111
1ST
STREET
KCH/OONEY
ARCHITECT
1840 BAYVIEW
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2010
SCALE: 1/4" = 1'-0"

A202



PROPOSED WEST ELEVATION

111
1ST
STREET

KOHL/OONEY
ARCHITECT
1830 BAYVIEW AVE
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2010
SCALE: 1/4" = 1'-0"

A203



EXISTING EAST ELEVATION

111
1ST
STREET

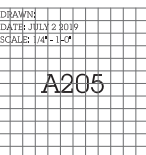
KC1/OONEY
ARCHITECT
1810 BAYVIEW/ATER
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2010
SCALE: 1/4" = 1'-0"

A204



PROPOSED EAST ELEVATION



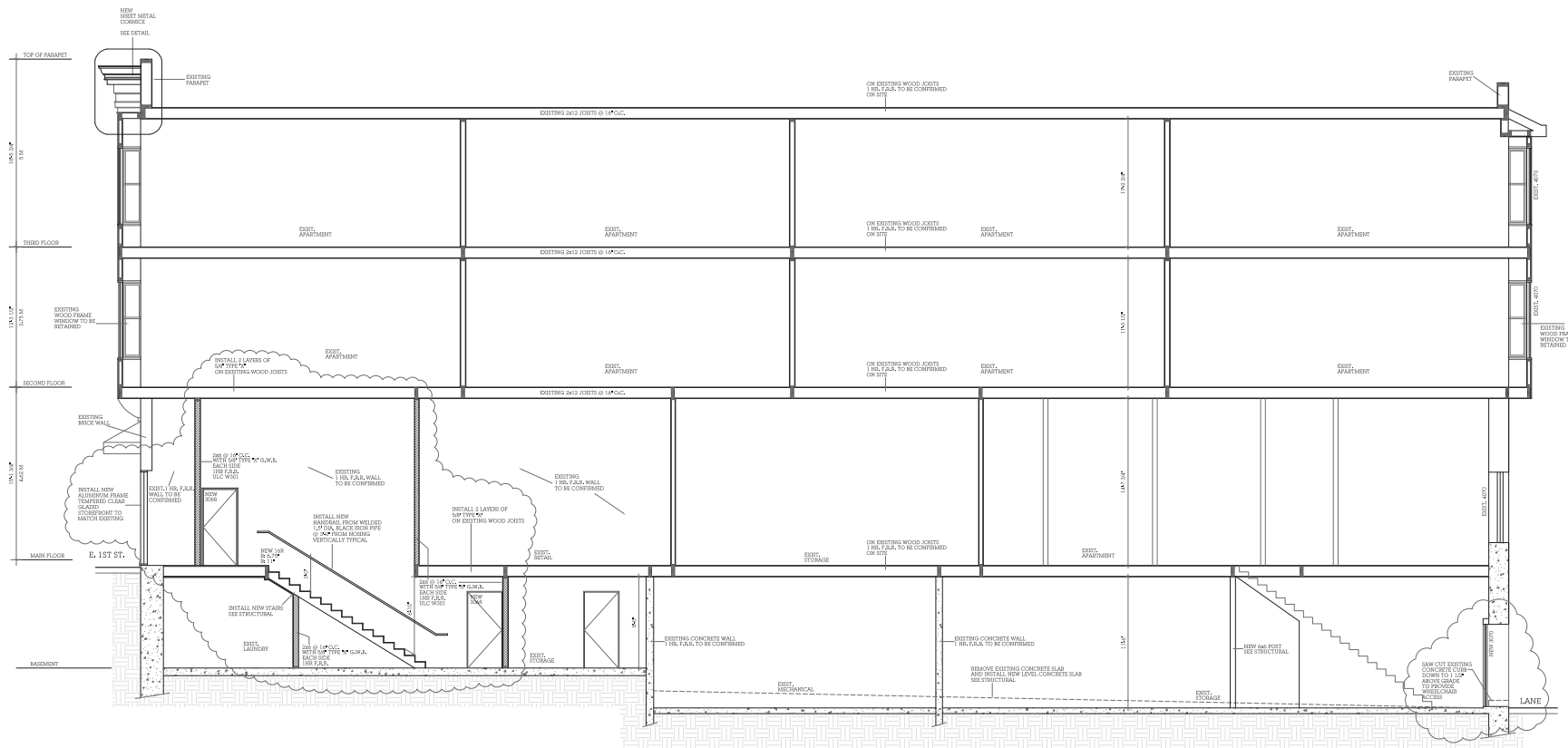


COLOUR AND MATERIAL
NORTH ELEVATION

REVISION 1:
AUGUST 28 2019
REVISION 2:
NOVEMBER 26 2019

111
1ST
STREET
KOA/OONEY
ARCHITECT
1820 BAYVIEW
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"
A206



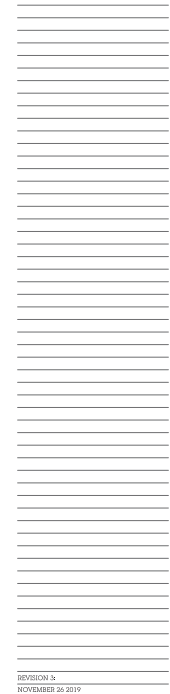
BUILDING SECTION A-A

REVISION 11
AUGUST 28 2019



DRAWN	
DATE	JULY 2 2019
SCALE	1/4" = 1'-0"

A300

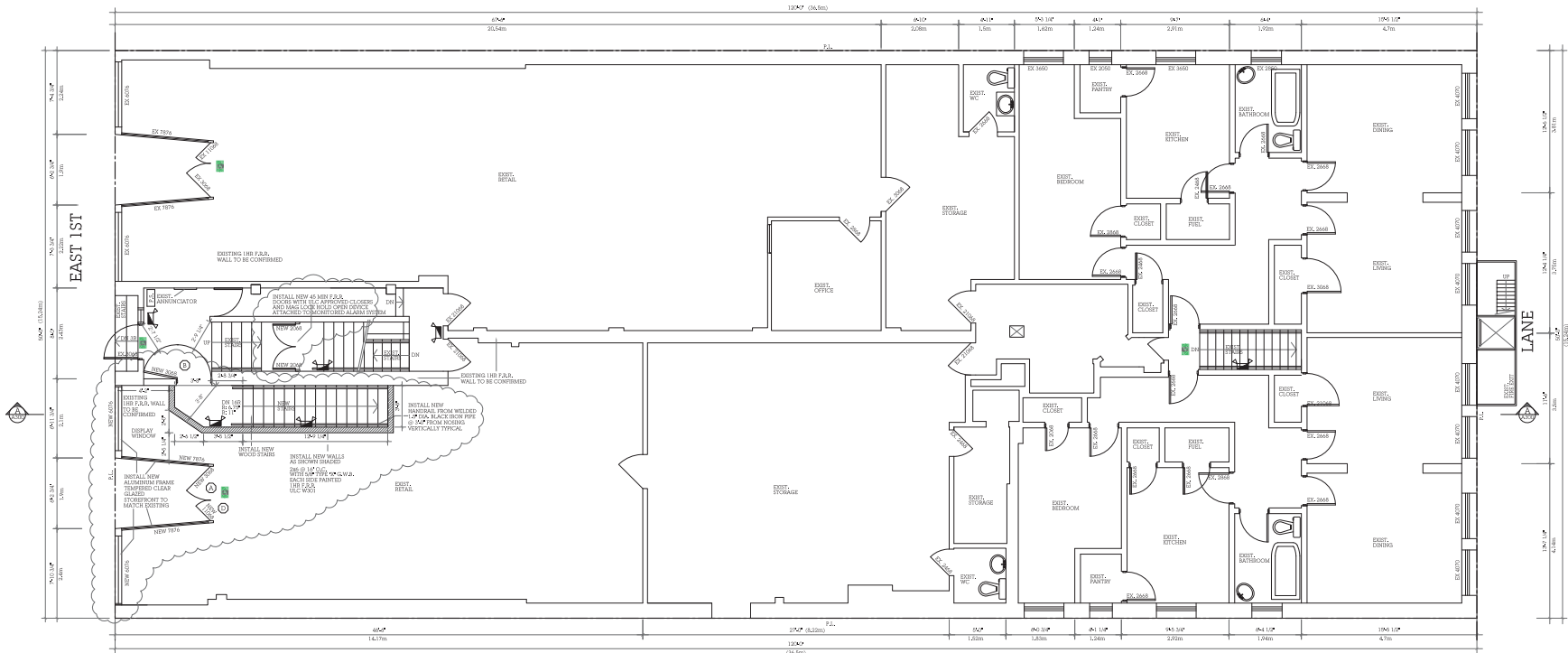


DRAWN:
DATE: JULY 2 2019
SCALE: 1 1/2" = 1'-0"

A400

CORNICE SECTION DETAIL

SCHEDULE A - CONSERVATION PLAN



LEGEND :

- EXIT SIGN (GREEN FLASHING MAN) BULLETIN 600-000
- P.S. FULL STATION
- EMERGENCY LIGHT POWER UNIT

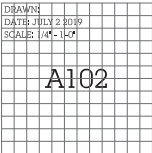
DOOR:

- (A) NEW 1/2" x 6" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING
- (B) NEW 2" x 6" FLUSH STEEL W/LOW CORE, C/W SELF-CLOSER, LOCKSET & LEVER HANDLE (40MIN. F.R.A.)
- (C) NEW 2" x 6" DOOR WITH LOCKSET & LEVER HANDLE
- (D) NEW 1/2" x 6" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING

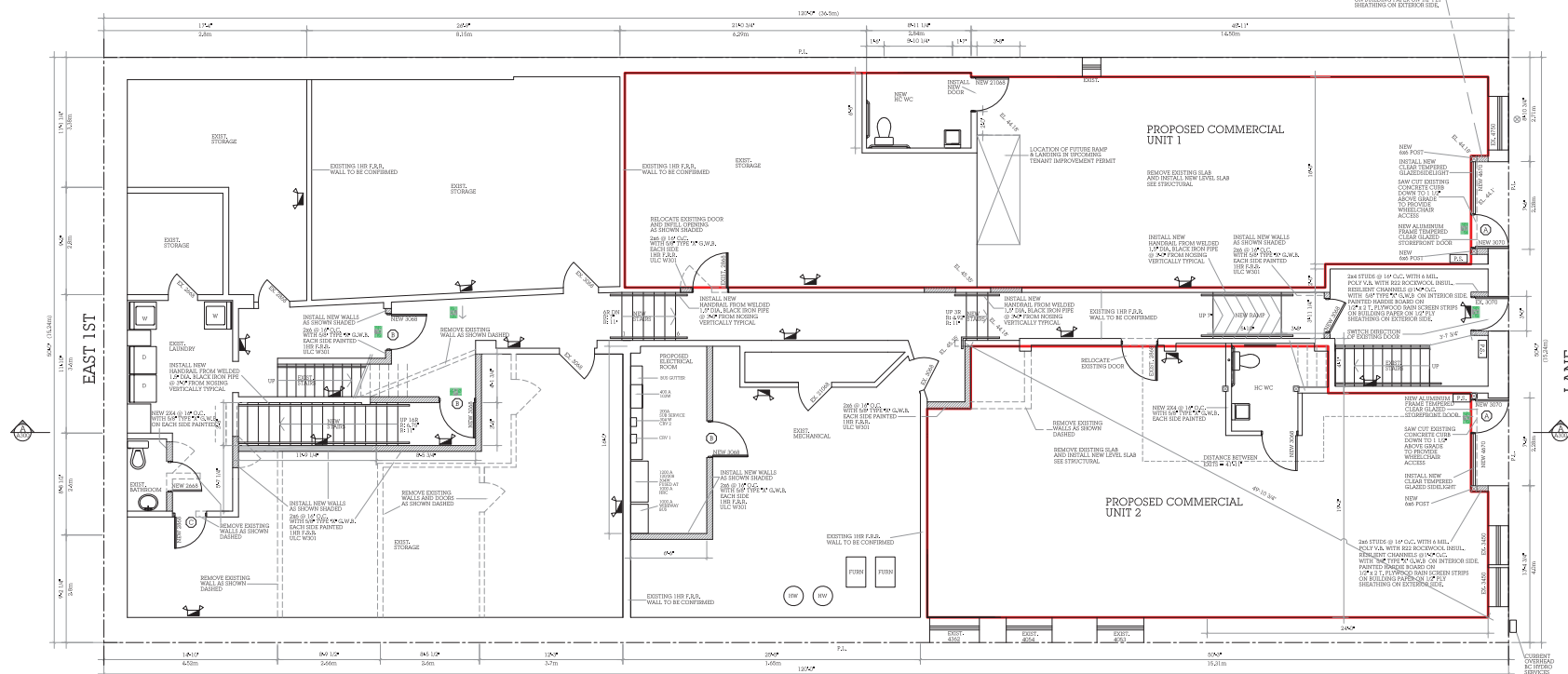
NOTE:
ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF FIRE RATED FLOOR WALLS AND CEILINGS TO BE FIRE STOPPED IN COMPLIANCE WITH BCRC 2018

PROPOSED MAIN FLOOR PLAN

REVISION 1:
AUGUST 28 2019
REVISION 2:
OCTOBER 22 2019
REVISION 3:
NOVEMBER 26 2019



A102



LEGEND :

- EXIT SIGN (GREEN RUNNING MAN BULLETIN 2010/0000)
- FULL STATION
- EMERGENCY LIGHT POWER UNIT

DOOR:

- NEW 3'0" x 7'0" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING
- NEW 3'0" x 6'0" FLUSH STEEL HOLLOW CORE, C/W SELF CLOSER, LOCKSET & LEVER HANDLE (45MIN. F.R.B.)
- NEW 2'0" x 4'0" DOOR WITH LOCKSET & LEVER HANDLE

NOTE:
ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF FIRE RATED FLOOR WALLS AND CEILINGS TO BE FIRE STOPPED IN COMPLIANCE WITH BCBC 2018
MORE WASHROOMS WILL BE PROVIDED AS PER TENANTS REQUIREMENTS

PROPOSED BASEMENT FLOOR PLAN

REVISION 1:
AUGUST 28 2019
REVISION 2:
OCTOBER 22 2019
REVISION 3:
NOVEMBER 26 2019

111
1ST
STREET

116
EAST 1ST
STREET

DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"

A104.1



EXISTING NORTH ELEVATION



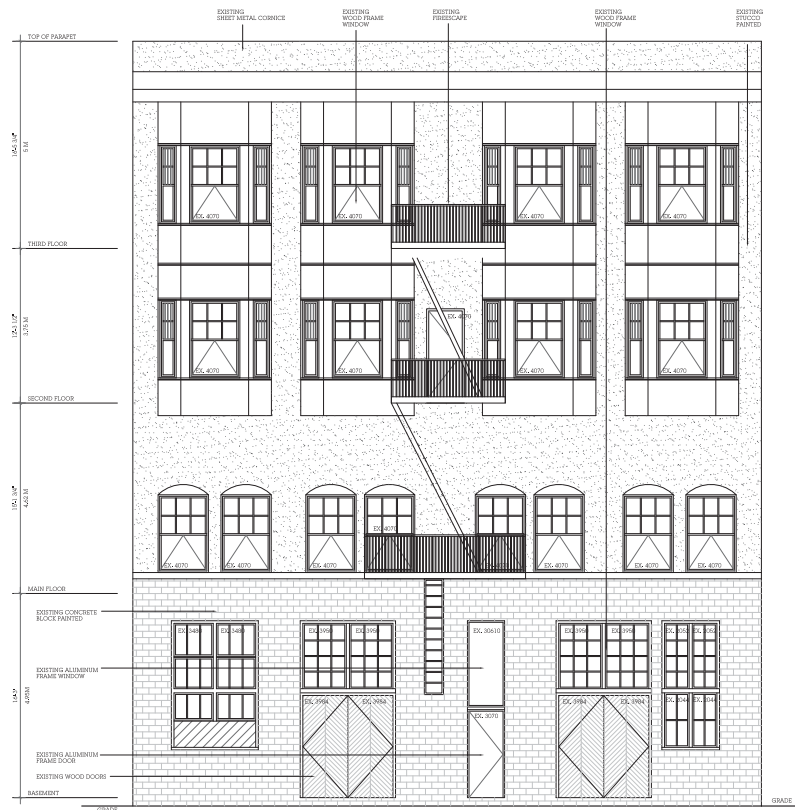
PROPOSED NORTH ELEVATION

111
ST
STREET

KOHN/OONEY
ARCHITECT
1830 BAYVIEW
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"

A200



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

BUILDING FACE: 256.5 M2
EXISTING UNPROTECTED OPENING: 80M2
EXISTING: 31%
ALLOWED: 10%

111
1ST
STREET

KOENIG/COONEY
ARCHITECT
1810 BAYVIEW AVE
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"

A201



PROPOSED WEST ELEVATION

111
1ST
STREET

KOHL/OONEY
ARCHITECT
1810 BAYVIEW AVE
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2010
SCALE: 1/4" = 1'-0"

A203



PROPOSED EAST ELEVATION

111
1ST
STREET

KC1/OONEY
ARCHITECT
1820 BAYVIEW AVE
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2010
SCALE: 1/4" = 1'-0"

A205

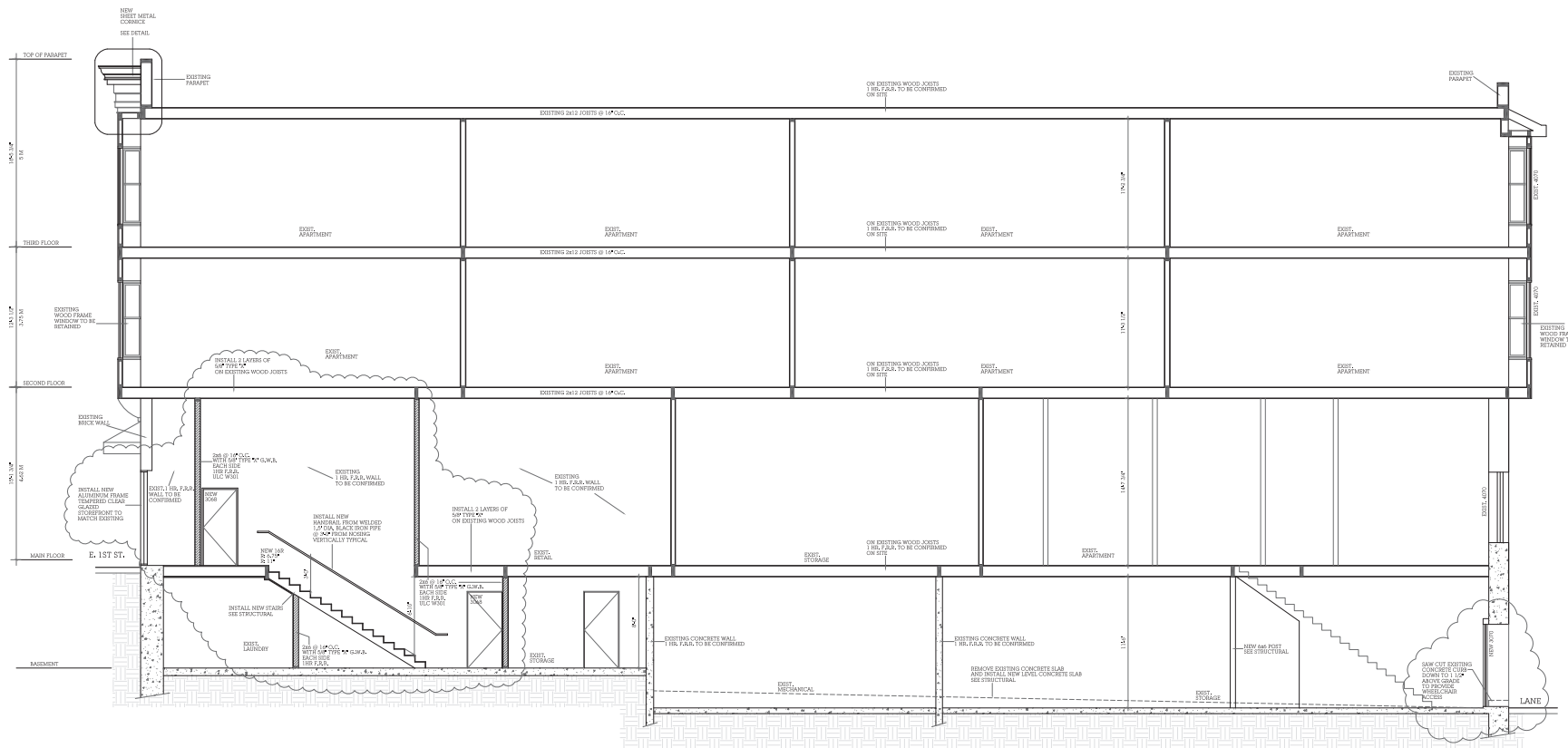


COLOUR AND MATERIAL
NORTH ELEVATION

REVISION 1:
AUGUST 28 2019
REVISION 2:
NOVEMBER 26 2019

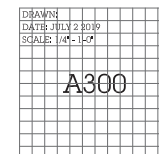
111
1ST
STREET
KOA/OONEY
ARCHITECT
1820 BAYVIEW/ATER
VANCOUVER BC
V6K 4A4
604-736-2927

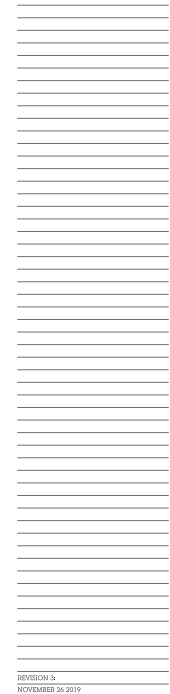
DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"
A206



BUILDING SECTION A-A

REVISION 11
AUGUST 28 2019





DRAWN:
DATE: JULY 2 2019
SCALE: 1 1/2" = 1'-0"

A400

CORNICE SECTION DETAIL

KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

November 28, 2019

Coreen Alexander
Planning Lead
City of North Vancouver

In response to the October 15 comments from the Heritage Advisory Committee we have:

- Proposed a replacement of the aluminum framed front door and sidelight to the residential lobby, with a wood door with a single glass panel combined with a wood framed glass sidelight which is more in keeping with the heritage character of the building.
- We have replaced the awning over the residential entry with a steel frame and canvas marquis with heritage details abstracted from the original architectural drawings.
- We have specified a colour palette compatible with or selected from the Benjamin Moore heritage collection.
- We have selected lighting for the front façade that reflects the heritage character of the building (attached).

Yours truly,

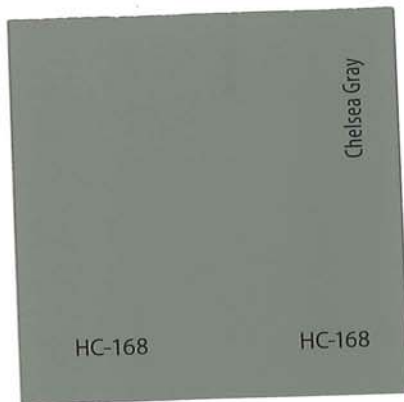


KC Mooney Architect AIBC



KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

Paint samples



Chelsea Gray
HC-168
Benjamin Moore



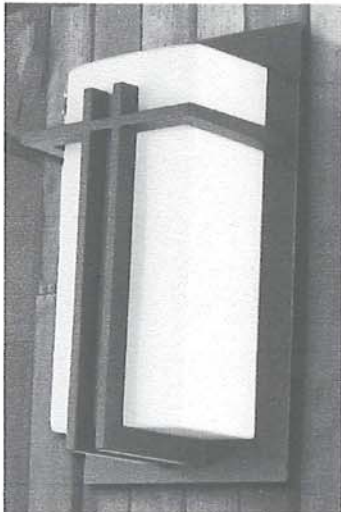
Iron Mountain
2134-30
Benjamin Moore



KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

Lighting selected for the front façade

Doty Stainless Steel Modern Outdoor Bulkhead Light
By Bay Isle home



Acclaim Lighting 4708 Artisan 1 Light Outdoor Flush Mount Ceiling



HERITAGE REGISTER BUILDINGS



POST OFFICE AND FEDERAL BUILDING
100-104 East 1st Street/104 Lonsdale Avenue
C. Gustave Brault, Chief Architect, Federal
Department of Public Works
1948-1949
REGISTER RANKING: A

This was originally the site of the North Vancouver's first Municipal Hall, built in 1903. The International Style design for this new Federal Building was provided by C. Gustave Brault, the Chief Architect of the Federal Department of Public Works in Ottawa. It is typical of a number of such structures built throughout Canada at this time. The massing of the building dominates its corner location. A plain limestone facing is relieved by banks of ribbon windows, which are separated by round columns; there is an absence of any applied ornament, which conveys the power, authority and progressive mandate of the Government of Canada. The building has since been rehabilitated for retail and commercial use.



MOUNT CROWN BLOCK
109-115 East 1st Street
Dalton & Eveleigh, Architects
1911
REGISTER RANKING: A

This substantial brick-clad apartment building, with retail stores at ground level, was built in 1911 for C.A. Lett & Sons. Architects Dalton & Eveleigh were responsible for the design of the building. One of Vancouver's pre-eminent architectural firms, they were known for their high quality commercial and institutional buildings. The contractor was the well-known firm of Baynes & Horie. Originally, the building contained two commercial spaces on the first floor, with apartments on the two floors above.

On November 17, 1911, The Express noted the completion of the building: 'the last finishing touches are now being added to the new brick block built by Messrs. C.A. Lett and Son on First street east. This building is one of the largest yet constructed in the city and reflects great credit upon the enterprise of its owners. The main floor is occupied by two large and thoroughly up-to-date stores, each of which is provided with a spacious basement. In addition to these store basements, the lower floor of the building contains two large warehouses with entrance from the lane and the janitor's quarters. The remaining floor space on the ground floor, the first and second storeys are occupied by eighteen modern and attractive light housekeeping suites.'

The Mount Crown Block with its mix of commercial and residential space was originally one of the larger commercial buildings in the city. The two retail shops provided commercial space for the many businesses seeking to do business in active Lower Lonsdale. In addition to the commercial space, the apartments on two floors – with their "disappearing" built-in furniture – provided necessary housing for the large number of workers needed to support the economic boom and ship building industry. The character of this building has been altered by the removal of the original cornice and the rebuilding of the storefronts.

KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

Heritage Report

Mount Crown Block

Dalton & Eveleigh Architects

Built 1911

City of North Vancouver Heritage Register Rank: A



Excerpt from City of Vancouver 2013 Heritage Register

"This substantial brick-clad apartment building, with retail stores at ground level, was built in 1911 for C.A. Lett & Sons. Architects Dalton & Eveleigh were responsible for the design of the building. One of Vancouver's pre-eminent architectural firms, they were known for their high quality commercial and institutional buildings. The contractor was the well-known firm of Baynes & Horie. Originally, the building contained two commercial spaces on the first floor, with apartments on the two floors above.

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Current Photo



The Mount Crown Block is an example of the classical revival era with Edwardian overtones.

The original storefront transoms, although lost over the buildings life were particularly interesting with their diagonally crossing mullions.

The storefronts have been altered from their original configuration, however the east side storefront retains its original configuration in plan view with its deeply inset entrance door and "V" shaped glazing on the sides of this inset. This entry is framed with small brick columns that obscure the original brass capped glass corners. In the renovation it is proposed that the west storefront be rebuilt to match the existing east storefront to recover some of the original character above the main floor storefront. The original 2 storeys of angled bay windows have survived and are in good conditions considering their age. These are also present on the rear of the building and are in similar condition.

Above the bay windows on the front of the building was a complex sheet metal cornice which has been lost.

We are proposing to reconstruct the cornice as recommended in the Standards and Guidelines for the Conservation of Historic Places in Canada, when the historic element is completely missing, with a new design that is compatible with the style, era and character of the building with materials that were available at the time of original construction. The new design is intended to follow closely the original design although replicating it is not possible due to insufficient physical evidence and the encroachment over adjacent property which that would entail.

The scope of the proposed restoration work for this building is limited to rehabilitating the existing storefront and replacing the cornice facing onto 1st street.

In Summary,

On Wednesday October 16, 2019 from 6-8PM the owner of 109-115 East 1st Street hosted a DIS in accordance with City of North Vancouver requirements. In attendance were Chad Mooney Architect and applicant, Andreas Juen representative for the owner and Coreen Alexander, Planning Technician 2 CONV.

The DIS was hosted on site at a vacant retail unit, 115 East 1st Street.

The DIS was attended by 4 community members, 2 who were residents of the building, 1 who lived in a neighbouring building to the east on 1st Street and another attendee from the neighbourhood.

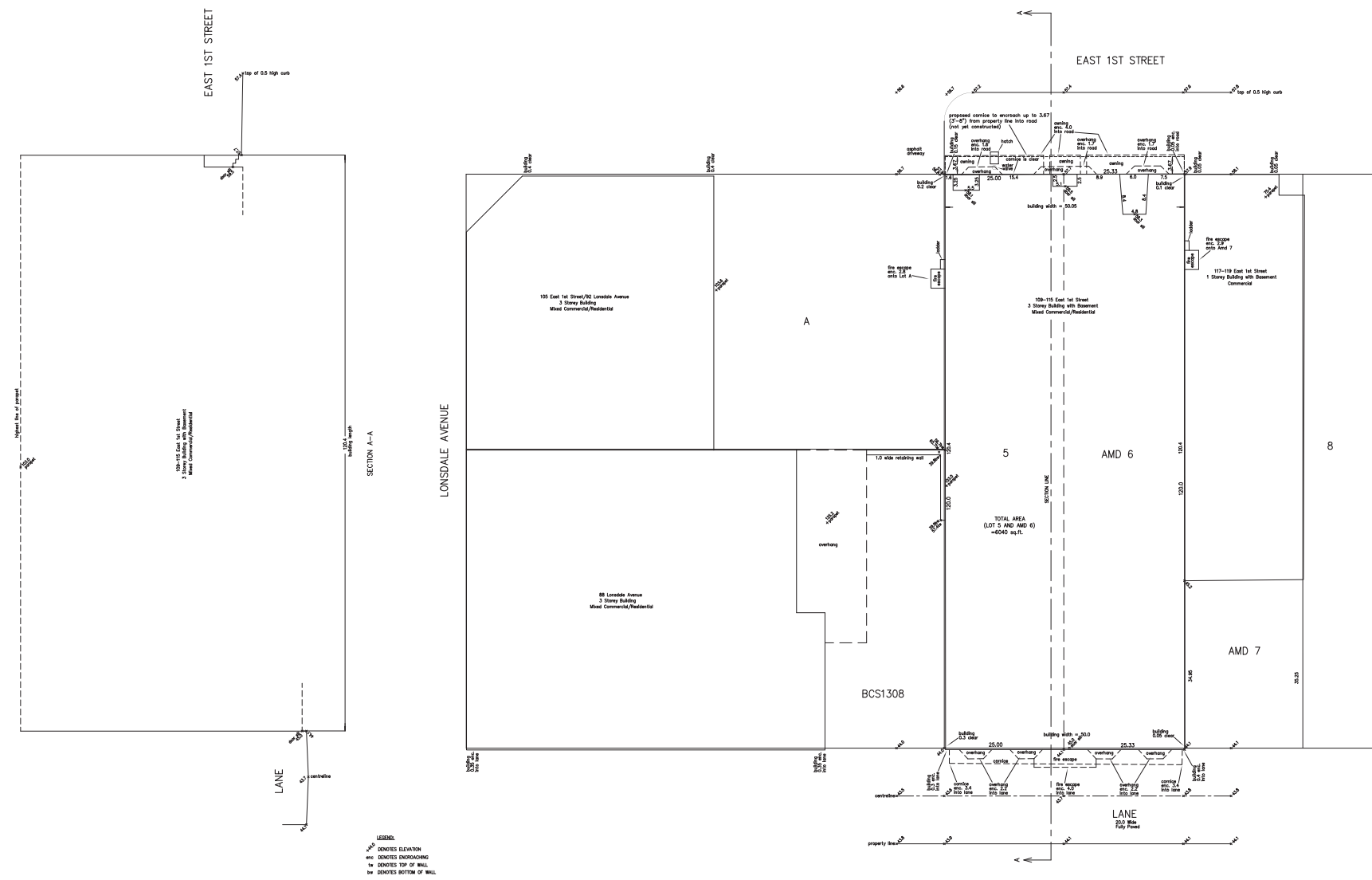
General comments were positive and receptive to the work we are proposing. The residents of the building were concerned about noise and construction impacts that may disturb them. We explained the scope of work and how we intended to approach the project and they appeared comfortable with the proposal. They are both long-time residents of the building and said they have been very pleased with our ownership of the building as there have been many improvements and upgrades to the property and were enthusiastic to hear that the facade was going to be restored.

The other 2 attendees were happy to see the repair and retention work taking place and to see retail units at the lane being activated with businesses.

PLAN SHOWING LOCATION OF ELEVATIONS AND SETBACKS FOR
LOT 5 AND AMENDED LOT 6 (EXPLANATORY PLAN 4071) BLOCK 166
DISTRICT LOT 274 PLAN 878

CIVIC ADDRESS:
111 EAST 1ST STREET
NORTH VANCOUVER, BC
ZONE: LL-2
P.L.D.: 015-088-111(LOT 5), 015-088-146 (AMD 6)

Attachment 7



LEGEND:
- DENOTES ELEVATION
- DENOTES ENCROACHING
- DENOTES TOP OF WALL
- DENOTES BOTTOM OF WALL

NOTES:
ELEVATIONS ARE IN FEET TO CITY OF NORTH VANCOUVER CHORNBARDON GEODETIC DATUM
DERIVED FROM MONUMENT ELEVATIONS WITH ELEVATION-TOLLS
ALL TREES AND STAMPS HAVE BEEN PLOTTED AS REQUIRED BY VANCOUVER
PROTECTION OF TREES BY-LAW NO. 3600
BUILDING ENCROACHING AND OFFSETS ARE TAKEN TO THE OUTSIDE
FACE OF THE BUILDING
LOT DIMENSIONS AND AREA ARE DERIVED FROM POSTING PLAN EPP/MS/PS

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8752

A Bylaw to enter into a Heritage Revitalization Agreement

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 “**Heritage Revitalization Agreement, 2020, No. 8752**” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street).

