



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
IN THE CAO MEETING ROOM, CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, MAY 11, 2020 AT 5:30 PM**

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, May 11, 2020

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 4, 2020

PROCLAMATION

International Day Against Homophobia, Transphobia and Biphobia
– May 17, 2020

REPORTS

3. 2020 Project Plan – Funding Appropriations #2030 - #2034
4. City of North Vancouver Municipal Tax Collection Bylaw

Items 5, 6, 7 and 8 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

5. “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777”
6. “Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778”

BYLAWS – ADOPTION

7. “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777”
8. “Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778”

REPORT

9. Rezoning Application: 2540-2590 Lonsdale Avenue (Cascadia Green Development, CD 724)

Items 10 and 11 refer.

BYLAWS – FIRST AND SECOND READINGS

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775”
(Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724)
11. “Housing Agreement Bylaw, 2020, No. 8776” (Cascadia Green Development,
2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments)

NOTICE OF MOTION

12. Opportunities for Improved Mutual Cooperation and Understanding between the
City of North Vancouver and the Squamish Nation – Councillor Bell

Background Information, May 6, 2020

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] and 90(1)(g) [legal matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, May 11, 2020

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 4, 2020

PROCLAMATION

International Day Against Homophobia, Transphobia and Biphobia
– May 17, 2020

REPORTS

3. 2020 Project Plan – Funding Appropriations #2030 - #2034
– File 05-1705-30-0019/2020

Report: Director, Finance, May 6, 2020

RECOMMENDATION:

PURSUANT to the report of the Director, Finance, dated May 6, 2020, entitled, “2020 Project Plan – Funding Appropriations #2030 - #2034”:

THAT (Funding Appropriation #2030) an amount of \$656,551 be appropriated from the Annual Budget – Transfer to General Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2031) an amount of \$118,970 be appropriated from the Tax Sale Land Reserve Fund – Interest for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2032) an amount of \$650,000 be appropriated from the Infrastructure Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2033) an amount of \$62,686 be appropriated from the Computer Equipment Replacement Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2034) an amount of \$251,030 be appropriated from the General Reserve Fund for the purpose of funding the 2020 Project Plan;

AND THAT should any of the amounts remain unexpended as at December 31, 2023, the unexpended balances shall be returned to the credit of the respective fund.

REPORTS – Continued

4. City of North Vancouver Municipal Tax Collection Bylaw
– File: 05-1970-01-0001/2020

Report: Director, Finance, May 6, 2020

RECOMMENDATION:

PURSUANT to the report of the Director, Finance, dated May 6, 2020, entitled
“City of North Vancouver Municipal Tax Collection Bylaw”:

THAT “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777”
be considered;

AND THAT “Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020,
No. 8778” be considered.

Items 5, 6, 7 and 8 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

5. “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777”

RECOMMENDATION:

THAT “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777”
be given first, second and third readings.

6. “Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778”

RECOMMENDATION:

THAT “Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020,
No. 8778” be given first, second and third readings.

BYLAWS – ADOPTION

7. “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777”

RECOMMENDATION:

THAT “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777”
be adopted, signed by the Mayor and City Clerk and affixed with the corporate
seal.

BYLAWS – ADOPTION – Continued

8. “Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778”

RECOMMENDATION:

THAT “Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

REPORT

9. Rezoning Application: 2540-2590 Lonsdale Avenue (Cascadia Green Development, CD-724) – File: 08-3360-20-0498/1

Report: Manager, Planning, May 6, 2020

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning, dated May 6, 2020, entitled “Rezoning Application: 2540-2590 Lonsdale Avenue (Cascadia Green Development, CD-724)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2020, No. 8776” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

THAT the community benefits listed in the report section “Density Bonus and Community Benefits” be secured through agreements at the applicant’s expense;

THAT the off-site works identified in the report be secured;

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

Items 10 and 11 refer.

BYLAWS – FIRST AND SECOND READINGS

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775”
(Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775”
(Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724) be given
first and second readings.

11. “Housing Agreement Bylaw, 2020, No. 8776” (Cascadia Green Development,
2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2020, No. 8776” (Cascadia Green
Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing
Commitments) be given first and second readings.

NOTICE OF MOTION

12. Opportunities for Improved Mutual Cooperation and Understanding between the
City of North Vancouver and the Squamish Nation – File: 01-0400-70-0001/2020

Submitted by Councillor Bell

RECOMMENDATION:

WHEREAS the City of North Vancouver is located within the territory of
Indigenous Peoples including the Squamish People;

WHEREAS the Squamish People are represented by the Squamish Nation;

WHEREAS the City of North Vancouver and the Squamish Nation have co-
existed in close proximity for well over 100 years;

WHEREAS social, economic, cultural, environmental and recreational interests
and activities often overlap and are utilized by residents of both communities;

WHEREAS both the City of North Vancouver and the Squamish Nation could see
mutual benefits from greater cooperation and mutual understanding of each
other’s goals and priorities;

WHEREAS the City of North Vancouver and the Squamish Nation signed a
Cooperation Protocol Agreement dated May 22, 2008;

Continued...

NOTICE OF MOTION – Continued

12. Opportunities for Improved Mutual Cooperation and Understanding between the City of North Vancouver and the Squamish Nation
– File: 01-0400-70-0001/2020 – Continued

AND WHEREAS both Councils have new members since the last formal meeting between the two Councils was held;

THEREFORE BE IT RESOLVED that the City of North Vancouver Council invite the Squamish Nation Council to continue to work together more formally through scheduled meetings of the two Councils to explore opportunities for greater cooperation and understanding that would benefit both communities.

Background Information, May 6, 2020

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] and 90(1)(g) [legal matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

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MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 4, 2020**

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

L. McCarthy, CAO*
K. Graham, City Clerk
C. Baird, Deputy City Clerk
H. Granger, City Solicitor*
B. Pearce, Director, Strategic and Corporate Services*
B. Themens, Director, Finance*
M. Epp, Director, Planning and Development*
R. Skene, Director, Community and Partner Engagement*
M. Hunter, Manager, Parks and Environment*

GUESTS

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

**Participated electronically*

The meeting was called to order at 5:30 pm.

APPROVAL OF AGENDA

Moved by Councillor Valente, seconded by Councillor Bell

1. Regular Council Meeting Agenda, May 4, 2020

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor McIlroy, seconded by Councillor Bell

2. Regular Council Meeting Minutes, April 27, 2020

CARRIED UNANIMOUSLY

CITY CLERK'S RECOMMENDATION

Moved by Councillor McIlroy, seconded by Councillor Bell

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

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed session, at 5:32 pm and reconvened at 6:02 pm.

PROCLAMATIONS

Neighbourhood House Week – May 3-9, 2020

Mental Health Week – May 4-10, 2020

MS Awareness Month – May 2020

National Missing Children’s Month – May 2020

Child Care Month – May 2020

CONSENT AGENDA

Moved by Councillor Girard, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *3. “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)

Moved by Councillor Girard, seconded by Councillor McIlroy

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 adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

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

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

REPORTS

5. 2019 Audited Consolidated Financial Statements – File: 05-1680-04-0001/2019

Report: Director, Finance, April 27, 2020

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Director, Finance, dated April 27, 2020, entitled “2019 Audited Consolidated Financial Statements”:

THAT, in accordance with Section 167 of the *Community Charter*, Council accept the City of North Vancouver Consolidated Financial Statements for the year ended December 31, 2019.

CARRIED UNANIMOUSLY

6. 2020 Tax Rates Bylaw – File: 05-1970-05-0005/2020

Report: Director, Finance, April 28, 2020

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Director, Finance, dated April 28, 2020, entitled “2020 Tax Rates Bylaw”:

THAT “Tax Rates Bylaw, 2020, No. 8772” be considered.

CARRIED

Councillor Bell and Councillor Valente are recorded as voting contrary to the motion.

BYLAW – FIRST, SECOND AND THIRD READINGS

7. “Tax Rates Bylaw, 2020, No. 8772”

Moved by Councillor Girard, seconded by Councillor Hu

THAT “Tax Rates Bylaw, 2020, No. 8772” be given first and second readings.

CARRIED

Councillor Bell and Councillor Valente are recorded as voting contrary to the motion.

Moved by Councillor Girard, seconded by Councillor Hu

THAT “Tax Rates Bylaw, 2020, No. 8772” be given third reading.

CARRIED

Councillor Bell and Councillor Valente are recorded as voting contrary to the motion.

BYLAW – ADOPTION

8. “Tax Rates Bylaw, 2020, No. 8772”

Moved by Councillor Girard, seconded by Councillor Hu

THAT “Tax Rates Bylaw, 2020, No. 8772” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

CARRIED

Councillor Bell and Councillor Valente are recorded as voting contrary to the motion.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

CITY CLERK’S RECOMMENDATION

Moved by Councillor Back, 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], 90(1)(g) [legal matter], 90(1)(j) [information privacy] and 90(1)(k) [contract negotiations].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed session, at 6:44 pm and reconvened at 9:36 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

9. Annual Report – File: 05-1680-01-0001/2019

Report: Director, Finance, April 27, 2020

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Director, Finance, dated April 27, 2020, regarding the annual report:

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, Finance, dated April 27, 2020, remain in the Closed session.

CARRIED UNANIMOUSLY

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

10. Direction for Application to Childcare BC New Spaces Grant Program
– File: 10-4750-10-0001/2020

Report: Community Planner and Planner 1, April 24, 2020

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Community Planner and Planner 1, dated April 24, 2020, entitled “Direction for Application to Childcare BC New Spaces Grant Program”:

THAT staff be directed to apply to the Childcare BC New Spaces Fund for a 37-space child care facility in Mahon Park (Option B) and that, for the purposes of the application, the required remaining amount of the budget would be funded by the City of North Vancouver;

THAT staff be directed to return to Council with the outcome of the grant application to receive direction on proceeding with the Funding Agreement with the Provincial government for the proposed child care facility in Mahon Park;

THAT staff be directed to prepare an appropriate project scope and budget for a second, new child care facility at Mahon Park (Option A location) to be potentially ready for an application for the second 2020 intake window of the Childcare BC New Spaces Fund, and return to Council for further consideration and direction;

AND THAT the report of the Community Planner and Planner 1, dated April 24, 2020, entitled “Direction for Application to Childcare BC New Spaces Grant Program”, remain in the Closed session.

CARRIED UNANIMOUSLY

11. Contract Negotiations / Legal Matter – File: 05-1610-01-0001/2020

Report: Director, Finance, April 28, 2020

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Director, Finance, dated April 28, 2020, regarding contract negotiations / legal 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, Finance, dated April 28, 2020, remain in the Closed session.

CARRIED UNANIMOUSLY

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

12. Land / Legal Matter – File: 06-2210-01-0001/2020

Report: Director, Community and Partner Engagement, April 29, 2020

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Director, Community and Partner Engagement, dated April 29, 2020, regarding a land / legal 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 April 29, 2020, remain in the Closed session.

CARRIED UNANIMOUSLY

13. Land / Legal Matter – File: 02-0800-30-0023/1

Report: Director, Strategic and Corporate Services, April 30, 2020

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Director, Strategic and Corporate Services, dated April 30, 2020, regarding a land / legal 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, Strategic and Corporate Services, dated April 30, 2020, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:37 pm.

“Certified Correct by the City Clerk”

CITY CLERK



Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

INTERNATIONAL DAY AGAINST HOMOPHOBIA, TRANSPHOBIA AND BIPHOBIA

- WHEREAS** the City of North Vancouver strives to be a welcoming, diverse, inclusive and safe community for all its citizens;
- WHEREAS** intolerance of members of the LGBTQ2SI community is still pervasive in society;
- AND WHEREAS** the City of North Vancouver supports opportunities to raise awareness of violence, discrimination and repression, and will raise the Transgender Flag on May 17, 2020, in celebration of sexual and gender diversities;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 17, 2020** as **INTERNATIONAL DAY AGAINST HOMOPHOBIA, TRANSPHOBIA AND BIPHOBIA** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

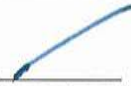

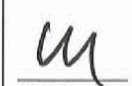
So proclaimed on Monday, May 11, 2020

Linda C. Buchanan

Mayor Linda Buchanan

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 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Ben Themens, Director of Finance

Subject: 2020 Project Plan - Funding Appropriations 2030 - 2034

Date: May 6, 2020 File No: 05-1705-30-0019/2020

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

RECOMMENDATION:

PURSUANT to the report of the Director of Finance, dated April 29, 2020, entitled, "2020 Project Plan – Funding Appropriations 2030 -2034

THAT (Funding Appropriation #2030) an amount of \$656,551 be appropriated from the Annual Budget – Transfer to General Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2031) an amount of \$118,970 be appropriated from the Tax Sale Land Reserve Fund– Interest for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2032) an amount of \$650,000 be appropriated from the Infrastructure Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2033) an amount of \$62,686 be appropriated from the Computer Equipment Replacement Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2034) an amount of \$251,030 be appropriated from the General Reserve Fund for the purpose of funding the 2020 Project Plan;

AND THAT should any of the above amounts remain unexpended as at December 31, 2023, the unexpended balance shall be returned to the credit of the said Reserve Fund.

ATTACHMENT:

1. 2020 Project Budget Funding Appropriations Detail by Source (CityDoc #1909102)
2. 2020 Project Sheets (CityDoc #1909128)

DISCUSSION:

These projects are deemed essential. The attached Project Sheets (**Attachment 2**) provide additional information regarding each project.

FINANCIAL IMPLICATIONS:

Funding is included in the 2020 Project Budget and is available for appropriation.