WHEREAS:

- A. Council may, by bylaw, pursuant to the *Local Government Act*, as amended from time to time, enter into a heritage revitalization agreement with the owner of heritage property.
- B. Council considers that certain lands and premises, thereon, commonly known as the “Mount Crown Block”, described as:

Street Address: 109-115 East 1st Street

Common Name / Description: Mount Crown Block

Legal Description: PID: 015-088-111
LOT: 5 Block: 166 DL: 274 Plan: 878

(the “Lands”)

has significant heritage value and should be conserved;

- C. The owner of the Lands and The Corporation of the City of North Vancouver have agreed on the nature, character and extent of the heritage value and heritage character of the Lands and on the nature, extent and form of conservation necessary to protect the heritage value and heritage character of the Lands.

2. The Corporation of the City of North Vancouver is hereby authorized to enter into a “Heritage Revitalization Agreement”, attached to this Bylaw, in respect of the Lands.

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

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

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

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

MAYOR

CITY CLERK

PART 2 TERMS OF INSTRUMENT

HERITAGE REVITALIZATION AGREEMENT AND SECTION 219 COVENANT 109-115 East 1st AVENUE - MOUNT CROWN BLOCK

BETWEEN:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER, a municipal corporation, having its municipal offices and postal address at 141 West 14th Street, North Vancouver, British Columbia, V7M 1H9

(the "City")

AND:

115 EAST 1ST STREET HOLDINGS LTD. a company having its registered and records offices at 4th Floor, 52A Powell Street, Vancouver, British Columbia V6A 1E7

(the "Owner")

WHEREAS

- A. The Owner is the legal and beneficial owner of certain lands and premises having a civic address of 109-115 East 1st Avenue, City of North Vancouver, British Columbia, legally described as:

PID: 015-088-111

LOT: 5 Block: 166 DL: 274 Plan: 878

(the "Lands"); and

- B. The Owner and the City agree that the Lands and the buildings situated thereon commonly referred to as the "Mount Crown Block" (the "**Heritage Building**") have heritage character and value; and
- C. In order to provide continuing protection to the Heritage Building, the Owner has agreed to the designation of the Lands and Heritage Building as protected heritage property and the Owner and the City have further agreed to enter into this heritage revitalization agreement to provide for the restoration of the Heritage Building and to vary provisions of the City's by-laws in connection with the Heritage Building pursuant to sections 610 - 612 of the *Local Government Act*.

NOW THEREFORE in consideration of the mutual promises contained in this Agreement, and in consideration of the payment of \$1.00 by the City to the Owner (the receipt and sufficiency of which is acknowledged by the Owner), the parties covenant and agree with each other as follows:

ARTICLE 1 DEFINITIONS

1.1 In this Agreement, and unless otherwise defined herein, the following terms have the following meaning:

- (a) **“Conservation Plan”** means the plan of revitalization of the Heritage Building prepared by KC Mooney Architect dated November 29, 2019, attached as Schedule A to this Agreement, together with such modifications and additional plans as may be approved by the Director of Planning and Development from time to time at his sole discretion;
- (b) **“Director of Planning and Development”** means the chief administrator of the Department of Planning and Development of the City, from time to time; and
- (c) **“Heritage Alteration Permit”** means a permit to alter or change features of heritage buildings issued by the City pursuant to section 617 of the Local Government Act;
- (d) **“Heritage Building”** has the meaning given above in the introductory paragraphs herein;
- (e) **“Heritage Designation”** means the City’s designation of the Lands and the Heritage Building as protected heritage property pursuant to sections 611 and 612 of the Local Government Act;
- (f) **“Local Government Act”** means the Local Government Act, R.S.B.C 2015, c.1, as may be amended or superseded;
- (g) **“Lands”** has the meaning given above in the introductory paragraphs hereto and includes any other parcels of land into which the Lands may at any time in any way be consolidated or subdivided;
- (h) **“rehabilitate”** and **“rehabilitation”** mean the planning and carrying out of restoration, rehabilitation, construction and conservation work to restore, upgrade, improve and conserve the structure, support and heritage characteristics and features of a heritage building or real property heritage feature so as to revitalize it and extend its life and use as such;
- (i) **“Rehabilitation Work”** has the meaning given below herein; and

ARTICLE 2 SECTION 219 COVENANT REHABILITATION AND CONSERVATION OF THE HERITAGE BUILDING

2.1 Pursuant to Section 219 of the *Land Title Act*, the Owner covenants and agrees, as a covenant and agreement running with, charging and binding the Lands, that:

- (a) The Owner will not use the Lands and Heritage Building except in accordance with this Agreement;

- (b) Except in accordance with the Conservation Plan, the Owner will not demolish the Heritage Building, in whole or in part, nor alter or change in any manner, any exterior feature of the Heritage Building unless the Owner first obtains a Heritage Alteration Permit from the City;
- (c) The Owner will maintain the Heritage Building in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada and in accordance with the City's Heritage Conservation Procedures Bylaw, 2013, No. 8292, as amended from time to time;
- (d) The Owner will rehabilitate exterior elements of the Heritage Building in accordance with the Conservation Plan, to the reasonable satisfaction of the City, including, without limitation, the completion of the following heritage restoration works (the "**Rehabilitation Work**"), having an estimated value of \$51,700.00:
 - (i) Reconstruction of the cornice detail at the parapet on the north façade with a new design that is compatible with the style, era, and character of the heritage building as described in the Conservation Plan; and
 - (ii) Reconfiguration of the entrance to the western commercial space fronting East 1st Street to return it to the original heritage character and orientation as described in the Conservation Plan.
- (e) The Owner will apply for and obtain from the City all necessary building and other permits prior to any construction or alteration to the Heritage Building, including a Heritage Alteration Permit. For further certainty, a Heritage Alteration Permit is not required in connection with the Rehabilitation Works performed in accordance with the Conservation Plan as identified in Section 2.1(d) above.
- (f) The Owner acknowledges and agrees that the Rehabilitation Work carried out in accordance with the Conservation Plan describes a minimum enhancement to the heritage appearance of the Heritage Building. Other technical upgrades may be required in accordance with applicable City's bylaws or Provincial building codes.
- (g) If the Owner fails within the time specified in the notice to rehabilitate, protect or maintain the Heritage Building in accordance with this Agreement after having been given notice to do so, which notice must specify the work that the Owner is required to undertake and specify a reasonable time for the completing of such work, the Owner agrees that the City may enter the Heritage Building to carry out the work, and may recover the cost of doing so from the Owner in the same manner and with the same remedies as taxes in arrears, provided that notwithstanding anything contained in this Section 2.1(g), if the Owner is diligently and continuously proceeding with the work specified in said notice, the City shall not enter the Heritage Building to carry out the work, and the Owner shall be permitted to continue to carry out the work as required;
- (h) The Owner agrees that the City may withhold any development permit, building permit, or occupancy permit or final building permit approval as the case may be, in respect of the Heritage Building if the alteration of the Heritage Building

is not in accordance with the Conservation Plan, notwithstanding that the construction may be in compliance with the BC Building Code, the City's Zoning Bylaw and any applicable permit of development permit guidelines; and

- (i) the Owner acknowledges and agrees that, notwithstanding that this agreement and the Heritage Designation will result in restrictions with respect to the future use and development and therefore may affect the value of the Lands, the Owner has received full and fair compensation therefor and the Owner hereby waives and renounces any and all claims for any further or other compensation by reason of this agreement and/or the Heritage Designation and acknowledges and agrees that the requirements of Section 613 of the Local Government Act have been fully satisfied, and the Owner hereby releases the City and its officials, officers, employees and agents from any liability for any loss, injury, damage or expense of any kind the Owner may suffer, incur or experience and the Owner will indemnify the City for any loss, injury, damage or expense the City may incur, suffer or experience and for any complaint, demand, claim, action, suit or judgment for any loss, injury, damage or expense anyone else may suffer, incur or experience arising out of or in any way connected this agreement and/or the Heritage Designation. The release and promise of indemnification contained in this paragraph will survive discharge and termination of this agreement

ARTICLE 3 ZONING BY-LAW VARIANCES

3.1 Pursuant to the provisions of Section 610(2)(b) of the Local Government Act, the following variances to Zoning Bylaw No. 6700 are granted through this Agreement to enable the proposed renovations to and rehabilitation of the Heritage Building on the Lands:

- (a) Section 402(6) is hereby waived to eliminate the prohibition of Any Use which is exclusively accessible from a Lane.
- (b) Section 6A02(1)(a) is hereby varied to permit an Accessory Apartment Use on the first Storey and above.
- (c) Section 6A02(1)(d) is hereby waived to eliminate the requirement for Accessory Apartment Uses to meet the Adaptable Design requirements per Section 423.
- (d) Section 6A04(2)(a) is hereby varied to permit a total Gross Floor Area of 2.9 times the lot area.
- (e) Section 6A04(3) is hereby varied to permit a total Lot Coverage of 100% and hereby waives the requirement for Lot Coverage to be reduced to 35% above the second Storey.
- (f) Section 6A04(4)(a) is hereby varied to increase the maximum height to 16 metres (52.5 feet).
- (g) Section 6A04(5)(a) is hereby waived to eliminate the requirement for a setback from the rear property line.

- (h) Section 6A04(5)(c) is hereby waived to eliminate the requirement for 45 degree setback above the second Storey.
- (i) Section 908(8) is hereby varied to reduce the minimum number of Parking spaces required to 0 spaces.
- (j) Section 1001 is hereby varied to reduce the minimum number of Loading spaces required to 0 spaces.
- (k) Section 10A01 is hereby varied to reduce the minimum number of Bicycle parking spaces required to 0 spaces.

ARTICLE 4 GENERAL

4.1 Heritage Alteration Permits. The Owner acknowledges that the issuance of a Heritage Alteration Permit is at the sole discretion of the City and the City is at no time under any obligation to issue a Heritage Alteration Permit to the Owner.

4.2 Adoption of By-law. This Agreement, following execution by the parties, shall become effective only upon the adoption by City Council of the Bylaw authorizing this agreement.

4.3 Amendment. As required by the Local Government Act, this Agreement may only be amended with the consent of both the Owner and the City and by adoption by City Council of an amending bylaw which amends the Bylaw authorizing this agreement.

4.4 Severability. If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

4.5 No Derogation. Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter*, and the *Local Government Act*, or any other Act of the legislature of British Columbia, as amended from time to time.

4.6 Notices. All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other party by registered mail or by personal service, to the address set out on the first page of this Agreement and service of any such notice, demand, or request will be deemed complete, if made by registered mail 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request, and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other party, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

4.7 Enurement. This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

4.8 Governing Law. This agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

4.9 Interpretation. The following provisions regarding interpretation apply to this agreement:

- (a) Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular; and
- (b) The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

4.10 Legal and Land Title Office Fees. The Owner will:

- (a) reimburse the City, within 10 days of a written request by the City, for all legal costs including fees, disbursements and taxes incurred by the City with respect to the negotiation, preparation, administration and enforcement of this Agreement; and
- (b) pay or, if paid by the City, reimburse the City for all fees and expenses incurred in connection with registering a notice of this Agreement in the Land Title Office.

IN WITNESS WHEREOF the parties have executed this agreement on Form C which is a part hereof.

PRIORITY AGREEMENT

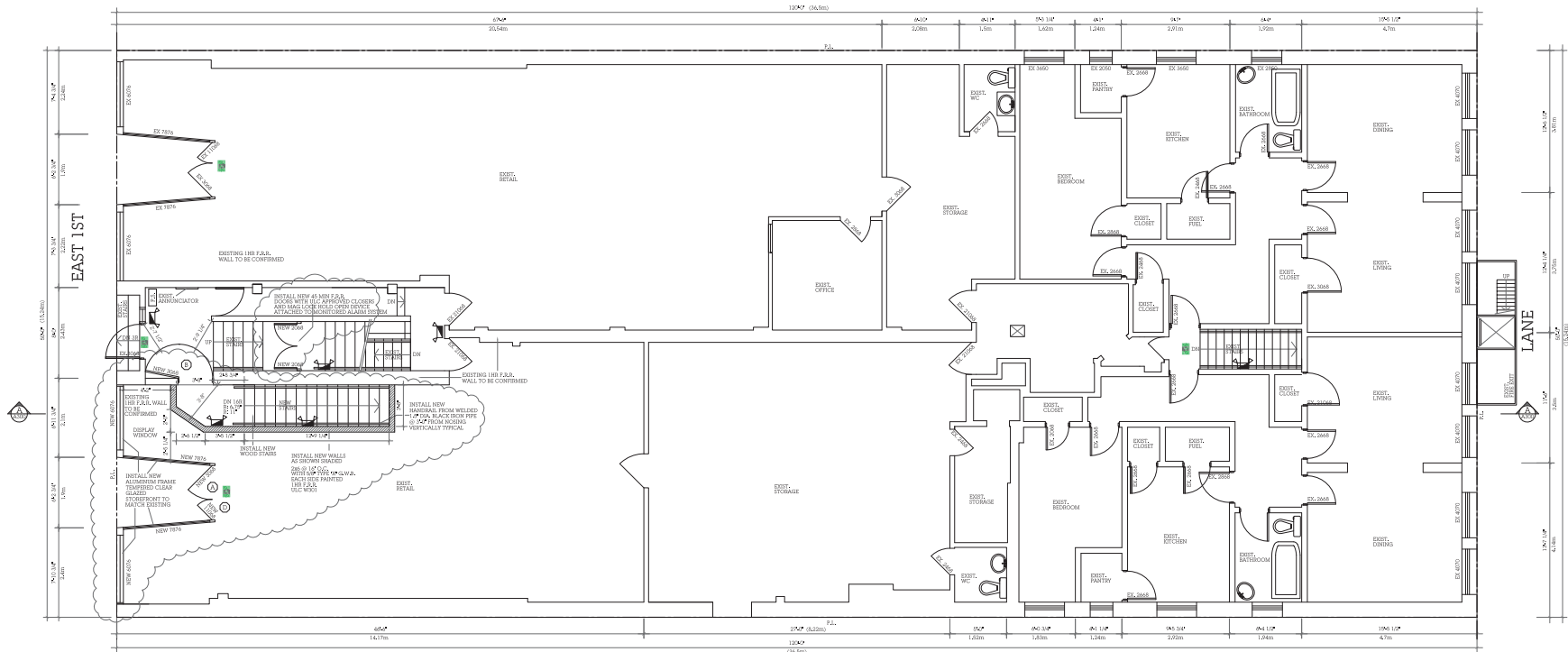
Prospera Credit Union (the “**Chargeholder**”) is the holder of the following mortgages and assignments of rents encumbering the Lands and registered in the Land Title Office:

1. Mortgage CA6968258; and
2. Assignment of Rents CA6968259,

(collectively, the “**Bank Charges**”).

The Chargeholder, being the holder of the Bank Charges, by signing the Form C General Instrument attached hereto as Part I, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of this Section 219 Covenant and hereby covenants that this Section 219 Covenant shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Section 219 Covenant had been registered prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

SCHEDULE A - CONSERVATION PLAN



LEGEND :

- EXIT SIGN (GREEN RUNNING MAN) BULLETIN 601-006-001
- P.S. FULL STATION
- EMERGENCY LIGHT POWER UNIT

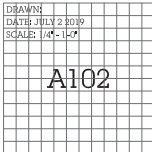
DOOR:

- (A) NEW 1/2" x 6" x 6" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING
- (B) NEW 2/2" x 6" x 6" FLUSH STEEL W/LOW CORE, C/W SELF-CLOSER, LOCKSET & LEVER HANDLE (40MIN. F.R.A.)
- (C) NEW 2/2" x 6" x 6" DOOR WITH LOCKSET & LEVER HANDLE
- (D) NEW 1/2" x 6" x 6" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF-CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING

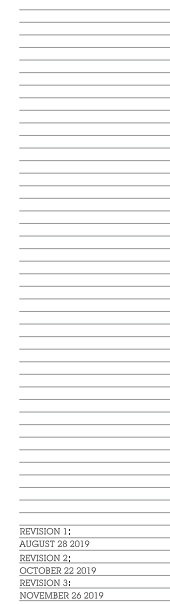
NOTE:
ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF FIRE RATED FLOOR WALLS AND CEILING TO BE FIRE STOPPED IN COMPLIANCE WITH BCRC 2018

PROPOSED MAIN FLOOR PLAN

REVISION 1:
AUGUST 28 2019
REVISION 2:
OCTOBER 22 2019
REVISION 3:
NOVEMBER 26 2019



A102



REVISION 1:
AUGUST 28 2019
REVISION 2:
OCTOBER 22 2019
REVISION 3:
NOVEMBER 26 2019

115
EAST 1ST
STREET

DRAWN:									
DATE:	JULY 2	2019							
SCALE:	1/4" = 1'-0"								

A104.1

	EXIT SIGN (GREEN RUNNING MAN) BULLETIN 2015-006-BU
	PULL STATION
	EMERGENCY LIGHT POWER UNIT

<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-bottom: 10px;">A</div> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-bottom: 10px;">B</div> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">C</div>	<p>NEW 34" x 74" ALUMINUM FRAME GLAZED STOREFRONT DOOR, C/W SELF CLOSER, LOCKSET, LEVER HANDLE & WEATHER STRIPPING</p> <p>NEW 34" x 64" FLUSH STEEL HOLLOW CORE, C/W SELF CLOSER, LOCKSET & LEVER HANDLE (45MIN. F.R.R.)</p> <p>NEW 24" x 64" DOOR WITH LOCKSET & LEVER HANDLE</p>
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NOTE:
ALL ELECTRICAL AND PLUMBING SERVICE PENETRATIONS OF
FIRE RATED FLOOR WALLS AND CEILINGS TO BE FIRE STOPPED
IN COMPLIANCE WITH BCSC 2018
MORE WASHROOMS WILL BE PROVIDED AS PER
TENANT'S REQUIREMENTS

PROPOSED BASEMENT FLOOR PLAN



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

111
ST
STREET

KOHN/OONEY
ARCHITECT
1830 BAYVIEW
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"

A200



PROPOSED WEST ELEVATION

111
1ST
STREET
KOH/OONEY
ARCHITECT
1830 BAYVIEW AVE
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2010
SCALE: 1/4" = 1'-0"
A203



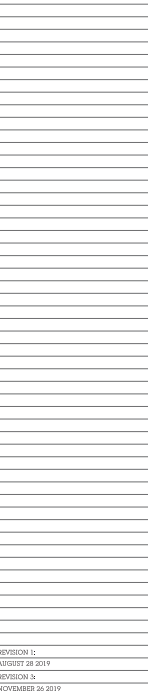
PROPOSED EAST ELEVATION

111
1ST
STREET

KC1/OONEY
ARCHITECT
1820 BAYVIEW AVE
VANCOUVER BC
V6K 4A4
604-736-2927

DRAWN
DATE: JULY 2 2010
SCALE: 1/4" = 1'-0"

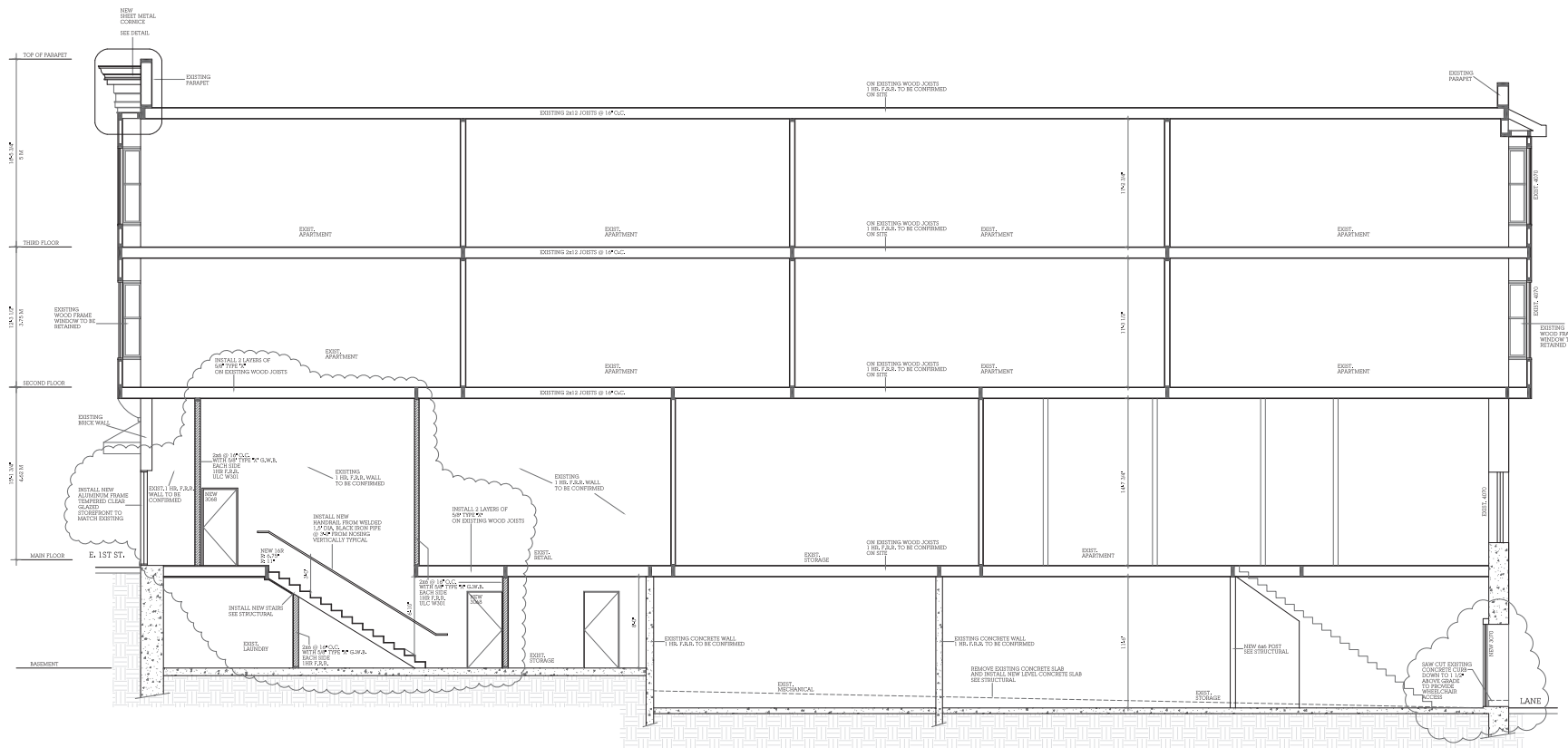
A205



DRAWN:
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"

A206

A206

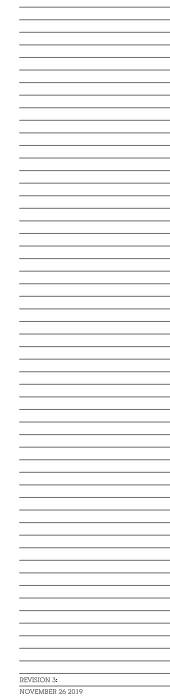


BUILDING SECTION A-A

REVISION 11
AUGUST 28 2019



DRAWN
DATE: JULY 2 2019
SCALE: 1/4" = 1'-0"
A300



DRAWN: _____
DATE: JULY 2 2019
SCALE: 1/2" = 1'-0"

A400

CORNICE SECTION DETAIL

KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

November 28, 2019

Coreen Alexander
Planning Lead
City of North Vancouver

In response to the October 15 comments from the Heritage Advisory Committee we have:

- Proposed a replacement of the aluminum framed front door and sidelight to the residential lobby, with a wood door with a single glass panel combined with a wood framed glass sidelight which is more in keeping with the heritage character of the building.
- We have replaced the awning over the residential entry with a steel frame and canvas marquis with heritage details abstracted from the original architectural drawings.
- We have specified a colour palette compatible with or selected from the Benjamin Moore heritage collection.
- We have selected lighting for the front façade that reflects the heritage character of the building (attached).

Yours truly,

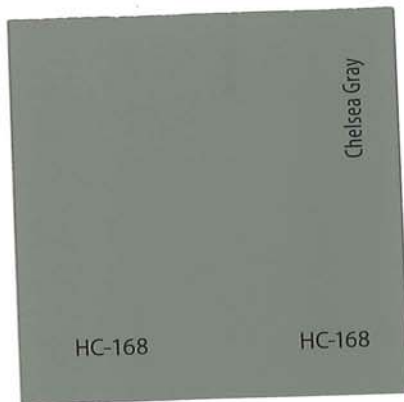


KC Mooney Architect AIBC



KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

Paint samples



Chelsea Gray
HC-168
Benjamin Moore



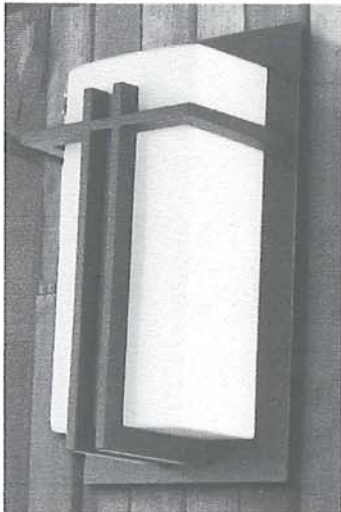
Iron Mountain
2134-30
Benjamin Moore



KC MOONEY
ARCHITECT
330 - 1026 DAVIE
VANCOUVER BC
V6E 1M3
604 736 2927

Lighting selected for the front façade

Doty Stainless Steel Modern Outdoor Bulkhead Light
By Bay Isle home



Acclaim Lighting 4708 Artisan 1 Light Outdoor Flush Mount Ceiling



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8753

A Bylaw to Designate a Protected Heritage Property

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 “**Heritage Designation Bylaw, 2020, No. 8753**” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street).
2. Pursuant to the *Local Government Act*, the following lands and heritage building, the Mount Crown Block thereon, are in their entirety hereby designated as a protected heritage property:

Street Address: 109-115 East 1st Street

Common Name / Description: Mount Crown Block

Legal Description: PID: 015-088-111
LOT: 5 Block: 166 DL: 274 Plan: 878

3. Pursuant to the *Local Government Act*, this bylaw requires adherence to the City of North Vancouver’s “Heritage Conservation Procedures Bylaw, 2013, No. 8292”.
4. Schedule A is a Statement of Significance for the Mount Crown Block (109-115 East 1st Street).

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

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

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

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

MAYOR

CITY CLERK

SCHEDULE A


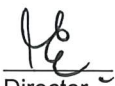

Statement of Significance

The Mount Crown Block, at 109-115 East 1st Street in North Vancouver, is a 1911 mixed-use building that is situated in the Lower Lonsdale business precinct. The building contains two retail stores along the East 1st Street frontage and 2 storeys of residential above the first floor. The structure is primarily brick-clad with wood framed windows and ornamentation, along with a stucco cornice treatment. The heritage resource for designation is the entire building that is situated on the property known as 109 - 115 East 1st Street.

The Mount Crown Block is significant as its mix of commercial and residential space was originally one of the larger commercial buildings in the City. The architects, Dalton & Eveleigh, were responsible for the design of the building; they were one of Vancouver's pre-eminent architectural firms and were known for their high quality commercial and institutional design. In addition, this resource represents the early building forms and mix of uses that established the Lower Lonsdale precinct and supported the ferry service to the south side of the Burrard Inlet.

The character defining elements of the heritage resource primarily relate to its architecture. The Mount Crown Block is an example of the classical revival era with Edwardian overtones. Most of its original materials and design are still intact, these include: the wood framed windows and ornamentation; brick materials and inset patterns; and the eastern store front v-shaped glazing and inset entrance. As part of the restoration works for the building, the original cornice (of wood construction) and western store front to match the eastern store front will be re-established to bring the building back to its original architectural composition.



 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: Sean Galloway, Manager, Planning

Subject: TEMPORARY USE PERMIT – 532 EAST 10TH STREET – RELOCATION
OF JAMES RESIDENCE

Date: January 29, 2020 File No: 08-3400-20-0018/1

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

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning, dated January 29, 2020, entitled "Temporary Use Permit – 532 East 10th Street – Relocation of James Residence:

THAT Temporary Use Permit No. PLN2020-00003 to permit Two-Unit Residential Use at 532 East 10th Street for a three-year term be considered;

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

AND THAT a Public Meeting be held.

ATTACHMENTS:

1. Context Map (Document [#1876075](#))
2. Heritage Register Excerpt (Document [#1876076](#))
3. Temporary Use Permit No. PLN2020-00003 (Document [#1876060](#))

PROJECT DESCRIPTION

This application proposes the temporary use of Two-Unit Residential Use at 532 East 10th Street. The current RS-1 Zone permits One-Unit Residential Use. The subject property contains a One-Unit Residential dwelling in an existing non-conforming building sited at the north end of the property. The project proposes to move a second One-Unit Residential dwelling, known as the James Residence, from 336 East 9th Street to the subject property to be sited in accordance with the RS-1 Zone requirements.

The James Residence is a Heritage “B” ranked building within the City’s *2013 Heritage Register* (see Attachment 2). The Temporary Use Permit would allow for the preservation of both a heritage building and an existing single-family home on the property, while the applicant pursues the appropriate Planning and Building permits to bring the property into conformance with the Zoning Bylaw.

Table 1 below illustrates the proposed change.

Table 1. Request for 532 East 10th Street

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

POLICY FRAMEWORK

The subject site has a land use designation in the Official Community Plan (OCP) of Residential Level 1 (R1), which allows for ground-oriented housing with non-strata accessory uses. Secondary Suites and Coach Houses may not be stratified as per the Condominium Act. The following policies apply to the site:

Table 2. Supporting Policies

Official Community Plan	
Goal 4.1	Provide Diverse and Affordable Housing Choices
Policy 6.4.2	Maintain visible links to the community’s natural and cultural past through the conservation and enhancement of significant heritage resources, including heritage buildings, structures and landscapes

The following conditions apply to applications for Temporary Use Permits:

Table 3. Temporary Use Permits

Official Community Plan	
Policy 2.7 Temporary Use Permits	<p>The OCP grants the ability for Temporary Use Permits (TUP) to be issued for short-term uses to site-specific locations that are otherwise not permitted under current zoning.</p> <p>The OCP designates all areas of the City to be a TUP area where TUP's can be granted, should the temporary use be in the interest of the public in general.</p> <p>Temporary Use Permits are good for three years when approved by Council and can only be renewed by Council once for another three year term. The permit can not exceed the combined six year term.</p>

PLANNING ANALYSIS

Site Context and Surrounding Use

The subject site is located at the corner of East 10th Street and a laneway (Attachment 1) and is zoned One-Unit Residential 1 (RS-1), which permits single-family homes and accessory secondary suites and accessory coach houses.

The existing dwelling onsite was constructed in 1916 and is located at the rear of the property. The existing building is legally non-conforming.

The buildings and uses immediately surrounding the subject site are described in Table 4 below.

Table 4. Surrounding Uses

Direction	Address	Description	Zoning
North	533 East 11 th Street	Single-Family Dwelling	One-Unit Residential 1 (RS-1)
South	535 East 10 th Street	Single-Family Dwelling (Heritage A)	One-Unit Residential 1 (RS-1)
East	1025 Grand Blvd, 1017 Grand Blvd, 1005 Grand Blvd	Single-Family Dwellings	One-Unit Residential 1 (RS-1)
West	528 East 10 th Street	Single-Family Dwelling	One-Unit Residential 1 (RS-1)

Use

One-Unit Residential Use (single-family homes) and Accessory Coach Houses are currently permitted in the Zone. However, two principal buildings are not permitted. The Temporary Use Permit (TUP) is required as the RS-1 Zone does not permit Two-Unit Residential Use. The proposed project provides an opportunity to preserve a Heritage “B” building from demolition by allowing the existing building to remain on the property for a limited time period; up to three years. The TUP is required given the timeframe constraints from the owner/developer of the site where the Heritage “B” building is currently located; the owner/developer has offered a six-week deadline to have the heritage resource moved. The proposed TUP provides additional time for the appropriate approvals to be obtained to ensure both buildings are brought into conformance with the Zoning Bylaw. As a condition of the TUP, the owners of 532 East 10th Street will provide a bond, which the City may use to demolish the existing building if the appropriate permits are not acquired prior to the expiration of the TUP. These conditions will provide the assurance that the site will conform to the provisions of the Zoning Bylaw within 3 years.

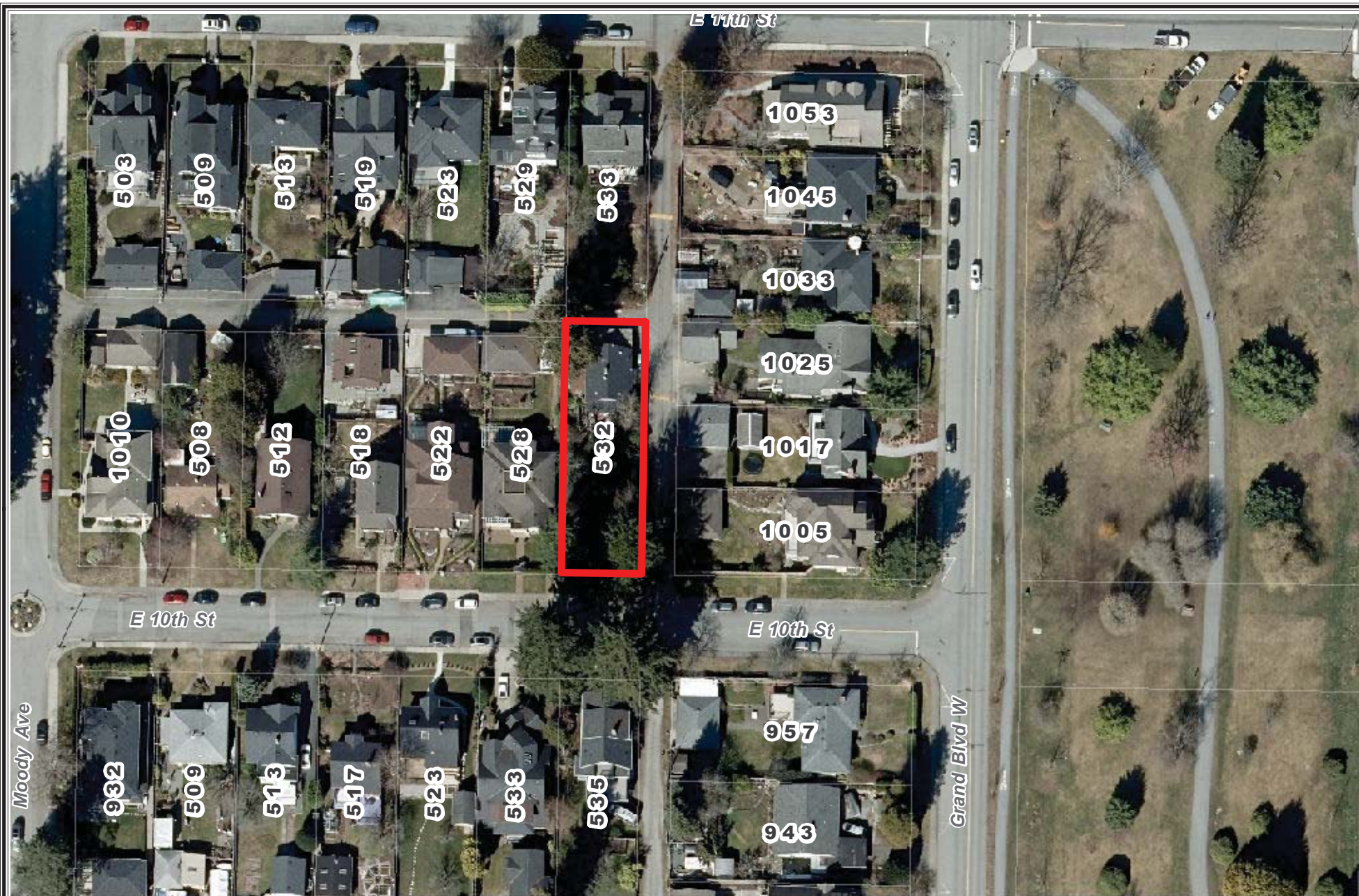
CONCLUSION

This proposal represents good planning. The proposed TUP supports the preservation of a heritage resource and provides additional affordable housing stock within the City. The proposal is consistent with the policies of the Official Community Plan and presents no significant issues in terms of the proposed use, intensity and form.

RESPECTFULLY SUBMITTED:



Sean Galloway
Manager, Planning



**JAMES RESIDENCE**

336 East 9th Street

1908

REGISTER RANKING: B

A full-width verandah with square columns and open balustrades distinguish this simple yet charming cottage. The verandah originally wrapped around the west side of the house but has since been enclosed. It was built for Grace James (née Bauer, 1878-1970), of the B.C. Meat Market in West Vancouver, and her husband, William Percival James (1878-1960), a butcher.

**CHUBB RESIDENCE**

345 East 9th Street

E.W. Garnett, Designer & Contractor

1913

REGISTER RANKING: A

The decorative elements of the Arts and Crafts style have been utilized to their full advantage in this richly detailed residence, which displays eave brackets, notched bargeboards, window boxes and exposed rafter ends. Also of note is the stucco and half-timbering found in the gables ends. Edmund Walton Garnett (1872-1960) was commissioned to design and build this home for Benjamin Chubb (1856-1921), a Collector of Customs, and his wife Martha (née Shore, 1857-1938). This residence was likely derived from a pattern book design. Such plans were commonly employed, and were readily available through sources such as bungalow magazines and plan books, which promoted the Craftsman movement not just as an architectural style but also as an expression of a modern lifestyle.

**FREDERICK TARN HOUSE**

348 East 9th Street

Frederick Tarn, Designer

1911

REGISTER RANKING: B

In 1911, Frederick Tarn (1883-1957) designed and built this handsome one and one-half-storey bungalow. Tarn likely built it on a speculative basis, since he is not listed as residing here. English-born, he arrived in Vancouver in 1905 and worked as a self-employed carpenter. He was married to Florence Mae Phillips in 1908, and enlisted for overseas service in 1917. Tarn worked as a carpenter until his retirement in 1947. This house is detailed with typical Craftsman elements such as stone verandah piers, shingle siding, distinctive wooden-sash casement windows with margin lights, and notable bellcast and curved roof slopes.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

TEMPORARY USE PERMIT

Permit No. PLN2020-00003

File: 08-3400-20-0018/1

Issued to owner(s): **Anthony James Dean and Yvonne Marie Perrault**

Respecting the lands located at **532 East 10th Street**, North Vancouver, BC, legally described as:

LOT 14 BLOCK 91 DL 550 PLAN 1647 PID: 006-632-688

(the “**Lands**”)

Authority to Issue:

1. This Temporarily Use Permit is issued pursuant to Section 493 of the *Local Government Act*.
-

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” RS-1 zone are hereby varied as follows:
 - A. This permit temporarily allows the Lands to be used for the purposes described below:
 - i. Two-Unit Residential Use, comprised of one dwelling unit located in an existing non-conforming Building sited at the north end of the property and one dwelling unit located in a Building sited in accordance with the RS-1 Zone requirements.

Special Terms and Conditions of Use:

3. Development upon or use of the lands shall conform to the following specifications:
 - A. This permit is subject to the following conditions, completed to the satisfaction of City staff:

- i. All buildings on the site shall be brought into compliance with applicable City of North Vancouver Bylaws prior to expiration of this Temporary Use Permit;
 - ii. The building identified as the “James Residence” in the CNV 2013 Heritage Register, originally constructed at 336 East 9th Street, shall be installed on site at 532 East 10th Street and shall be protected through the means of a bylaw and/or Heritage Revitalization Agreement
 - iii. Should the necessary approvals not be obtained at the expiry of this Permit, the existing non-conforming building at the north end of the property shall be removed from the site at the owner’s expense.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. There is deposited with the City, security in the form of:
 - A. an Irrevocable Letter of Credit in the amount of \$30,000
 - OR
 - B. a certified cheque in the amount of \$30,000

Total \$30,000

Default under the Permit shall be deemed to have occurred should any of the conditions of the permit not be met.

In the event of default, the Permittee shall forfeit security to the City in the amount equal to the costs incurred by the City, including administrative and legal costs, in performing the conditions required under Subsection 3. A. iii.

General Terms and Conditions:

5. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.
6. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.
7. This Permit expires: three years from date of issuance.

8. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
 9. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
 10. Nothing in this Permit shall in any way relieve the Land Owner/Business Owners obligation to comply with regulations for construction of structures or provision of on-site services pursuant to the Health Act, the Fire Services Act, the Electrical Energy Inspection Act, and any other provincial statutes.
-

Authorized by Council: _____
Year / Month / Day

Expiry Date: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Karla Graham, City Clerk

Date Signed: _____
Year / Month / Day




Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Temporary Use Permit No. PLN2020-00003.

Notice filed the _____ day of _____, 20____.

THIS IS NOT A BUILDING PERMIT

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 1433 LONSDALE AVENUE (MIKE
FOURNOSERSKIS / B.P.Y.A. 1163 HOLDINGS)

Date: February 3, 2020 File No: 08-3400-20-0007/1

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

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020 entitled "Rezoning Application: 1433 Lonsdale Avenue (Mike Fournoserskis / B.P.Y.A. 1163 Holdings Ltd.):

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747" (Mike Fournoserskis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, Text Amendment) be considered and referred to a Public Hearing;

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

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

ATTACHMENTS:

1. Context Map (doc#[1867905](#))
2. Submitted Drawings (doc#[1868479](#))
3. Written Proposal (doc#[1868478](#))
4. Community Impact Statement and Security Plan (doc#[1868477](#))
5. Recreational Cannabis Retail Policy (doc#[1774193](#))
6. Public Consultation Summary for 1433 Lonsdale Avenue (doc#[1852956](#))
7. Zoning Text Amendment Bylaw No. 8747 (doc#[1853072](#))

PURPOSE

The purpose of this report is to present, for Council consideration, a rezoning application for a Recreational Cannabis Retail Store at 1433 Lonsdale Avenue.

BACKGROUND

With the legalization of recreational cannabis on October 17, 2018, the Federal Government under the Cannabis Act provided the legal framework for the production, distribution, sale and possession of both medical and non-medical (recreational) cannabis. The Province of British Columbia created a legislative framework through the Cannabis Control and Licensing Act to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in the Province.

In coordination with both federal and provincial regulations, Council approved the Recreational Cannabis Retail Policy on September 17, 2018, which created the framework under which recreational cannabis retail businesses can be established in the City (Attachment #5). The policy considers the sale of non-medical grade cannabis and does not consider the production, distribution or sale of medicinal cannabis. Medicinal cannabis can be obtained through a federally licensed producer.

The policy focused on the location criteria for where businesses can be located in the City, as well as establishing an application procedure due to the anticipated high level of interest. The criteria included limiting Cannabis Retail Stores to properties with the following Official Community Plan designations:

- Mixed Use Level 2 (Medium Density);
- Mixed Use Level 3 (Medium Density);
- Mixed Use Level 4A (High Density);
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use); and
- Commercial.

The policy also limits locations that are within 100 metres of the following sensitive uses:

- Community Recreational Centres;
- North Shore Neighbourhood House;
- North Shore Shelter;
- North Vancouver School District Office; and
- Public elementary and secondary schools.

The policy includes a maximum of six (6) retail cannabis businesses to be considered, and prescribes a distribution throughout the City as a maximum of:

- Two businesses in the Central Lonsdale area;
- Two in the Lower Lonsdale area;
- One in the west part of the City; and
- One to the east part of the City.

On November 19, 2018, applications were received on a first-come-first-served basis, with each of the geographic areas in the policy represented. Those that met the criteria of the policy were placed on a list, with the first set of applicants being invited to make a rezoning application. These applications were presented to Council for consideration in July 2019 with two applications getting approval. One in Lower Lonsdale at 221 West 1st Street, and one in the eastern part of the City at 333 Brooksbank Avenue (Park and Tilford). Council did not approve the remaining four applications, with two located in Central Lonsdale, one in Lower Lonsdale and one in the west part of the City.

This report is for one of two rezoning applications in the Central Lonsdale area that were next on the list to make a rezoning application.

DISCUSSION

Project Description

The proposed cannabis store is located within an open courtyard on the ground level, away from the Lonsdale Avenue street front. The proposed store would occupy approximately 37.2 square metres (400 square feet) of retail floor space. The floor plan identifies locations for displays, back area offices and storage (Attachment #2).

Pursuant to the application requirements of the City's Recreational Cannabis Retail Policy, the applicant has submitted a Community Impact Statement, and their Security Plan (Attachment #4), which is intended to describe the positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and broader community and describes strategies for mitigating potential negative impacts, as well as outlining their security measures to meet Provincial regulations. The submitted Community Impact Statement is attached for Council's information, noting that the statement does not create an agreement between the City and the applicant that binds either party to carry out the proposed mitigation strategies. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application that would outline such mitigation measures to the immediate area.

Site Context and Surrounding Use

The subject site at 1433 Lonsdale Avenue is located within a two storey, 31 unit commercial building on the west side of Lonsdale Avenue between 14th Street to the south and 15th Street to the north in the Central Lonsdale area of the City (Attachment #1). It is adjacent to other one and two storey commercial buildings along Lonsdale Avenue, with civic uses and residential towers nearby.

The immediate area is predominately a mixture of commercial, civic and high rise residential uses. The location is along a main public transit corridor on Lonsdale Avenue and has several other commercial businesses and amenities within easy walking distance.

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has a designated land use of Mixed-Use Level 4B which supports a mix of higher density multi-family and commercial uses to strengthen the core of the city and generate employment opportunities, and is one of the designated land uses supported by the Recreational Cannabis Retail Policy.

Regulations from senior levels of government require all cannabis retail stores to enclose their store fronts to block viewing into the store from the street as a means to discourage minors from entering into the store.

In this case, the proposed store is located within a courtyard and set back from the sidewalk along Lonsdale Avenue.

The commercial building was built in the late 1980s and is not being redeveloped at this time. The only modification to the building would be a Tenant Improvement to the retail space that would require a Building Permit.

No amendment to the OCP is required with this application.

Recreational Cannabis Retail Policy

The application conforms to the criteria provided within the policy (Attachment #5). The subject site is in an allowable land use designation as identified in the OCP, it is outside of the 100 metre radii of North Vancouver School District and Queen Mary Elementary School, and is one of two applications for the Central Lonsdale Area.

Zoning Bylaw 1995, No. 6700

The Zoning Bylaw currently does not allow Cannabis Sales as a permitted use anywhere in the City, but the policy sets the framework where it can be permitted through the rezoning of the property. Cannabis Sales is defined in the Zoning Bylaw as follows:

means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist In a British Columbia regulated Pharmacy.

Zoning Amendment Bylaw 8747 (Attachment #7) would allow Cannabis Sales in this location. The current Zone of Comprehensive Development 124 (CD-124) does permit retail stores.

The size of the store would require the applicant to supply at least one off-street parking space within the property. The site currently meets the minimum parking requirement for 56 parking stalls.

COMMUNITY CONSULTATION

An Open House was held on November 21, 2019 for members of the general public to learn about and make comment on this application. From the 25 people who signed in for the event, staff received 10 comments in support of the proposed use at this location (Attachment #6). One comment form was submitted in opposition that expressed concern that the proposed store being near a neighbourhood pub and liquor store is not a good fit to the area. Concerns over security and the number of off-street parking stalls was also raised.

CONCLUSION

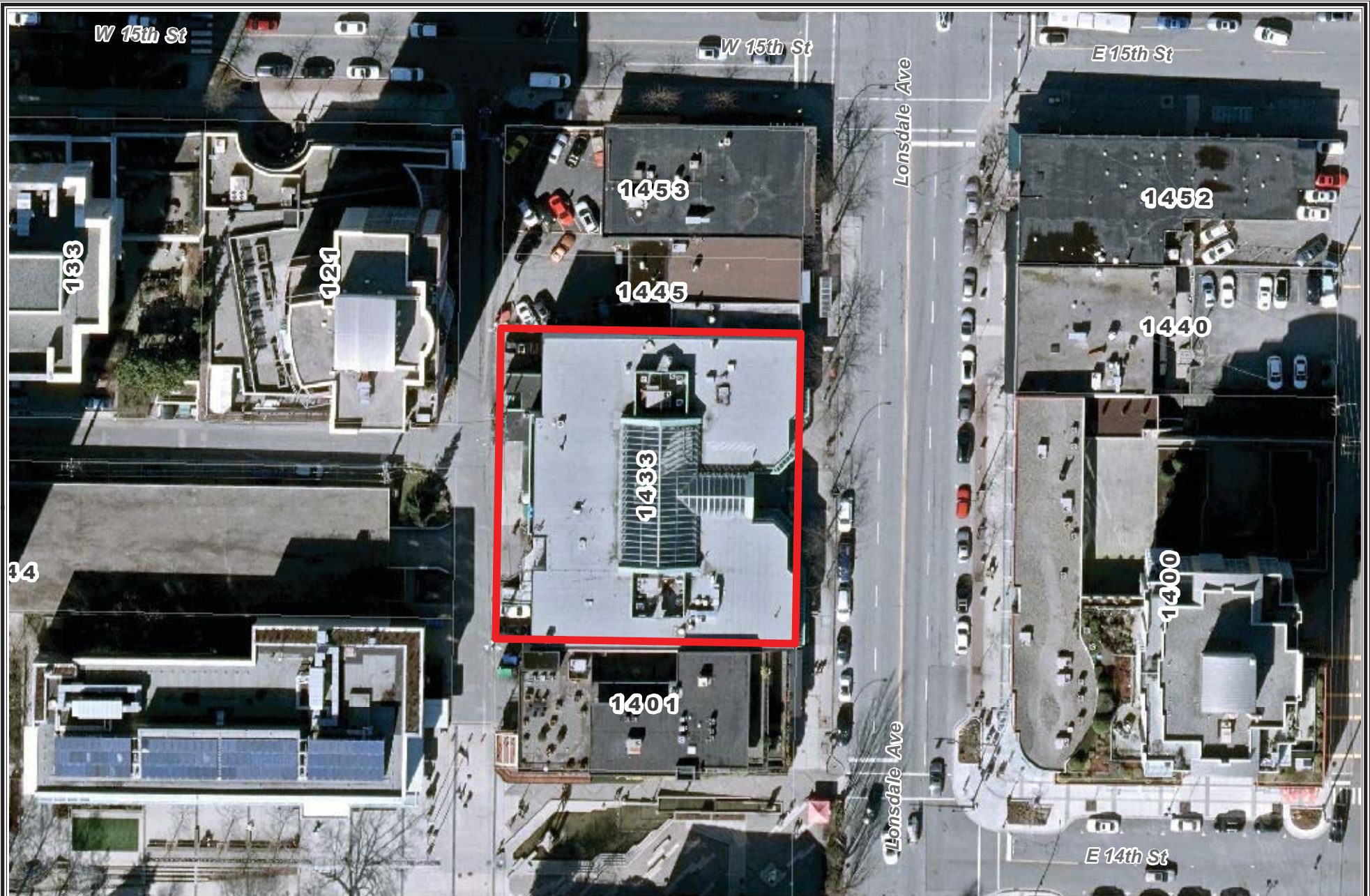
This proposal represents good planning. The proposal is consistent with the Official Community Plan and the criteria of the Recreational Cannabis Retail Policy.

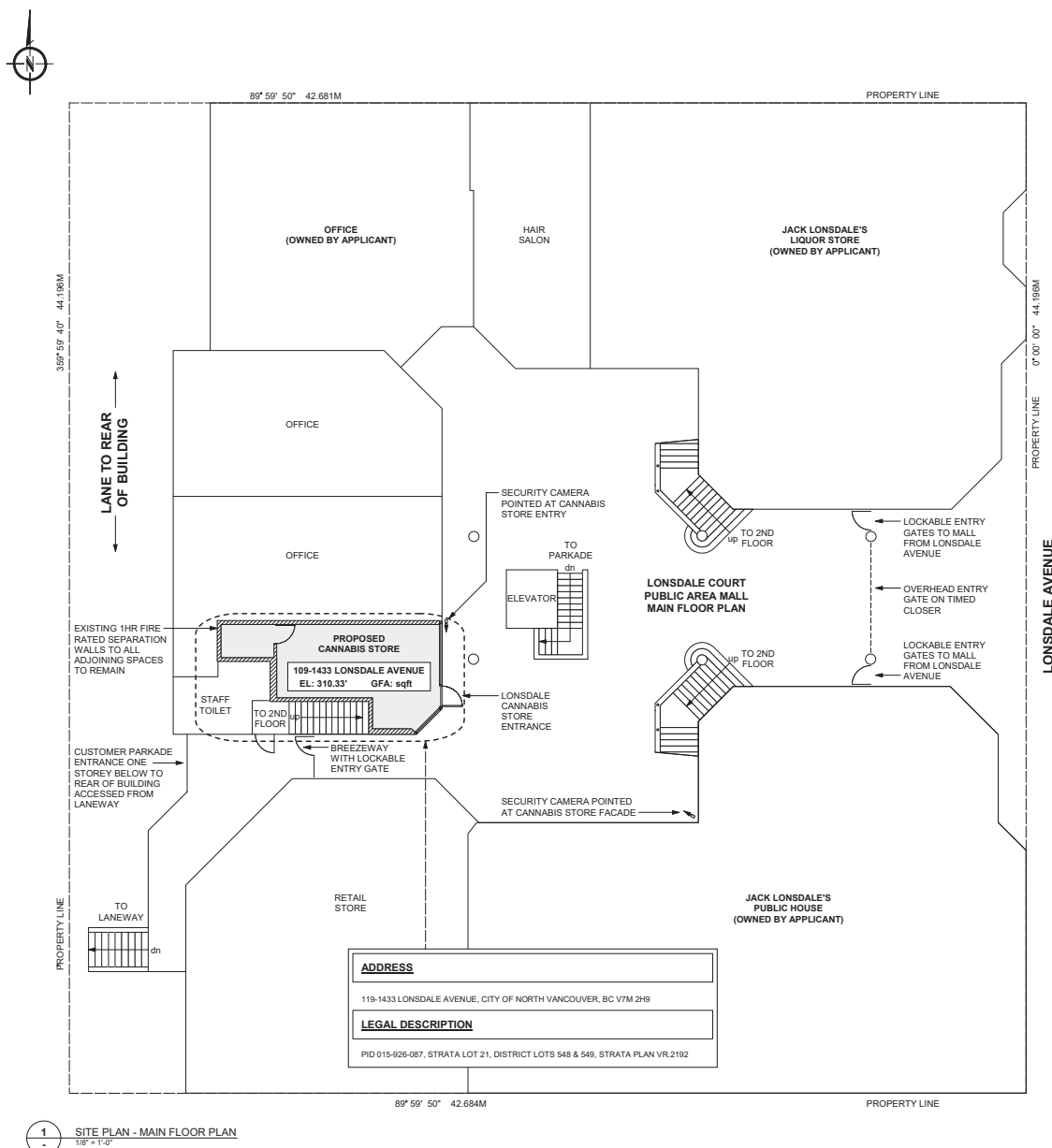
The proposed location of the store supports the commercial and retail orientation of the area.

RESPECTFULLY SUBMITTED:

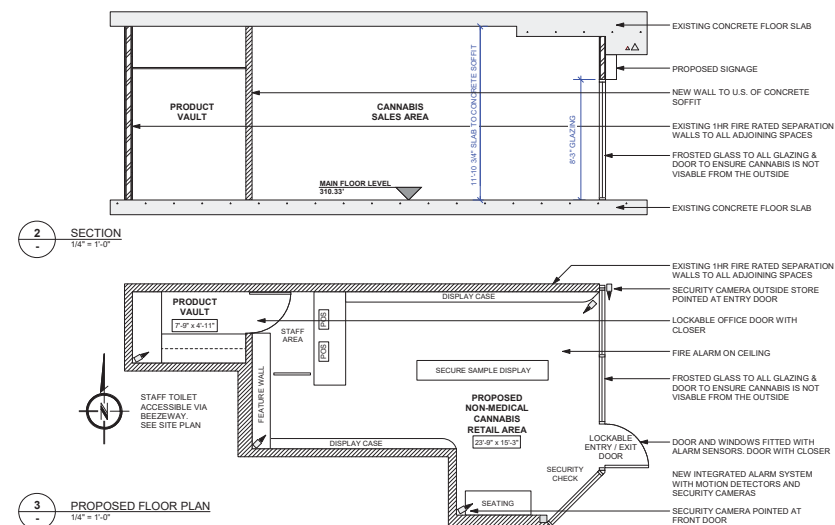


David Johnson
Development Planner





1 SITE PLAN - MAIN FLOOR PLAN
1/8" = 1'-0"



3 PROPOSED FLOOR PLAN
1/4" = 1'-0"



VIEW FROM LONSDALE AVENUE

VIEW FROM LONSDALE COURT MALL ENTRANCE

PROJECT STATISTICS + ZONING

PROJECT ADDRESS: 119-1433 LONSDALE AVENUE
CITY OF NORTH VANCOUVER BC
V7M 2H9

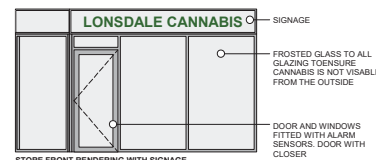
Legal Description: PID 015-926-087
STRATA LOT 21
DISTRICT LOTS 548 & 549
STRATA PLAN VR 2102

Current Zoning: CD-124

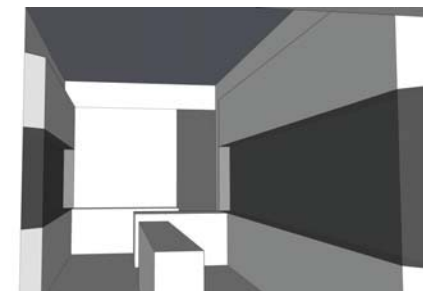


STORE EXTERIOR & SIGNAGE

FROSTED GLASS TO ALL GLAZING TO ENSURE CANNABIS IS NOT VISABLE FROM THE OUTSIDE



4 PROPOSED ELEVATION
- 1/4" = 1'-0"



5 PROPOSED INTERIOR
- NTS

ISSUED FOR:	DATE:		PRE-APPLICATION REVIEW FOR CANNABIS STORE AT	
BY: PRE-APPLICATION REVIEW SUBMISSION	10 / SEPT / 2019		#119-1433 LONSDALE AVE, CITY OF NORTH VANCOUVER V7M 2H9	
			DRAWING NUMBER:	PROJECT NO: 1905
			0.01A	DATE: 10 - 09 - 2019
				SCALE: 1/8"=1'-0", 1/4"=1'-2"
				BPPA 1163 HOLDINGS
				604 256-1302
NOTICE: REPRODUCTION OF ANY DISCREPANCIES, ERRORS, OMISSIONS OR ETC. DO NOT EXIST. THIS DRAWING, SET FIGURED DIMENSIONS ONLY. THIS DOCUMENT IS PROTECTED BY COPYRIGHT LAW AND MAY NOT BE REPRODUCED IN ANY MANNER OR FOR ANY PURPOSE, EXCEPT BY WRITTEN PERMISSION OF SUBMITTER.				

FULL DESCRIPTION OF PROPOSED BUSINESS OPERATIONS

PAST BUSINESS EXPERIENCE

B.P.Y.A. 1163 Holdings Ltd. has been owned by Mike Fournogerakis since 1993. This company owns the property, which operates Jack Lonsdale's Public House and Liquor Store, located at 1433 Lonsdale Avenue in North Vancouver and the property for the proposed Cannabis retail location.

Mike Fournogerakis, since 1973, owned and operated, a family business, , Picasso's, an Italian restaurant, in the early 70's. In 1988, we closed this resaturant and opened the pub and liquor store at the same location, operating since 1988. This business is run by Michael's Enterprizes Ltd.,

Jack Lonsdale's Pub and Liquor Store currently employs over 60 employees in and around our community and operates 7 days a week, with hours from 10:00 am until 12:00 am.

Mike Fournogerakis has resided in North Vancouver for over 40 years. Mike and his wife, Alison, bought their first house on Redonda Drive in 1989, and currently still reside there.

We have 3 sons who have all attended both elementary and secondary schools in North Vancouver and who now help to operate our family business.

Our family has owned and operated a business successfully on Lonsdale Avenue for more than 40 years and have strong ties to our community.

PROPOSED BUSINESS OPERATIONS

Lonsdale Cannabis is the name we have presently chosen for this retail non-medical cannabis store selling only the products distributed by the BC Government.

We also confirm that all individuals and corporate entities associated with the proposed business operation, Lonsdale Cannabis, are not currently or have ever operated any illegal recreational cannabis store anywhere and including the City of North Vancouver.

If approved we will then be able to determine the exact number of employees we will have, both part-time and full time. We estimate 3 – 4 employees per shift, approximately 20 – 30 staff.

All of our employees involved, in the sale of non-medical cannabis, will complete the mandatory course provided by the Government, when available.

We will also comply with the security verification from the Province. This information will be kept in the store for inspection by any Government inspector, including the expiration date of these employees Security Verification.

These trained employees will take all steps to verify age of a customer to be over the required age of 19 years. Two pieces of ID will be required in the same manner in which we operate our Liquor Store and Pub and the Serving it Right guidelines.

The Licensee and their employees will decide, on a case-to-case basis, if the ID presented determines that this person is not a minor.

If the customer cannot provide two pieces of acceptable identification, service will be refused.

Our trained employees will always co-operate with an inspector or peace officer if asked to determine whether a customer is a minor. We will also never draw attention to inspectors or peace officers inside the store and will be able to provide any information they require at the time.

Lonsdale Cannabis hours will be between 9:00 am through 11:00pm. These hours will be confirmed and determined in accordance with the Bylaws provided by North Vancouver City and the BC Government.

Our Retail store will be located in the Lonsdale Court, the same complex as Jack Lonsdale's Liquor Store and Pub are located.

There is a 15 minute loading zone in front of the Complex which we can use for deliveries to the store. It can also be used for any customers that park at a minimum.

Below the store, there is a parkade that has 32 onsite parking stalls, including 1 handicap stall, with an elevator that reaches the level of the Store. Of these 32 parking stalls, 22 are exclusive to B.P.Y.A. 1163 Holdings Ltd.

We feel that we have the perfect location. Along with the parking, there is a taxi zone and public transportation (a bus stop) directly in front of our building.

Community Impact Statement

Opening up a non-medical cannabis store on central Lonsdale

Economic

Potential Positive Impact

- **Proper and lucrative use of tax dollars** – It leads to long-term estimated savings of tax dollars. Prior to the legalization of cannabis, they have been using tax dollars to enforce laws and towards criminal justice system to prevent the illegal use of Cannabis.
- **An increase in tax revenue gains and boost the economy** – It will increase the funds for cities, provinces and the entire country to use the revenue for new projects or investing in Communities which require help or higher budgets.
- **Increase in employment opportunities** - New businesses have the potential to create a new avenue for jobs and careers in our community. With the increase in all of the new developments and people migrating to North Vancouver there is a increase in the demand for jobs.
- **Increase in law enforcement training to ensure safety in the community** – This increases a positive vigilance for people living in the community and the City as a whole.

Potential Negative Impact

- **Excess use of cannabis has the potential to increase economic costs in terms of health care and social services** – It will be up to the government to provide any new research and information that needs to be disseminated from the business to the general public and the customers. We believe stores should be providing all types of information and warnings visibly inside the retail outlets.

- **Increase in Addiction** – Legalization and responsible sales will help prevent people from abusing cannabis. Customers will be buying from trained employees with knowledge of the properly tested products.

In the future, social responsibility materials will be developed. Once created, these materials will be mailed to licensees and they will be required to display the materials in a prominent location in their stores. Updated materials will be provided to licensees at regular intervals.

- **The federal government has dedicated \$274 million to the enforcement of laws related to cannabis legalization.** – Hearing facts from other places that have legalized cannabis, it seems that sales of legalized cannabis should return that revenue in a short period of time.

Environmental

Potential Positive Impact

- **Our proposed store location is in the heart of North Vancouver** - With a growing community there is lots of developments continuing to be built around us. We will be within walking distance to a large part of the population in the city of North Vancouver. There are also many bus stops all around us making public transportation easily accessible for anyone coming or going.
- **Parking** - Our proposed location on central Lonsdale has 32 parking stalls underneath the store. This will help leave street parking for the other businesses on Lonsdale. There is also a taxi zone right outside the store that can also be accessed for our customers.

- **15 minute Loading Zone** – Outside the store there is a 15 minute loading zone that can be used by customers or for deliveries. During delivery days this will avoid taking any street parking from other businesses in the area as well as preventing any traffic congestion on Lonsdale.

Potential Negative Impact

- **Lack of adherence to “No Smoking” Signs** – There are no-smoking signs outside the store that will be strictly enforced. We feel that bylaw and local authorities patrolling will help prevent anyone not complying to the cannabis guidelines and will stop customers from smoking in public areas in the City.
- **Managing the waste left by smoking Cannabis around bus stops and in public areas** – Outside the proposed location we have enforced signs that say no smoking. There are also many garbage disposals both in the building and outside near the bus stops for people to use. It would not hurt if the community wanted to add more all along Lonsdale and public areas. We will continue to keep our sidewalk clean outside our store. Just like with garbage and cigarette butts it will be up to people in the community to dispose of their cannabis waste properly to help keep our city clean.

Social

Potential Positive Impact

- **Decrease in the use of cannabis among minors.** Legalizing cannabis will take the criminal aspect away and make it harder for minors to be able to purchase or use.

- **With tested sealed packaging, purchasing cannabis becomes safe, secure and removes the criminal element.** The distribution of non-medical cannabis into the community properly ensures safety among the general public. This ensures that the product is safe and tested and decreases chances of any substances found within other substances, which was said to be found in illegal cannabis.

Potential Negative Impact

- **There is still a lot of research to be done on the short and long term affects of Cannabis use.** – It is important that the new businesses keep up to date with any new information on the risks of Cannabis use so that we can be of best knowledge to advise or help customers with any concerns or questions they may have.
- **Impaired driving** – We feel our location will be walking distance for many people in the growing community. They're many easily accessible bus stops close by just outside the store, along with a taxi zone. If someone feels they are not okay to drive we also have 32 underground parking stalls where they can choose to leave their car safely overnight.
- **Substance Abuse** - Similar to serving alcohol and following the Serving It Right guidelines, licensees and trained employees will refuse any person they feel is overly intoxicated in any way and request that they leave the store, ensuring they depart safely.
- **Getting into the hands of minors** – As this is our top priority it will be important that again, similar to Serving It Right and serving alcohol, we will be asking for 2 pieces of Government ID to any customer that looks under the age of 30. Hopefully with the help of Bylaw officers and/or community police, giving out fines to anyone buying for minors, we will also do our best to refuse service to anyone we have suspicion of buying for Minors.

Our experience of operating a business that both sells and serves alcohol in the community over the last 30 years proves that we have the experience of responsibly selling controlled substances. Our staff has been properly trained leading to no major issues. We have cooperated with local authorities and bylaws in any issues we could not deal with that required extra assistance. We would be using our knowledge and ethics we have learned over the years by selling and serving liquor. We feel this would transcend when it comes to selling cannabis in a safe responsible way using the right guidelines provided, as in Serving It Right.

Security Plan

Controlling the Store

In order to assure the safety and security in operating the retail non-medical cannabis store, we created a list of guidelines we will follow based off of the “Cannabis Retail Store Terms and Conditions”.

- Cannabis use must not be permitted in-store.
- Trained staff ensure that no weapons are brought into the store without lawful excuse, and that no criminal activity takes place in the store.
- As a means to minimize unlawful entry by minors, we'll post signage at the entrance of our store indicating that minors are not permitted as well as having the windows blacked out so you can not see inside.
- Any person working on a temporary basis to repair, inspect or construct something in the proposed establishment will be supervised by a manager or supervisor.

Preventing Disturbances in the Vicinity of the Store

Owners and trained employees will take reasonable measures to prevent disturbances. This would mean performing actions that are appropriate in the circumstances and within their capacity to do.