RESPECTFULLY SUBMITTED:



Ben Themens
Director of Finance

**2020 Project Budget
Funding Allocation
Detail by Source**

Attachment 1

Funding from Reserves

Annual Budget - Transfer to General Reserve - Appropriation # 2030

Manager

Block Funding - City Used Buildings	100,000	Roy,Joel
Block Funding - Non-City Used Buildings	100,000	Roy,Joel
Block Funding - Gerry Brewer Building	29,237	Roy,Joel
Block Funding - Information Technology	100,000	Chan,Kimberly
Block Funding - Transportation	30,000	Kuzmanovski,Kliment
Block Funding - Engineering Equipment	50,000	Klochnyk,Jeff
The Shipyards - Lot 3 Building Maintenance	160,000	Antoniali,Susan
User Device Replacements	<u>87,314</u>	Chan,Kimberly
	656,551	

Total Annual Budget - Transfer to Gen Reserve Fund - Appropriation # 2030

656,551

Tax Sale Land Reserve Fund - Interest - Appropriation # 2031

Sidewalk Infill & Reconstruction	<u>118,970</u>	White,Darrin
	118,970	

Total Tax Sale Land Reserve Fund - Interest - Appropriation # 2031

118,970

Infrastructure Reserve Fund - Appropriation # 2032

Pavement Management: Streets and Lanes	<u>650,000</u>	Klochnyk,Jef
	650,000	

Total Infrastructure Reserve Fund - Appropriation # 2032

650,000

Computer Equipment Replacement Fund - Appropriation # 2033

User Device Replacements	<u>62,686</u>	Chan,Kimberly
	62,686	

Total Computer Equipment Replacement Fund - Appropriation # 2033

62,686

General Reserve - Appropriation # 2034

Sidewalk Infill & Reconstruction	51,030	White,Darrin
Enhanced VOIP Solutions	<u>200,000</u>	Chan,Kimberly
	251,030	

Total General Reserve Fund - Appropriation # 2034

251,030

Total Funding From Reserves

1,739,237

Project Name:	Block Funding - City Used Buildings		2020 - 2029 Project Plan									
Department:	Facilities		Project Type:							On-Going Program/Project		
Project Manager:	Joel Roy		Date: 4-Jul-19		Base Program							
Description:	Block funding to acquire capital items under \$10,000 for City-Used properties (i.e. Civic Centre, Fire Hall, Works Yard).											
Purpose:	Provides staff with the resources to respond immediately to time-sensitive, smaller infrastructure and equipment replacement issues, in order to ensure public safety and maintain levels of service.											
Alignment With Official Community Plan:	These small projects help support the goals and objectives of the OCP by protecting and maintaining new and existing public infrastructure and amenities.											
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all.											
Outcome: (Customer Satisfaction)	Provide uninterrupted services and preservation of City infrastructure.											
Impact If Project Does Not Proceed:	Inability to repair infrastructure in a timely matter, resulting in service disruptions, deterioration of the value of City assets, and building system component failures.											
External Funding :	N/A		N/A		Specify Funding Agency/Program:							
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	GHG implications will vary, depending on the type of purchase.											
Milestones:								Director Approval: Approved by B. Pearce November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Block Funding - Non-City Used Building		2020 - 2029 Project Plan									
Department:	Facilities		Project Type:							On-Going Program/Project		
Project Manager:	Joel Roy		Date: 4-Jul-19		Base Program							
Description:	Block funding to acquire capital items under \$10,000 for Non-City used properties (i.e. Presentation House, rental properties).											
Purpose:	Provides staff with the resources to respond immediately to time-sensitive, smaller infrastructure and equipment replacement issues, in order to ensure public safety and maintain levels of service.											
Alignment With Official Community Plan:	These small projects help support the goals and objectives of the OCP by protecting and maintaining new and existing public infrastructure and amenities.											
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all.											
Outcome: (Customer Satisfaction)	Provide uninterrupted services and preservation of City infrastructure.											
Impact If Project Does Not Proceed:	Inability to repair infrastructure in a timely matter, resulting in service disruptions, deterioration of the value of City assets, and building system component failures.											
External Funding :	N/A		N/A		Specify Funding Agency/Program:							
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	GHG implications will vary, depending on the type of purchase.											
Milestones:								Director Approval: Approved by B. Pearce November 20, 2019)				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Block Funding - Gerry Brewer Building		2020 - 2029 Project Plan											
Department:	Facilities		Project Type:								On-Going Program/Project			
Project Manager:	Joel Roy		Date: 4-Jul-19		Base Program									
Description:	Block funding to acquire capital items under \$10,000 for the Gerry Brewer building.													
Purpose:	Provides staff with the resources to respond immediately to time-sensitive, smaller infrastructure and equipment replacement issues, in order to ensure public safety and maintain levels of service.													
Alignment With Official Community Plan:	These small projects help support the goals and objectives of the OCP by protecting and maintaining new and existing public infrastructure and amenities.													
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all.													
Outcome: (Customer Satisfaction)	Provide uninterrupted services and preservation of City infrastructure.													
Impact If Project Does Not Proceed:	Inability to repair infrastructure in a timely matter, resulting in service disruptions, deterioration of the value of City assets, and building system component failures.													
External Funding :	N/A		N/A		55.17%		Specify Funding Agency/Program:							
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	GHG implications will vary, depending on the type of purchase.													
Milestones:									Director Approval: Approved by B. Pearce November 20, 2019					
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL		
Funding Requirements														
City Funding (Fund Appropriation)	\$ -	29,237	29,237	29,237	29,237	29,237	29,237	29,237	29,237	29,237	29,237	\$ 292,368		
External Funding/Contributions	\$ -	35,980	35,980	35,980	35,980	35,980	35,980	35,980	35,980	35,980	35,980	\$ 359,802		
Total Project Expenditures	\$ -	\$ 65,217	\$ 65,217	\$ 65,217	\$ 65,217	\$ 65,217	\$ 65,217	\$ 65,217	\$ 65,217	\$ 65,217	\$ 65,217	\$ 652,170		
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Staffing (FTE)														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	-	-	-	-	-	-	-	-	-	-	-	-		
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-		

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Block Funding - Information Technology											2020 - 2029 Project Plan
Department:	Information Technology											Project Type: On-Going Program/Project
Project Manager:	Kimberly Chan											Date: 15-Jun-19
Description:	Annual IT spending required to support City technology needs and the City's growth. This is for new or replacement IT peripherals and new desktops, laptops or tablets and accessories within the City.											
Purpose:	For replacement equipment. Including meeting room AV, telephone handsets, digital cameras, printers, small software, scanners, monitors, etc. Also includes new purchases of laptops, desktops, tablets and accessories.											
Alignment With Official Community Plan:	OCP: 8.2: Employ a proactive approach to infrastructure maintenance and upgrades. & AMR: Continued support of internal functions.											
Strategic Plan :	A Prosperous City: Providing City staff with reliable devices used to support serving residents and the community will enable City services to continue growing with the City.											
Outcome: (Customer Satisfaction)	Clients have appropriate office based tools to carry out business needs; reduced frustration from working with aging and deteriorated equipment.											
Impact If Project Does Not Proceed:	Increased frustration and reduced staff efficiency as equipment breaks down, and escalating servicing and repair costs as business outages occur. Items such as telephone handsets are key to providing customer service and effective communication.											
External Funding :	N/A				N/A				Specify Funding Agency/Program:			
GHG Implications: <small>Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and equipment with credits.</small>	Minimal. New/replacement equipment will have better energy ratings, monitoring and reporting tools.											
Milestones:												Director Approval: Approved by B. Pearce November 20, 2019
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ 1,308,459	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ 1,308,459	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
Overhead Staffing (Engineering/Facilities) <small>Specify as a percentage of funds appropriated</small>		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Impact on Operations/Maintenance <small>(Incremental to 2018 Base Year Operating Budget)</small>												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries <small>(Include staffing)</small>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

Project Name:	Block Funding - Transportation		2020 - 2029 Project Plan									
Department:	Engineering: Traffic		Project Type: On-Going Program/Project									
Project Manager:	Kliment Kuzmanovski		Base Program									
Description:	Block funding is a capital account to be used by the Transportation Division to fund small unforeseen capital projects which arise each year. Examples of possible projects are geometry improvements, traffic signal designs, signal coordination, minor street and signal system improvements.											
Purpose:	The purpose of the fund is to allow for the smaller unexpected improvements or studies of a capital nature that require immediate or as soon as possible attention.											
Alignment With Official Community Plan:	Block Funding helps to achieve the Community Goal Objective of maintaining new and existing public infrastructure and amenities. It also helps us to maintain a customer service culture that is responsive to community needs.											
Strategic Plan :	A Connected City - provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently. A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all.											
Outcome: (Customer Satisfaction)	This fund provides a high degree of customer satisfaction since it allows us to re-act as the needs arise and avoid delays to improvements which would cause members of the public to be inconvenienced.											
Impact if Project Does Not Proceed:	Delays in understanding impact of proposed projects, making improvements, inconvenienced public, poorer service delivery.											
External Funding :	N/A		N/A		Specify Funding Agency/Program:							
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	As these are small projects, no impacts on GHG emissions are expected.											
Milestones:	Quick response to problems as they arise.								Director Approval: Approved by D. Pope November 20, 2019			
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ 142,800	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 300,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ 142,800	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 300,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

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Project Name:	Block Funding - Engineering Equipment											2020 - 2029 Project Plan					
Department:	Engineering: Equipment											Project Type:		On-Going Program/Project			
Project Manager:	Jeff Klochnyk											Date:		4-Jul-19		Base Program	
Description:	Block funding for unplanned Engineering Operations Equipment expenses.																
Purpose:	Maintenance, replacement, and/or acquisition of equipment under \$10,000.																
Alignment With Official Community Plan:	Cost-effective management of new and existing public infrastructure and amenities.																
Strategic Plan :	A Connected City - provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently. A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all.																
Outcome: (Customer Satisfaction)	Equipment will meet the operational needs of Engineering Operations in an environmental and financially responsible manner.																
Impact If Project Does Not Proceed:	Deterioration of current assets; increase in individual capital requests.																
External Funding :	N/A			N/A			Specify Funding Agency/Program:										
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	As these are small acquisitions, no significant impacts on GHG emissions are expected.																
Milestones:	Quick response to problems as they arise.											Director Approval: Approved by D. Pope November 20, 2019					
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL					
Funding Requirements																	
City Funding (Fund Appropriation)	\$ 631,270	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000					
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Total Project Expenditures	\$ 631,270	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000					
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)																	
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Staffing (FTE)																	
Regular	-	-	-	-	-	-	-	-	-	-	-	-					
Temporary	-	-	-	-	-	-	-	-	-	-	-	-					
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-					

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	The Shipyards - Lot 3 Building Maintenance											2020 - 2029 Project Plan	
Department:	Facilities											Project Type:	On-Going Program/Project
Project Manager:	Joel Roy											Date: 4-Jul-19	Base Program
Description:	The requested funding is for owner costs for Lot 3 Coppersmith Shop located within The Shipyards. Costs include insurance, security and utilities maintenance. These are owner costs only; a number of building and related site costs are directly covered by the building lease.												
Purpose:	The purpose of this funding is to cover the costs of various expenditures related to owner costs associated with the Coppersmith Shop (Lot 3).												
Alignment With Official Community Plan:	This project aligns with goals within the Arts, Culture & Heritage and Economic Development chapters of the OCP.												
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all.												
Outcome: (Customer Satisfaction)	To enhance the community by creating a more vibrant waterfront while also increasing amenities along our waterfront.												
Impact If Project Does Not Proceed:	City waterfront assets will not be maintained. City will be in breach of contract with tenant. Waterfront vibrancy reduced.												
External Funding :	N/A											Specify Funding Agency/Program:	
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily													
Milestones:												Director Approval: Approved by B. Pearce November 20, 2019	
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ 357,432	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 1,600,000	
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ 357,432	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 1,600,000	
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-	

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	User Device Replacements		2020 - 2029 Project Plan									
Department:	Information Technology		Project Type:				Maintenance & Replacement					
Project Manager:	Kimberly Chan		Date: 4-Jul-19				Base Program					
Description:	Planned replacement of desktop computers, laptops, tablets and printers. Desktops and laptops have a 4 year lifespan, tablets have a 3 year lifespan and printers have a 5 year lifespan. As a device reaches end of life it is replaced; CNV currently has approximately 73 laptops, 471 desktops, 75 tablets and 64 printers.											
Purpose:	To maintain the reliability, support, and responsiveness of end-user devices. This project will ensure that the City remains current with technological advances, maintaining uptime, usability, and reducing staff frustration.											
Alignment With Official Community Plan:	Aligns with OCP: 8.2: Employ a proactive approach to infrastructure maintenance and upgrades.											
Strategic Plan :	A Prosperous City: Providing City staff with reliable devices used to support residents and the community will enable City services to continue growing with the City.											
Outcome: (Customer Satisfaction)	Continued use of reliable and responsive end-user devices, as well as efficient management and support of our device inventory.											
Impact If Project Does Not Proceed:	Decrease in staff productivity as devices become slow, unusable, or unresponsive. Increased staff frustration as a result of legacy technology incapable of running today's software applications. Increased IT staff time spent troubleshooting and repairing legacy equipment; this would be an inefficient use of resources.											
External Funding :	N/A		N/A		Specify Funding Agency/Program:							
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Minimal; however new devices continue to achieve energy efficiencies.											
Milestones:	Issue and award tender following budget approval; devices identified as end-of-life to be replaced in 2020.							Director Approval: Approved by B. Pearce November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ 793,950	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 1,500,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ 793,950	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 1,500,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Sidewalk Infill & Reconstruction		2020 - 2029 Project Plan									
Department:	Engineering: Streets		Project Type: On-Going Program/Project									
Project Manager:	Darrin White		Base Program									
Description:	Construction of infill sections of sidewalks on blocks which currently have only partial sidewalks. This funding also includes replacement and/or upgrade of deteriorated sidewalks and repair or replacement of sections of sidewalk with tripping hazards and to improve accessibility. This funding could supplement sidewalks delivered via development off-site works and could also be made available specifically to offset the higher costs associated with corner properties.											
Purpose:	To complete the pedestrian network and encourage walking as a healthy, sustainable form of exercise and transportation and provide a safe and serviceable surface. To replace existing sidewalks which have deteriorated - often due to heaving and displacement from tree roots.											
Alignment With Official Community Plan:	Aligns with Chapter 2 (Transportation, Mobility and Access) and Chapter 8 (Municipal Services and Infrastructure).											
Strategic Plan :	Supports a Connected City . Provides active and sustainable ways for people to move to, from and within the City safely and efficiently. Results in safe accessibility, improved walking and active transportation.											
Outcome: (Customer Satisfaction)	A safe facility for pedestrians and an enhanced pedestrian experience in residential areas currently lacking complete sidewalk facilities. Also provides a means to access sidewalks through the provision of accessible pedestrian letdowns at specific locations in response to resident requests.											
Impact If Project Does Not Proceed:	Sidewalks will continue to deteriorate requiring increased inspection and maintenance; increased risk of trip-and-falls for pedestrians; increased exposure to liability claims for trip-and-fall injuries. Reduced level of accessibility and universal access for pedestrians using City sidewalks.											
External Funding :	N/A		N/A		Specify Funding Agency/Program:							
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	Construction of concrete sidewalks generates significant GHG's both from an operations perspective as well as from the production of the portland cement used to make concrete. However, encouraging walking will decrease GHG's.											
Milestones:	Selected sections of sidewalks and pedestrian letdowns will be completed in the year of funding.								Director Approval: Approved by D. Pope November 20, 2019			
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ 1,270,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 1,700,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ 1,270,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 1,700,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