Examples of reasonable measures include:

- Posting signs asking patrons to respect the neighborhood and neighbors and ensuring no laws are being broken when consuming products.
- Installing adequate lighting outside the store and in the parking lot

- Supervising parking areas
- Installing cameras both inside the store, outside the front door as well as in the parking lot.

Intoxicated Patrons

- Licensees and employees will not allow a person who is intoxicated by either liquor, cannabis or other drugs, or exhibiting signs of intoxication, enter or remain in the store.
Owners and trained employees will refuse the intoxicated person service, request that they leave the store and ensure they depart safely.

Violent or Disorderly Conduct

- Owners and trained employees must not allow violent or disorderly conduct or unlawful activities to take place in or outside the store. This includes behaviour that might cause a reasonable person to believe their safety is threatened. If an owner or trained employee knows or suspects this kind of behaviour has taken place, is currently taking place or may take place, they will notify a peace officer immediately.
- A person who has been asked to leave or has been barred from entering the store must not return for at least 24 hours. If they return within 24 hours, a peace officer will be notified as they are committing an offence and may be arrested.

Incident Log

When an incident occurs in or adjacent to the retail store, the details will be recorded in an incident log. All incidents that adversely affect patrons, staff, people who live or work in adjacent buildings, or that affect the operation of the store will be recorded in the log and be available to an inspector or peace officers.

Examples of these incidents include:

- Refusing entry at the door to a potentially troublesome person or anyone who is causing a disturbance
- Refusing entry of an intoxicated person
- Removing an intoxicated person
- An injury or accident on the premises, including a fight
- Any incidents where emergency personnel were called (police, fire, or ambulance)
- Any illegal acts
- An incident report will include key details such as the date, time and description of events, the parties involved, any action taken, and any relevant sales records. Other details such as the names of the employees on shift and witness accounts will also be included.

The records in the incident log will be kept to up to a minimum of six years.

Responsible Service Training

In the future, people involved in the sale of non-medical cannabis will be required to complete a mandatory course. All staff will receive notice when this training becomes available.

Identification (ID) Requirements

We're responsible in ensuring that minors do not enter their retail store and are not sold non-medical cannabis or cannabis accessories. If there is any doubt whether a patron is 19 or over, our trained employees will take reasonable steps to verify age by requesting two pieces of ID. A licensee and their employees will decide on a case-by-case basis if the ID presented proves that the person is not a minor.

If the person cannot produce two pieces of acceptable identification, service will be refused. Trained employees will always cooperate with an inspector or peace officer if asked to determine whether a person is a minor.



City of North Vancouver

COUNCIL POLICY

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

POLICY

Recreational Cannabis Retail Policy

REASON FOR POLICY

The Government of Canada has announced the recreational use of cannabis will become legal in Canada on October 17, 2018. The federal Cannabis Act is the legal framework under which the production, distribution, sale and possession of cannabis, for both medical and non-medical (recreational) purposes, is regulated in Canada. Through legislation including the Cannabis Control and Licensing Act, the Province of British Columbia has created a legislative framework to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in British Columbia following federal legalization.

In coordination with federal and provincial regulations, this Policy creates a framework under which recreational cannabis retail businesses will be established in the City, with a focus on the following:

1. Defining **locational criteria** for where businesses may be situated, based on land use requirements, separation from sensitive uses and geographical distribution;
2. Implementing the **application procedure** under which proposals for new cannabis retail businesses are to be submitted, assessed and approved to operate within the City.

Applicability

This policy is applicable to all rezoning applications to operate a recreational cannabis retail business in the City.

Authority to Act

The legislative framework of the Province of British Columbia, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, provides the basis upon which the City may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Administration of this policy is delegated to the Planning Department.

PROVISIONS AND PROCEDURES

The following describes locational criteria for all recreational cannabis retail businesses in the City and outlines the procedure under which applications will be accepted, assessed and approved.

Locational Criteria

1. Recreational cannabis retail businesses may only be located on properties assigned with the following land use designations under the 2014 Official Community Plan (OCP) – Schedule A Land Use Map (see Schedule 1):
 - Mixed-Use Level 2 (Medium Density);
 - Mixed-Use Level 3 (Medium Density);
 - Mixed-Use Level 4A (High Density);
 - Mixed-Use Level 4B (High Density);
 - Harbourside Waterfront (Mixed-Use); and,
 - Commercial.
2. Recreational cannabis retail businesses may not be located within a 100-metre radii of the following sensitive uses (see Schedule 2):
 - Community and Recreational Centres;
 - North Shore Neighbourhood House;
 - North Shore Shelter;
 - North Vancouver School District Office; and,
 - Public elementary and secondary schools.
3. A maximum of six (6) retail businesses will be considered. Business locations are to be distributed throughout four areas in the City, in accordance with Schedule 3.

Application Procedure

1. Resources for application submission, including detailed instructions and links to the application form, submission requirements and other relevant information, will be posted on the City website at www.cnv.org/cannabis on October 1, 2018.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

2. The City will accept applications between November 19, 2018 at 10:00 am (PST) and November 30, 2018 at 5:00 pm (PST). All applications must include the information identified in Schedule 4 to be considered complete. Initial evaluation will be based on whether required documentation has been submitted. Through the rezoning process, a more in-depth analysis will be completed, at which point additional documents may be required.

Applications will only be accepted online through the City's file transfer service. Submissions will be deemed successfully received once displayed as a new e-mail in the inbox of the City's e-mail address. The order of which applications are received in the City's inbox will be considered the official register of applications received by the City. The City will not be liable for any application submission delay for any reason, including technological delays, or issues with either party's network or e-mail program. The City will also not be liable for any damages associated with submissions not received. The link to the file transfer service will be posted at www.cnv.org/cannabis.

The following rules apply to submissions:

- Only one submission per business/operator per area will be accepted;
 - Should the City receive multiple submissions from the same business/operator for the same location, only the first received submission will be considered;
 - A submission containing more than one application will not be considered and will be disqualified; and,
 - A submission containing more than one proposed location will not be considered and will be disqualified;
3. After the intake period, staff will review applications on a "first-come, first-serve" basis for application completeness. Applications that are deemed incomplete will not be further considered and disqualified.
 4. The City will consider a total of up to six (6) business locations, distributed throughout areas of the City in accordance with Schedule 3. The first two (2) complete applications received in Areas 1 and 2 and the first complete applications received in Areas 3 and 4 will be eligible to submit a rezoning application.
 5. All applications that proceed to the rezoning stage must submit an application fee of \$4,026.25.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

6. Staff will process the first set of rezoning applications as a single batch if possible. All rezoning applicants must follow standard procedures for the rezoning process, including the following:
 - a. Responding to feedback and comments from staff, applicable advisory bodies, and the public;
 - b. Organizing an open house session and conducting other applicable public notification and consultation measures; and,
 - c. Attending standard Council proceedings, including a Public Hearing, when scheduled.

Should an applicant withdraw from the rezoning process during this stage, the applicant(s) who had submitted the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.

7. All applications will be held at Third Reading pending confirmation of approval for a Provincial Non-Medical Cannabis Retail License. Should an application at Third Reading not receive Provincial approval, the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.
8. Upon rezoning approval, applicants may submit a business license application and, if applicable, a building permit application to the City.
9. Once operational, staff will monitor businesses to keep Council informed on the state of recreational cannabis retail in the City. After a period of two years, staff will reassess the Policy to determine whether amendments are warranted and/or if additional stores should be considered in the City, and return to Council with a recommendation for next steps. Council may request an alternative timeline for staff reassessment of the Policy at their discretion.
10. Should the City not receive the appropriate number of complete applications for each area, as defined in Schedule 3, during the timeframe outlined above in the Policy, future applications will be accepted on a 'first come, first serve' basis that are consistent with the requirements of this Policy.

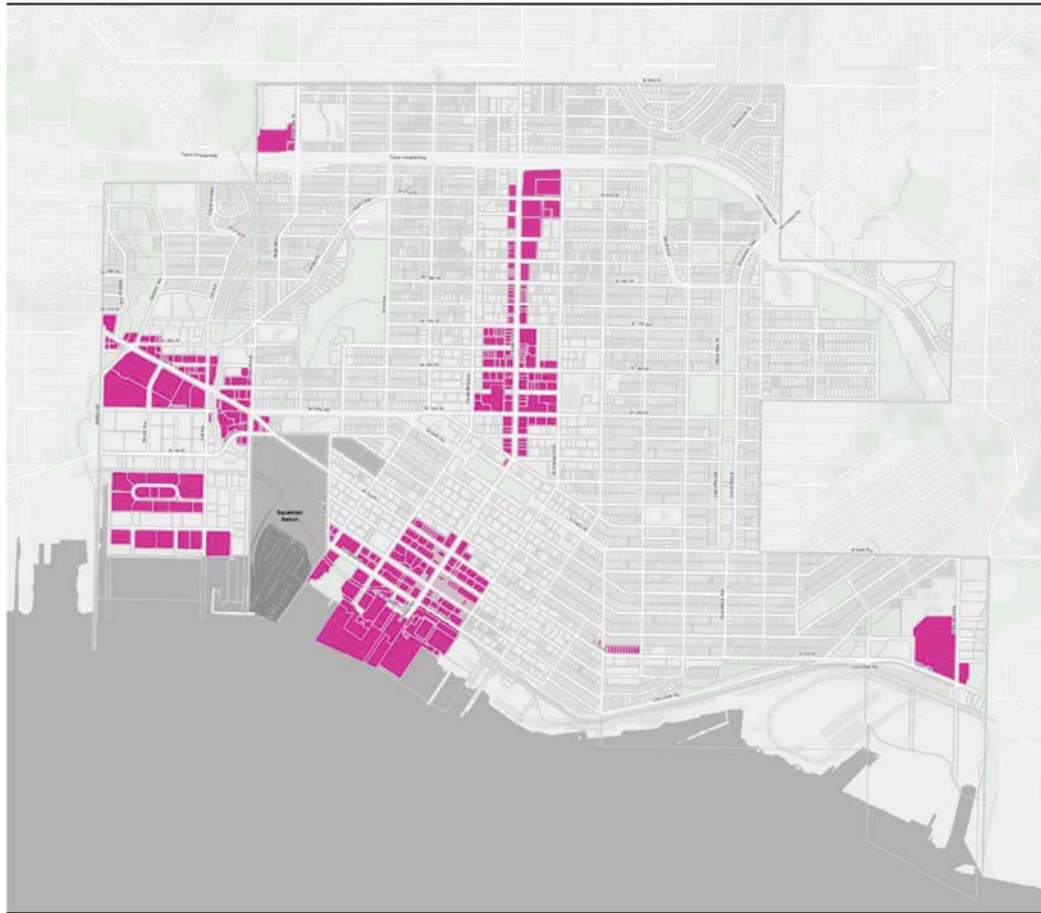
Approval date:	September 24, 2018	Approved by:	Council
Effective date:		Revision date:	

Policy Name: Recreational Cannabis Retail Policy




Policy Number: 7

Schedule 1

Permitted OCP Land Use Designations for Recreational Cannabis Retail Business Locations



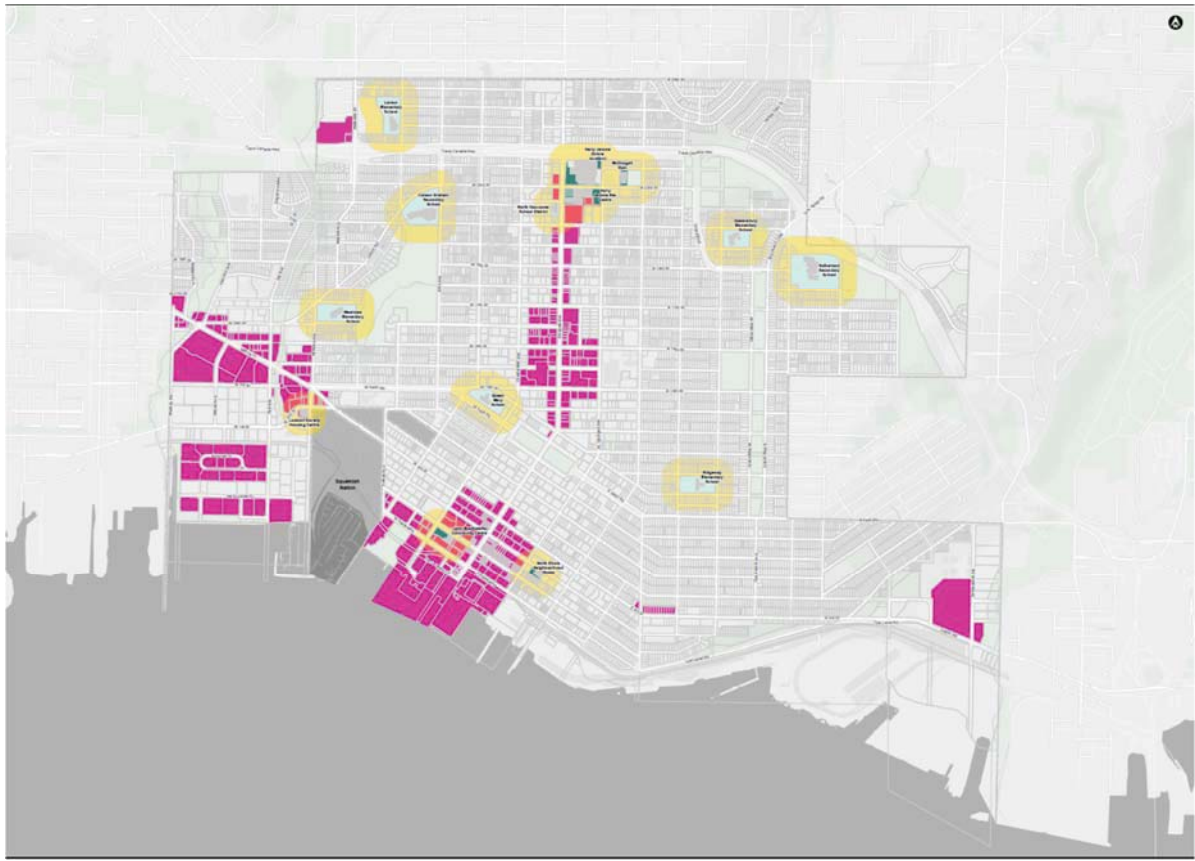
Legend

-  Permitted OCP Land Use Designations
-  Legal Parcels
-  City Boundary

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 2 Recreational Cannabis Retail Businesses 100-metre Radius Separation Requirement from Sensitive Uses



Legend

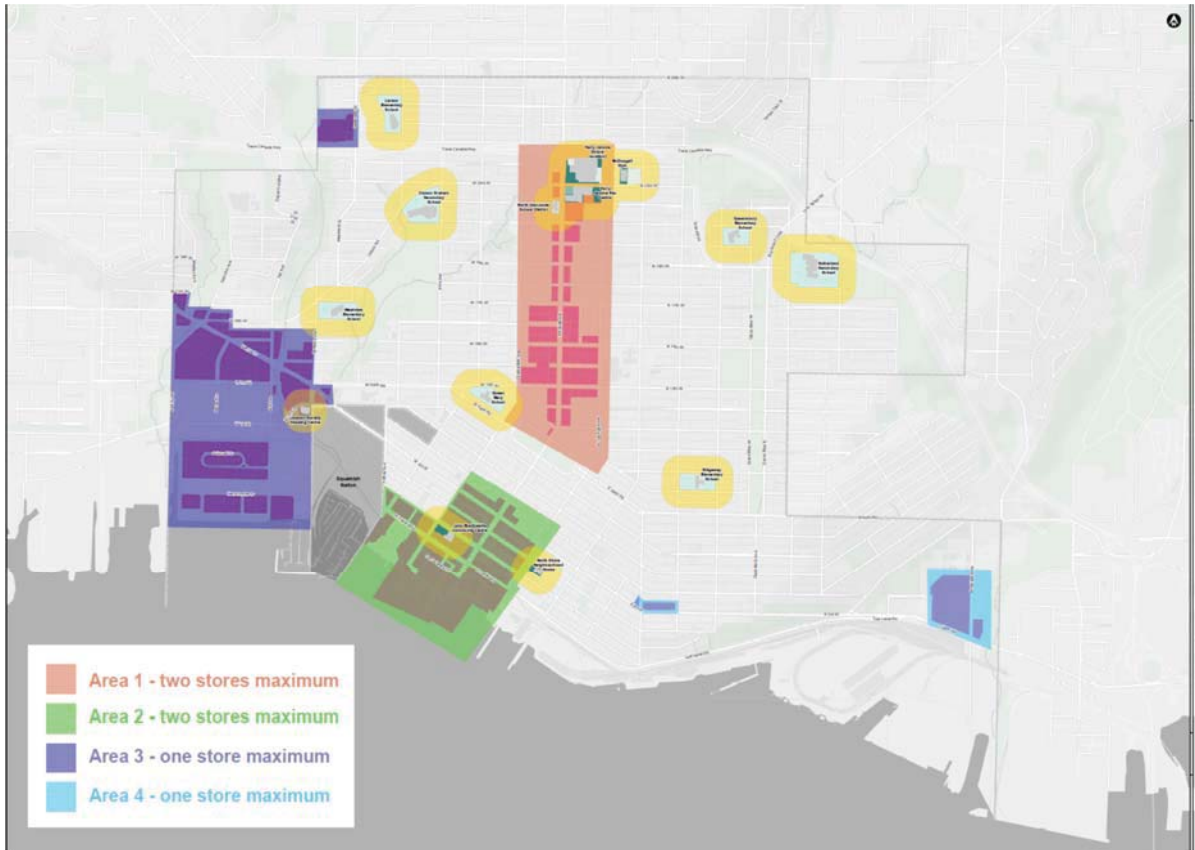
- Sensitive Use Buildings
- School/ School District
- Lookout Society
- Community/ Recreation Centres
- 100m exclusion buffer *
- OCP Land Use Designation
- Legal Parcels
- City Boundary

* buffers have been measured from legal parcel boundaries

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 3
Recreational Cannabis Retail Businesses
Areas of Consideration



Policy Name: Recreational Cannabis Retail Policy**Policy Number: 7**

Schedule 4
Recreational Cannabis Retail Businesses - Submission Requirements

REQUIRED INFORMATION / DOCUMENTATION	YES	NO
Name and contact information of applicant(s)		
Civic address and legal description of property where the proposed business is to be located		
Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property		
Confirmation that the proposed location complies with all locational requirements as per this policy		
Full description of the proposed business operation, including, at minimum, the following information: <ul style="list-style-type: none">• past business experience• corporate structure• number of staff, products sold, target market, and hours of operation• other general business information		
Letter confirming that all individuals/corporate entities associated with the proposed business are <u>not</u> currently operating any illegal recreational cannabis operations in the City of North Vancouver		
Description of the expected time frame for commencing business activities within the City, if approved		
A Community Impact Statement outlining the following: <ul style="list-style-type: none">• Potential positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and wider community• Strategies for mitigating potential negative impacts		
A Security Plan demonstrating security features that comply or exceed Provincial requirements		
Provincial licensing referral from Liquor and Cannabis Regulation Branch (required to be received from Province)		

#119 - 1433 Lonsdale Avenue

Public Open House

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

November 21, 2019 6:00 pm to 8:00 pm

Name: Chelsea Duchscherer	
Address: 3989 Braemar Pl	
1. Do you support the proposed project?	Yes
2. What do you like most about the proposed project?	EXPERIENCED OWNERSHIP WITH VAST KNOWLEDGE OF THE NEIGHBORHOOD
3. Do you have any concerns about the proposed project?	No
4. What would you suggest to improve or enhance the proposed project?	NO
5. Please provide any additional comments. (use back of page if necessary)	

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

CONTACTS:

Applicant: Michael Fournogerakis
City of North Vancouver: David Johnson

Telephone: 604 789-9551
Telephone: 604 990 4219

E-Mail: alecrakis@gmail.com
E-Mail: djohnson@cnv.org

#119 - 1433 Lonsdale Avenue

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November 21, 2019 6:00 pm to 8:00 pm

Name: JASON JANY	
Address: 3989 BROMMAR PL.	
1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	DISCREET WITH LOTS OF PARKING EXPERIENCED OWNERSHIP SELLING CONTROLLED SUBSTANCES
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	NO
5. Please provide any additional comments. (use back of page if necessary)	THANK YOU

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November 21, 2019 6:00 pm to 8:00 pm

Name: Omar Memisevic	
Address: 1303 Delbruck Avenue, North Vancouver BC	
1. Do you support the proposed project?	Yes I do.
2. What do you like most about the proposed project?	No congestion therefore won't clog up Lonsdale with traffic. It's a great location (central Lonsdale)
3. Do you have any concerns about the proposed project?	No concerns.
4. What would you suggest to improve or enhance the proposed project?	No suggestions at this time.
5. Please provide any additional comments. (use back of page if necessary)	Also wanted to add that it is a discreet location as well because it is tucked inside the mall with great access to parking and a loading zone.

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November 21, 2019 6:00 pm to 8:00 pm

Name: NATHAN HYDE	
Address: 219 MACRAE RD.	
1. Do you support the proposed project?	(YES) ———→ YES!
2. What do you like most about the proposed project?	THEY'RE ALREADY INVOLVED IN THIS BUILDING, THEY KNOW HOW TO HANDLE IT.
3. Do you have any concerns about the proposed project?	EDUCATION SPACE.
4. What would you suggest to improve or enhance the proposed project?	MORE SPACE!
5. Please provide any additional comments. (use back of page if necessary)	

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November 21, 2019 6:00 pm to 8:00 pm

Name: AMBREEN KAIR	
Address: 1549 Phyllisfield Avenue, North AB Vancouver.	
1. Do you support the proposed project?	Yes.
2. What do you like most about the proposed project?	Discreet Location. Underground parking. 15 min loading zone
3. Do you have any concerns about the proposed project?	NO.
4. What would you suggest to improve or enhance the proposed project?	-
5. Please provide any additional comments. (use back of page if necessary)	I think the location is excellent with good parking.

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November 21, 2019

6:00 pm to 8:00 pm

Name: <i>Mahmoud Azizi</i>	
Address: <i>203-1433 Lonsdale Ave</i>	
1. Do you support the proposed project? <i>NO</i>	
2. What do you like most about the proposed project?	<i>Some of pub customers see 3 making in the Plaza. They are very aggressive. when I explain this area is snow free. They say it is not your business.</i>
3. Do you have any concerns about the proposed project? <i>YES</i>	<i>I believe this new business will make the problem much more, because some people (customers) do not follow the law.</i>
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments. . (use back of page if necessary)	

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

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E-Mail: alecrakis@gmail.com

E-Mail: djohnson@cnv.org

#119 - 1433 Lonsdale Avenue

Public Open House

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

November 21, 2019 6:00 pm to 8:00 pm

Name: Manjinder Kaur	
Address:	
1. Do you support the proposed project?	Yes, I support this proposed project as I believe it will benefit the community and educate people that may not know
2. What do you like most about the proposed project?	Great location, hidden from main strip, plenty of underground parking.
3. Do you have any concerns about the proposed project?	None
4. What would you suggest to improve or enhance the proposed project?	bigger space
5. Please provide any additional comments. (use back of page if necessary)	Location, parking, ex secluded from main street

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

CONTACTS:

Applicant: Michael Fournogerakis

City of North Vancouver: David Johnson

Telephone: 604 789-9551

Telephone: 604 990 4219

E-Mail: alecrakis@gmail.com

E-Mail: djohnson@cnv.org

#119 - 1433 Lonsdale Avenue

Public Open House

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November 21, 2019 6:00 pm to 8:00 pm

Name: <u>P Chapman</u>	
Address: <u>1059 Lonsdale Rd</u>	
1. Do you support the proposed project?	Yes this is an established, responsible, local business. There is parking, security and a discrete location.
2. What do you like most about the proposed project?	Best location on Lonsdale, Interior courtyard Keeps pedestrian orientation on Lonsdale. Has on-site parking
3. Do you have any concerns about the proposed project?	No, the presentation board were very detailed unlike the other applicants.
4. What would you suggest to improve or enhance the proposed project?	Some graphics on the windows.
5. Please provide any additional comments. (use back of page if necessary)	The application at 1520 Lonsdale has no parking and limited contribution to street vitality. That site was poorly signed (can't see from street) and they did not seem to have a plan prepared for this meeting. Seems to indicate an inexperienced or unprepared application.

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

CONTACTS:

Applicant: Michael Fournogerakis
City of North Vancouver: David Johnson

Telephone: 604 789-9551
Telephone: 604 990 4219

E-Mail: alecrakis@gmail.com
E-Mail: djohnson@cnv.org

**A comment sheet for 1520 did appear later at the event.

#119 - 1433 Lonsdale Avenue

Public Open House

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

November 21, 2019 6:00 pm to 8:00 pm

Name: <i>Koshan Aleny</i>	
Address:	
1. Do you support the proposed project?	<i>yes I do</i>
2. What do you like most about the proposed project?	<i>It's discreet, lots of parking and most important it wont affect traffic</i>
3. Do you have any concerns about the proposed project?	<i>no</i>
4. What would you suggest to improve or enhance the proposed project?	<i>I really like their proposal, as their location wont affect traffic - is</i>
5. Please provide any additional comments. (use back of page if necessary)	<i>I prefer #119-1443 lonsdale ave due to the availability of underground parking, It's discreet as apposed to 1520 lonsdale auc due to I believe it will congest the area more than it is already Its in front of a bus stop - no parking area - will cause alot of traffic.</i>

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

CONTACTS:

Applicant: Michael Fournogarakis
City of North Vancouver: David Johnson

Telephone: 604 789-9551
Telephone: 604 990 4219

E-Mail: alecrakis@gmail.com
E-Mail: djohnson@cnv.org

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8747

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, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment)**.
2. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. In the CD-124 Zone, adding (m) to section (1) as follows:
 - (m) Maximum of one Cannabis Sales Retail Store;

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

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

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 1520 LONSDALE AVENUE (CANNABIS
BOUTIQUE / 1015991 BC LTD.)

Date: February 3, 2020 File No: 08-3400-20-0012/1

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

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled "Rezoning Application: 1520 Lonsdale Avenue (Cannabis Boutique / 1015991 BC Ltd.):

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748" (Cannabis Boutique / 1015991 BC Ltd., 150 Lonsdale Avenue, CD-723) be considered and referred to a Public Hearing;

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

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

ATTACHMENTS:

1. Context Map (doc#[1867900](#))
2. Submitted Drawings (doc#[1842125](#))
3. Community Impact Statement and Security Plan (doc#[1842123](#))
4. Recreational Cannabis Retail Policy (doc#[1774193](#))
5. Public Consultation Summary for 1520 Lonsdale Avenue (doc#[1852953](#))
6. Zoning Text Amendment Bylaw No. 8748 (doc#[1853326](#))

PURPOSE

The purpose of this report is to present, for Council consideration, a rezoning application for a Recreational Cannabis Retail Store at 1520 Lonsdale Avenue.

BACKGROUND

With the legalization of recreational cannabis on October 17, 2018, the Federal Government under the Cannabis Act provided the legal framework for the production, distribution, sale and possession of both medical and non-medical (recreational) cannabis. The Province of British Columbia created a legislative framework through the Cannabis Control and Licensing Act to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in the Province.

In coordination with both federal and provincial regulations, Council approved the Recreational Cannabis Retail Policy on September 17, 2018, which created the framework under which recreational cannabis retail businesses can be established in the City (Attachment #4). The policy considers the sale of non-medical grade cannabis and does not consider the production, distribution or sale of medicinal cannabis. Medicinal cannabis can be obtained through a federally licensed producer.

The policy focused on the location criteria for where businesses can be located in the City, as well as establishing an application procedure due to the high level of interest. The criteria included limiting Cannabis Retail Stores to properties with the following Official Community Plan designations:

- Mixed Use Level 2 (Medium Density);
- Mixed Use Level 3 (Medium Density);
- Mixed Use Level 4A (High Density);
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use); and
- Commercial.

The policy also limits locations that are within 100 metres of the following sensitive uses:

- Community Recreational Centres;
- North Shore Neighbourhood House;
- North Shore Shelter;
- North Vancouver School District Office; and
- Public elementary and secondary schools.

The policy includes a maximum of six (6) retail cannabis businesses to be considered, and prescribes a distribution throughout the City as a maximum of:

- Two businesses in the Central Lonsdale area;
- Two in the Lower Lonsdale area;
- One in the west part of the City; and
- One to the east part of the City.

On November 19, 2018, applications were received on a first-come-first-served basis, with each of the geographic areas in the policy represented. Those that met the criteria of the policy were placed on a list, with the first set of applicants being invited to make a rezoning application. These applications were presented to Council for consideration in July 2019 with two applications getting approval. One in Lower Lonsdale at 221 West 1st Street, and one in the eastern part of the City at 333 Brooksbank Avenue (Park and Tilford). Council did not approve the remaining four applications, with two located in Central Lonsdale, one in Lower Lonsdale and one in the west part of the City.

This report is for one of two rezoning applications in the Central Lonsdale area that were next on the list to make a rezoning application.

DISCUSSION

Project Description

The building on the subject site currently has a general retail store and Post Office. The floor plan shows that the proposed store would take up the entire floor space of the building and identifies locations for displays and back area offices (Attachment #2).

Pursuant to the application requirements of the City's Recreational Cannabis Retail Policy, the applicant has submitted a Community Impact Statement and their Security Plan (Attachment #3), which is intended to describe the positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and broader community and describes strategies for mitigating potential negative impacts, as well as outlining their security measures to meet Provincial regulations. The submitted Community Impact Statement is attached for Council's information, noting that the statement does not create an agreement between the City and the applicant that binds either party to carry out the proposed mitigation strategies. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application that would outline such mitigation measures to the immediate area.

Site Context and Surrounding Use

The subject site at 1520 Lonsdale Avenue is along the east side of the street, between 15th Street to the south and 16th Street to the north (Attachment #1).

The area has a mixture of commercial buildings on both sides of the street, with a variety of current mixed use and residential buildings further to the east and west of Lonsdale Avenue.

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has a designated land use of Mixed Use Level 4B which supports a mix of higher-density multi-family and commercial uses to strengthen the core of the city and generate employment opportunities.

Regulations from senior levels of government require all cannabis retail stores to enclose their store fronts to block viewing into the store from the street as a means to discourage minors from entering into the store. By limiting views into the store and also to the street, this measure is not in keeping with the goal objectives of the OCP that promote an active and pedestrian-friendly character.

The proposed store is located along the Lonsdale Avenue street front, but instead of placing the screening material up against the window surface, the applicant has proposed a screening system that is set back from the face of the window, allowing some depth to the face of the store and giving it a softer appearance.

The building placed on the subject site is a narrow-shaped single storey commercial building that was built in the late 1940s, and is not being redeveloped at this time. The only modification to the building being proposed would be a Tenant Improvement that would require a Building Permit.

No amendment to the OCP is required with this application.

Recreational Cannabis Retail Policy

The application does conform to the criteria provided within the policy (Attachment #4). The subject site is in the allowable land use designation as identified in the OCP, it is outside of the 100 metre sensitive use radii of Queen Mary Elementary School and the North Vancouver School District Office, and it is one of two applications for the Central Lonsdale Area.

Zoning Bylaw 1995, No. 6700

The Zoning Bylaw currently does not allow Cannabis Sales as a permitted use anywhere in the City, but the policy sets the framework where it can be permitted through the rezoning of the property. Cannabis Sales is defined in the Zoning Bylaw as follows:

means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist In a British Columbia regulated Pharmacy.

Zoning Amendment Bylaw 8748 (Attachment #6) would allow the Cannabis Sales use to exist in this location. The current Zone of Central Lonsdale Mixed Use A (C-1A) permits retail stores.

The size of the proposed store would require the applicant to supply at least three parking stalls on the property. As the building covers most of the site, there is no room for any off-street parking stalls on the property. Given the building has operated since the late 1940's with this arrangement, a variance to waive off-street parking is included in Zoning Amendment Bylaw No. 8748.

COMMUNITY CONSULTATION

An Open House was held on November 21, 2019 for members of the general public to learn about and make comment on the proposal. From the 25 people who signed in for the event, staff received five written comments relating to this application (Attachment #5).

Of the comments received, most supported the proposal stating they appreciated the proposed store front and the efforts being made toward education of recreational cannabis. Lack of off-street parking was raised in the one opposition submission to the proposal.