Project Name:	Pavement Management: Streets and Lanes						2020 - 2029 Project Plan					
Department:	Engineering: Streets						Project Type:					
Project Manager:	Darrin White						On-Going Program/Project					
	Date: 4-Jul-19						Base Program					
Description:	Cracksealing, patching, and resurfacing pavements in streets and lanes to preserve or extend the useful life - may also include replacing sections of curb and/or sidewalks.											
Purpose:	Maintain service levels and extend useful life of pavements in streets and lanes by implementing timely and cost-effective pavement maintenance and rehabilitation strategies.											
Alignment With Official Community Plan:	Chapter 8 Municipal Services & Infrastructure (provide the community with public infrastructure that protects the natural environment at an affordable cost); Chapter 2 Transportation, Mobility & Access (support a safe, accessible, resilient and affordable transportation system).											
Strategic Plan :	This supports a Connected City . Provides active and sustainable ways for people and goods to move to, from and within the City. Results in improved cycling and public transportation. Supports a safe and accessible existing transportation infrastructure.											
Outcome: (Customer Satisfaction)	Protect underlying pavement structure, reduce road noise, improve ride quality and safety for road users and safer walking surface for pedestrians at intersections and in lanes, reduce wear and tear on vehicles, and reduce long-term demand for reactive maintenance.											
Impact If Project Does Not Proceed:	Surface pavements and underlying pavement structures will continue to deteriorate and require more costly reconstruction in the future (e.g. 50mm grind and overlay costs approx. \$35 per square meter, while full depth pavement reclamation costs approximately \$60 per square meter (2018 unit rates). Also if work is deferred, other projects that rely on pavement repairs through this program may also have to be deferred.											
External Funding :	N/A						Specify Funding Agency/Program:					
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	While actual quantities are unknown, this operation is GHG intensive in that it requires heavy equipment and trucks for all aspects of the work, and the asphalt used is derived from crude oil which is heated to approximately 400 C before it can be used for cracksealing, patching, or for paving.											
Milestones:	Projects completed within allotted time period and within available funding.						Director Approval: Approved by D. Pope November 20, 2019					
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ 17,965,750	\$ 1,300,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 19,300,000
External Funding/Contributions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ 17,965,750	\$ 1,300,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 19,300,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

* Prior to creating new on-going programs, please contact the Manager, Financial Planning. For on-going programs and maintenance & replacement projects, please attach a list of the projects and funding (appropriation) requirements.

**STREETS & TRANSPORTATION: 10 Year Capital Plan
2020 - 2029**

Print Date:

Project Location	Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Street Paving		\$ -	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 13,500,000
23rd: St.Andrews to Ridgeway	65mm G&O, 2,760m ² @ \$40, 25% cont	150,000										\$ 150,000
East 3rd: Lonsdale to St Davids	65mm G&O, 11,640m ² @ \$40, 25% cont	585,000										\$ 585,000
Marine: Fell to Bewicke	65mm G&O, 7,440m ² @ \$40, 25% cont	375,000										\$ 375,000
Brooksbank: Keith to Cotton	65mm G&O, 8730m ² @ \$40, 25% cont											\$ -
St. George's: Esplanade to 6th	65mm G&O, X m ² @ \$40, 25% cont											\$ -
Grand Boulevard: 23rd to Grand Blvd. West	65mm G&O, X m ² @ \$40, 25% cont											\$ -
W. 1st: Mackay to Fell	65mm G&O, X m ² @ \$40, 25% cont											\$ -
W. 2nd: Fell to 3rd	65mm G&O, X m ² @ \$40, 25% cont											\$ -
St. George's: 15th to 23rd	65mm G&O, X m ² @ \$40, 25% cont											\$ -
Queensbury: Keith to 3rd	65mm G&O, X m ² @ \$40, 25% cont											\$ -
W. 19th: Chesterfield to Jones	65mm G&O, X m ² @ \$40, 25% cont											\$ -
St. Andrew's: Esplanade to East Keith	65mm G&O, X m ² @ \$40, 25% cont											\$ -
Jones: Keith to 23rd	65mm G&O, X m ² @ \$40, 25% cont											\$ -
Fell: Marine to 21st	65mm G&O, X m ² @ \$40, 25% cont											\$ -
Crack Sealing		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	\$ 250,000
Lane Paving		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	\$ 250,000
Local Road Improvements		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	\$ 500,000
Slot Grinding & Profiling		40,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 1,390,000
Thin Lift Overlay/Alternate Methods		50,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	\$ 2,300,000
												\$ -
	TOTAL - PAVEMENT MANAGEMENT	\$ 1,300,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 19,300,000

Project Name:	Enhanced VOIP Solutions											2020 - 2029 Project Plan			
Department:	Information Technology											Project Type:		New Capital Asset	
Project Manager:	Kimberly Chan											Date:		4-Jul-19	New Initiative
Description:	Enhanced capabilities will include paging services, integration with existing public address systems, call centre capabilities for public facing departments, hosting web and video conferences, extended landline to mobile device capabilities, call recording and reporting.														
Purpose:	To enhance the functionality of standard phone system capabilities (voice, voicemail, basic calling groups). Enhancements can be used to extend emergency notification capabilities, improve abilities to service the people that phone the City, and enhance collaboration with staff and 3rd parties.														
Alignment With Official Community Plan:	AMR IF - 1 - General improvements to internal systems allowing improvements for internal processing and external communication. Aligns with OCP: 8.2: Employ a proactive approach to infrastructure maintenance and upgrades.														
Strategic Plan :	A Vibrant City: Enhanced features of the phone system will enable additional methods and opportunities for City staff to engage with each other as well as with residents, agencies and the community.														
Outcome: (Customer Satisfaction)	Improved communication abilities between staff, the public and agencies resulting in increased customer satisfaction from easier communications.														
Impact If Project Does Not Proceed:	Communication abilities will be behind the abilities of other local governments and agencies. CNV will not have the ability to page all handsets or integration with overhead paging systems, no ability for advanced call routing for public inquiries or call reporting for analysis, nor the ability for remote/field works to have corporate calling on mobile devices.														
External Funding : Description	N/A				N/A				Specify Funding Agency/Program:						
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information	Minimal. Hosting web or video conferences may reduce the need to travel leading to less environmental impact.														
Milestones:												Director Approval: Approved by B. Pearce November 20, 2019			
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL			
Funding Requirements															
City Funding (Fund Appropriation)	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000			
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Project Expenditures	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000			
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)															
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Staffing (FTE)															
Regular	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary	-	-	-	-	-	-	-	-	-	-	-	-			
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-			

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The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council
From: Ben Themens, Director of Finance
Subject: CITY OF NORTH VANCOUVER MUNICIPAL TAX COLLECTION BYLAW
Date: May 6, 2020 File No: 05-1970-01-0001/2020

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

RECOMMENDATION

PURSUANT to the report of the Director of Finance, dated May 5, 2020, entitled "City of North Vancouver Municipal Tax Collection Bylaw":

THAT "City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777" be considered;

AND THAT "Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778" be considered.

ATTACHMENTS

1. Percentage Additions Bylaw, 2001, No. 7333 (CityDoc#[8502](#))
2. Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778 (CityDoc[1906886](#))
3. City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777 (CityDoc[1906889](#))
4. New COVID-19 Supports for Businesses, Local Governments News Release, April 16, 2020 (CityDoc#[1906953](#))

BACKGROUND

The *Community Charter* requires the preparation and adoption of a Tax Rates Bylaw, after adoption of the financial plan but before May 15 each year. The property tax rates are set each year to enable the City to collect the tax levy that is required in the Financial Plan. Property tax notices are mailed to property owners at the end of May each year.

A general tax collection scheme is provided for under Section 234 of the *Community Charter* and is in effect unless a municipality opts to adopt an alternative tax collection scheme. Under the general tax collection scheme, the property tax due date for a year is July 2 and the Lieutenant Governor in Council may make regulations establishing penalties and interest that must be applied by municipalities in relation to payments made after the tax due date.

For many years the City has been using an alternative municipal tax collection scheme initially as provided for under Section 367 of the *Local Government Act* and is now provided for under Section 235 of the *Community Charter*. The City's alternative tax collection scheme varies from the general collection scheme by establishing percentage additions, or penalties per Percentage Additions Bylaw, 2001, No. 7333, **Attachment 1**. At the end of the first working day of July, five percent (5%) of the amount of the current year's taxes remaining unpaid is added and on the 2nd working day of September in each year, an additional amount of five percent (5%) is added. The total penalties assessed cannot exceed 10% of the unpaid amount.

DISCUSSION

Property taxes account for approximately 56% of all City revenues and although the City does offer a pre-authorized payment plan (PAP) the majority of taxes are received leading up to the July 2nd due date. This makes the July 2nd due date extremely important for managing the City's cash flow and as such staff is not recommending a change to the July 2nd due date. This approach is supported by the Province.

Due to the importance of the receipt of property taxes to the City it is important to retain some incentive for property owners to pay by the due date. Staff are recommending a reduction of the penalty applied to amounts unpaid after the July 2nd due date from 5% to 2%. It is felt that the reduction will still provide incentive for those able to pay to pay while not overly penalizing those who are unable to pay.

Support for seniors and families is available as the Province continues to offer the Regular Tax Deferment Program for owners over 55 as well as the Families with Children Program, both of which allow approved applicants to defer property tax payments. Information on these programs will be included in the property tax mail out.

The Province has also announced various property tax supports for municipalities and businesses. Significantly for Classes 4, 5, 6, 7 & 8:

- Reduction of School Tax by 50% - expected to reduce total tax bill by 25%
- Postponement of penalty date to October 1st, 2020

The following table summarizes the proposed property tax due and penalty dates.

Property Class(es)	Due Date	Penalty Date(s)
1, 2 & 3	July 2, 2020	2% - on unpaid amounts after July 2, 2020 8% - on unpaid amounts after September 1, 2020
4, 5, 6, 7 & 8	July 2, 2020	10% - on unpaid amounts after September 30, 2020

For split classified properties, if any portion of a property includes a taxable amount in Class 4, 5, 6, 7 or 8, the entire property is eligible for the delayed penalty date of October 1st.

It is expected that the penalty dates and percentages will be revised back to the City's historical scheme in 2021.

FINANCIAL IMPLICATIONS

The City's Financial Plan includes property tax penalty revenue of \$210K. In a typical year the City will collect 95% of the current year's taxes by the July 2nd due date. It is anticipated that as a result of COVID-19 the City may experience a lower than usual property tax collection rate so that although the penalty rate is being decreased the change is budgeted as financially neutral.

INTER-DEPARTMENTAL IMPLICATIONS

None.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The timely collection of property taxes provides the financial liquidity necessary for the City to continue to provide essential services and programs in support of Council's vision.

RESPECTFULLY SUBMITTED:



Ben Themens
Director of Finance

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7333

**A bylaw to establish one or more dates on which
Percentage Additions shall be added to
unpaid Municipal Taxes.**

WHEREAS it is provided under Section 367 of the “Local Government Act”, that the Council may, by bylaw, choose an alternative municipal tax collection scheme and establish one or more dates on which all or part of the property taxes are due;

AND WHEREAS the Council of The Corporation of the City of North Vancouver deems it necessary and expedient to pass a bylaw altering the general tax collection scheme mentioned in said Section 366 of the “Local Government Act”;

AND WHEREAS the Council must establish an annual time period during which owners may make elections under Section 368 of the “Local Government Act”;

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

1. This bylaw may be cited for all purposes as “**Percentage Additions Bylaw, 2001, No. 7333**”.
2. On the 2nd working day of July in each year, or as soon thereafter as is practicable, there shall be added to the current year’s taxes which remain unpaid at the end of the first working day of July, on each parcel of land and on the improvements thereon, upon the Tax Roll of the said Corporation, five percent (5%) of the amount of the current year’s taxes remaining unpaid and on the 2nd working day of September in each year, or as soon thereafter as is practicable, there shall be added to the said current year’s taxes unpaid at the end of the 1st working day of September, an additional amount of five percent (5%) of the amount of the current year’s taxes remaining so unpaid so that the aggregate of the percentages to be added as aforesaid shall be ten percent (10%) of the amount of the current year’s taxes together with the amounts added as aforesaid, shall be deemed to be the amounts of the current year’s taxes due upon such lands and on the improvements thereon.
3. Under Section 365 (b) of the “Local Government Act”, whereby the Corporation of the City of North Vancouver has chosen an alternative municipal tax collection scheme to the general tax collection scheme, property owners may elect, by giving written notice within the year preceding May 15th of the current year, to pay under the general taxation scheme.
4. This Bylaw shall remain in force from year to year until such time as this bylaw is amended or repealed.

5. Wherever the expression “current year’s taxes” is used throughout this bylaw, the same shall mean and refer to the taxes for the current year, or any subsequent year in which this bylaw is in effect.
6. “Percentage Additions Bylaw, 1999, No. 7139” is hereby repealed.

READ a first time by the Council on the 23rd day of April, 2001.

READ a second time by the Council on the 23rd day of April, 2001.

READ a third time and passed by the Council on the 23rd day of April, 2001.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk, and sealed with the Corporate Seal on the 7th day of May, 2001.

“Barbara A. Sharp”

MAYOR

“Bruce A. Hawkshaw”

CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8778

A Bylaw to repeal “Percentage Additions Bylaw, 2001, No. 7333”

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 **“Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778”**.
2. “Percentage Additions Bylaw, 2001, No. 7333” and amendments thereto are hereby repealed.

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8777

A Bylaw to establish an alternative municipal tax collection scheme establishing penalties to be applied in relation to payments made after a tax due date established by the bylaw pursuant to Section 235 (3) of the *Community Charter*.