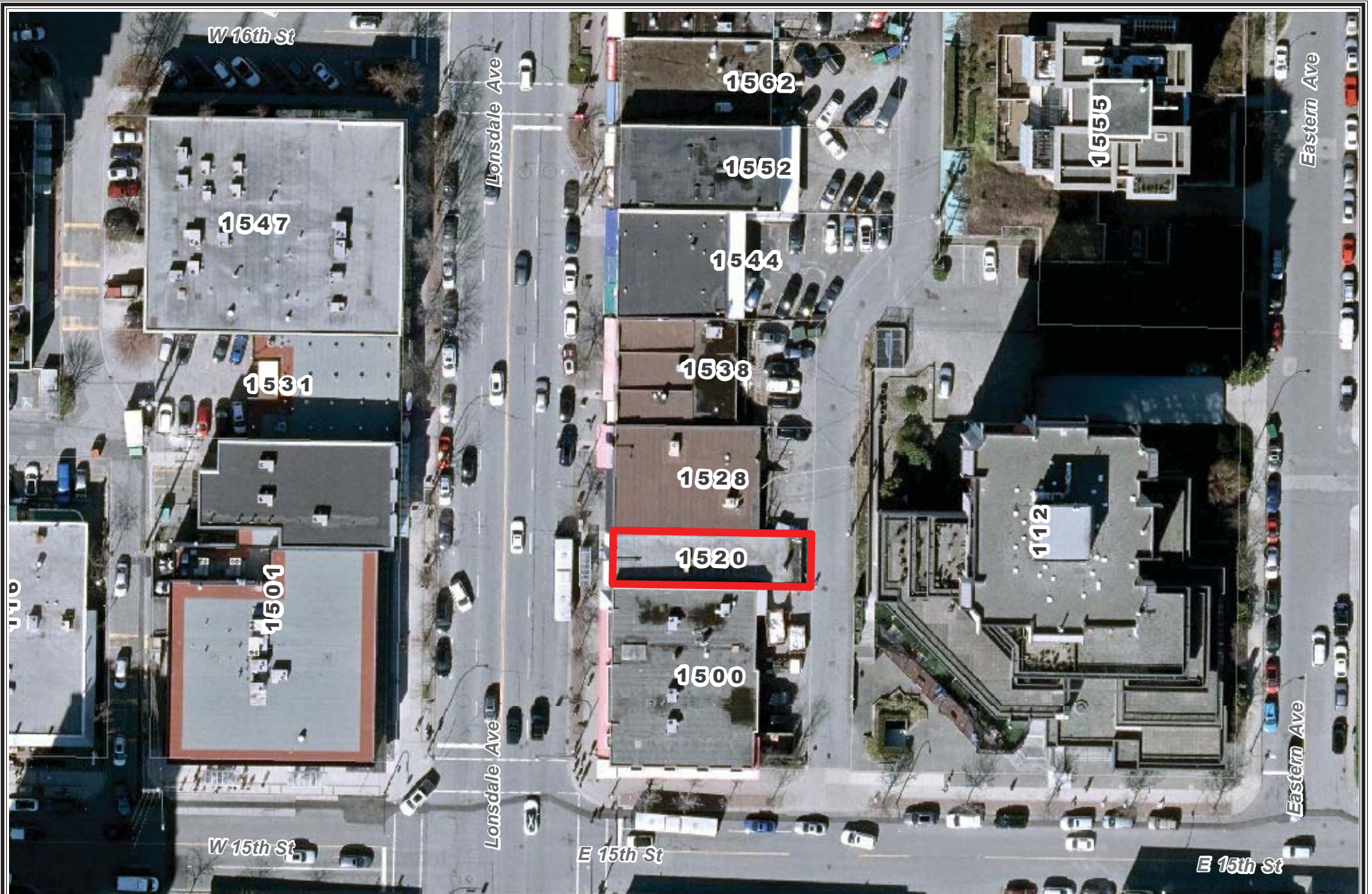
CONCLUSION

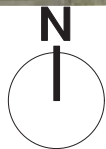
This proposal represents good planning. The proposal is consistent with the Official Community Plan and the criteria of the Recreational Cannabis Retail Policy.

The proposed location of the store supports the commercial orientation the Lonsdale Avenue corridor. Should the application be approved, staff will work with the applicant on finalizing the store front design.

RESPECTFULLY SUBMITTED:


David Johnson
Development Planner





ADJACENT BUSINESSES 100m RADIUS

Scale: 1:1500

DARCHGROUP
architects and technologists

Diamond Group Architecture Inc.
Suite 410 - 119 W Pender Street
Vancouver BC V6B 1S5
604-734-2004 info@darchgroup.com

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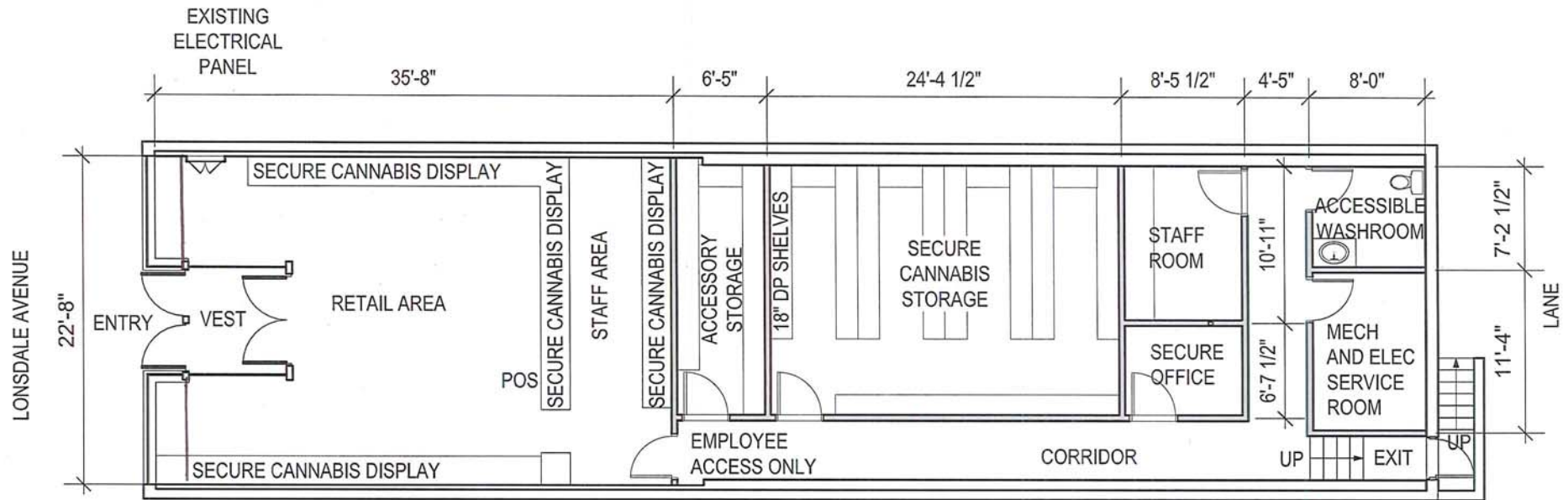
This Architectural Sketch (ASK) is to be read in conjunction with all documents prepared by the Architect for the Project identified herein. Latest-dated documents shall supersede previous-dated documents. The Contractor is responsible to notify the Architect of any effect on Contract Time or Costs before acting upon the instructions herein.

18072 JOB NUMBER
1520 LONSDALE AVENUE, NORTH VANCOUVER, BC JOB ADDRESS

ADJACENCIES ASK TITLE

2018-11-06 ASK DATE

A-003



MAIN FLOOR PLAN

Scale: 3/32" = 1'-0"

DARCHGROUP
architects and technologists

Diamond Group Architecture Inc.
Suite 410 - 119 W Pender Street
Vancouver BC V6B 1S5
604-734-2004 info@darchgroup.com

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18072 JOB NUMBER
1520 LONSDALE AVENUE, NORTH VANCOUVER, BC JOB ADDRESS

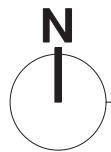
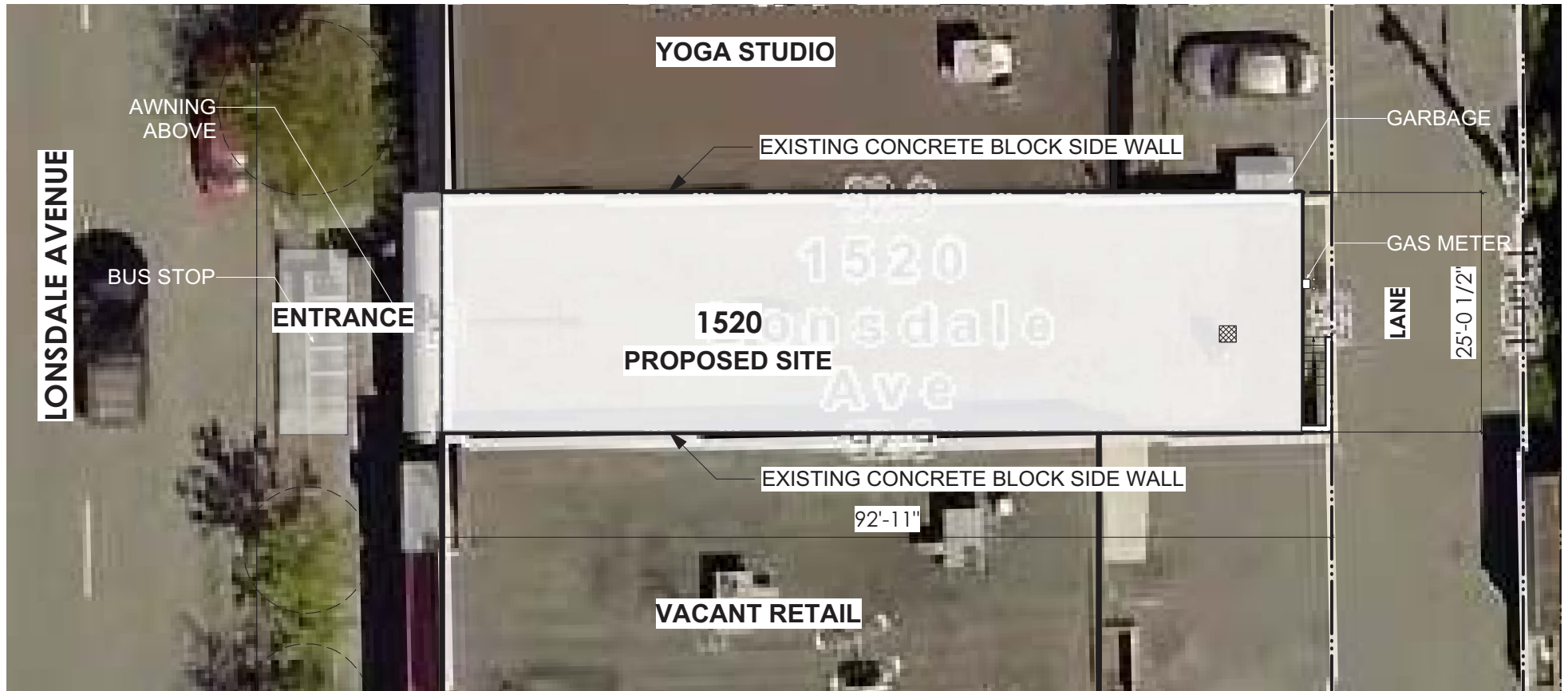
FLOOR PLAN ASK TITLE

2018-11-06 ASK DATE

A-001

THE *Boutique*





SITE PLAN

Scale: 1/16" = 1'-0"

DARCHGROUP
architects and technologists

Diamond Group Architecture Inc.
Suite 410 - 119 W Pender Street
Vancouver BC V6B 1S5
604-734-2004 info@darchgroup.com

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18072 JOB NUMBER
1520 LONSDALE AVENUE, NORTH VANCOUVER, BC JOB ADDRESS
SITE PLAN ASK TITLE
2018-11-06 ASK DATE

A-000

CORPORATE SOCIAL RESPONSIBILITY

Our Principal owners have been living in the City for over five decades and would like to see The Boutique offer registered charities in the City a donation to help their work with 1.5% of its EBITDA. Along with giving back to heritage funds, art associations and non-profits of North Vancouver.

The Boutique will work to within the Cannabis Act to provide education and community support to the City of North Vancouver. We will look to become a member of the North Vancouver Business Improvement Association (NWBIA), the North Shore Chambers of Commerce and will work to create a unified standard for cannabis retail in North Vancouver. As members of the business community the Boutique will help uphold the best standards in business practice. This includes ensuring Provincial smoking laws are upheld around the store, and noise levels are respectful within business hours.

ECONOMIC IMPACT

The Boutique expects to contribute towards the 1.1 ratio of job to resident labour force as it will be hiring 6 to 8 full and part time staff for its operation. The Boutique is expected to do well as the median age for the City of North Vancouver is 41.2 which has a more favourable attitude towards cannabis.

While the Cannabis legal framework in Canada far surpasses that of select U.S. States, there are many indicators highlighting the positive economic impact that has come from the regulated cannabis retail industry south of the border. One year after legalization in Colorado, legal cannabis sales resulted in nearly \$40 million in tax revenue. In Denver, the Colorado Department of Transportation saw a Statewide decrease in traffic fatalities [attributed perhaps to educating the users on safe use of cannabis]. Legalization of cannabis allowed close to \$8 million allocated to fund youth education and drug prevention efforts. The State also saw economic growth and the lowest unemployment rate in years.

As for cannabis retailers in municipalities, Colorado municipalities found a 6% increase in housing values. With Central Lonsdale continuing to become a thriving and developing neighbourhood this is a positive addition to the community's offering. Although cannabis can contribute and elevate economics and tax revenue, excise taxes and additional taxes can also lead to negative impacts on municipality communities. It is up to the municipality to have responsible initiative to lead by example, for its residents and community to follow.

The Boutique intends to work alongside the municipality to achieve and uphold the best standards in business operations, and making sure that the store adapts to the progression of the Lonsdale community.

CONCLUSION

Mr and Mrs. Nieken are venturing into this new retail environment knowing that they can present an attractive, legal venue for the sale of cannabis that the local consumers are seeking to obtain.

The Niekens believe that this retail store in the City will be successful as they have selected the best location that offers ease of access for the consumers, great visibility from an attractive shop, the best cannabis products available, offered for sale by a well-trained, well-educated staff.

They believe that they will be responsible business owners who can set an example that up-and-coming Cannabis retail operators would be pleased to imitate.

City of North Vancouver**COUNCIL POLICY****Policy Name: Recreational Cannabis Retail Policy****Policy Number: 7**

**POLICY**

Recreational Cannabis Retail Policy

REASON FOR POLICY

The Government of Canada has announced the recreational use of cannabis will become legal in Canada on October 17, 2018. The federal Cannabis Act is the legal framework under which the production, distribution, sale and possession of cannabis, for both medical and non-medical (recreational) purposes, is regulated in Canada. Through legislation including the Cannabis Control and Licensing Act, the Province of British Columbia has created a legislative framework to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in British Columbia following federal legalization.

In coordination with federal and provincial regulations, this Policy creates a framework under which recreational cannabis retail businesses will be established in the City, with a focus on the following:

1. Defining **locational criteria** for where businesses may be situated, based on land use requirements, separation from sensitive uses and geographical distribution;
2. Implementing the **application procedure** under which proposals for new cannabis retail businesses are to be submitted, assessed and approved to operate within the City.

Applicability

This policy is applicable to all rezoning applications to operate a recreational cannabis retail business in the City.

Authority to Act

The legislative framework of the Province of British Columbia, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, provides the basis upon which the City may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Administration of this policy is delegated to the Planning Department.

PROVISIONS AND PROCEDURES

The following describes locational criteria for all recreational cannabis retail businesses in the City and outlines the procedure under which applications will be accepted, assessed and approved.

Locational Criteria

1. Recreational cannabis retail businesses may only be located on properties assigned with the following land use designations under the 2014 Official Community Plan (OCP) – Schedule A Land Use Map (see Schedule 1):
 - Mixed-Use Level 2 (Medium Density);
 - Mixed-Use Level 3 (Medium Density);
 - Mixed-Use Level 4A (High Density);
 - Mixed-Use Level 4B (High Density);
 - Harbourside Waterfront (Mixed-Use); and,
 - Commercial.
2. Recreational cannabis retail businesses may not be located within a 100-metre radii of the following sensitive uses (see Schedule 2):
 - Community and Recreational Centres;
 - North Shore Neighbourhood House;
 - North Shore Shelter;
 - North Vancouver School District Office; and,
 - Public elementary and secondary schools.
3. A maximum of six (6) retail businesses will be considered. Business locations are to be distributed throughout four areas in the City, in accordance with Schedule 3.

Application Procedure

1. Resources for application submission, including detailed instructions and links to the application form, submission requirements and other relevant information, will be posted on the City website at www.cnv.org/cannabis on October 1, 2018.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

2. The City will accept applications between November 19, 2018 at 10:00 am (PST) and November 30, 2018 at 5:00 pm (PST). All applications must include the information identified in Schedule 4 to be considered complete. Initial evaluation will be based on whether required documentation has been submitted. Through the rezoning process, a more in-depth analysis will be completed, at which point additional documents may be required.

Applications will only be accepted online through the City's file transfer service. Submissions will be deemed successfully received once displayed as a new e-mail in the inbox of the City's e-mail address. The order of which applications are received in the City's inbox will be considered the official register of applications received by the City. The City will not be liable for any application submission delay for any reason, including technological delays, or issues with either party's network or e-mail program. The City will also not be liable for any damages associated with submissions not received. The link to the file transfer service will be posted at www.cnv.org/cannabis.

The following rules apply to submissions:

- Only one submission per business/operator per area will be accepted;
 - Should the City receive multiple submissions from the same business/operator for the same location, only the first received submission will be considered;
 - A submission containing more than one application will not be considered and will be disqualified; and,
 - A submission containing more than one proposed location will not be considered and will be disqualified;
3. After the intake period, staff will review applications on a "first-come, first-serve" basis for application completeness. Applications that are deemed incomplete will not be further considered and disqualified.
 4. The City will consider a total of up to six (6) business locations, distributed throughout areas of the City in accordance with Schedule 3. The first two (2) complete applications received in Areas 1 and 2 and the first complete applications received in Areas 3 and 4 will be eligible to submit a rezoning application.
 5. All applications that proceed to the rezoning stage must submit an application fee of \$4,026.25.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

6. Staff will process the first set of rezoning applications as a single batch if possible. All rezoning applicants must follow standard procedures for the rezoning process, including the following:
 - a. Responding to feedback and comments from staff, applicable advisory bodies, and the public;
 - b. Organizing an open house session and conducting other applicable public notification and consultation measures; and,
 - c. Attending standard Council proceedings, including a Public Hearing, when scheduled.

Should an applicant withdraw from the rezoning process during this stage, the applicant(s) who had submitted the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.

7. All applications will be held at Third Reading pending confirmation of approval for a Provincial Non-Medical Cannabis Retail License. Should an application at Third Reading not receive Provincial approval, the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.
8. Upon rezoning approval, applicants may submit a business license application and, if applicable, a building permit application to the City.
9. Once operational, staff will monitor businesses to keep Council informed on the state of recreational cannabis retail in the City. After a period of two years, staff will reassess the Policy to determine whether amendments are warranted and/or if additional stores should be considered in the City, and return to Council with a recommendation for next steps. Council may request an alternative timeline for staff reassessment of the Policy at their discretion.
10. Should the City not receive the appropriate number of complete applications for each area, as defined in Schedule 3, during the timeframe outlined above in the Policy, future applications will be accepted on a 'first come, first serve' basis that are consistent with the requirements of this Policy.

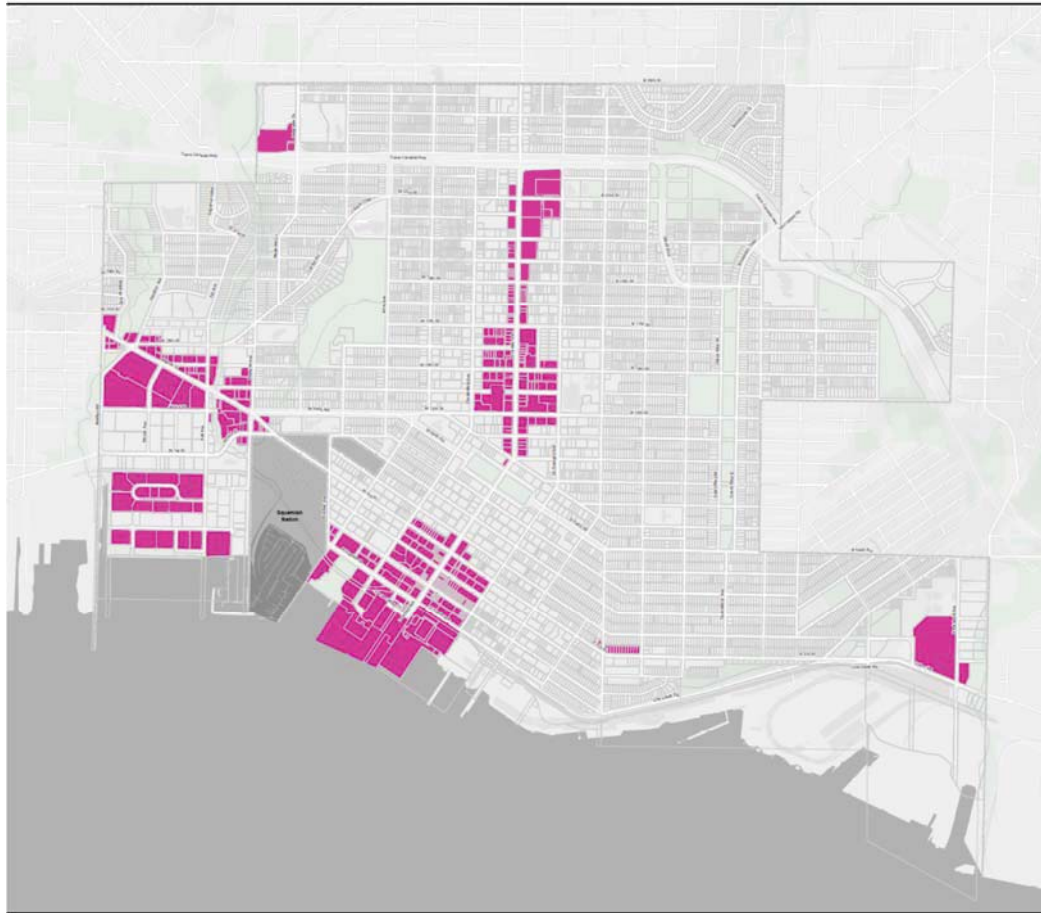
Approval date:	September 24, 2018	Approved by:	Council
Effective date:		Revision date:	

Policy Name: Recreational Cannabis Retail Policy




Policy Number: 7

Schedule 1

Permitted OCP Land Use Designations for Recreational Cannabis Retail Business Locations



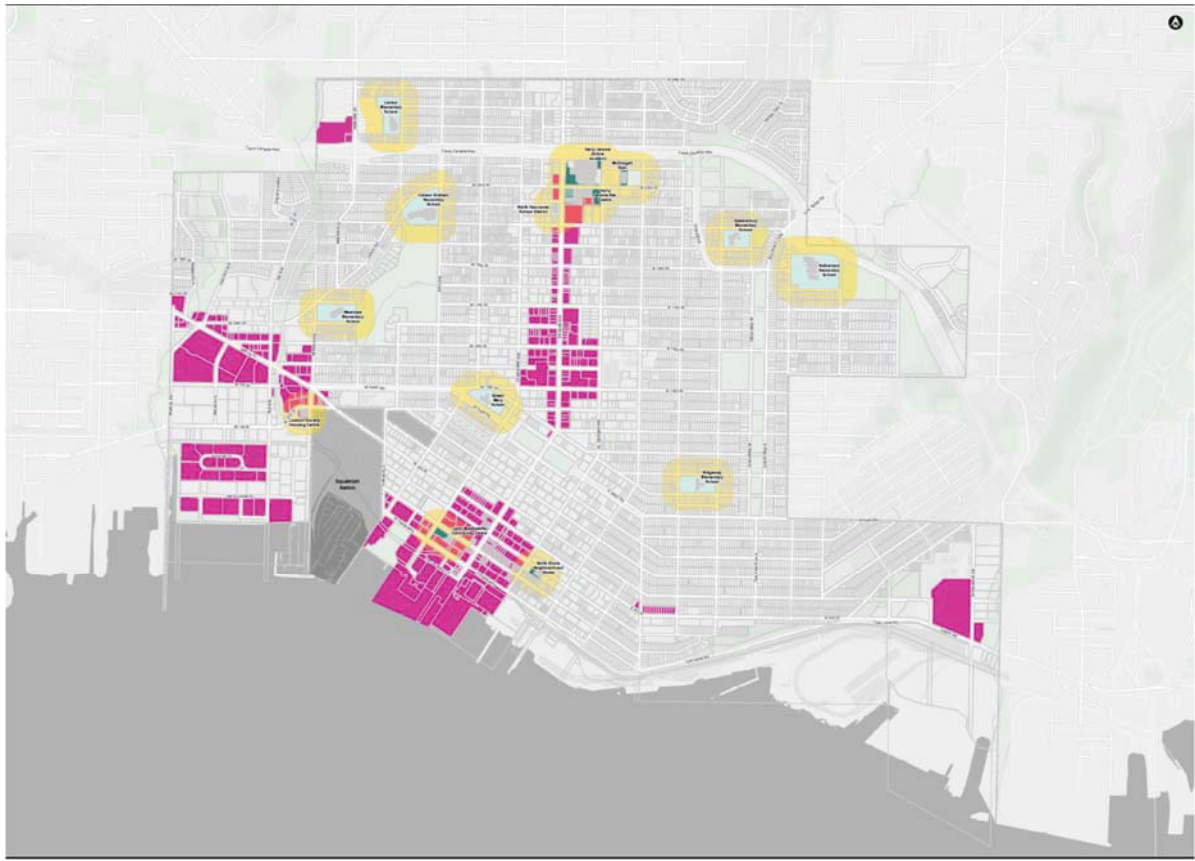
Legend

-  Permitted OCP Land Use Designations
-  Legal Parcels
-  City Boundary

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 2 Recreational Cannabis Retail Businesses 100-metre Radius Separation Requirement from Sensitive Uses



Legend

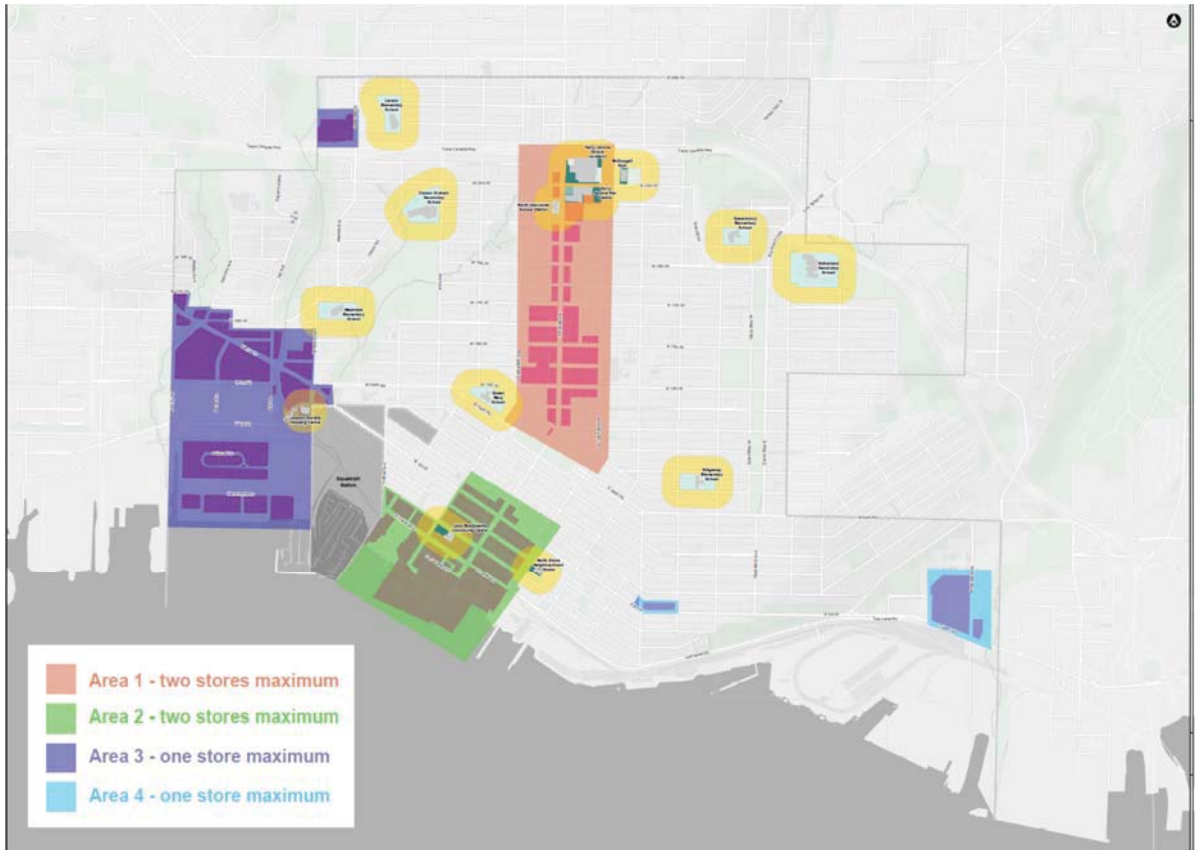
- Sensitive Use Buildings
- School/ School District
- Lookout Society
- Community/ Recreation Centres
- 100m exclusion buffer *
- OCP Land Use Designation
- Legal Parcels
- City Boundary

* buffers have been measured from legal parcel boundaries

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 3
Recreational Cannabis Retail Businesses
Areas of Consideration



Policy Name: Recreational Cannabis Retail Policy**Policy Number: 7**

Schedule 4
Recreational Cannabis Retail Businesses - Submission Requirements

REQUIRED INFORMATION / DOCUMENTATION	YES	NO
Name and contact information of applicant(s)		
Civic address and legal description of property where the proposed business is to be located		
Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property		
Confirmation that the proposed location complies with all locational requirements as per this policy		
Full description of the proposed business operation, including, at minimum, the following information: <ul style="list-style-type: none">• past business experience• corporate structure• number of staff, products sold, target market, and hours of operation• other general business information		
Letter confirming that all individuals/corporate entities associated with the proposed business are <u>not</u> currently operating any illegal recreational cannabis operations in the City of North Vancouver		
Description of the expected time frame for commencing business activities within the City, if approved		
A Community Impact Statement outlining the following: <ul style="list-style-type: none">• Potential positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and wider community• Strategies for mitigating potential negative impacts		
A Security Plan demonstrating security features that comply or exceed Provincial requirements		
Provincial licensing referral from Liquor and Cannabis Regulation Branch (required to be received from Province)		

1520 Lonsdale Avenue

Public Open House

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

November 21, 2019 6:00 pm to 8:00 pm

Name: Anita Lo	
Address: 221 Esplanade West, Unit 310, North Vancouver, BC	
1. Do you support the proposed project?	Yes.
2. What do you like most about the proposed project?	Education in the area of North Vancouver for the benefits of Cannabis to those in need
3. Do you have any concerns about the proposed project?	No.
4. What would you suggest to improve or enhance the proposed project?	N/A
5. Please provide any additional comments. (use back of page if necessary)	N/A

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

CONTACTS:

Applicant: Jakobus Nieken

City of North Vancouver: David Johnson

Telephone: 604 358-7269

Telephone: 604 990 4219

E-Mail: jacknieken@gmail.com

E-Mail: djohnson@cnv.org

1520 Lonsdale Avenue

Public Open House

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November 21, 2019 6:00 pm to 8:00 pm

Name: Aida Reed	
Address: #506-199 Victory Ship Way, N.V.	
1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	The owners/representatives. stop 😊
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	N/A
5. Please provide any additional comments. (use back of page if necessary)	N/A

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November 21, 2019 6:00 pm to 8:00 pm

Name: Philip Ramsay	
Address: 207 W. Heather Rd. N. Van BC V7M1L7	
1. Do you support the proposed project?	Yes, I am disappointed that there are no local stores + ordering online illegally as a solution seems wrong.
2. What do you like most about the proposed project?	The front facade is a creative solution to the opaque window dilemma.
3. Do you have any concerns about the proposed project?	No.
4. What would you suggest to improve or enhance the proposed project?	Allow for sales signs and interactive displays outside which could educate the public.
5. Please provide any additional comments. (use back of page if necessary)	

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November 21, 2019 6:00 pm to 8:00 pm

Name: JULIA CARDIFF	
Address: 2141 GRAND BLVD	
1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	CLEAN STORE FRONT EDUCATION MANDATE
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	NA
5. Please provide any additional comments. (use back of page if necessary)	I WAS CONCERNED ABOUT PARKING BUT REALIZE IT WILL MOST LIKELY BE LESS THAN THE PACKAGE PICK UP @ CANADA POST

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

CONTACTS:

Applicant: Jacobus Nieken

City of North Vancouver: David Johnson

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Telephone: 604 990 4219

E-Mail: jacknieken@gmail.com

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1520 Lonsdale Avenue

Public Open House

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November 21, 2019

6:00 pm to 8:00 pm

Name: <i>P Chapman</i>	
Address:	
1. Do you support the proposed project?	<i>No. of the 3 applications this is my best favourite.</i>
2. What do you like most about the proposed project?	<i>The frontage is cleaned up</i>
3. Do you have any concerns about the proposed project?	<i>No parking in a high traffic area. If only 6 stores are permitted in the City (and Lonsdale serves more than just the City)</i>
4. What would you suggest to improve or enhance the proposed project?	<i>then convenient parking is critical</i>
5. Please provide any additional comments. (use back of page if necessary)	

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CONTACTS:

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8748

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, 2020, No. 8748**” (**Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723**).
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-723 (Comprehensive Development 723 Zone):

Lots	Block	D.L.	Plan	
14	37	549	4881	from C-1A

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-722 Comprehensive Development 722 Zone”:

“CD-723 Comprehensive Development 723 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-722 Comprehensive Development 722 Zone”:

“CD-723 Comprehensive Development 723 Zone”

In the CD-723 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 C-1A Zone, except that:

- (1) In addition to the Principal Uses permitted in the C-1A Zone, one Cannabis Sales Retail Store may be permitted.
- (2) Section 908 to shall be waived to waive the minimum number of required off-street parking stalls.

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

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




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**
PLANNING AND DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 143 EAST 2ND STREET (420 HERB GARDEN / 117461 BC LTD.)

Date: February 3, 2020 File No: 08-3400-20-0008/1

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

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020 entitled "Rezoning Application: 143 East 2nd Street (420 Herb Garden / 1174861 BC Ltd.):

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749" (420 Herb Garden / 1174861 BC Ltd., 143 East 2nd Street, CD-724) be considered and referred to a Public Hearing;

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

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

ATTACHMENTS:

1. Context Map (doc#[1867910](#))
2. Submitted Drawings (doc#[1868313](#))
3. Community Impact Statement (doc#[1868314](#))
4. Security Plan (doc#[1868315](#))
5. Recreational Cannabis Retail Policy (doc#[1774193](#))
6. Public Consultation Summary (doc#[1859212](#))
7. Zoning Text Amendment Bylaw No. 8749 (doc#[1853656](#))

PURPOSE

The purpose of this report is to present, for Council consideration, a rezoning application for a Recreational Cannabis Retail Store at 143 East 2nd Street.

BACKGROUND

With the legalization of recreational cannabis on October 17, 2018, the Federal Government under the Cannabis Act provided the legal framework for the production, distribution, sale and possession of both medical and non-medical (recreational) cannabis. The Province of British Columbia created a legislative framework through the Cannabis Control and Licensing Act to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in the Province.