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 “**City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777**”.
2. For all properties the property tax due date is the first working day of July.
3. For properties taxed as Class 1, 2 or 3:
 - A. If all or part of property taxes for the current taxation year for a parcel of land and its improvements on the assessment roll remain unpaid after the first working day in July of the year those taxes are levied, the collector will add to the said unpaid property taxes a penalty equal to 2% of the portion that remains unpaid.
 - B. If all or part of property taxes for the current taxation year for a parcel of land and its improvements on the assessment roll remain unpaid after the first working day in September of the year those taxes are levied, the collector will add to the said unpaid property taxes an additional penalty equal to 8% of the portion that remains unpaid (this penalty will not be applied to the penalty assessed in Section 3A).
4. For properties taxed as Class 4, 5, 6, 7 or 8, if all or part of property taxes for the current taxation year for a parcel of land and its improvements on the assessment roll remain unpaid after September 30th of the year those taxes are levied, the collector will add to the said unpaid property taxes a penalty equal to 10% of the portion that remains unpaid.
5. If any portion of a property includes a taxable value in Class 4, 5, 6, 7 or 8 Section 4 applies to the entire property.
6. The current year taxes and together with amounts referred to in Sections 3 and 4 shall be deemed to be amounts of the current year's taxes due for the parcel of land and improvements thereon.
7. Under Section 235 (1) of the *Community Charter* the City has adopted an alternative municipal tax collection scheme to the general tax collection scheme, per Section 235 (2) of the *Community Charter*, property owners may elect, by giving written notice within the year preceding May 15th of the current year, to pay under the general taxation scheme.
8. Interest on taxes in arrears and delinquent taxes will be charged in accordance with the provisions of the *Community Charter*.

9. Where penalties would otherwise be applied, and the property owner is eligible for and subsequently claims the current year's Home Owner Grant and applies for such grant on or before the first working day of September, the penalty shall not be applied to that portion of the taxes outstanding which was equal to the current year's Home Owner Grant.
10. Whenever the term "current year's taxes" is used throughout this bylaw, it shall mean and refer to the taxes for the current year, or subsequent year in which the bylaw is in effect.

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

✕ B.C. has declared a state of emergency. Learn about [COVID-19 health issues](#). | Get [COVID-19 Provincial Support](#).

British Columbia News

New COVID-19 supports for businesses, local governments

<https://news.gov.bc.ca/22026>

Thursday, April 16, 2020 8:57 AM

Victoria - The Province is providing enhanced relief for businesses by reducing most commercial property tax bills by an average of 25%, along with new measures to support local governments facing temporary revenue shortfalls as a result of COVID-19.

“We know that B.C. communities and businesses are suffering from the economic impacts of COVID-19,” said Carole James, Minister of Finance. “That is why our B.C. COVID-19 Action Plan is focused on the health and safety of British Columbians, direct support for people and businesses and economic recovery for our province. We are providing further support by making additional temporary property tax changes to provide provincewide relief for business and local governments to help weather the pandemic, continue to deliver the services people count on and be part of our province’s economic recovery.”

The Province is taking significant new steps to support B.C. businesses, non-profits and other organizations through the COVID-19 pandemic by:

- further reducing the school property tax rate for commercial properties to achieve an average 25% reduction in the total property tax bill for most businesses, providing up to \$700 million in relief. This enhances the 50% reduction to the provincial school property tax rate that was originally announced for classes 4, 5, and 6 as part of B.C.’s COVID-19 Action Plan.
- Postponing the date that late payment penalties apply for commercial properties in classes 4,5,6,7 and 8 to Oct. 1, 2020, to give businesses and landlords more time to pay their reduced property tax, without penalty.

Responding to key concerns from local governments, the Province is addressing cash flow and revenue shortfalls with new measures that provide additional support:

- authorizing local governments to borrow, interest-free, from their existing capital reserves to help pay for operating expenses, such as employee salaries.
- delaying provincial school tax remittances until the end of the year. This will provide significant relief to local governments facing cash flow issues.
- providing local governments greater flexibility to carry debt for an additional year.
- These measures will provide local governments with the resources to meet their operational costs and required remittances to regional districts, regional hospital districts, TransLink and transit authorities, BC Assessment, the Municipal Finance Authority and other taxing authorities. This will ensure that other minor taxing authorities can count on receiving the full amount they bill to municipalities and the Province’s surveyor of taxes before Aug. 1, 2020.

“The COVID-19 pandemic is having significant financial impacts on all levels of government. It’s going to take hard work from both municipalities and the provincial government, but working together we will get through this,” said Selina Robinson, Minister of Municipal Affairs and Housing. “Many local governments have already shown leadership by taking steps to help people and businesses and maintain services, while addressing their finances. With these new measures, we are giving local governments new tools as a first step to ease their financial burdens and that of businesses in their communities now, and as we look to recovery in the months to come.”

Maja Tait, Union of B.C. Municipalities president, said: “Local governments across B.C. are working hard to support the implementation of COVID-19 orders, while ensuring residents have access to the services they

need in these challenging times. The measures announced today provide additional relief to small business and will free up funds for local government. UBCM will monitor the impact of these measures on the state of local governments finances, and work with the Province to ensure that local governments have the resources to sustain their communities.”

Changes to British Columbia’s property tax framework complement federal measures and build on the \$5 billion B.C. COVID-19 Action Plan that provides income supports, tax relief and direct funding for people, businesses and services.

Learn More:

For more information on B.C.’s COVID-19 Action Plan, visit: <http://news.gov.bc.ca/factsheets/bc-takes-steps-to-support-people-businesses-during-covid-19-pandemic>

For information about federal supports for businesses, visit: <https://www.canada.ca/en/department-finance/economic-response-plan.html>

For the latest medical updates, including case counts, prevention, risks and testing, visit: <http://www.bccdc.ca/>

Or follow @CDCofBC on Twitter

For provincial health officer orders, notices and guidance, visit: www.gov.bc.ca/phoguidance

For non-health related information, including financial, child care and education supports, travel, transportation and essential service information, visit: www.gov.bc.ca/covid19

Or call 1 888 COVID19 (1 888 268-4319) between 7:30 a.m. and 8 p.m., seven days a week.

For a French translation, visit: https://news.gov.bc.ca/files/NR-Property_Tax_Framework-FR.pdf

For a traditional Chinese translation, visit: http://news.gov.bc.ca/files/NR-Property_Tax_Framework-TC.pdf

A backgrounder follows.

Media Contacts

For non-health related information, visit: www.gov.bc.ca/covid19

Or call 1 888 COVID19 (1 888 268-4319) between 7:30 a.m. and 8 p.m., seven days a week.

For media only:

Ministry of Finance

Media Relations

250 213-7724

Ministry of Municipal Affairs and Housing

Media Relations

778 584-2433

Backgrounders

Changes to B.C.’s property tax framework respond to COVID-19

Building on B.C.’s COVID-19 Action Plan, the Province is making temporary changes to B.C.’s property tax framework to provide financial support for businesses and local governments.

Property tax measures for local governments:

- Local governments will have the ability to borrow, interest-free, from their capital reserve funds, freeing up billions in assets to cover temporary revenue shortfalls. They will have up to five years to build back the reserve funds.
- Municipalities will be able to access school tax revenue collected for the Province until the end of the year. If a local government chooses to hold onto the school property tax, it must first be used to pay other taxing authorities, including regional districts.
- Working closely with the Municipal Financing Authority (MFA), local governments will be able to extend their revenue anticipation borrowing for a second year past the current limit of one year. To minimize impacts on the MFA, the Province is asking local governments to first use the delayed school property tax payment and their own capital reserve funds before seeking short-term borrowing through the MFA.
- Municipalities will still be required to make all their required remittances to other taxing authorities. Additionally, municipalities will be required to make the full annual payment to TransLink and BC Assessment in August 2020, rather than August and December.

Property tax measures for B.C. businesses:

- Late payment penalties for commercial properties (classes 4, 5, 6, 7 and 8) will be postponed to Oct. 1, 2020.
- The school property tax rates for classes 4, 5, and 6 were reduced by 50% in the Province's initial economic response to COVID-19. Further reducing the provincial school property tax and introducing an equivalent tax reduction for classes 7 and 8 will lower the overall commercial property tax bill for most businesses by an average of 25%.

Breakdown of tax relief for B.C. businesses:

- Major industry (property class 4)
 - Budget 2020 mill rate: 3.72
 - March 23 mill rate: 1.86
 - April 16 mill rate: effectively zero
 - Tax cut as a per cent of total tax bill: 4%
- Light industry (property class 5)
 - Budget 2020 mill rate: 3.72
 - March 23 mill rate: 1.86
 - April 16 mill rate: 1.0561
 - Tax cut as a per cent of total tax bill: 25%
- Business/other (property class 6)
 - Budget 2020 mill rate: 3.72
 - March 23 mill rate: 1.86
 - April 16 mill rate: 1.1070
 - Tax cut as a per cent of total tax bill: 25%
- Managed forest (property class 7)
 - Budget 2020 mill rate: 1.87
 - March 23 mill rate: 1.87
 - April 16 mill rate: effectively zero
 - Tax cut as a per cent of total tax bill: 20%
- Recreation and non-profit (property class 8)
 - Budget 2020 mill rate: 2.29
 - March 23 mill rate: 2.29
 - April 16 mill rate: 0.7844
 - Tax cut as a per cent of total tax bill: 25%

Changes to British Columbia's property tax framework are in addition to measures announced as part of B.C.'s Action Plan to support businesses, including:

- Effective immediately, many provincial tax filing and payment deadlines are deferred to Sept. 30, 2020.
- Businesses with a payroll over \$500,000 can defer their employer health tax payments until Sept. 30, 2020. Businesses with a payroll under this threshold are already exempt.
- Payments for provincial sales tax (PST), employer health tax, municipal and regional district tax on short-term accommodation, carbon tax, motor fuel tax and tobacco tax are also deferred.
- The scheduled increase to the carbon tax rate, and application of PST to e-commerce transactions and sweetened and carbonated drinks, will be delayed.

B.C.'s COVID-19 Action Plan complements federal measures to support businesses:

- The federal government is providing up to 75% wage subsidy for qualifying businesses, for up to three months, retroactive to March 15, 2020, to help businesses to keep and return workers to the payroll.
- The maximum duration of the Work-Sharing program has been extended from 38 weeks to 76 weeks.
- The Business Credit Availability Program will provide \$65 billion of additional support and credit solutions for individual businesses, including the Canada Emergency Business Account and the Loan Guarantee for Small and Medium-Sized Enterprises.
- All businesses can defer, until Aug. 31, 2020, the payment of any income tax amounts that become owing on or after March 18, 2020, and before September 2020. No interest or penalties will accumulate on these amounts during this period.
- All businesses, including self-employed individuals, can defer payments of GST/HST and customs duty until June 30, 2020.

For a traditional Chinese translation, visit: http://news.gov.bc.ca/files/BG-Property_Tax_Framework-TC.pdf

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8777

A Bylaw to establish an alternative municipal tax collection scheme establishing penalties to be applied in relation to payments made after a tax due date established by the bylaw pursuant to Section 235 (3) of the *Community Charter*.

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 “**City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777**”.
2. For all properties the property tax due date is the first working day of July.
3. For properties taxed as Class 1, 2 or 3:
 - A. If all or part of property taxes for the current taxation year for a parcel of land and its improvements on the assessment roll remain unpaid after the first working day in July of the year those taxes are levied, the collector will add to the said unpaid property taxes a penalty equal to 2% of the portion that remains unpaid.
 - B. If all or part of property taxes for the current taxation year for a parcel of land and its improvements on the assessment roll remain unpaid after the first working day in September of the year those taxes are levied, the collector will add to the said unpaid property taxes an additional penalty equal to 8% of the portion that remains unpaid (this penalty will not be applied to the penalty assessed in Section 3A).
4. For properties taxed as Class 4, 5, 6, 7 or 8, if all or part of property taxes for the current taxation year for a parcel of land and its improvements on the assessment roll remain unpaid after September 30th of the year those taxes are levied, the collector will add to the said unpaid property taxes a penalty equal to 10% of the portion that remains unpaid.
5. If any portion of a property includes a taxable value in Class 4, 5, 6, 7 or 8 Section 4 applies to the entire property.
6. The current year taxes and together with amounts referred to in Sections 3 and 4 shall be deemed to be amounts of the current year’s taxes due for the parcel of land and improvements thereon.
7. Under Section 235 (1) of the *Community Charter* the City has adopted an alternative municipal tax collection scheme to the general tax collection scheme, per Section 235 (2) of the *Community Charter*, property owners may elect, by giving written notice within the year preceding May 15th of the current year, to pay under the general taxation scheme.
8. Interest on taxes in arrears and delinquent taxes will be charged in accordance with the provisions of the *Community Charter*.

9. Where penalties would otherwise be applied, and the property owner is eligible for and subsequently claims the current year's Home Owner Grant and applies for such grant on or before the first working day of September, the penalty shall not be applied to that portion of the taxes outstanding which was equal to the current year's Home Owner Grant.
10. Whenever the term "current year's taxes" is used throughout this bylaw, it shall mean and refer to the taxes for the current year, or subsequent year in which the bylaw is in effect.

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

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2020.

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

MAYOR

CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8778

A Bylaw to repeal “Percentage Additions Bylaw, 2001, No. 7333”

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 **“Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778”**.
2. “Percentage Additions Bylaw, 2001, No. 7333” and amendments thereto are hereby repealed.

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

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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: Sean Galloway, Planning Manager

Subject: REZONING APPLICATION: 2540-2590 LONSDALE AVENUE
(CASCADIA GREEN DEVELOPMENT, CD-724)

Date: May 6, 2020 File No: 08-3360-20-0498/1

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

RECOMMENDATION

PURSUANT to the report of the Planning Manager, dated May 6, 2020, entitled "Rezoning Application: 2540-2590 Lonsdale Avenue (Cascadia Green Development, CD-724)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775" (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2020, No. 8776" (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

THAT the community benefits listed in the report section "Density Bonus and Community Benefits" be secured through agreements at the applicant's expense;

THAT the off-site works identified in this report be secured;

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

ATTACHMENTS

1. Context Map ([Doc#1894309](#))
2. Consolidated Drawing Package, dated December 17, 2019 ([Doc#1894147](#))
3. Off-Site Servicing Requirements Memorandum ([Doc#1903553](#))
4. Developer Information Session Summary ([Doc#1892009](#))
5. Tenant Relocation Strategy ([Doc#1892879](#))
6. Zoning Amendment Bylaw No. 8775 ([Doc#1891319](#))
7. Housing Agreement Bylaw No. 8776 ([Doc#1891314](#))

PROJECT DESCRIPTION

The project, located at 2540-2590 Lonsdale Avenue, consists of a five-storey rental residential building fronting Lonsdale Avenue. The project proposes 64 secured rental residential units, including seven mid-market units, and includes two-storeys of underground parking, bicycle parking, and storage that provides 42 vehicle parking spaces and 96 secure bicycle parking spaces. The subject site currently hosts two rental residential buildings, one built in 1954 with 13 units, the other built in 1955 with 12 units. The requested changes to the Zoning Bylaw to permit this development are identified in Table 1 below. Attachment #6 is the amending bylaw with the proposed changes.

Table 1. Requested Changes to the Zoning By-law

Consideration	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RM-1	CD-724
Section 510 (3): Size, Shape, Siting	Building Width and Length shall not exceed a horizontal width or length of 30.48 metres (100 feet) above the third Storey.	Requirement waived.
Section 512 (1): Gross Floor Area	Maximum density of 1.6 times the Lot Area	Maximum density of 2.6 FSR
Part 2: Interpretation - Gross Floor Area	Open Appendages that are at least 25% unenclosed are exempt from Gross Floor Area	Patios and balconies that are at least 22% unenclosed shall be considered an Open Appendage and exempt from Gross Floor Area
Section 512 (2): Lot Coverage	Maximum Lot Coverage of 50%	Maximum Lot Coverage of 55%
Section 512 (3): Height	Shall not exceed a Height of three Storeys, nor 13.0 metres (42.65 feet)	Shall not exceed a Height of 5-Storeys, nor 15.0 metres (48.87 feet) as measured from the average Building Grade at the North property line along E 26 th Street
Section 409: Height Exceptions	No height exception for elevator mechanical equipment, roof stairs, or landscape structures	Common elevator and its mechanical penthouse may project to a maximum height of 4.8 metres (15.7 feet); Common stair structures and landscape structures may project

		to a maximum height of 3 metres (10 feet);
Section 512 (4): Siting	Shall be sited not less than: (a) 6.096 metres (20 feet) from a Front, Rear, or Exterior Side Lot Line; (b) 4.57 metres (15 feet) from an Interior Side Lot Line.	Shall be sited not less than: (a) 3 metres (10 feet) from a Front lot Line; (b) 3.5 metres (12 feet) from a Rear Lot Line; (c) 3.5 metres (12 feet) from an Interior Lot Line; (d) 3 metres (10 feet) from an Exterior Lot Line.

POLICY FRAMEWORK

The subject site is designated Residential Level 5 (R5) (Medium Density) within the Official Community Plan. This designation permits a range of multi-family housing types, with a focus on mid-rise to provide quality housing with a mix of unit sizes that support attractive and active streets.

Metro 2040	
<i>Goal 1</i> Create a Compact Urban Area	Intensifying this site with new development that is consistent with and scaled to the planned vision for the surrounding neighbourhood will support the highest and best use of the land promoting a compact urban area.
<i>Goal 2</i> Support a Sustainable Economy	Redevelopment that includes a range of rental units to address a variety of household sizes on this site promotes housing forms that can support a diversity of income levels and ensure people live close to where they work.
<i>Goal 4</i> Develop Complete Communities	The proposed development provides housing for a range of household types. It is also in close proximity to the commercial node at 29 th Street and Lonsdale Avenue as well as Harry Jerome Community Recreation Centre to the south.
<i>Goal 5</i> Support Sustainable Transportation Choices	Intensification of this site will support future transit investments along Lonsdale Avenue and future bicycle networks along East 25 th Street. The site is in close proximity to community and commercial amenities and is well situated to provide the occupants with a variety of transportation choices across the North Shore and the greater region.

Official Community Plan	
<i>Policy 1.3.5</i> Encourage design excellence in developments through carefully considered, high quality architecture and landscaping,	The proposed development presents a thoughtful design with a variety of architectural elements. The public realm is enhanced through the inclusion of at-grade

<p>with varied designs which are interesting, sensitive and reflective of their surroundings</p>	<p>unit patios with complementary landscaping surrounding the ground floor.</p>
<p><i>Policy 1.3.6</i> Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.</p>	<p>The proposed architecture and building materials of the new dwelling have been chosen with sustainability, maintenance, and aesthetics as key elements. The building has been designed to present entrances at a human scale to provide an attractive urban realm.</p>
<p><i>Policy 1.3.9</i> Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as well as storm water management and urban agriculture.</p>	<p>The development activates the laneway by placing unit patios and landscaping fronting the lane, along with visitor bicycle spaces and a new pedestrian pathway connecting Lonsdale Avenue and the laneway. Design features such as speed bumps to reduce vehicle speed are also proposed in the laneway.</p>
<p><i>Policy 1.3.10</i> Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principles that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces.</p>	<p>The proposed development includes a rooftop amenity space consisting of garden plots, outdoor dining and seating infrastructure, and a play area to enhance socialization for the residents. A new walkway is proposed to connect Lonsdale Avenue with the laneway to support walkability in the area.</p>
<p><i>Policy 1.4.4</i> Incorporate active-design principles in new development that encourage physical movement and social interaction thereby contributing to a healthier community;</p>	<p>The proposed development includes multiple elements of the City's active design guidelines including: garden plots for residents, prominent stairwells to encourage using the stairs, and social spaces for the future residents.</p>
<p><i>Policy 1.5.1</i> Provide opportunities for a range of housing densities, diversified in type, size and location.</p>	<p>Provides a range of unit types and sizes to accommodate various family sizes and lifestyles. The unit mix includes apartments ranging in size from studio to 3 bedroom. 64 units will be developed, 7 of which will be a part of the City's mid-market rental program.</p>
<p><i>Policy 1.5.4</i> Prioritize the development and revitalization of affordable rental housing and use density bonusing and density transfers to incentivize the retention, renewal and/or replacement of rental units as a public benefit</p>	<p>The proposed project will secure rental housing through a housing agreement. Additionally, 7 of the 64 units will be secured for mid-market rental with the following unit mix: 2 studio units, 2 one-bedroom units, 2 two-bedroom units, and 1 three-bedroom unit.</p>
<p><i>Policy 1.5.6</i> Ensure a sufficient number of new apartment building provide accessible units and that these accessible units are represented across various unit sizes</p>	<p>The proposal includes 25% of the units (16 total) to meet Level 2 Adaptable Design Guidelines, with the remaining 75% meeting Level 1 Adaptable Design.</p>
<p><i>Policy 3.4.2</i> Consider the potential for food production on public and private land including rooftops, community gardens, micro gardens,</p>	<p>The proposed development includes a rooftop amenity space with community garden plots for future residents.</p>

composting, urban farming, orchards, beehives and edible landscaping on residential boulevards, park land and rights-of-way	
<i>Policy 5.1.2</i> Ensure access to a range of outdoor recreational pursuits and facilities for community members of all ages and abilities	The development includes a shared rooftop amenity space with a play area, garden plots, and seating to support all ages and abilities.
Housing Action Plan	
<i>Action #3 Mid-Market Rental Units</i> To enable affordability for low and moderate income renters.	The proposed development includes 7 mid-market rental units.
<i>Action #4 Family Friendly Housing</i> To increase the number of three or more bedroom units appropriate for larger and/or extended families within new multi-unit residential developments.	Eleven percent (7 total) of the proposed development's units contain 3-bedrooms.
Sustainable Development Guidelines	
<i>Natural Systems</i> The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.	The proposal includes the use of native landscaping species, a shared rooftop garden space, and permeable paving for patios and the pedestrian walkway along the southern edge.
<i>Physical Structures/Infrastructure</i> The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, storm water drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.	The project will achieve Step 3 of the BC Building Code Step Code. The project provides a significant number of rental units for the City, including 7 mid-market units, for a variety of household sizes, from studio units to 3-bedrooms. Stormwater management will be addressed onsite to reduce the impact of heavy storm systems.
<i>Human Potential</i> The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.	The project includes a range of units to serve a broad spectrum of lifestyles, incomes, and abilities. Proposed outdoor space includes garden plots to support residents' access to food. In addition, the proposed project is proximate to central Lonsdale providing potential employment opportunities.
<i>Social Connections</i> The ability of our community to foster communication, interaction and networks to	The project proposes a rooftop social space that provides seating infrastructure, garden plots, and a children's play area to foster

respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.	social interaction between residents of all ages and abilities.
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PLANNING ANALYSIS

Site Context

The surrounding land uses are identified in Table 2 below.

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North – Across East 26 th Street	2606 Lonsdale Avenue 104-110 East 26 th Street	3-storey strata apartment	Medium Density Apartment Residential 1 (RM -1)
East – across Lane	115 East 26 th Street	Single-family home	One-Unit Residential 1 (RS-1)
South	2532 Lonsdale Avenue	Vacant lot	Medium Density Apartment Residential 1 (RM -1)
West – Across Lonsdale Avenue	2545 Lonsdale Avenue	3-storey strata apartment	Medium Density Apartment Residential 1 (RM -1)
West – Across Lonsdale Avenue	2601 Lonsdale Avenue	5-storey rental apartment (approved, not yet constructed)	Comprehensive Development Zone 697 (CD-697)

The subject site is located on the southeast corner of Lonsdale Avenue and East 26th Street, north of the Trans Canada Highway. The neighbourhood is comprised of multi-family buildings along both sides of Lonsdale Avenue, with single-detached dwellings across the lane to the east. The site currently contains two residential apartment buildings that contain a combined 25 units.

The OCP designates the subject site as Residential Level 5 (R5). Residential Level 5 seeks to provide quality multi-family housing with a mix of unit sizes, with a focus on creating attractive and active streets. R5 permits a maximum density of 2.6 FSR, inclusive of a 1.0 FSR bonus, and a maximum height of 6-storeys.

The site is in close proximity to many urban amenities, including: major bus routes along Lonsdale Avenue; future rapid bus route along Lonsdale Avenue; future bicycle network along East 25th Street, commercial node at East 29th Street; and Harry Jerome Community Recreation Centre. Please see Attachment 1 illustrating the site context.

Use

The policy framework applicable to the subject site supports the proposed medium density residential apartment use. The site is located within close proximity to commercial facilities, Harry Jerome Community Recreation Centre, and frequent transit

infrastructure along Lonsdale Avenue. The proposed development will secure 7 mid-market rental units at reduced rates (10% below CMHC average rates in perpetuity) while increasing the number of rental units from 25 to 64 (an increase of 39 units). The OCP along this corridor has designated the lands for mid-rise residential use.

Intensity

The proposed intensification on the site is appropriate for the neighbourhood given the subject site's land use designation, the surrounding land use designations, the site's proximity to Lonsdale Avenue, the project's response to City policies, and the public benefit of increased rental housing.

The OCP permits a maximum height of 6-storeys in this location. The development proposes a height of 5-storeys, based on transitioning to the neighbouring single-family properties to the east. The project still achieves the site's maximum density of 2.6 FSR through the provision of market rental housing – including 10% of units secured in perpetuity at 10% below CMHC market rents – that is secured through a housing agreement (see Attachment 7).

The breakdown of the unit types is as follows:

- Studio – 30 (47%) total, 2 mid-market
- 1-Bedroom – 16 (25%) total, 2 mid-market
- 2-Bedroom – 11 (17%) total, 2 mid-market
- 3-Bedroom – 7 (11%) total, 1 mid-market

Eleven-percent of the proposed units are 3-bedroom, which meets the City's Housing Action Plan Family-Friendly policy that recommends a minimum of 10% of the units to be three or more bedroom units. Twenty-five percent of the proposed units (16 total) will meet Level 2 of the Adaptable Design Guidelines, with the remaining 75% meeting Level 1. The proposed project includes 42 parking spaces, including the appropriate ratio of visitor and accessible stalls, which surpasses the 39 spaces that would be required under current Zoning Bylaw requirements. The project also meets the minimum required bicycle parking stipulated by the Zoning Bylaw, providing 96 secured spaces and 8 short-term spaces.

With regard to environmental standards, the proposed development will achieve Step 3 of the BC Building Code Step Code.

Form

The urban form proposed is consistent with the planned character of the surrounding neighbourhood as illustrated by the City's Official Community Plan. The form of the development will conform generally to the attached drawings (Attachment 2: Consolidated Drawing Package, dated December 17, 2019).

The design proposes a 5-storey building fronting Lonsdale Avenue. A mix of colours and materials are used to break-up the massing of the building. Street frontages are activated through the inclusion of landscaping and at-grade patios and entrances to the ground floor units. These elements improve the interface between the public and private realm. A new pathway is proposed to the south of the building to connect Lonsdale Avenue with the laneway, improving pedestrian connections. Reduced balcony sizes

are proposed on the east side of the development to mitigate privacy concerns for the single-family homes across the lane.

Another important design element is the use of the rooftop to provide amenity space for the residents. The proposed amenity space includes community garden plots, a lounge area with outdoor dining, as well as a children's play area. These design elements will support urban agriculture and social activities for residents of all ages and abilities.

Density Bonus and Community Benefits

Analysis of the project regarding the City's Density Bonus and Community Benefits Policy indicates that the proposed project, were it not providing secured market rental housing, would include community benefits valued at approximately \$2.9M as outlined in Table 3 below. The community benefit contribution in question is calculated from the existing permitted density to the proposed maximum bonus density.

Table 3. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to Max Density OCP Density (0 square feet @ \$25 / sq. ft.)	\$0
Density Bonus to Max Bonus OCP Density (16,647 square feet @ \$175 / sq. ft.)	\$2,913,225
Total Value of Community Benefits	\$2,913,225

In lieu of providing a cash contribution, the proposed project will provide rental housing. A total of 64 units secured in perpetuity through a housing agreement and including 7 mid-market rental units, as is stipulated through the City's Official Community Plan and 2018 Density Bonus and Community Benefits Policy. Bonusing for rental housing is intended to assist the City in achieving its housing goals set out in the Official Community Plan and Housing Action Plan.

In addition to secured housing, the project also includes approximately \$50,000 in off-site benefits. This includes a 3 metre road dedication. The details of the off-site benefits are described in Attachment #3 (Off-Site Servicing Requirements Memorandum). On site, a statutory right-of-way (south property line) will be secured by way of an agreement. This will ensure a publicly accessible path that connects the laneway to Lonsdale Avenue and the available transit services along that corridor.