In coordination with both federal and provincial regulations, Council approved the Recreational Cannabis Retail Policy on September 17, 2018, which created the framework under which recreational cannabis retail businesses can be established in the City (Attachment #5). The policy considers the sale of non-medical grade cannabis and does not consider the production, distribution or sale of medicinal cannabis. Medicinal cannabis can be obtained through a federally licensed producer.

The policy focused on the location criteria for where businesses can be located in the City, as well as establishing an application procedure due to the anticipated high level of interest. The criteria included limiting Cannabis Retail Stores to properties with the following Official Community Plan designations:

- Mixed Use Level 2 (Medium Density);
- Mixed Use Level 3 (Medium Density);
- Mixed Use Level 4A (High Density);
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use); and
- Commercial.

The policy also limits locations that are within 100 metres of the following sensitive uses:

- Community Recreational Centres;
- North Shore Neighbourhood House;
- North Shore Shelter;
- North Vancouver school District Office; and
- Public elementary and secondary schools.

The policy includes a maximum of six (6) retail cannabis businesses to be considered, and prescribes a distribution throughout the City as a maximum of:

- Two businesses in the Central Lonsdale area;
- Two in the Lower Lonsdale area;
- One in the west part of the City; and
- One to the east part of the City.

On November 19, 2018, applications were received on a first-come-first-served basis, with each of the geographic areas in the policy represented. Those that met the criteria of the policy were placed on a list, with the first set of applicants being invited to make a rezoning application. These applications were presented to Council for consideration in July 2019 with two applications getting approval. One in Lower Lonsdale at 221 West 1st Street, and one in the eastern part of the City at 333 Brooksbank Avenue (Park and Tilford). Council did not approve the remaining four applications, with two located in Central Lonsdale, one in Lower Lonsdale and one in the west part of the City.

This report is for the one remaining location in the Lower Lonsdale area that was next on the list to make a rezoning application.

DISCUSSION

Project Description

The building on the subject site is a two level commercial building and is currently divided into three separate commercial units, with the proposed store at the eastern end of the building. The other two units are occupied with restaurants. The proposed store would occupy approximately 79.5 square metres (856 square feet) of retail floor space. The floor plan identifies locations for displays and back area offices (Attachment #2).

Pursuant to the application requirements of the City's Recreational Cannabis Retail Policy, the applicant has submitted a Community Impact Statement (Attachment #3), and their Security Plan (Attachment #4), which is intended to describe the positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and broader community and describes strategies for mitigating potential negative impacts, as well as outlining their security measures to meet Provincial regulations. The submitted Community Impact Statement is attached for Council's information, noting that the statement does not create an agreement between the City and the applicant that binds either party to carry out the proposed mitigation strategies. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application that would outline such mitigation measures to the immediate area.

Site Context and Surrounding Use

The subject site at 143 East 2nd Street is along the south side of the street, between Lonsdale Avenue to the west and St. Georges Avenue to the east (Attachment #1). It is across from a mixed use complex at 130 East 2nd Street, which consists of ground floor commercial uses and a 14 storey residential tower.

The immediate area is predominately ground level commercial with some high rise residential towers. The location is near a main public transit corridor along Lonsdale Avenue and has several other commercial businesses within easy walking distance.

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has a designated land use of Mixed-Use Level 4A which supports a mix of higher density multi-family and commercial uses in Lower Lonsdale.

Regulations from senior levels of government require all cannabis retail stores to enclose their store fronts to block viewing into the store from the street as a means to discourage minors from entering into the store. By limiting views into the store and also to the street, this measure is not in keeping with the goal objectives of the OCP that promote an active and pedestrian-friendly character. Staff will work with the applicant to ensure a frontage that supports a positive public realm.

In this case, the proposed store is located along East 2nd Street with the building set back from the sidewalk by about six metres (20 feet) from the sidewalk. Access to the store is from a bridge that crosses over the access to the shops in the lower level.

This commercial building was built in the mid 1970s and is not being redeveloped at this time. The only modification to the building would be a Tenant Improvement that would require a Building Permit.

No amendment to the OCP is required with this application.

Recreational Cannabis Retail Policy

The application conforms to the criteria provided within the policy (Attachment #5). The subject site is in an allowable land use designation as identified in the OCP, it is outside of the 100 metre radii of North Shore Neighbourhood House and located in the Lower Lonsdale area of the City, which Council approved one of the two locations for a recreational cannabis store last July.

Zoning Bylaw 1995, No. 6700

The Zoning Bylaw currently does not allow Cannabis Sales as a permitted use anywhere in the City, but the policy sets the framework where it can be permitted through the rezoning of the property. Cannabis Sales is defined in the Zoning Bylaw as follows:

means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist In a British Columbia regulated Pharmacy.

Zoning Amendment Bylaw 8749 (Attachment #7) would allow Cannabis Sales in this location. The current Zone of Lower Lonsdale 4 (LL-4) does permit retail stores.

The size of the store would require the applicant to supply at least two parking spaces within the property. The site currently meets the minimum parking requirement for six parking stalls.

COMMUNITY CONSULTATION

An Open House was held on December 10, 2019 for members of the general public to learn about and make comment on this application. From the two people who signed in for the event, staff received one comment in opposition to the proposed use at this location, citing security and parking concerns (Attachment #6).

CONCLUSION

This proposal represents good planning. The proposal is consistent with the Official Community Plan and the criteria of the Recreational Cannabis Retail Policy.

The proposed location of the store supports the commercial and retail orientation of the area. Should the application be approved, staff will work with the applicant on finalizing the store front design.

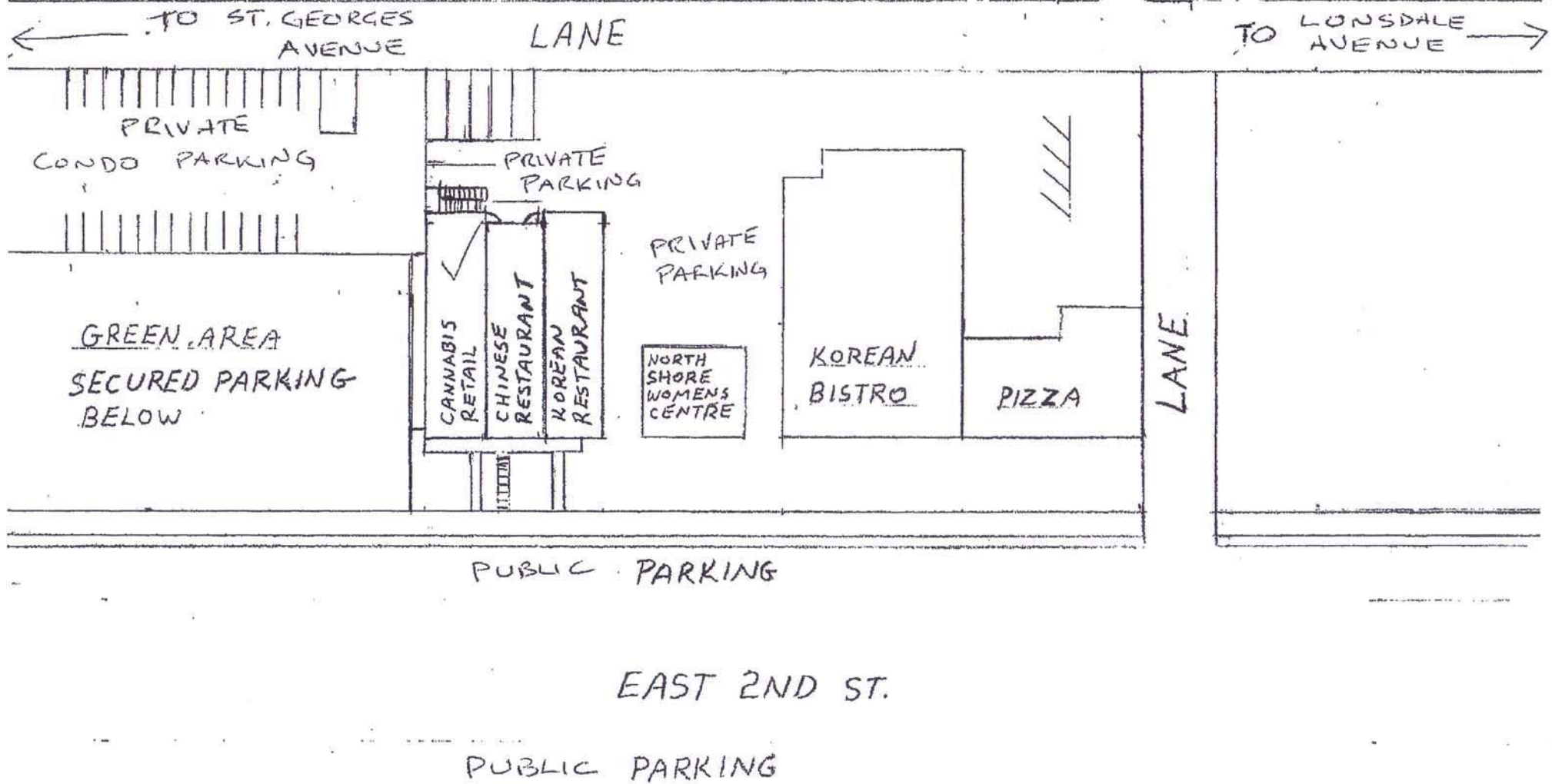
RESPECTFULLY SUBMITTED:



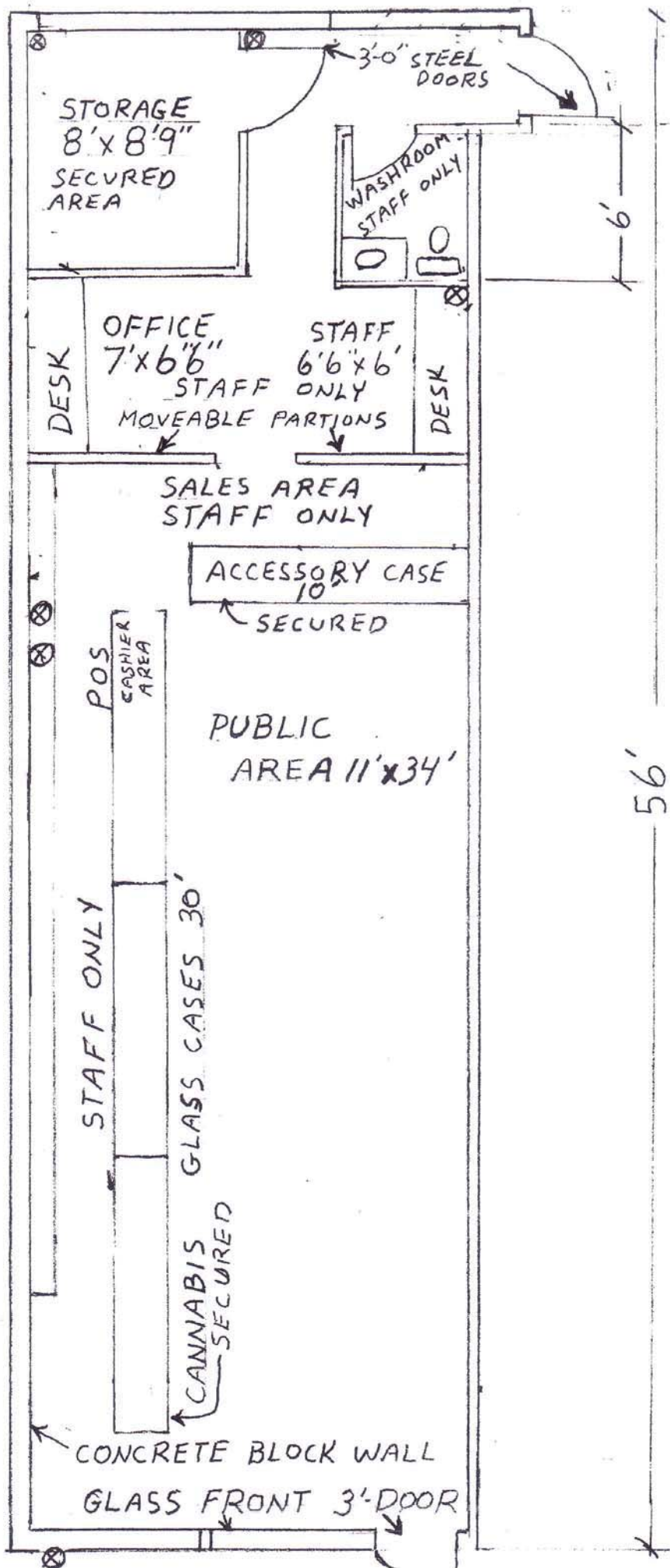
David Johnson
Development Planner



VACANT
LAND.



SCALE 1 INCH 40 FEET



DECK

MONITORED
SECURITY ALARM
AT BOTH DOORS

⊗ SECURITY (7)
CAMERAS
5 INTERIOR
2 EXTERIOR

56'

SCALE 3/16 = 1 FOOT

420

Herb

Garden

The front windows of the store will be frosted to comply with the B.C. Gov.
You will not be able to see into the store.



Community Impact Statement

We are very mindful of the impact the store may have on the community. We believe there will be positive impacts, both economically and socially. We remain aware however that there is a level of responsibility in opening a recreational cannabis retail shop, and will always look to minimize any potential community complaint by responding swiftly and thoroughly.

By opening this store, we hope to have a positive economic impact by providing jobs for the local community, increasing tax revenue and generating footfall to neighboring businesses. We have ample parking in the area, which means it will be easy for our customers to make their purchases.

The social impact on the community will be that we can provide a safe and sanctioned environment for people to purchase Cannabis. We hope that this can eliminate any problems the local community may have with criminal behavior, and unsafe distribution.

We will try to advise on ways to consume Cannabis safely as we understand that there is a potential for negative cognitive effects. However we will try to mitigate this through education. Amore Cannabis intends to be a model community entity by providing informed, friendly and knowledgeable service in a safe, clean organized environment.

As with any controversial subject, like cannabis, the general public is almost always split into 3 groups: those in favor, those against, and those of no fixed opinion. I feel the location of this retail cannabis business is ideal for all concerned. It is about a block off the main street of Lonsdale (out of sight, out of mind), and it is the last retail space on the south side of 2nd street, somewhat isolated but convenient enough for those using our service.

The shop always had a very strong, supportive, and positive relationship with the 6 other business in the building along with our neighbouring businesses across the street.

We will endeavor to maintain those supportive relationships by carrying out business in a courteous manner through initiatives such as monitoring refuse and environmental considerations.

Security Plan

Security will be an extremely important part of our day to day operations, and we are proposing to install 5 internal cameras, and 2 external cameras to cover all entrance/exit points, along with public and staff areas. These cameras will be operational at all times.

We will have security alarms at both entrance/exit points in case of an event of an intrusion. Alongside this, the staff entrance/exit access and storage room will have steel doors for added security. For added safety and security, smoke and fire alarms will be installed in the property.

All storage facilities will be locked at all times, and staff will secure any display cases that are in the public retail area.

Staff will not tolerate any violent or disorderly conduct, and will ask that the individual leave the store immediately. Staff will also monitor for intoxicated individuals and will ensure these individuals are safely removed from the premises.

Our staff will be vetted during the recruitment process and if successful, will participate in any mandatory security screening. They will also have carried out the BC Government Cannabis Retail Program before they start their employment.

We will create clear guidelines of how stock inventory will be monitored and will advise on security measures, in order to minimize the possibility of theft.

City of North Vancouver**COUNCIL POLICY****Policy Name: Recreational Cannabis Retail Policy****Policy Number: 7**

**POLICY**

Recreational Cannabis Retail Policy

REASON FOR POLICY

The Government of Canada has announced the recreational use of cannabis will become legal in Canada on October 17, 2018. The federal Cannabis Act is the legal framework under which the production, distribution, sale and possession of cannabis, for both medical and non-medical (recreational) purposes, is regulated in Canada. Through legislation including the Cannabis Control and Licensing Act, the Province of British Columbia has created a legislative framework to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in British Columbia following federal legalization.

In coordination with federal and provincial regulations, this Policy creates a framework under which recreational cannabis retail businesses will be established in the City, with a focus on the following:

1. Defining **locational criteria** for where businesses may be situated, based on land use requirements, separation from sensitive uses and geographical distribution;
2. Implementing the **application procedure** under which proposals for new cannabis retail businesses are to be submitted, assessed and approved to operate within the City.

Applicability

This policy is applicable to all rezoning applications to operate a recreational cannabis retail business in the City.

Authority to Act

The legislative framework of the Province of British Columbia, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, provides the basis upon which the City may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Administration of this policy is delegated to the Planning Department.

PROVISIONS AND PROCEDURES

The following describes locational criteria for all recreational cannabis retail businesses in the City and outlines the procedure under which applications will be accepted, assessed and approved.

Locational Criteria

1. Recreational cannabis retail businesses may only be located on properties assigned with the following land use designations under the 2014 Official Community Plan (OCP) – Schedule A Land Use Map (see Schedule 1):
 - Mixed-Use Level 2 (Medium Density);
 - Mixed-Use Level 3 (Medium Density);
 - Mixed-Use Level 4A (High Density);
 - Mixed-Use Level 4B (High Density);
 - Harbourside Waterfront (Mixed-Use); and,
 - Commercial.
2. Recreational cannabis retail businesses may not be located within a 100-metre radii of the following sensitive uses (see Schedule 2):
 - Community and Recreational Centres;
 - North Shore Neighbourhood House;
 - North Shore Shelter;
 - North Vancouver School District Office; and,
 - Public elementary and secondary schools.
3. A maximum of six (6) retail businesses will be considered. Business locations are to be distributed throughout four areas in the City, in accordance with Schedule 3.

Application Procedure

1. Resources for application submission, including detailed instructions and links to the application form, submission requirements and other relevant information, will be posted on the City website at www.cnv.org/cannabis on October 1, 2018.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

2. The City will accept applications between November 19, 2018 at 10:00 am (PST) and November 30, 2018 at 5:00 pm (PST). All applications must include the information identified in Schedule 4 to be considered complete. Initial evaluation will be based on whether required documentation has been submitted. Through the rezoning process, a more in-depth analysis will be completed, at which point additional documents may be required.

Applications will only be accepted online through the City's file transfer service. Submissions will be deemed successfully received once displayed as a new e-mail in the inbox of the City's e-mail address. The order of which applications are received in the City's inbox will be considered the official register of applications received by the City. The City will not be liable for any application submission delay for any reason, including technological delays, or issues with either party's network or e-mail program. The City will also not be liable for any damages associated with submissions not received. The link to the file transfer service will be posted at www.cnv.org/cannabis.

The following rules apply to submissions:

- Only one submission per business/operator per area will be accepted;
 - Should the City receive multiple submissions from the same business/operator for the same location, only the first received submission will be considered;
 - A submission containing more than one application will not be considered and will be disqualified; and,
 - A submission containing more than one proposed location will not be considered and will be disqualified;
3. After the intake period, staff will review applications on a "first-come, first-serve" basis for application completeness. Applications that are deemed incomplete will not be further considered and disqualified.
 4. The City will consider a total of up to six (6) business locations, distributed throughout areas of the City in accordance with Schedule 3. The first two (2) complete applications received in Areas 1 and 2 and the first complete applications received in Areas 3 and 4 will be eligible to submit a rezoning application.
 5. All applications that proceed to the rezoning stage must submit an application fee of \$4,026.25.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

6. Staff will process the first set of rezoning applications as a single batch if possible. All rezoning applicants must follow standard procedures for the rezoning process, including the following:
 - a. Responding to feedback and comments from staff, applicable advisory bodies, and the public;
 - b. Organizing an open house session and conducting other applicable public notification and consultation measures; and,
 - c. Attending standard Council proceedings, including a Public Hearing, when scheduled.

Should an applicant withdraw from the rezoning process during this stage, the applicant(s) who had submitted the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.

7. All applications will be held at Third Reading pending confirmation of approval for a Provincial Non-Medical Cannabis Retail License. Should an application at Third Reading not receive Provincial approval, the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.
8. Upon rezoning approval, applicants may submit a business license application and, if applicable, a building permit application to the City.
9. Once operational, staff will monitor businesses to keep Council informed on the state of recreational cannabis retail in the City. After a period of two years, staff will reassess the Policy to determine whether amendments are warranted and/or if additional stores should be considered in the City, and return to Council with a recommendation for next steps. Council may request an alternative timeline for staff reassessment of the Policy at their discretion.
10. Should the City not receive the appropriate number of complete applications for each area, as defined in Schedule 3, during the timeframe outlined above in the Policy, future applications will be accepted on a 'first come, first serve' basis that are consistent with the requirements of this Policy.

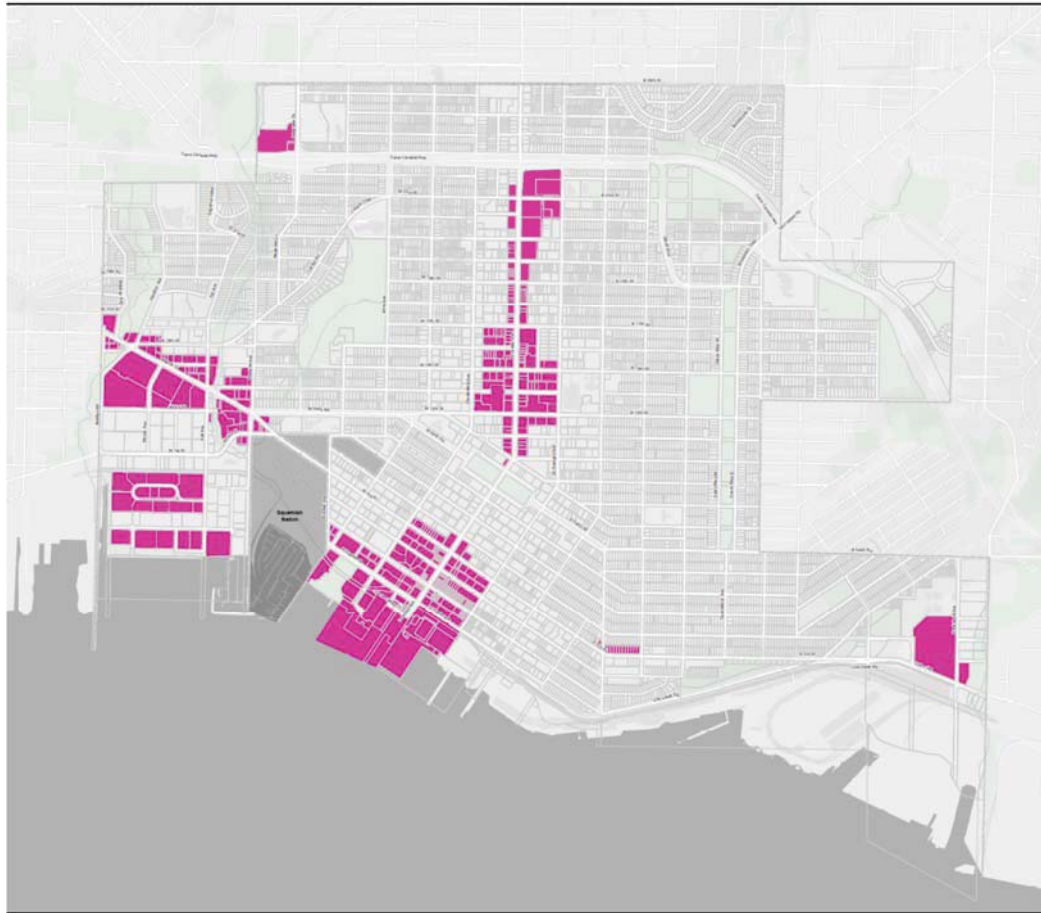
Approval date:	September 24, 2018	Approved by:	Council
Effective date:		Revision date:	

Policy Name: Recreational Cannabis Retail Policy




Policy Number: 7

Schedule 1

Permitted OCP Land Use Designations for Recreational Cannabis Retail Business Locations



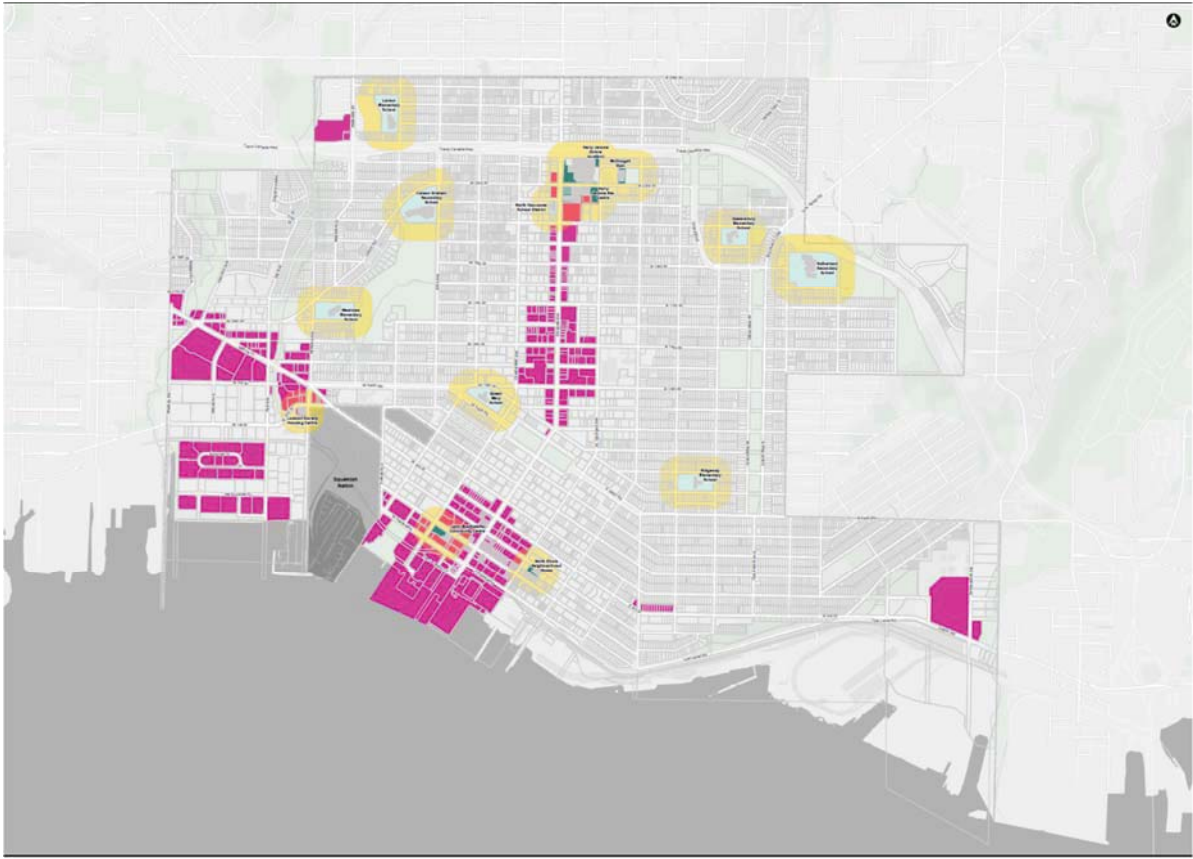
Legend

-  Permitted OCP Land Use Designations
-  Legal Parcels
-  City Boundary

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 2 Recreational Cannabis Retail Businesses 100-metre Radius Separation Requirement from Sensitive Uses



Legend

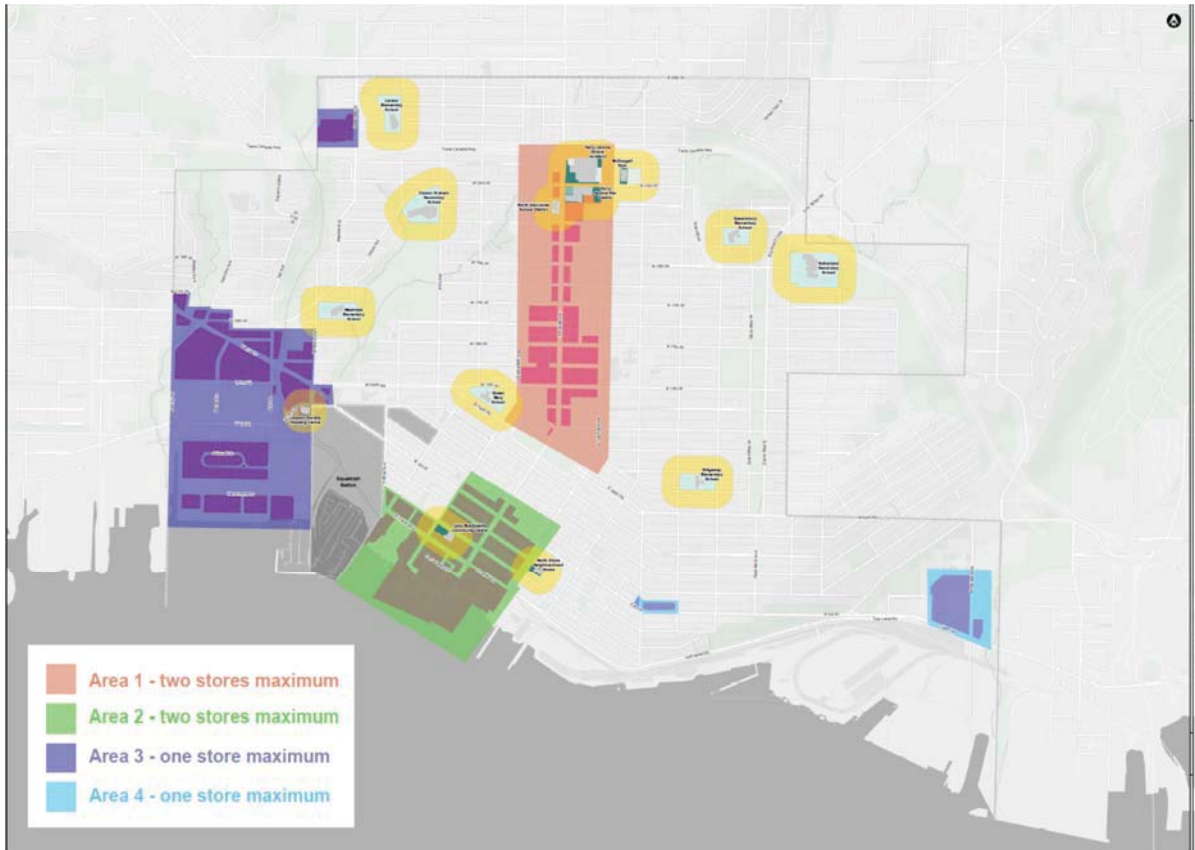
- Sensitive Use Buildings
- School/ School District
- Lookout Society
- Community/ Recreation Centres
- 100m exclusion buffer *
- OCP Land Use Designation
- Legal Parcels
- City Boundary

* buffers have been measured from legal parcel boundaries

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 3
Recreational Cannabis Retail Businesses
Areas of Consideration



Policy Name: Recreational Cannabis Retail Policy**Policy Number: 7**

Schedule 4
Recreational Cannabis Retail Businesses - Submission Requirements

REQUIRED INFORMATION / DOCUMENTATION	YES	NO
Name and contact information of applicant(s)		
Civic address and legal description of property where the proposed business is to be located		
Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property		
Confirmation that the proposed location complies with all locational requirements as per this policy		
Full description of the proposed business operation, including, at minimum, the following information: <ul style="list-style-type: none">• past business experience• corporate structure• number of staff, products sold, target market, and hours of operation• other general business information		
Letter confirming that all individuals/corporate entities associated with the proposed business are <u>not</u> currently operating any illegal recreational cannabis operations in the City of North Vancouver		
Description of the expected time frame for commencing business activities within the City, if approved		
A Community Impact Statement outlining the following: <ul style="list-style-type: none">• Potential positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and wider community• Strategies for mitigating potential negative impacts		
A Security Plan demonstrating security features that comply or exceed Provincial requirements		
Provincial licensing referral from Liquor and Cannabis Regulation Branch (required to be received from Province)		

Development Information Session

SIGN IN SHEET

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

DEVELOPMENT: 143 East 2nd Retail Cannabis Shop

DATE: 12/10/2019

TIME: 6:00 pm – 8:00 pm

DIS LOCATION: City Library – 120 West 14th Street

No.	Name	Address	Time
1	Les Robertson	#1402-145 ST GEORGES AVE	6pm
2	A. Chen	P.O. #6 - huns Bay. B.C	6:20 P.M
3			
4			
5			
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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8749

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, 2020, No. 8749**” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724).
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-724 (Comprehensive Development 724 Zone):

Lots	Block	D.L.	Plan	
10	155	274	878	from LL-4

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-723 Comprehensive Development 723 Zone”:

“CD-724 Comprehensive Development 724 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-723 Comprehensive Development 723 Zone”:

“CD-724 Comprehensive Development 724 Zone”

In the CD-724 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 LL-4 Zone, except that:

- (1) In addition to the Principal Uses permitted in the LL-4 Zone, one Cannabis Sales retail store may be permitted.

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

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




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**
PLANNING AND DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 820 MARINE DRIVE (QUANTUM 1 CANNABIS / RUSS ROSSI)

Date: February 3, 2020 File No: 08-3400-20-0011/1

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

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020 entitled "Rezoning Application: 820 Marine Drive (Quantum 1 Cannabis / Russ Rossi)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750" (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) be considered and referred to a Public Hearing;

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

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

ATTACHMENTS:

1. Context Map (doc#[1867912](#))
2. Submitted Drawings (doc#[1834624](#))
3. Community Impact Statement (doc#[1834616](#))
4. Security Plan (doc#[1834622](#))
5. Recreational Cannabis Retail Policy (doc#[1774193](#))
6. Public Consultation Summary (doc#[1852949](#))
7. Zoning Text Amendment Bylaw No. 8750 (doc#[1853313](#))

PURPOSE

The purpose of this report is to present, for Council consideration, a rezoning application for a Recreational Cannabis Retail Store at 820 Marine Drive.

BACKGROUND

With the legalization of recreational cannabis on October 17, 2018, the Federal Government under the Cannabis Act provided the legal framework for the production, distribution, sale and possession of both medical and non-medical (recreational) cannabis. The Province of British Columbia created a legislative framework through the Cannabis Control and Licensing Act to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in the Province.