COMMUNITY CONSULTATION

Developer Information Session

A Developer Information Session (DIS) was held on May 14th, 2019. 23 members of the public signed in to the session and 9 comment forms were received. A facilitator for the applicant recorded the questions and comments from the question and answer period. The applicant has provided a summary of the event (Attachment 4: Developer Information Session Summary).

Items identified as concerns by the community include the construction timeline, traffic impacts (particularly in the lane east of the project site), whether the new building will be pet-friendly, proposed rental rates, and how the existing tenants will be accommodated.

Tenant Relocation Strategy

As an existing rental building, the applicant is required to provide support to existing tenants as stipulated by the City's Residential Tenant Displacement Policy (Attachment 5: Tenant Relocation Strategy).

The policy provides several key elements to support existing tenants in transition to new housing should the project be approved, including:

- Provide early notification to tenants to inform them of the rezoning process;
- Finding comparable rental units (i.e. same number of bedrooms, in the City of North Vancouver, at not more than 10% above the City's average rent for a unit of that size);
- Compensate all tenants with three months rent to assist in securing alternate accommodations and moving expenses;
- Provide all tenants with four month's notice only after the issuance of a demolition permit;
- Provide first right of refusal to existing tenants to live in the new building;

The applicant has agreed to all of the requirements of the City's Residential Tenant Displacement Policy and has undergone a concerted effort to engage existing residents in order to understand their housing needs.

ADVISORY BODY INPUT

The application was directed to the Advisory Design Panel on May 15th, 2019. The Panel recommended the approval of the project subject to addressing the following issues to the satisfaction of the Development Planner assigned to the file:

- Consider expanding the size of the rooftop amenity to include a variety of programming and space for children;
- General lighting along the main paths should be robust and well lit and consider overhead pedestrian lighting along the southern edge;
- Consider additional windows for the north east units;
- Consider weather protection along the north west corner windows;
- Improve the screening and landscaping treatment along the Lonsdale Avenue frontage;
- Review the acoustical impact from Lonsdale Avenue and the highway on the residential units;
- Further review of the shading elements on the building and material palette refinements along all elevations;
- Consider achieving Step 4 of the Step Code;
- Further design development of the garage doors; and
- Review the inset doors to address CPTED concerns.

In response to the Advisory Design Panel's suggestions the applicant reviewed the aspects identified and amended various aspects of the proposal, particularly: adding the

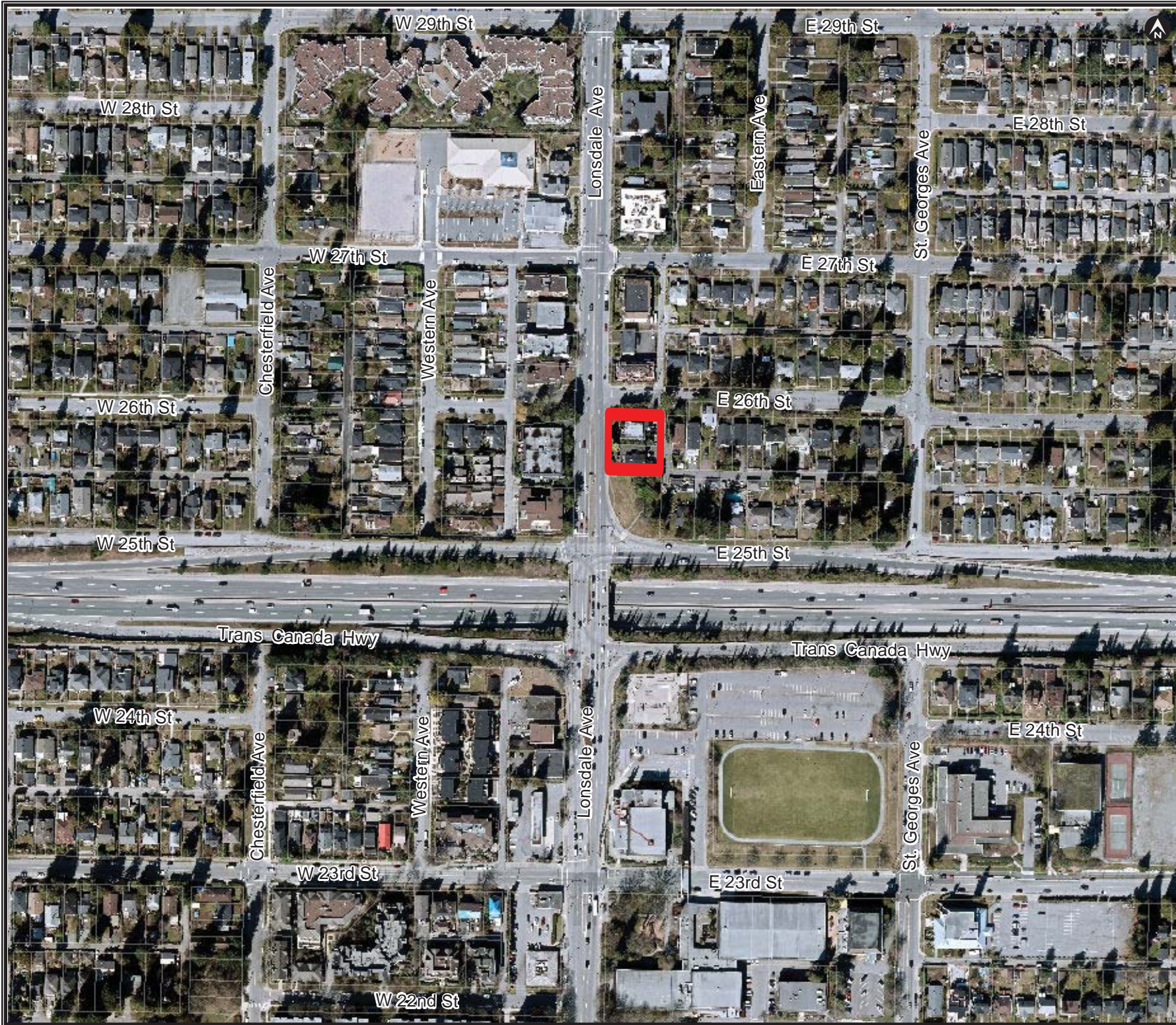
children's play area to the rooftop amenity space, additional pathway lighting, and reconfiguration of overhangs to provide weather protection and additional shading.

CONCLUSION



The proposed application represents good planning. The proposal meets the intent of the OCP land use designation, City housing policies, and the planned vision for the community. The project would result in a net increase of 39 residential rental units including seven mid-market units – secured in perpetuity at 10% below CMHC average rates as well as 11% of the units secured as 3-bedroom exceeding the City's Family-Friendly Housing Policy. The subject site's proximity to commercial facilities, rapid transit, and the Harry Jerome Community Recreation Centre make it an ideal location. The requested zoning change and development proposal are consistent with the Region's and the City's planning policies. Overall, the application seeks to increase the City's rental stock, while providing a sustainable and thoughtful building design.

RESPECTFULLY SUBMITTED:

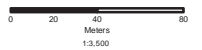

Sean Galloway, MUDD, MCIP, RPP
Manager, Planning



Legend

-  Subject Site
 -  Legal_Parcels
- Aerial 2019**

Attachment 1



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

GIS Division, Information Technology,
City of North Vancouver

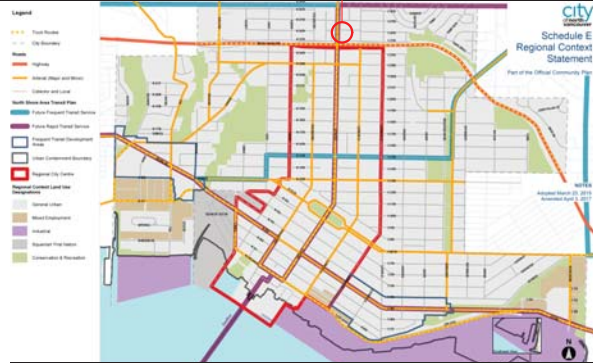




Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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SUBJECT SITE - ZONE: RM-1



NORTH VANCOUVER - REGIONAL CONTEXT

CLIENT	CASCADIA GREEN DEVELOPMENT	Farzad Mazarei	604.260.1056	farzad@cascadiagreendev.com
	106-252 Esplanade West <td>Mahsoo Naderi <td>778.863.4384 <td>mahsoo@cascadiagreendev.com</td> </td></td>	Mahsoo Naderi <td>778.863.4384 <td>mahsoo@cascadiagreendev.com</td> </td>	778.863.4384 <td>mahsoo@cascadiagreendev.com</td>	mahsoo@cascadiagreendev.com
	North Vancouver, BC V7M 0E9 <td>Steven Petersson <td>604.813.6720 <td>steven@cascadiagreendev.com</td> </td></td>	Steven Petersson <td>604.813.6720 <td>steven@cascadiagreendev.com</td> </td>	604.813.6720 <td>steven@cascadiagreendev.com</td>	steven@cascadiagreendev.com
MECHANICAL	WILLIAMS ENGINEERING CANADA INC. <td>James Y P Lee <td>778.357.0155 <td>james.lee@williamsengineering.com</td> </td></td>	James Y P Lee <td>778.357.0155 <td>james.lee@williamsengineering.com</td> </td>	778.357.0155 <td>james.lee@williamsengineering.com</td>	james.lee@williamsengineering.com
	740 - 1100 Melville Street <td>Petr Kuo <td> <td>peter.kuo@williamsengineering.com</td> </td></td>	Petr Kuo <td> <td>peter.kuo@williamsengineering.com</td> </td>	<td>peter.kuo@williamsengineering.com</td>	peter.kuo@williamsengineering.com
	Vancouver, BC V6E 4A6 <td></td> <td></td> <td></td>			
ELECTRICAL	WILLIAMS ENGINEERING CANADA INC. <td>Henry Feng <td> <td>hfeng@williamsengineering.com</td> </td></td>	Henry Feng <td> <td>hfeng@williamsengineering.com</td> </td>	<td>hfeng@williamsengineering.com</td>	hfeng@williamsengineering.com
	740 - 1100 Melville Street <td></td> <td></td> <td></td>			
	Vancouver, BC V6E 4A6 <td></td> <td></td> <td></td>			
CIVIL	CREUS ENGINEERING <td>Daniel Casey <td>604.987.9070 <td>dcasey@creus.ca</td> </td></td>	Daniel Casey <td>604.987.9070 <td>dcasey@creus.ca</td> </td>	604.987.9070 <td>dcasey@creus.ca</td>	dcasey@creus.ca
	Suite 610, East Tower - 221 Esplanade West <td></td> <td>ext. 315</td> <td></td>		ext. 315	
	North Vancouver, BC V7M 3J3 <td></td> <td></td> <td></td>			
LANDSCAPE	PERRY & ASSOCIATES <td>Michael Patterson <td>604.738.4118 <td>mp@perryandassociates.ca</td> </td></td>	Michael Patterson <td>604.738.4118 <td>mp@perryandassociates.ca</td> </td>	604.738.4118 <td>mp@perryandassociates.ca</td>	mp@perryandassociates.ca
	112 East Broadway <td></td> <td></td> <td></td>			
	Vancouver, BC V5T 1V9 <td></td> <td></td> <td></td>			
CODE	MR CONSULTING <td>Mark Roozbahani <td>604.764.7709 <td>mark@codeconsultant.ca</td> </td></td>	Mark Roozbahani <td>604.764.7709 <td>mark@codeconsultant.ca</td> </td>	604.764.7709 <td>mark@codeconsultant.ca</td>	mark@codeconsultant.ca
	1281 128th St <td></td> <td></td> <td></td>			
	West Vancouver, BC V7V 3Z4 <td></td> <td></td> <td></td>			
ENERGY	MURI CONSULTING GROUP INC. <td>Ayde Sahaf <td>778.318.2932 <td>asahaf@muriconsulting.com</td> </td></td>	Ayde Sahaf <td>778.318.2932 <td>asahaf@muriconsulting.com</td> </td>	778.318.2932 <td>asahaf@muriconsulting.com</td>	asahaf@muriconsulting.com
	Sustainability Consulting <td></td> <td></td> <td></td>			
	1503, 938 Smith St <td></td> <td></td> <td></td>			
	Vancouver, BC V6Z 3H8 <td></td> <td></td> <td></td>			

CONTACT LIST

DRAWING LIST:

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL	COVER PAGE	NTS
→ A-0.000	COVER PAGE	NTS
→ A-0.010	PROJECT STATISTICS	NTS
→ A-0.020	ZONING OCP	2.125
→ A-0.040	SITE CONTEXT	NTS
→ A-0.050	CONTEXT PHOTOS	1:300
→ A-0.060	CONTEXT PLAN	NTS
→ A-0.070	CONCEPT IMAGES	NTS
→ A-0.071	BALCONY SCREENS	NTS
→ A-0.080	PERSPECTIVES	NTS
→ A-0.081	PERSPECTIVES (1)	NTS
→ A-0.082	PERSPECTIVES (2)	NTS
→ A-0.100	SURVEY (REFERENCE)	NTS
→ A-1.000	SITE PLAN	3/32"
→ A-2.001	PARKING P1	1/8"
→ A-2.002	PARKING P2	1/8"
→ A-2.010	1ST FLOOR	1/8"
→ A-2.020	2ND FLOOR	1/8"
→ A-2.030	3RD FLOOR	1/8"
→ A-2.040	4TH FLOOR	1/8"
→ A-2.050	5TH FLOOR	1/8"
→ A-2.060	ROOF LEVEL	1/8"
→ A-3.001	ADAPTABLE UNITS DESIGN GUIDELINES	NTS
→ A-3.002	UNIT PLANS ADAPTABLE	1/4"
→ A-3.003	UNIT PLANS - 1 BEDROOM	1/4"
→ A-3.004	UNIT PLANS - 3 BED / STUDIO	1/4"
→ A-4.001	LONSDALE AVE - W ELEVATION	1/8"
→ A-4.002	E 26TH STREET - NORTH ELEVATION	1/8"
→ A-4.003	LANE - EAST ELEVATION	1/8"
→ A-4.004	SOUTH ELEVATION	1/8"
→ A-4.500	LONSDALE AVE - STREETSCAPE	1/16"
→ A-4.501	E 26TH STREET - STREETSCAPE	1/16"
→ A-5.000	SITE SECTIONS	1/8"
→ A-5.001	SITE SECTIONS	1/8"
→ A-5.002	SITE SECTION	1/8"
→ A-8.001	MASSING STUDY	NTS
→ A-8.001	MASSING STUDY (1)	NTS
→ A-8.003	MATERIALS FINISHES	NTS
→ A-8.500	SHADOW STUDY	NTS
→ A-8.501	SHADOW STUDY	NTS
→ A-9.001	AREA OVERLAYS PARKING P1	1/8"
→ A-9.002	AREA OVERLAYS PARKING P2	1/8"
→ A-9.010	AREA OVERLAYS 1ST FLOOR	1/8"
→ A-9.020	AREA OVERLAYS 2ND FLOOR	1/8"
→ A-9.030	AREA OVERLAYS 3RD FLOOR	1/8"
→ A-9.040	AREA OVERLAYS 4TH FLOOR	1/8"
→ A-9.050	AREA OVERLAYS 5TH FLOOR	1/8"
→ A-9.060	AREA OVERLAYS ROOF LEVEL	1/8"