In coordination with both federal and provincial regulations, Council approved the Recreational Cannabis Retail Policy on September 17, 2018, which created the framework under which recreational cannabis retail businesses can be established in the City (Attachment #5). The policy considers the sale of non-medical grade cannabis and does not consider the production, distribution or sale of medicinal cannabis. Medicinal cannabis can be obtained through a federally licensed producer.

The policy focused on the location criteria for where businesses can be located in the City, as well as establishing an application procedure due to the anticipated high level of interest. The criteria included limiting Cannabis Retail Stores to properties with the following Official Community Plan designations:

- Mixed Use Level 2 (Medium Density);
- Mixed Use Level 3 (Medium Density);
- Mixed Use Level 4A (High Density);
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use); and
- Commercial.

The policy also limits locations that are within 100 metres of the following sensitive uses:

- Community Recreational Centres;
- North Shore Neighbourhood House;
- North Shore Shelter;
- North Vancouver School District Office; and
- Public elementary and secondary schools.

The policy includes a maximum of six (6) retail cannabis businesses to be considered, and prescribes a distribution throughout the City as a maximum of:

- Two businesses in the Central Lonsdale area;
- Two in the Lower Lonsdale area;
- One in the west part of the City; and
- One to the east part of the City.

On November 19, 2018, applications were received on a first-come-first-served basis, with each of the geographic areas in the policy represented. Those that met the criteria of the policy were placed on a list, with the first set of applicants being invited to make a rezoning application. These applications were presented to Council for consideration in July 2019 with two applications getting approval. One in Lower Lonsdale at 221 West 1st Street, and one in the eastern part of the City at 333 Brooksbank Avenue (Park and Tilford). Council did not approve the remaining four applications, with two located in Central Lonsdale, one in Lower Lonsdale and one in the west part of the City.

This report is for the one location in the west part of the City that were next on the list to make a rezoning application.

DISCUSSION

Project Description

The building on the subject site is a single storey commercial building and currently contains an automotive detailing shop. The proposed store would occupy approximately 111.5 square metres (1,200 square feet) of retail floor space within the building and was once an unauthorized cannabis retail store (Weeds). The floor plan identifies locations for displays and back area offices (Attachment #2).

Pursuant to the application requirements of the City's Recreational Cannabis Retail Policy, the applicant has submitted a Community Impact Statement (Attachment #3), and their Security Plan (Attachment #4), which is intended to describe the positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and broader community and describes strategies for mitigating potential negative impacts, as well as outlining their security measures to meet Provincial regulations. The submitted Community Impact Statement is attached for Council's information, noting that the statement does not create an agreement between the City and the applicant that binds either party to carry out the proposed mitigation strategies. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application that would outline such mitigation measures to the immediate area.

Site Context and Surrounding Use

The subject site at 820 Marine Drive is along the north side of the street, across from Capilano Square, between Fell Avenue to the east and West 15th Street to the west (Attachment #1).

The immediate area is predominately commercial with a mixture of automotive services and retail with the closest mixed use building containing residential units approximately 70 metres (230 feet) away. The location is adjacent to a main public transit corridor and has several other commercial businesses within easy walking distance.

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has a designated land use of Mixed-Use Level 2 which supports mid-rise multi-family and commercial uses and activities contributing to a pedestrian-scale village feel.

Regulations from senior levels of government require all cannabis retail stores to enclose their store fronts to block viewing into the store from the street as a means to discourage minors from entering into the store. By limiting views into the store and also to the street, this measure is not in keeping with the goal objectives of the OCP that promote an active and pedestrian-friendly character. Staff will work with the applicant to ensure a frontage that supports a positive public realm.

In this case, the proposed store is located along Marine Drive, in an automotive services area and adjacent to a bus stop.

The building on the triangular subject site is a commercial building that was built in the late 1970s, and is not being redeveloped at this time. The only modification to the building would be a Tenant Improvement that would require a Building Permit.

No amendment to the OCP is required with this application.

Recreational Cannabis Retail Policy

The application conforms to the criteria provided within the policy (Attachment #5). The subject site is in an allowable land use designation as identified in the OCP, it is outside of the 100 metre radii of the North Shore Shelter and Westview Elementary School, and located in the west area of the City, which allows only one store.

Zoning Bylaw 1995, No. 6700

The Zoning Bylaw currently does not allow Cannabis Sales as a permitted use anywhere in the City, but the policy sets the framework where it can be permitted through the rezoning of the property. Cannabis Sales is defined in the Zoning Bylaw as follows:

means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist In a British Columbia regulated Pharmacy.

Zoning Amendment Bylaw 8750 (Attachment #7) would allow Cannabis Sales in this location. The current Zone of Service Commercial (CS-1) does permit retail stores.

The size of the store would require the applicant to supply at least two parking spaces within the property. The minimum requirement for the whole building is five parking spaces and the site currently has six.

COMMUNITY CONSULTATION

An Open House was held on November 21, 2019 for members of the general public to learn about and make comment on this application. From the 25 people who signed in for the event, staff received two comments in support of the proposed use at this location (Attachment #6).

CONCLUSION

This proposal represents good planning. The proposal is consistent with the Official Community Plan and the criteria of the Recreational Cannabis Retail Policy.

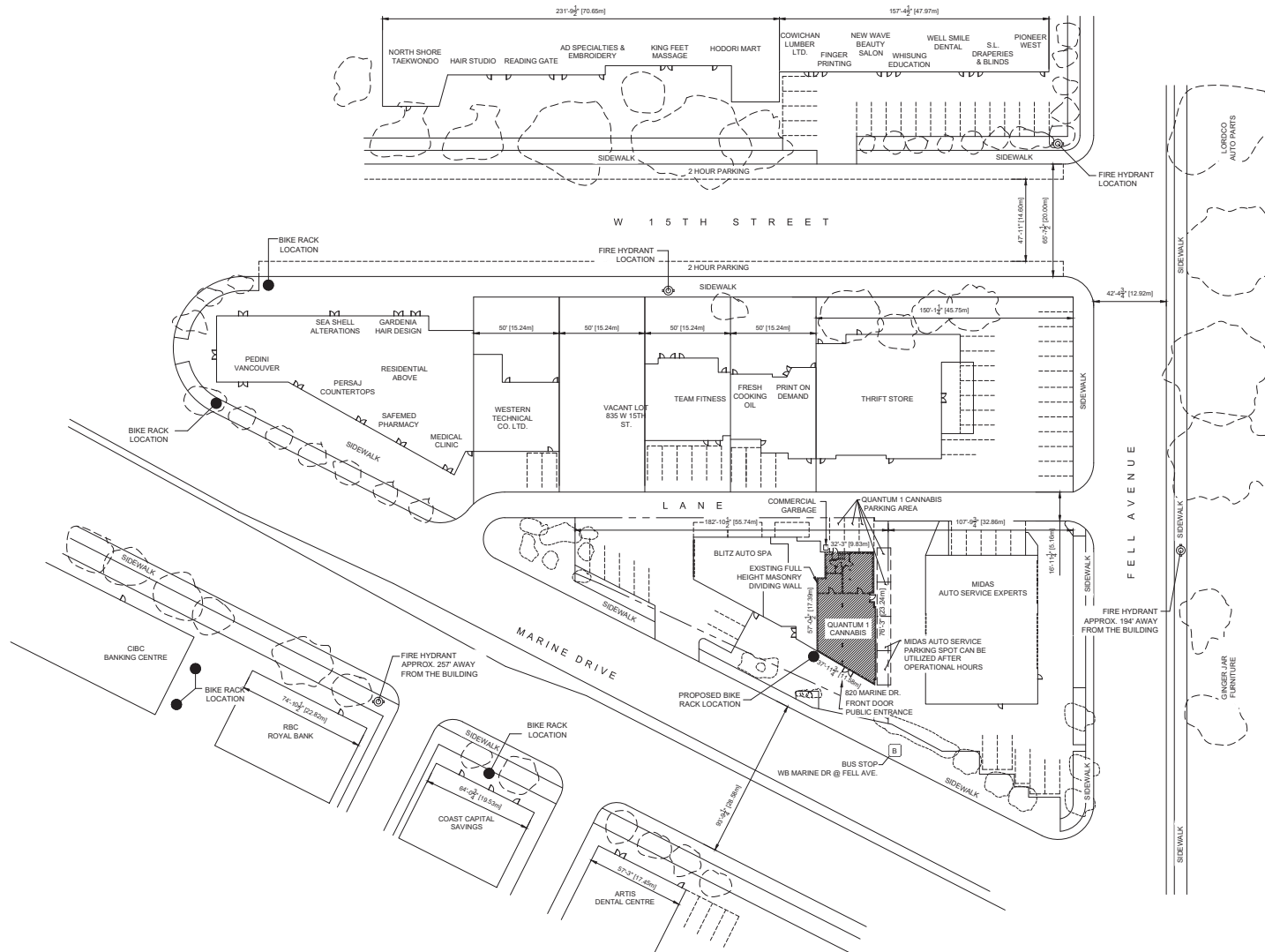
The proposed location of the store supports the commercial orientation of the area. Should the application be approved, staff will work with the applicant on finalizing the store front design.

RESPECTFULLY SUBMITTED:



David Johnson
Development Planner





ZONING: CS-1

PLAN SHOWING THE LOCATION OF
LOT E BLOCK D PLAN VAP20898 DISTRICT LOT
265 LAND DISTRICT 1
LAND DISTRICT 36

PID: 004-765-311

CIVIC ADDRESS
820 MARINE DR
NORTH VANCOUVER, BRITISH COLUMBIA

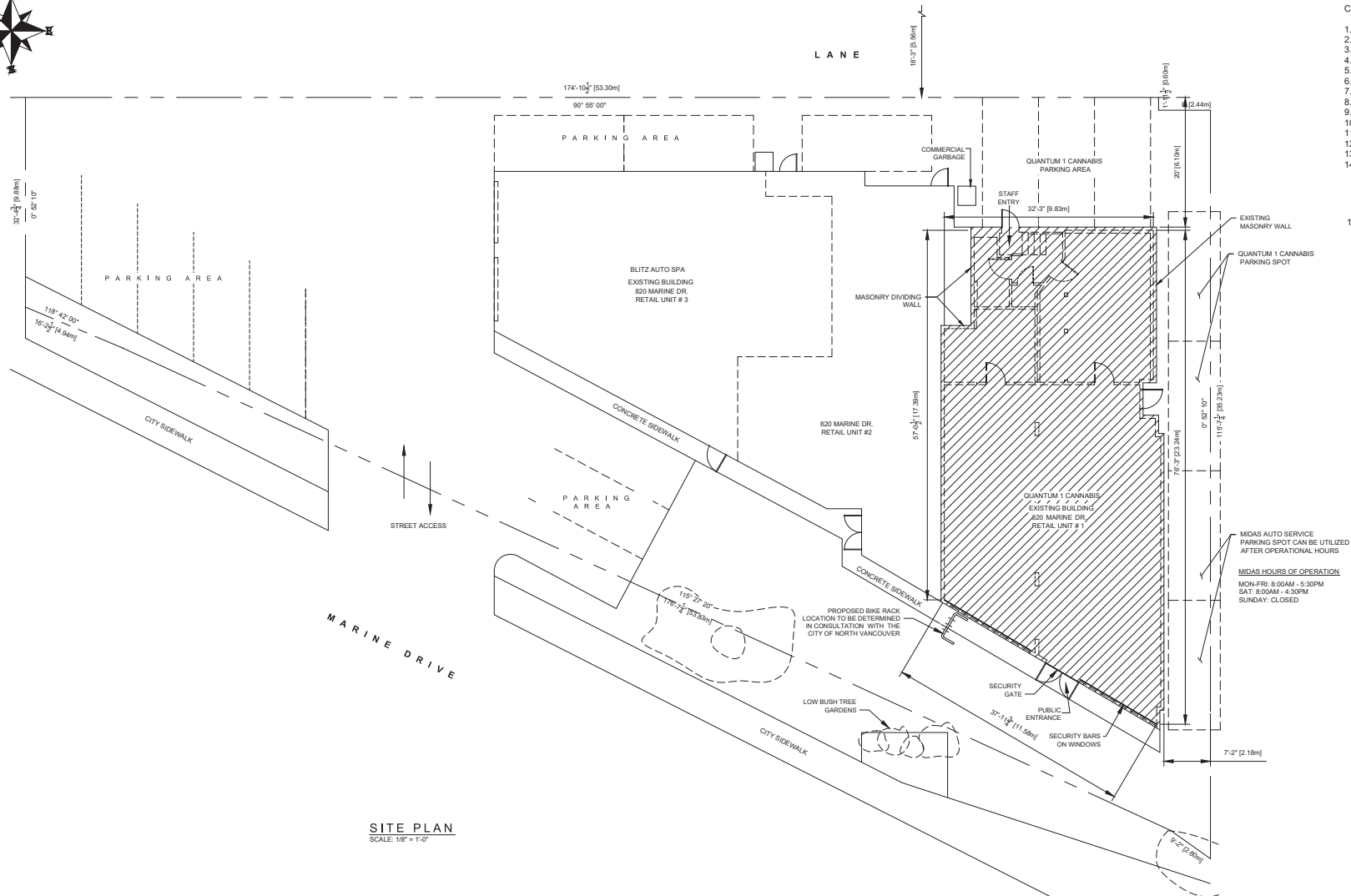
QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC PLAN: VAP20898

DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018	SCALE: 1/32" = 1'-0"	APPROVED BY:	DRAWN BY: W.S.L.
	DATE: OCT. 03, 2019		REVISED
SITE PLAN - GENERAL AREA			
SH. 1 OF 6			DRAWING NUMBER



**WestCAD
Services
Ltd.**

UNIT 200 - 902 RODERICK AVENUE
COQUITLAM, B.C.
V3K 1R1
Tel. 604-421-3895



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

CLIMATIC DESIGN DATA: CITY OF NORTH VANCOUVER

1. 2.5% JANUARY DESIGN TEMPERATURE	-7°C
2. 1% JANUARY DESIGN TEMPERATURE	-9°C
3. 2.5% JULY DESIGN DRYBULB TEMPERATURE	26°C
4. 2.5% JULY DESIGN WETBULB TEMPERATURE	19°C
5. ANNUAL TOTAL DEGREE DAYS BELOW 18°C	2910
6. 15 MIN. RAINFALL	12mm
7. ONE DAY RAINFALL (1/50)	150mm
8. ANNUAL RAINFALL	2000mm
9. MOISTURE INDEX	2.07mm
10. ANNUAL TOTAL PRECIPITATION	2100mm
11. DRIVING RAIN AND WIND PRESSURE (1/5)	160Pa
12. GROUND SNOW LOAD, Ss (1/50)	3.0kPa (37.6 psf)
13. ASSOCIATED RAIN LOAD, Sr (1/50)	0.3 kPa (4.2 psf)
14. HOURLY WIND PRESSURES: PROBABILITY 1/10	0.35 kPa (7.51 psf)
PROBABILITY 1/50	0.45 kPa (10.0 psf)

15. SEISMIC DATA:	
Sa (0.2)	0.79
Sa (0.5)	0.69
Sa (1.0)	0.39
Sa (2.0)	0.24
PGA	0.34

NOTE:

FULL HEIGHT WALLS WITH NO CONNECTING DOORS
BETWEEN QUANTUM 1 CANNABIS STORE AND
CONNECTING BUSINESSES

FOOT PRINTS, EXISTING

FLOOR AREA	2,202.29 SQ.FT.
LOT SIZE	13,745 SQ.FT.

ZONING: CS-1

PLAN SHOWING THE LOCATION OF :
LOT E BLOCK D PLAN VAP20898 DISTRICT LOT 1
LAND DISTRICT 36

PID: 004-765-311

CIVIC ADDRESS:
820 MARINE DR.
NORTH VANCOUVER, BRITISH COLUMBIA

DRAWING IN COMPLIANCE TO THE
BRITISH COLUMBIA BUILDING CODE 2018

DRAWING BY:



**WestCAD
Services
Ltd.**

UNIT 200 - 902 RODERICK AVENUE
COQUITLAM, B.C.
V3K 1R1
Tel. 604-421-3855

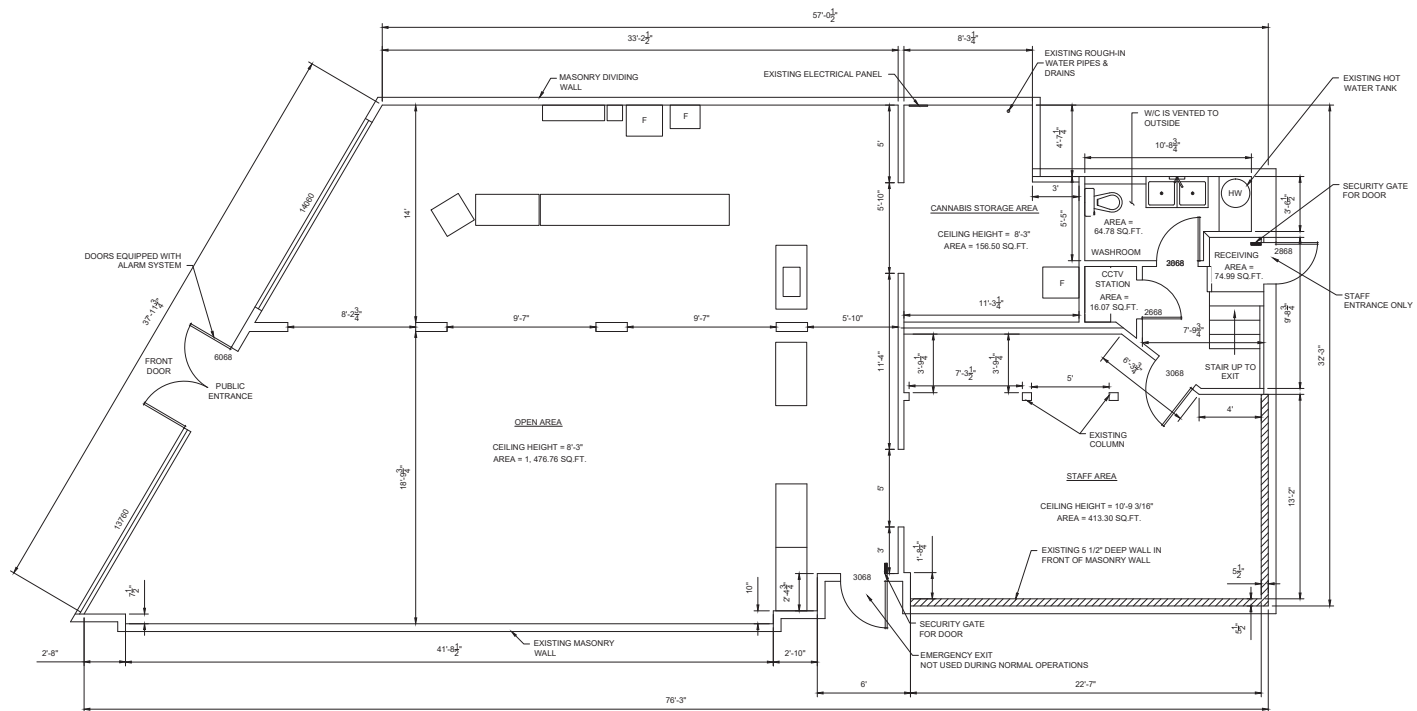
QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC PLAN: VAP20898

SCALE: 1/8" = 1'-0" APPROVED BY: DRAWN BY: W.S.L.
DATE: OCT. 03, 2019 REVISED

SITE PLAN - QUANTUM 1 CANNABIS


DRAWING NUMBER

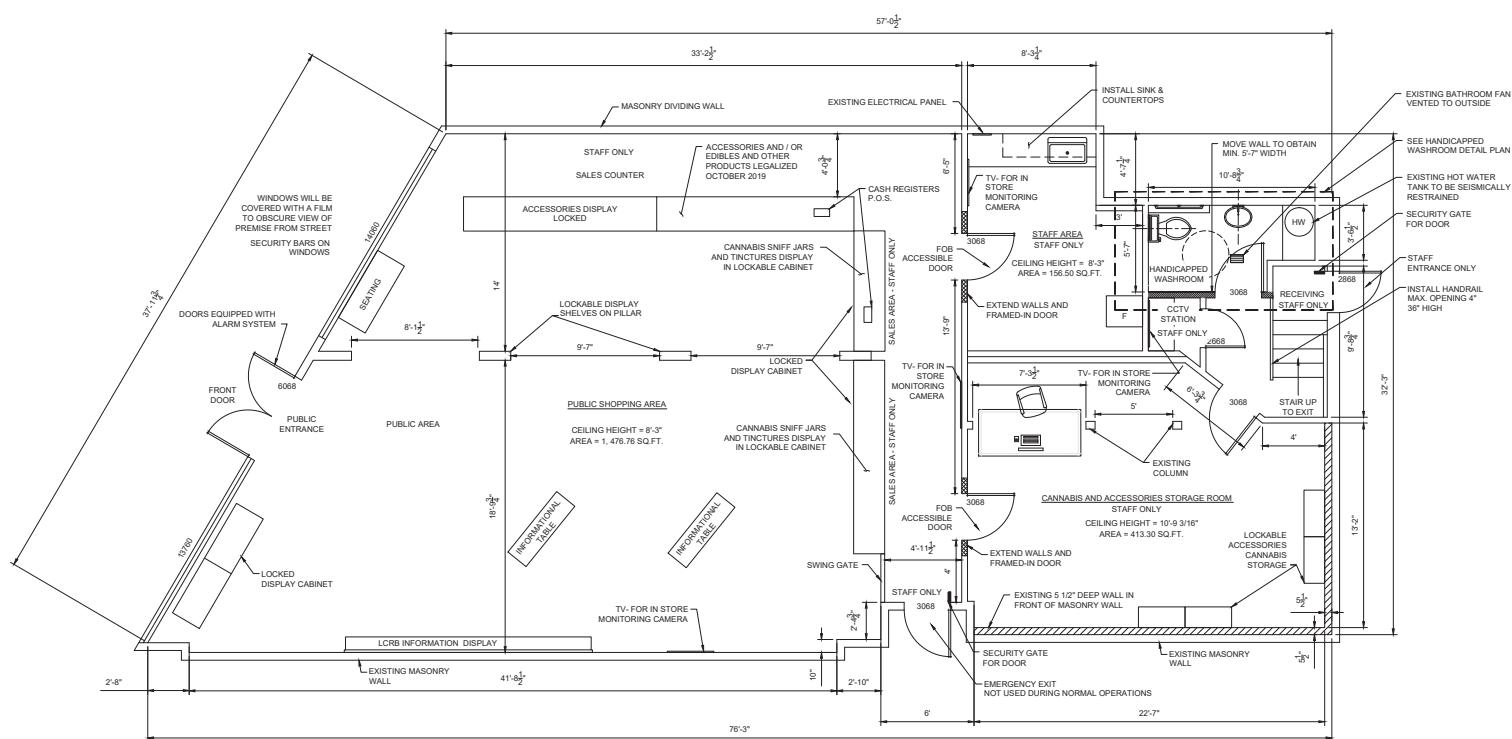
SH. 2 OF 6



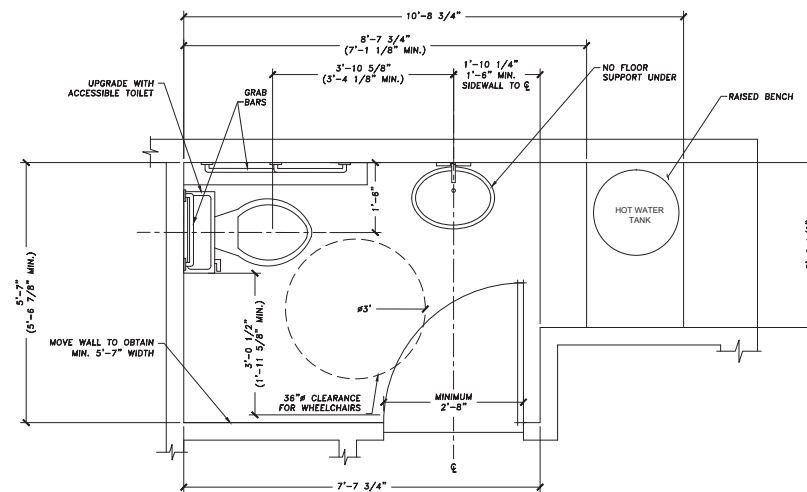
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC
PLAN: VAP20898

DRAWING BY:  WestCAD Services Ltd.	DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018	SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: W.S.L.
	UNIT 200 - 902 RODERICK AVENUE COQUITLAM, B.C. V3K 1R1 Tel: 604-421-3856	DATE: OCT. 03, 2019		REVISED
EXISTING FLOOR PLAN				DRAWING NUMBER
SH. 3 OF 6				



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



HANDICAPPED WASHROOM DETAILED PLAN
SCALE: 3/4" = 1'-0"

QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC PLAN: VAP20898

DRAWING IN COMPLIANCE TO THE
BRITISH COLUMBIA BUILDING CODE 2018

SCALE:	AS SHOWN
DATE:	OCT. 03, 2019

APPROVED BY:

DRAWN BY: W.S.L.
REVISED

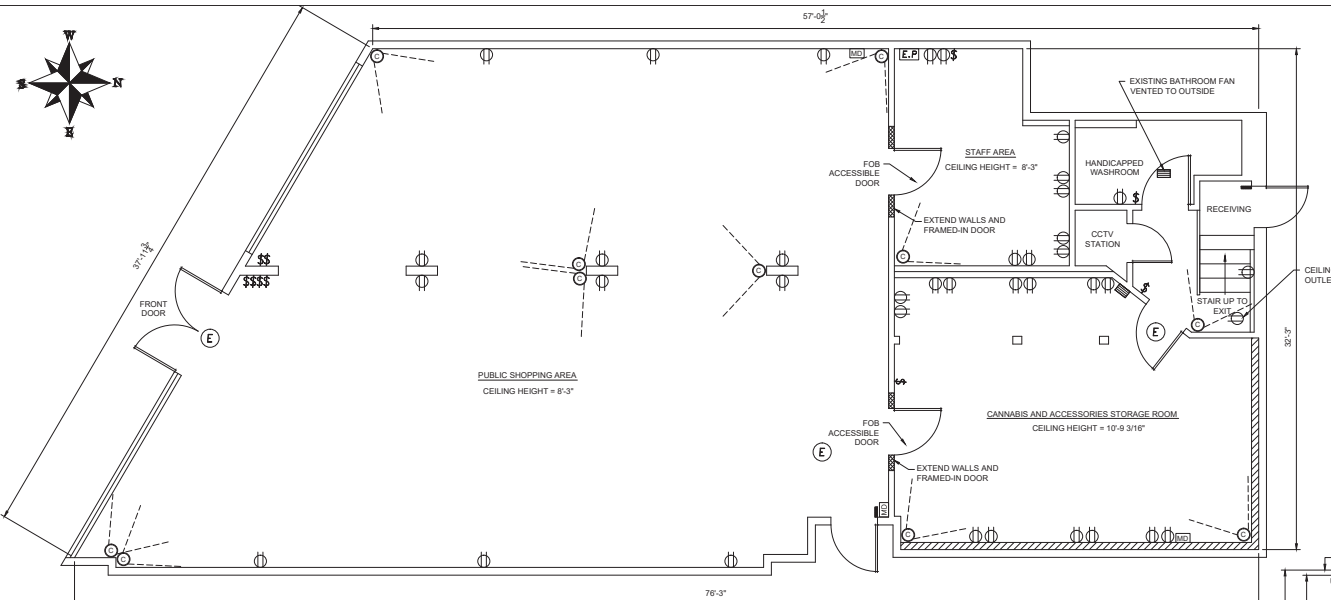


UNIT 200 - 902 RODERICK AVENUE
COQUITLAM, B.C.
V3K 1R1
Tel. 604-421-3806

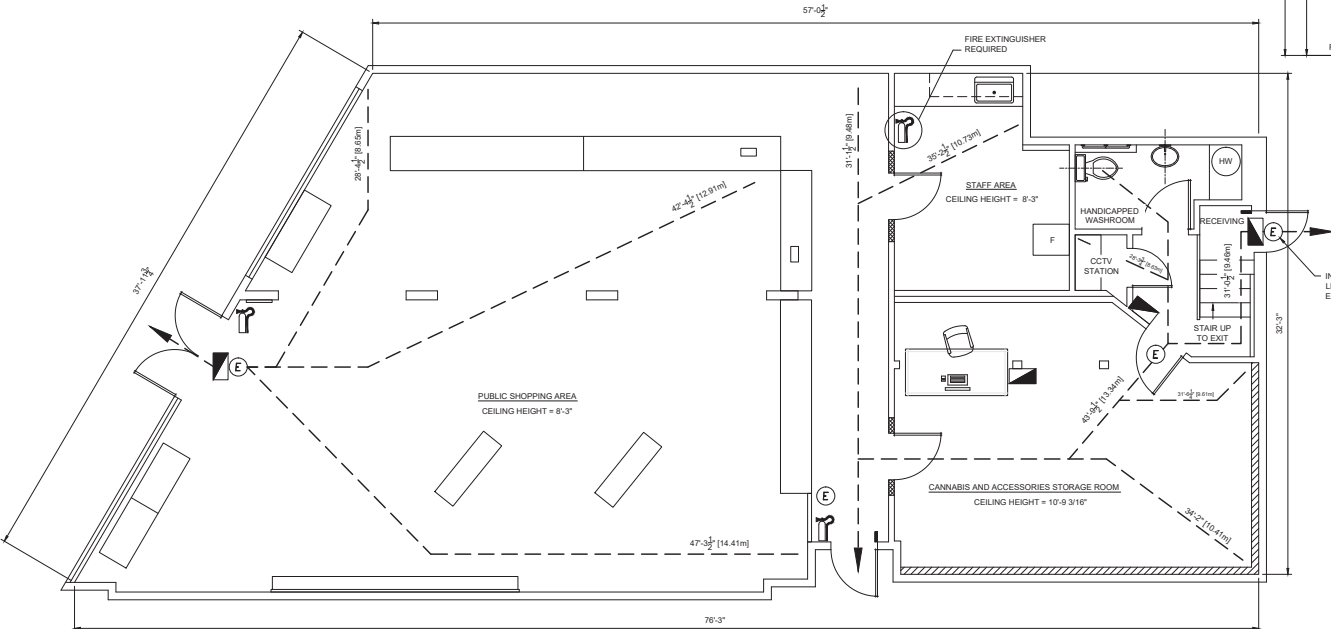
JE	PROPOSED FLOOR PLAN
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DRAWING NUMBER

SH. 4 OF 6

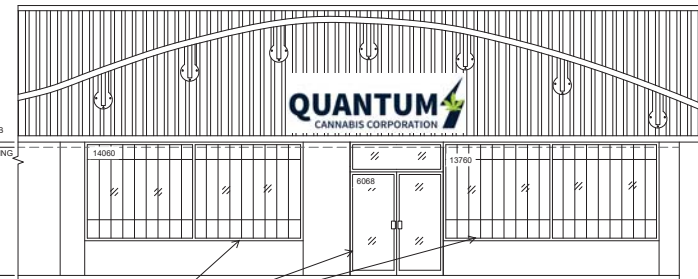


EXISTING POWER AND DATA FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

- LEGEND
- SECURITY CAMERA
 - MOTION DETECTOR & FIRE MONITORING ATTACHED TO MONITORED INTRUDER ALARM
 - EXIT SIGN
 - ELECTRICAL PANEL
 - DUPLEX ELECTRICAL OUTLETS
 - LIGHT SWITCH
 - VENTILATION

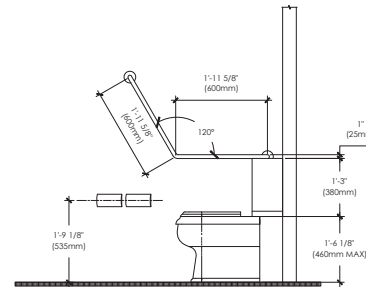
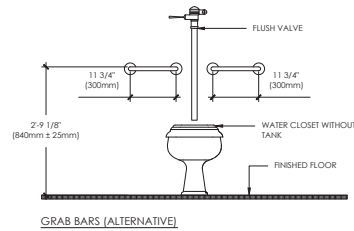
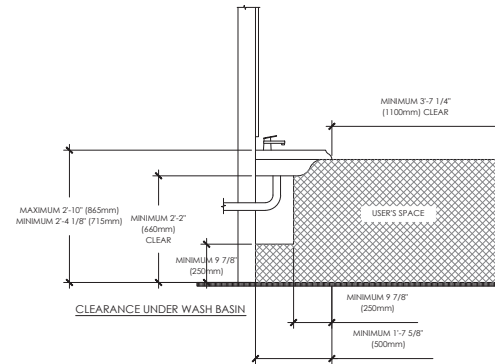
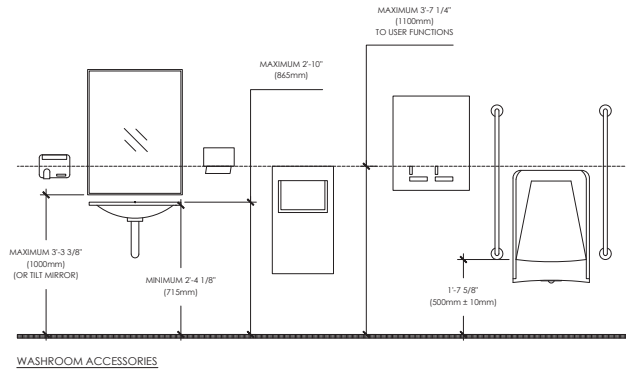


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- LEGEND
- EXIT SIGN
 - EXIT ROUTE
 - EMERGENCY LIGHT
 - FIRE EXTINGUISHER

QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC
PLAN: VAP20898

DRAWING BY: WestCAD Services Ltd. UNIT 200 - 902 RODERICK AVENUE COQUITLAM, B.C. V3K 1R1 Tel: 604-421-3855	DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018	SCALE: 1/4" = 1'-0" DATE: OCT. 03, 2019	APPROVED BY: _____ _____	DRAWN BY: W.S.L. REVISED
	EXISTING POWER & DATA PLAN & FIRE PLAN			DRAWING NUMBER



TYPICAL HANDICAPPED W.C. ACCESSORIES HEIGHT LOCATION
SCALE: 3/4" = 1'-0"

QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC
PLAN: VAP20898

DRAWING BY: UNIT 200 - 902 RODERICK AVENUE COQUITLAM, B.C. V3K 1R1 Tel. 604-421-3856	DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018	SCALE: 1/4" = 1'-0" DATE: OCT. 03, 2019	APPROVED BY: _____ REVISED	DRAWN BY: W.S.L. _____ REVISED
	TYPICAL W.C. DETAIL			DRAWING NUMBER SH. 6 OF 6

QUANTUM 1 Community Impact Statement



GROWING TOGETHER

QUANTUM 1 believes in forging and energizing the connections within ourselves and our communities.