Total → 47



(PROJECT TEAM)

CASCADIA
Green Development
(CLIENT)

CASCADIA GREEN
(PROJECT)

2540 - 2590 LONSDALE AVENUE
2540 - 2590 LONSDALE AVENUE
NORTH VANCOUVER, BC
(SITE)

COVER PAGE

(PROJECT)
18468
(SCALE)

DEC 12, 2019
(DATE)

4 - DPA RESUBMISSION
(ISSUE)

(DRAWING)
A-0.000

2540 - 2590 LONSDALE AVENUE | NORTH VANCOUVER | BC | REZONING | DPA | RESUBMISSION

RENTAL HOUSING DEVELOPMENT



1
EXISTING SITE - 2540 LONSDALE AVE



E 26 STREET - LONSDALE AVE INTERSECTION



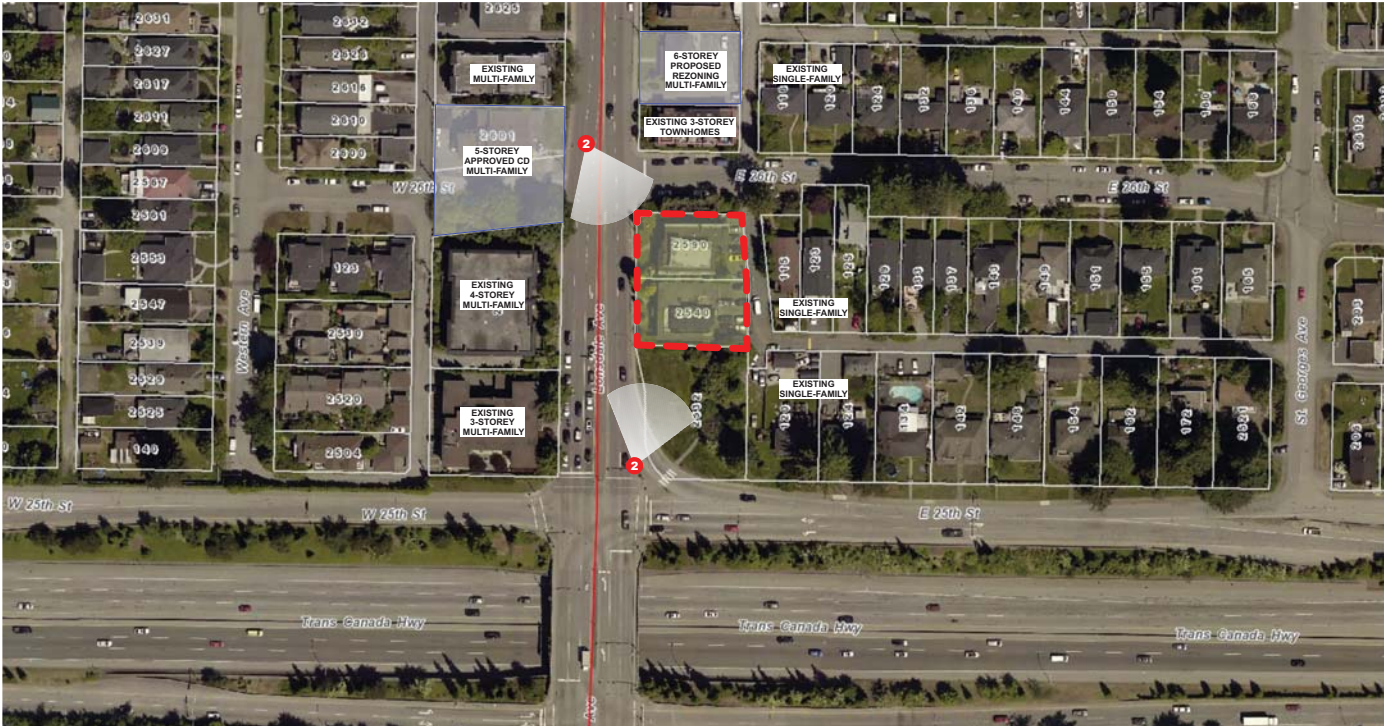
2
EXISTING SITE - 2590 LONSDALE AVE



EXISTING LANE



ARIAL VIEW - HWY 1 INTERSECTION



VIEW SOUTH WEST - ALONG LONSDALE



EXISTING LANE - ADJACENT CONTEXT



E 26 STREET - VIEW NORTH



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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(PROJECT TEAM)

(ARCHITECT SEAL)

CASCADIA
Green Development
(CLIENT)

CASCADIA GREEN
(PROJECT)

2540 - 2590
LONSDALE AVE
2540 - 2590 LONSDALE AVENUE
NORTH VANCOUVER, BC
(STYLE)

CONTEXT
PHOTOS

18468 (PROJECT)

(SCALE)

DEC 12, 2019 (DATE)

4 - DPA SUBMISSION (ISSUE)

(DRAWING)

A-0.050



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(PROJECT TEAM)

(ARCHITECT SEAL)

CASCADIA
Green Development
(CLIENT)

CASCADIA GREEN

(PROJECT)

**2540 - 2590
LONSDALE AVE**
2540 - 2590 LONSDALE AVENUE
NORTH VANCOUVER, BC

(STYLE)

**STREET
ELEVATION -
LONSDALE AVE**

(PROJECT)

18468

(SCALE)

1/16" = 1'-0"

(DATE)

DEC 12, 2019

(ISSUE)

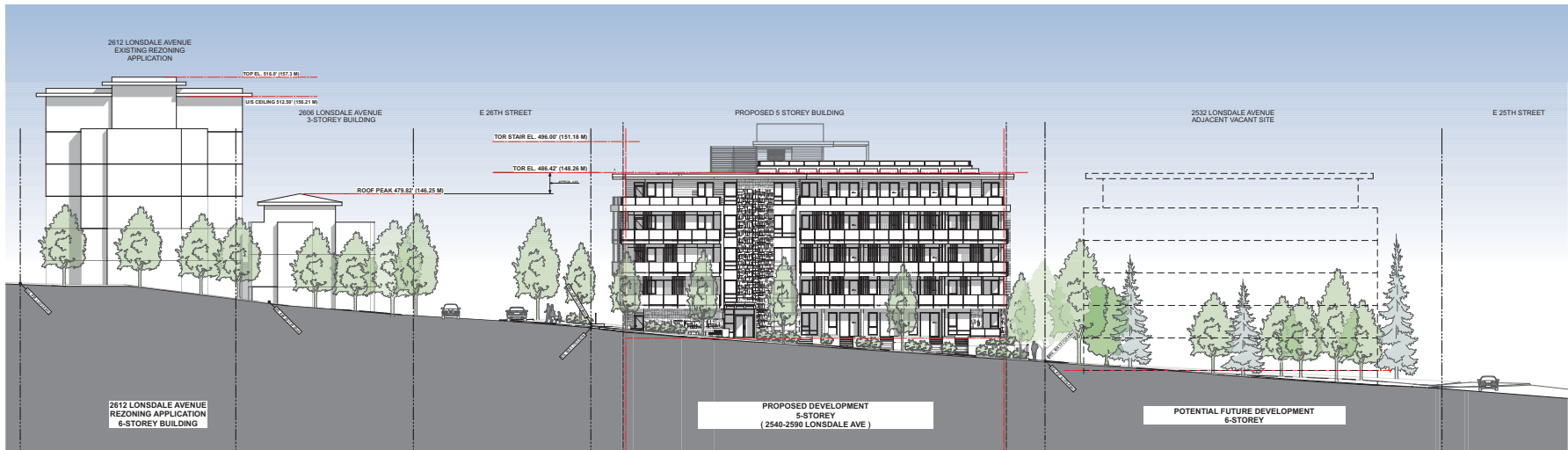
4 - DPA RESUBMISSION

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A-4.500



LONSDALE AVENUE - STREETSCAPE



LONSDALE AVENUE - STREETSCAPE FUTURE



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[PROJECT TEAM]

[ARCHITECT SEAL]



CASCADIA GREEN

[PROJECT]

2540 - 2590
LONSDALE AVE
2540 - 2590 LONSDALE AVENUE
NORTH VANCOUVER, BC

STREET ELEVATIONS - E 26TH STREET

18468 [PROJECT]

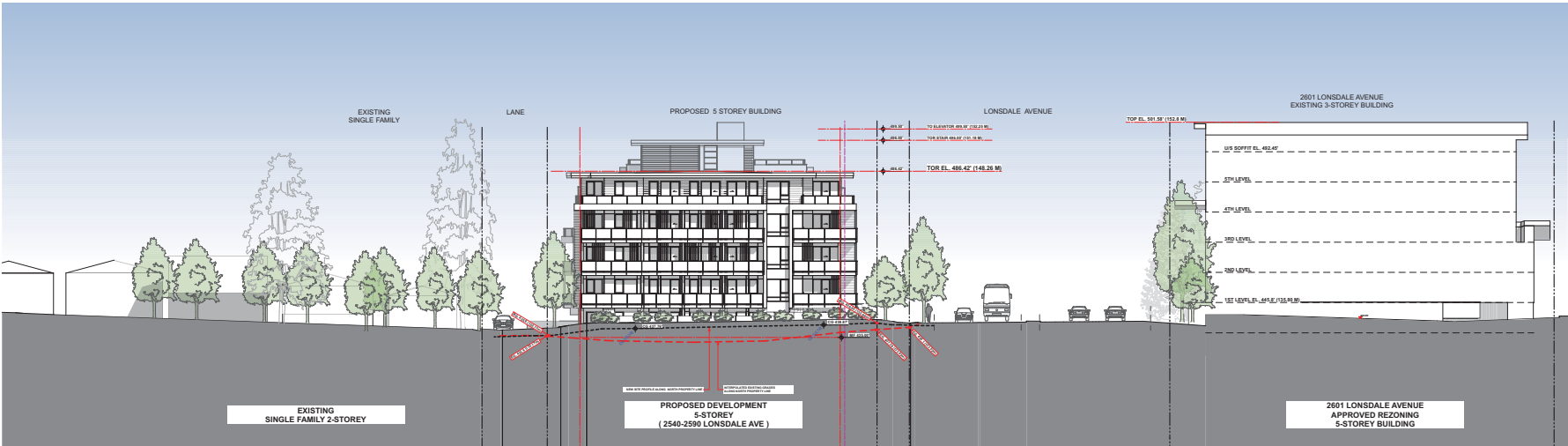
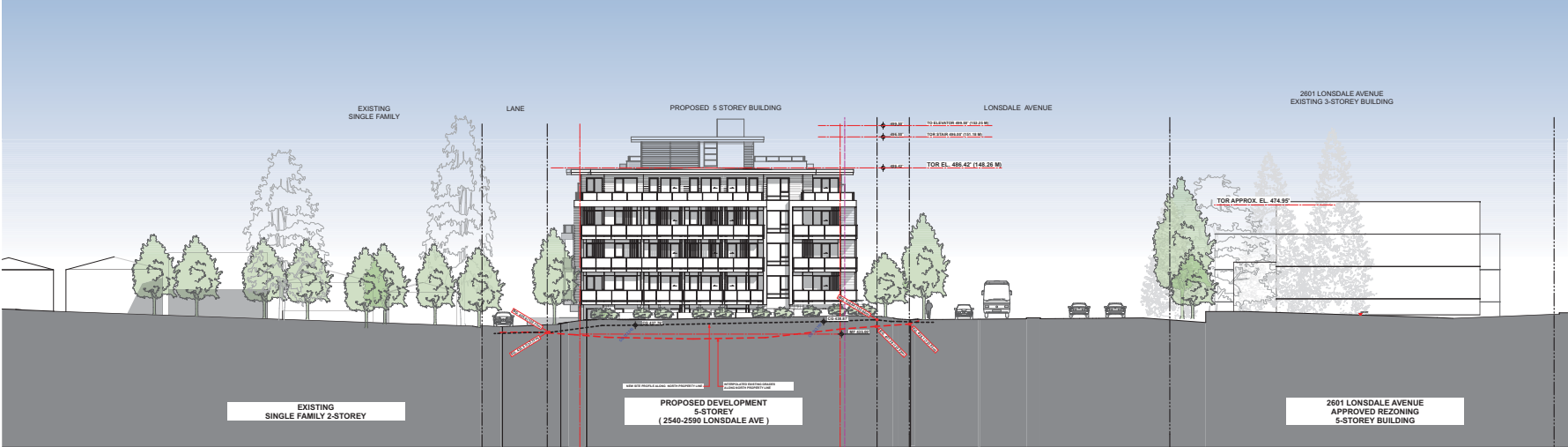
1/16" = 1'-0" [SCALE]

DEC 12, 2019 [DATE]

4 - DPA RESUBMISSION [ISSUE]

[DRAWING]

A-4.501



E 26 STREET - STREETSCAPE FUTURE CONTEXT



LONSDALE AVE - EXISTING CONTEXT - VIEW NW



LONSDALE AVE - EXISTING CONTEXT - VIEW NE



LONSDALE AVE - FUTURE CONTEXT - VIEW NW



LONSDALE AVE - FUTURE CONTEXT - VIEW NE



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[PROJECT TEAM]

[ARCHITECT SEAL]

CASCADIA
Green Development
[CLIENT]