There's an important journey ahead of us as Canadians, and QUANTUM 1 is here to cultivate our momentous opportunities.

QUANTUM 1's mission and values are rooted in our passion for cultivating positive energy within our communities. We know that legal cannabis can and will benefit individuals and community, and any negative impacts can be responsibly mitigated to ensure safe and positive experiences around consumption and use. We want to emphasize that QUANTUM 1 is not just here to sell cannabis, we, a collective of passionate, caring Canadian citizens, are here to educate, inform, and contribute our expertise and wisdom on cannabis use. It is an honor to discuss the future and the impacts we foresee on our cherished North Vancouver community.

Based on ever-growing evidence and statistics taken from the emerging legal marijuana industry in North America, especially from the more mature markets of our US neighbours, the results and future direction are encouraging and positive. The benefits are truly proving themselves.

LOCAL ECONOMY

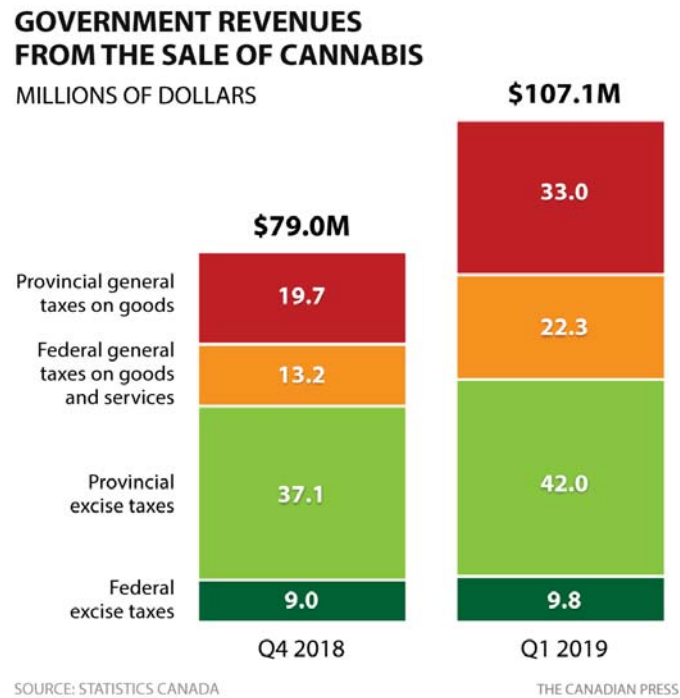
Legal cannabis:

- **Boosts the local and national economy**
- **Creates thousands of jobs and augments other industries**
- **Generates taxes that can support important public programs**

Calculations indicate that Canada's legal cannabis market will hit \$7.8 billion in 2022 (growing at 27% annually), at which point it is expected to overtake California as the top legal cannabis market globally.

This incredible growth in economic activity is creating jobs and providing labor income, and elevating other industries like transportation, food, tourism, banking, real estate, and construction, to name a few. Reports suggest that job growth will increase by about 21% by 2022, which is significantly larger compared to almost any other current industry. As of February 2019, the marijuana industry hired approximately 160,000 workers. By 2022, that number will double.

With sales comes taxes. From October 2018 to the end of March 2019 (refer to chart below), Ottawa and the provinces made \$186 million from various taxes on cannabis.



These tax revenues can provide funding to public health programs, law enforcement, drug treatment and mental health centers, as well as to promote educational campaigns such as school programs around anti-bullying, youth mentoring, and drug safety.

"The impact is really felt at the local level. Some counties have done 20 years of infrastructure work in just one year's time. They've provided lunch for kids who need it." ~ Brian Vicente, partner at Vicente Sederberg LLC, American law firm specializing in the cannabis industry



OUR RETAIL PHILOSOPHY

The word *quantum* comes from the Latin *quantus*, meaning “how great”. In scientific fields, it is a way of referring to quantities of energy.

QUANTUM 1 was born from our desire to cultivate great energy and interactions within our communities. Our retail stores bring together good vibes and good people, aiming to forge connections to cannabis in meaningful ways.

We consider every product, every service offering in our stores as forms of energy that can heighten our own energies and in turn our collective world. That’s why everything we serve is set against the highest standards.

QUANTUM 1 = GREAT ENERGY = GREAT COMMUNITY

PUBLIC SAFETY

Legal cannabis:

- **Generates regulations that optimize consumer safety**
- **Disempowers black markets and takes money away from organized crime and gangs**
- **Results in less crime**
- **Frees up police resources who no longer have to enforce marijuana laws**

With legalization, our government is empowered to continually develop and enforce regulations that promote public health and safety around cannabis. For example, it makes it a lot easier for scientists to do proper research and provide consumers reliable and evidence-based information on cannabis and its many uses and effects.

Community members can now make fully-informed purchases in a secure and regulated place – QUANTUM 1 will be serving products that have been subjected to rigorous laboratory testing and quality assurance, that are properly labeled with product information and health warnings, and use child-resistant packaging. Our store will implement 24-hour safety surveillance and other security measures, while vigilantly manned by technical security officers and trained knowledgeable staff hired from the locale.

Recent studies show that cannabis stores *decreased* crime in their neighborhoods because of an increased security presence and the walking traffic they generate in and around the occupied areas.

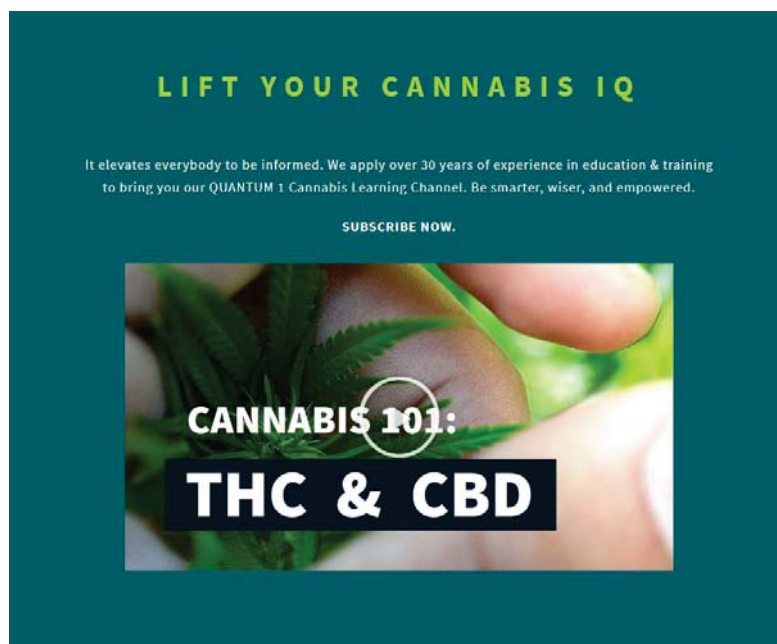
"Public safety doesn't decrease with increased access to marijuana, rather it improves." ~ Benjamin Hansen, economics professor at the University of Oregon in Eugene

As the legal cannabis market grows with licensed and taxed vendors, the black market is slowly being replaced by regulated sales. This is having a crippling effect on the criminal market and the cartels and street gangs that run them. Moreover, with law enforcement freed from arresting people for marijuana possession and use, officers can direct their efforts on handling serious crimes including assault, homicide, and rape. It simply doesn't make sense for police time to be spent on looking for pot when it can be used to increase the safety of our communities.

"We're not seeing any increase in crime rates through marijuana — we're seeing lower crime rates, and there are good rational reasons for that: We're really beginning to cripple the criminal market, which is where violence actually occurs." ~ Taylor West, former deputy director for the National Cannabis Industry Association

It is worthy to note that research indicates that legal cannabis leads to people drinking less. When alcohol consumption drops so does crime. The amount of crime and violence caused by alcohol use is *ten times higher* than by cannabis use, and alcohol is a factor in around 40% of violent crimes. It is heartening to see a paradigm shift where cannabis use is now being understood as a much safer substance.

We know there are a lot of questions to address so we are developing an education channel that will be available online and education “zone” in-stores to provide factual, up-to-date information. QUANTUM 1 believes that educating our community members positions us to make the safest, smartest decisions around cannabis.



A BEAUTIFUL STORE FOR A BEAUTIFUL COMMUNITY

Our QUANTUM 1 Cannabis Retail Store:

- Will drive traffic and thereby augments transportation and small businesses around the area
- Elevate the value and integrity of the area through professional, classy retail branding
- Contribute community-driven initiatives and programs

During prohibition, many dispensaries were unsavoury places that diminished the reputation of the area. We want to break down this negative perception with a retail business that is beautifully designed featuring a professional, inviting storefront, and a clean environment that feels, well, Canadian! We are opting for warm, organic colours and materials that speak to our love for the North shore. (Please see moodboards below.)

In an effort to reach all members of the community, we have easy access for the elderly and mobility-challenged. We offer a bike rack, 5 parking spots (changes to 7 spots after Midas hours), and the store is conveniently located in front of a bus stop. Harboring a professional, appealing aesthetic will complement and uplift the overall charm of the neighbourhood, and the increased traffic will help other surrounding businesses with whom we will work together to evolve a cooperative, amiable culture that serves our customers. For example, after analyzing local business hours, we have matched our hours (9:00AM to 9:00PM) for consistency and convenience.

Last, we have already begun a clean-up of the areas surrounding our store, disposing of garbage and rectifying any unsightly objects; furthermore, our employees are developing an implementation plan for a local garbage pick-up and recycling program that will ensure the area is always clean and attractive. We look forward to sharing our ideas on other community programs and initiatives that will encourage economy, education, safety, and health & wellness.



INSPIRATION



[Barbary Coast - San Fran](#)



[Serra - Portland](#)

We are convinced the North Vancouver community has everything to gain from our retail store. QUANTUM 1 is dedicated to serving products and services that elevate health and wellness because we believe Canadians deserve safe, reliable, natural options that work, and we are fully behind Mayor Linda Buchanan's vision of making North Vancouver not only the nation's but the world's healthiest city.

FINAL WORDS

We believe our mission, vision, and values statement best encompasses our passion around cannabis & community, so we'd like to end our impact statement with it:

QUANTUM 1 Cannabis

The word quantum comes from the Latin quantus, meaning "how great". In scientific fields, it is a way of referring to quantities of energy. Combined, we get GREAT ENERGY.

MISSION

Cultivate great energy and interactions within our communities through cannabis retail excellence.

Because GREAT ENERGY = GREAT COMMUNITY.

VISION

QUANTUM 1 retail stores will bring together good vibes and amazing people with the aim to forge connections to cannabis in meaningful ways.

Every product and every service offering from QUANTUM 1 is a form of energy that can heighten our own energies and in turn our collective world.

VALUES

- Be trailblazers! Innovate towards excellence.
- Be uncompromising in providing safe, healthy, clean environments.
- Create fun, informative, memorable experiences.
- Bridge customers and cannabis through expertise and education.
- Seek to positively energize and enhance our beautiful communities.

Thank you for reading this statement. We hope it has provided some factual information around legal cannabis but more importantly that it has struck a chord around the positive impacts that our store will provide to you and the North Vancouver community. Here's to the true North, strong and free!



Quantum 1 Cannabis Security Plan

Keeping communities safe and protecting our youth is at the forefront of what Quantum 1 is and how they conduct their business.

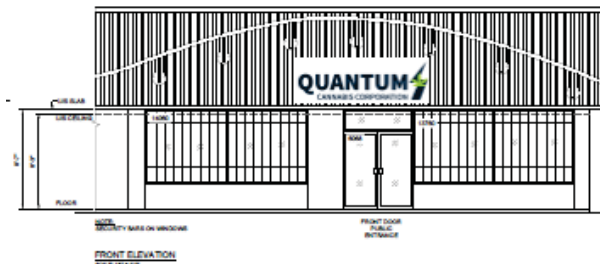
Quantum 1 Cannabis believes that the recreational cannabis policy and guidelines in place today, along with the two additional layers of oversight from the province and City of North Vancouver will be ideal for keeping your community safe. Heavy fines and jail sentences for infractions act as further deterrent to keep cannabis stores in line. We welcome this oversight, as the safety of the community is of utmost importance to us.

In addition, Quantum 1 has its own Loss Prevention Plan, consisting of a Monitoring Station, maintained 24/7, 365 days a year, our own Technical Security Officers and Investigators for all our locations. Once our application is granted, we will perform a risk assessment tied to the geographical area we will be operating in and then apply crime prevention through Environment Design (CPTED) to the location. CPTED not only reduces crime but also the fear of crime through property development. We will work closely with the North Vancouver RCMP to conduct the CPTED and maximize our crime reduction efforts.

The municipal authority having jurisdiction is also incorporated into our physical security plans to ensure community safety.

At minimum, to satisfy federal and provincial legislative requirements, the physical security at the Quantum 1 Cannabis store will be:

- 1) Security grills over all exterior glazing
- 2) High security locks and keys
- 3) Hold up button
- 4) Lockable cabinet/showcase displays
- 5) Monitored burglar alarm system
- 6) CCTV coverage of all areas of store
- 7) Secure storage area, where the majority of cannabis will be stored
- 8) Cash safe and cash deposit boxes for POS



Quantum 1 takes the safety of our patrons seriously and we will address this with a major focus on cannabis education. We will have cannabis education pamphlets available to take away which will also include safe usage and how to avoid any potential harms.

As Per the LDB security requirements and as shown in the attached floorplan, we will meet all Provincial security requirements.

- 1) Intruder and fire monitoring alarm systems
- 2) Locked retail product display cases

- 3) Locked cannabis storage room
- 4) Secure perimeter door locks
- 5) Security cameras with full unobstructed view of:
 - a) the retail sales area
 - b) any product storage area
 - c) both the interior and exterior of all store entrances/exits

Our cameras will be active and recording at all times, including when our store is not open for business. We will store security camera footage for at least 30 days after recording.

We will post a written notice in the retail sales area informing all customers that video surveillance is being used on the premises. This notice will be visible at all times.

We will provide a copy of security camera footage to the LDB at any time for use in investigating possible contraventions of the Cannabis Control and Licensing Act, its regulations, and/or these terms and conditions.

In accordance with the Security Services Act, Quantum 1 will provide a licensed security guard for evenings which will serve as both a crime deterrence and provide peace of mind for customers and neighbors.

We will provide quality lighting, both inside and outside the premises to not only prevent crime but also for the safety of our patrons. We will also keep track of any incidents in a log for up to 6 years which will include but not be limited to intoxicated patrons, injury and illegal actions. There will also be a sign posted in view of all patrons to respect our neighbors and not disturb any businesses or homes in the area.

All cannabis and cannabis related products will not be visible from outside the store.

All patrons must provide 2 pieces of photo identification in accordance with the Liquor and Cannabis Regulation Board guideline book and those under 18 years of age will not be permitted into the store.

City of North Vancouver**COUNCIL POLICY****Policy Name: Recreational Cannabis Retail Policy****Policy Number: 7**

**POLICY**

Recreational Cannabis Retail Policy

REASON FOR POLICY

The Government of Canada has announced the recreational use of cannabis will become legal in Canada on October 17, 2018. The federal Cannabis Act is the legal framework under which the production, distribution, sale and possession of cannabis, for both medical and non-medical (recreational) purposes, is regulated in Canada. Through legislation including the Cannabis Control and Licensing Act, the Province of British Columbia has created a legislative framework to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in British Columbia following federal legalization.

In coordination with federal and provincial regulations, this Policy creates a framework under which recreational cannabis retail businesses will be established in the City, with a focus on the following:

1. Defining **locational criteria** for where businesses may be situated, based on land use requirements, separation from sensitive uses and geographical distribution;
2. Implementing the **application procedure** under which proposals for new cannabis retail businesses are to be submitted, assessed and approved to operate within the City.

Applicability

This policy is applicable to all rezoning applications to operate a recreational cannabis retail business in the City.

Authority to Act

The legislative framework of the Province of British Columbia, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, provides the basis upon which the City may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Administration of this policy is delegated to the Planning Department.

PROVISIONS AND PROCEDURES

The following describes locational criteria for all recreational cannabis retail businesses in the City and outlines the procedure under which applications will be accepted, assessed and approved.

Locational Criteria

1. Recreational cannabis retail businesses may only be located on properties assigned with the following land use designations under the 2014 Official Community Plan (OCP) – Schedule A Land Use Map (see Schedule 1):
 - Mixed-Use Level 2 (Medium Density);
 - Mixed-Use Level 3 (Medium Density);
 - Mixed-Use Level 4A (High Density);
 - Mixed-Use Level 4B (High Density);
 - Harbourside Waterfront (Mixed-Use); and,
 - Commercial.
2. Recreational cannabis retail businesses may not be located within a 100-metre radii of the following sensitive uses (see Schedule 2):
 - Community and Recreational Centres;
 - North Shore Neighbourhood House;
 - North Shore Shelter;
 - North Vancouver School District Office; and,
 - Public elementary and secondary schools.
3. A maximum of six (6) retail businesses will be considered. Business locations are to be distributed throughout four areas in the City, in accordance with Schedule 3.

Application Procedure

1. Resources for application submission, including detailed instructions and links to the application form, submission requirements and other relevant information, will be posted on the City website at www.cnv.org/cannabis on October 1, 2018.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

2. The City will accept applications between November 19, 2018 at 10:00 am (PST) and November 30, 2018 at 5:00 pm (PST). All applications must include the information identified in Schedule 4 to be considered complete. Initial evaluation will be based on whether required documentation has been submitted. Through the rezoning process, a more in-depth analysis will be completed, at which point additional documents may be required.

Applications will only be accepted online through the City's file transfer service. Submissions will be deemed successfully received once displayed as a new e-mail in the inbox of the City's e-mail address. The order of which applications are received in the City's inbox will be considered the official register of applications received by the City. The City will not be liable for any application submission delay for any reason, including technological delays, or issues with either party's network or e-mail program. The City will also not be liable for any damages associated with submissions not received. The link to the file transfer service will be posted at www.cnv.org/cannabis.

The following rules apply to submissions:

- Only one submission per business/operator per area will be accepted;
 - Should the City receive multiple submissions from the same business/operator for the same location, only the first received submission will be considered;
 - A submission containing more than one application will not be considered and will be disqualified; and,
 - A submission containing more than one proposed location will not be considered and will be disqualified;
3. After the intake period, staff will review applications on a "first-come, first-serve" basis for application completeness. Applications that are deemed incomplete will not be further considered and disqualified.
 4. The City will consider a total of up to six (6) business locations, distributed throughout areas of the City in accordance with Schedule 3. The first two (2) complete applications received in Areas 1 and 2 and the first complete applications received in Areas 3 and 4 will be eligible to submit a rezoning application.
 5. All applications that proceed to the rezoning stage must submit an application fee of \$4,026.25.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

6. Staff will process the first set of rezoning applications as a single batch if possible. All rezoning applicants must follow standard procedures for the rezoning process, including the following:
- Responding to feedback and comments from staff, applicable advisory bodies, and the public;
 - Organizing an open house session and conducting other applicable public notification and consultation measures; and,
 - Attending standard Council proceedings, including a Public Hearing, when scheduled.

Should an applicant withdraw from the rezoning process during this stage, the applicant(s) who had submitted the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.

7. All applications will be held at Third Reading pending confirmation of approval for a Provincial Non-Medical Cannabis Retail License. Should an application at Third Reading not receive Provincial approval, the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.
8. Upon rezoning approval, applicants may submit a business license application and, if applicable, a building permit application to the City.
9. Once operational, staff will monitor businesses to keep Council informed on the state of recreational cannabis retail in the City. After a period of two years, staff will reassess the Policy to determine whether amendments are warranted and/or if additional stores should be considered in the City, and return to Council with a recommendation for next steps. Council may request an alternative timeline for staff reassessment of the Policy at their discretion.
10. Should the City not receive the appropriate number of complete applications for each area, as defined in Schedule 3, during the timeframe outlined above in the Policy, future applications will be accepted on a 'first come, first serve' basis that are consistent with the requirements of this Policy.

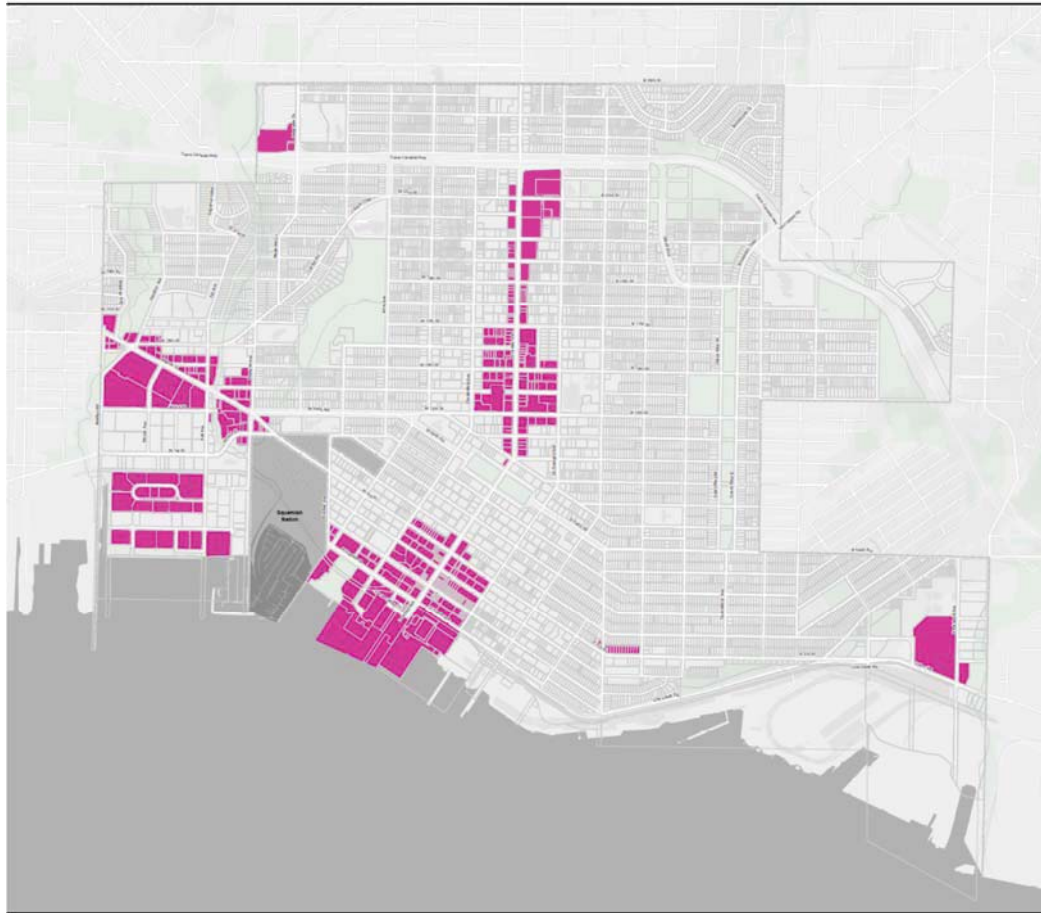
Approval date:	September 24, 2018	Approved by:	Council
Effective date:		Revision date:	

Policy Name: Recreational Cannabis Retail Policy




Policy Number: 7

Schedule 1

Permitted OCP Land Use Designations for Recreational Cannabis Retail Business Locations



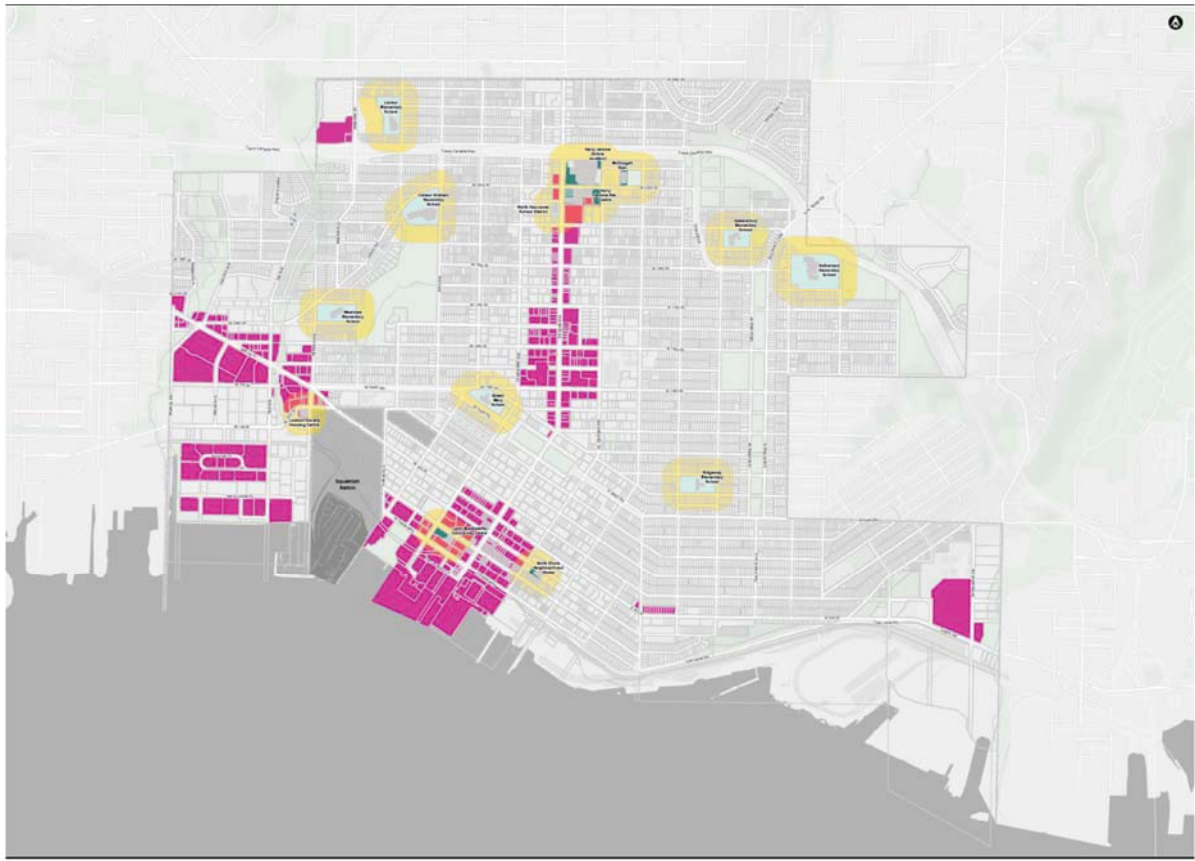
Legend

-  Permitted OCP Land Use Designations
-  Legal Parcels
-  City Boundary

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 2 Recreational Cannabis Retail Businesses 100-metre Radius Separation Requirement from Sensitive Uses



Legend

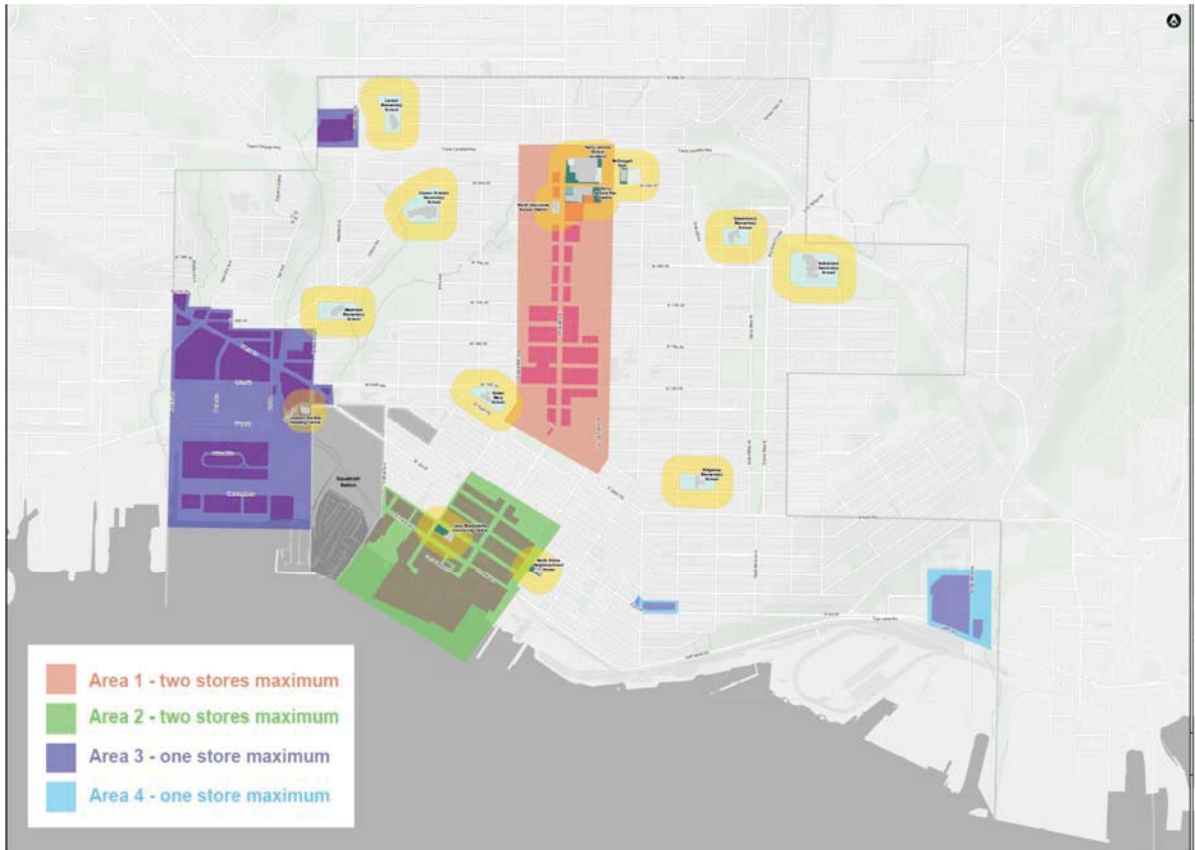
- Sensitive Use Buildings
- School/ School District
- Lookout Society
- Community/ Recreation Centres
- 100m exclusion buffer *
- OCP Land Use Designation
- Legal Parcels
- City Boundary

* buffers have been measured from legal parcel boundaries

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 3
Recreational Cannabis Retail Businesses
Areas of Consideration



Policy Name: Recreational Cannabis Retail Policy**Policy Number: 7**

Schedule 4
Recreational Cannabis Retail Businesses - Submission Requirements

REQUIRED INFORMATION / DOCUMENTATION	YES	NO
Name and contact information of applicant(s)		
Civic address and legal description of property where the proposed business is to be located		
Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property		
Confirmation that the proposed location complies with all locational requirements as per this policy		
Full description of the proposed business operation, including, at minimum, the following information: <ul style="list-style-type: none">• past business experience• corporate structure• number of staff, products sold, target market, and hours of operation• other general business information		
Letter confirming that all individuals/corporate entities associated with the proposed business are <u>not</u> currently operating any illegal recreational cannabis operations in the City of North Vancouver		
Description of the expected time frame for commencing business activities within the City, if approved		
A Community Impact Statement outlining the following: <ul style="list-style-type: none">• Potential positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and wider community• Strategies for mitigating potential negative impacts		
A Security Plan demonstrating security features that comply or exceed Provincial requirements		
Provincial licensing referral from Liquor and Cannabis Regulation Branch (required to be received from Province)		

#1 – 820 Marine Drive

Public Open House

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

November 21, 2019 6:00 pm to 8:00 pm

Name: <i>P. Chapman</i>	
Address: <i>1055 Hardsworth Rd</i>	
1. Do you support the proposed project?	<i>Yes</i>
2. What do you like most about the proposed project?	<i>Good location nice design of building</i>
3. Do you have any concerns about the proposed project?	<i>Not really</i>
4. What would you suggest to improve or enhance the proposed project?	<i>well the parking arrangement is a little odd</i>
5. Please provide any additional comments. (use back of page if necessary)	

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

CONTACTS:

Applicant: Russ Rossi
City of North Vancouver: David Johnson

Telephone: 604 683-0020
Telephone: 604 990 4219

E-Mail: russ123@ontracktv.com
E-Mail: djohnson@cnv.org

#1 – 820 Marine Drive

Public Open House

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November 21, 2019 6:00 pm to 8:00 pm

Name: NATHAN HYDE	
Address: 219 MACKAY RD.	
1. Do you support the proposed project? YES	
2. What do you like most about the proposed project? EDUCATION / FORWARD PROGRESS	
3. Do you have any concerns about the proposed project? THE CITY'S OWN LIMITATIONS ON DISPOSAL BINS	
4. What would you suggest to improve or enhance the proposed project? MORE EDUCATION!	SEMINARS / SESSIONS
5. Please provide any additional comments. (use back of page if necessary)	

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

CONTACTS:

Applicant: Russ Rossi

City of North Vancouver: David Johnson

Telephone: 604 683-0020

Telephone: 604 990 4219

E-Mail: russ123@ontracktv.com

E-Mail: djohnson@cnv.org

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8750

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, 2020, No. 8750**” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725).
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-725 (Comprehensive Development 725 Zone):

Lots	Block	D.L.	Plan	
E	D	265	20898	from CS-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-724 Comprehensive Development 724 Zone”:

“CD-725 Comprehensive Development 725 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-724 Comprehensive Development 724 Zone”:

“CD-725 Comprehensive Development 725 Zone”

In the CD-725 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 CS-1 Zone, except that:

- (1) In addition to the Principal Uses permitted in the CS-1 Zone, one Cannabis Sales retail store may be permitted.

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

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

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

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

MAYOR

CITY CLERK