CASCADIA GREEN
[PROJECT]

**2540 - 2590
LONSDALE AVE**
2540 - 2590 LONSDALE AVENUE
NORTH VANCOUVER, BC

[STYLE]

MASSING STUDY

18468 [PROJECT]

[SCALE]

DEC 12, 2019 [DATE]

4 - DPA RESUBMISSION [ISSUE]

[DRAWING]

A-8.001



INTERSECTION OF E 26TH ST AND LONSDALE AVE VIEW S-E



VIEW NORTH - ALONG LONSDALE AVE



ROOF DECK VIEW



VIEW NORTH WEST - ALONG LANE



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[PROJECT TEAM]

[ARCHITECT SEAL]

CASCADIA
 Green Development
(CLIENT)

CASCADIA GREEN

[PROJECT]

**2540 - 2590
 LONSDALE AVE**
2540 - 2590 LONSDALE AVENUE
 NORTH VANCOUVER, BC

[STYLE]

MASSING STUDY

18468 [PROJECT]

[SCALE]

DEC 12, 2019 [DATE]

4 - DPA RESUBMISSION [ISSUE]

[DRAWING]

A-8.002



6	REISSUED FOR DEVELOPMENT PERMIT AND REZONING	2019/12/13
5	ISSUED FOR REVIEW	2019/11/01
4	REISSUED FOR DEVELOPMENT PERMIT	2019/08/23
3	ISSUED FOR DEVELOPMENT PERMIT	2019/04/09
2	ISSUED FOR REZONING	2019/04/09
1	ISSUED FOR CLIENT REVIEW	2019/03/15
Revision No.		Date

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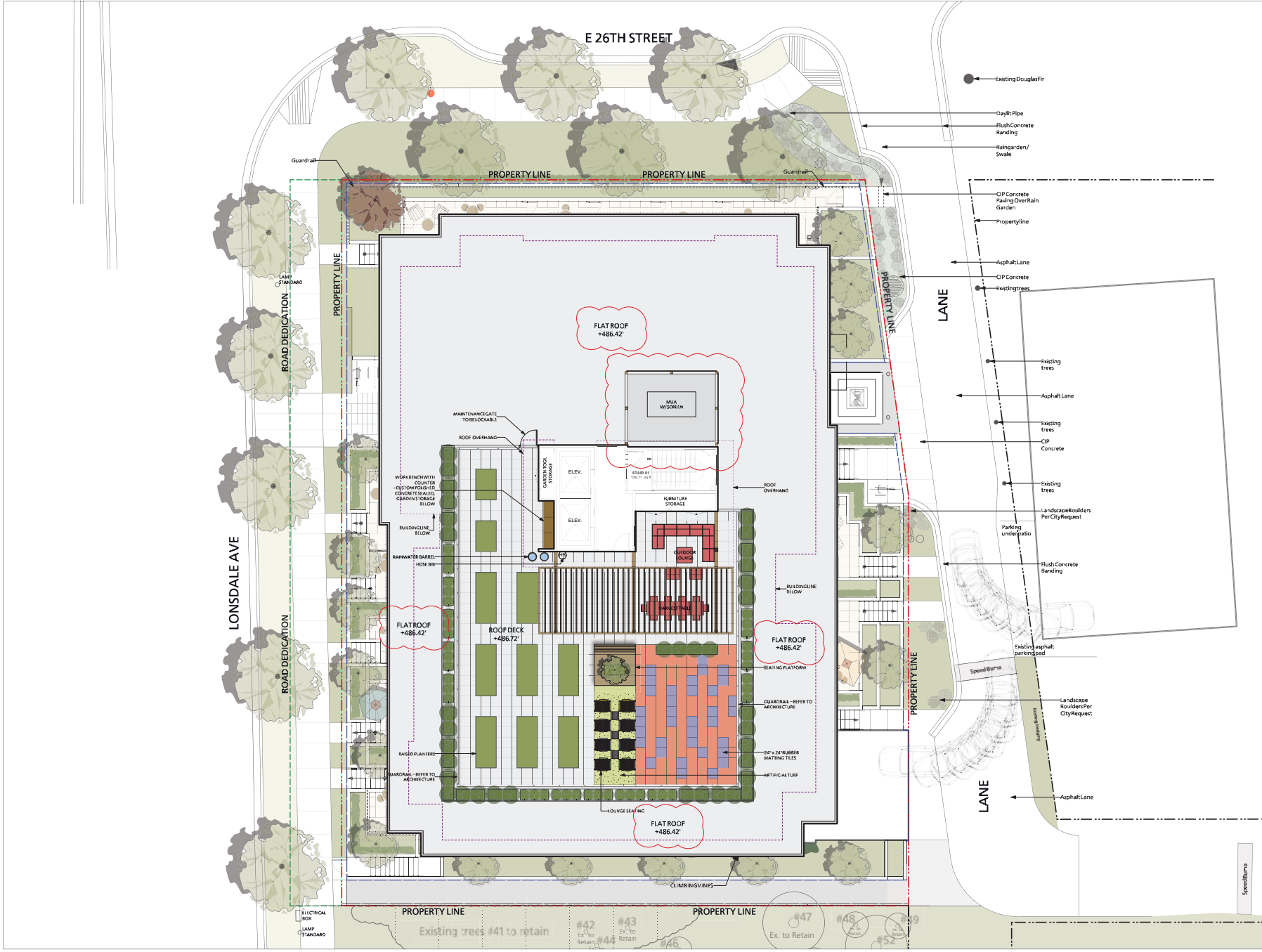
Cascadia Green Development

Project Title:
Upper Lonsdale Ave.
 2540-2590 LONSDALE AVENUE
 NORTH VANCOUVER, BC

Drawing Title:
Landscape Concept Plan

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	19-005
Sheet No.:		

L0.0



4	REISSUED FOR DEVELOPMENT PERMIT AND REZONING	2019/12/13
3	REISSUED FOR DEVELOPMENT PERMIT	2019/08/23
2	ISSUED FOR DEVELOPMENT PERMIT	2019/04/09
1	ISSUED FOR REZONING	2019/04/09
	Revision No.	Date

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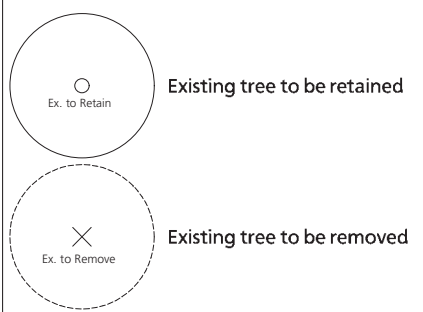
Cascadia Green Development

Project Title:
Upper Lonsdale Ave.
 2540-2590 LONSDALE AVENUE
 NORTH VANCOUVER, BC

Drawing Title:
Landscape Roof Concept Plan

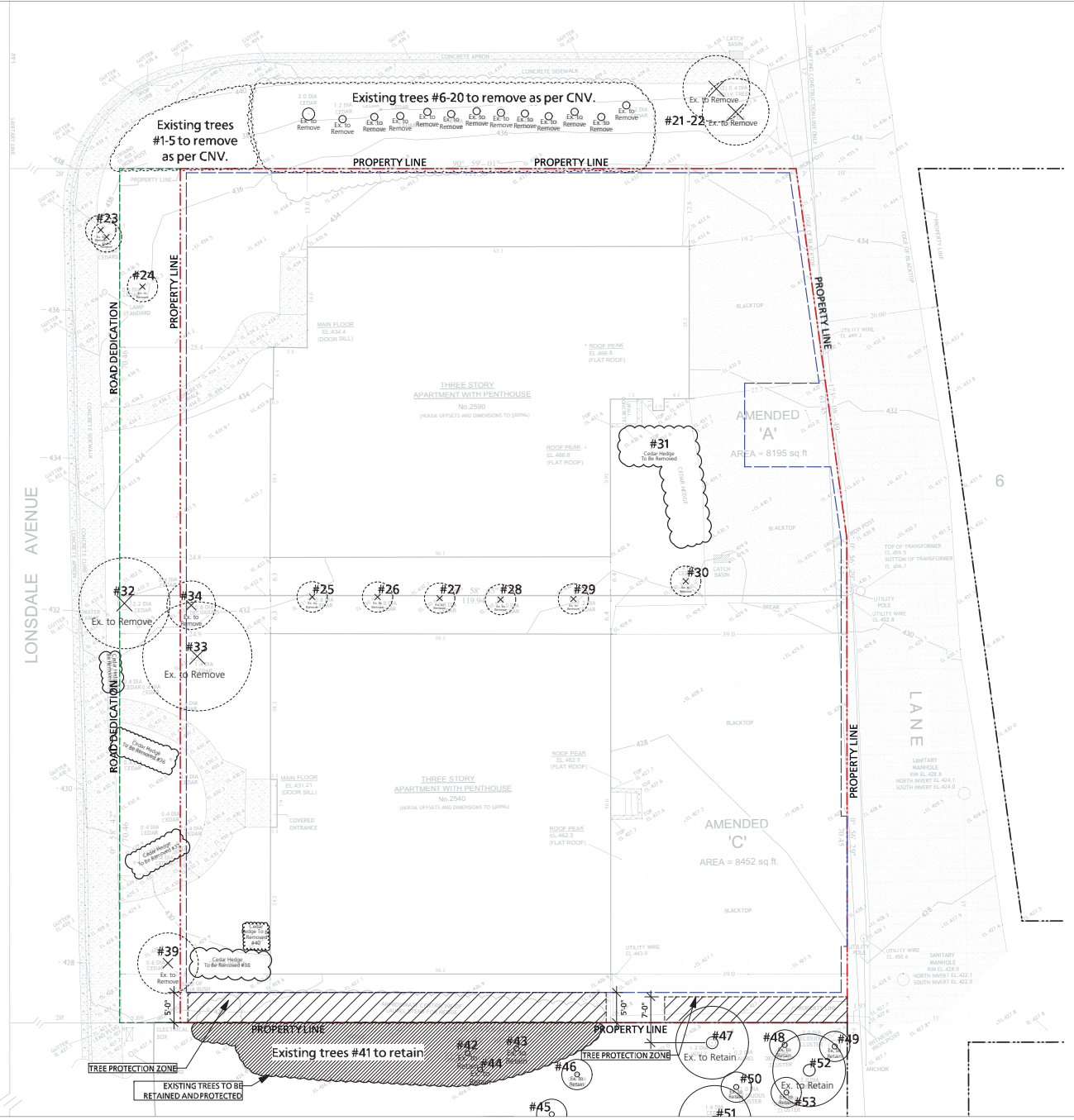
Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	19-005
1/8" = 1'-0"		
Sheet No.:		

Legend:



General Notes:

1. These drawings are to be read in conjunction with Architectural Plans, Civil Plans and Arborist Report and Plans.
2. No work is to be performed within the Root Protection Zones without the project Arborist present to supervise. Arborist contact: Reuben Trapp Trapp Arborist Services Phone: (604) 700-9030
3. Tree protection fencing as Tree protection fencing as per City of North Vancouver standards.



4	REISSUED FOR DEVELOPMENT PERMIT AND REZONING	2019/12/13
3	REISSUED FOR DEVELOPMENT PERMIT	2019/08/23
2	ISSUED FOR DEVELOPMENT PERMIT	2019/04/09
1	ISSUED FOR REZONING	2019/04/09
	Revision No.	Date

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Client: **Cascadia Green Development**

Project Title: **Upper Lonsdale Ave.
 2540-2590 LONSDALE AVENUE
 NORTH VANCOUVER, BC**

Drawing Title: **Tree Management Plan**

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	19-005
Sheet No.:		

**COMMUNITY SERVICES DEPARTMENT**

CITY OF NORTH VANCOUVER T 604 990 4220
141 WEST 14TH STREET F 604 985 0576
NORTH VANCOUVER DEVEL@CNV.ORG
BC / CANADA / V7M 1H9 CNV.ORG

Memorandum

Date: April 16, 2020
File: REZ2019-00008
To: File
From: Kurt Dexel, Development Technician 2

Subject: Rezoning Application
Location: 2540 – 2590 Lonsdale Avenue
Applicant: Cascadia Green Development

Context:

The applicant wishes to rezone the subject property to allow development of a five storey 64 unit rental apartment building.

Purpose:

The purpose of this memorandum is to identify general bylaw requirements necessary to service this proposed development, and to identify any specific impacts that warrant recommendations for community enhancements.

General:

Requirements identified in this Memorandum are based on a preliminary review of existing service levels in the area and are in the context of the information submitted by the applicant for the proposed use of the property.

The preliminary information provided to date is insufficient to enable comprehensive analysis of all servicing requirements. While all attempts are made to be as inclusive as possible, additional requirements, not specifically mentioned in this Memorandum, may be revealed through engineering studies, detailed designs and building permit reviews. The City Engineer reserves the right to make such additions as may be necessary.

All works and services required to service this development shall be designed, and constructed at the developer's expense. The developer's design professionals shall be responsible for the design of all required works and the preparation of cost estimates.

Community Impact – Development Services

A. Infrastructure

New municipal service connections are required. Service connection sizing is to be determined by the developer's consultants. All third party utility services (electrical, gas and communications) must be underground.

The adjacent streetscape must be upgraded at the developer's expense, including street and pedestrian level LED lighting, street trees installed with structural soil or soil cells, hard and soft landscaping surfaces, new concrete sidewalks, curb and gutter and lane\road paving. New road markings using thermoplastic material and regulatory signage will be required around the perimeter of the site as necessary.

An off-site irrigation system is required, and is to be installed at the developer's cost. City of North Vancouver forces will install an irrigation lead and box from a line brought out to the boulevard from the proposed building. The location of the irrigation box and connection is to be determined at the building permit design stage. All beds and trees (including street trees) are to have in-ground irrigation.

Upon acceptance by the City of North Vancouver, all new boulevard landscaping works will be placed on a two year maintenance/warranty period to ensure establishment.

The project shall incorporate sustainable stormwater (rainwater) management practices in the development. Stormwater (low-impact development or green infrastructure) source controls (e.g. infiltration works, green roofs, rainwater harvesting) shall be employed to mitigate the impact of urban run-off on our streams and Burrard Inlet.

All run-off from roofs, other structures, and paved areas should be directed to on-site stormwater (rainwater) source controls prior to discharge to the City storm connection. Design methodology shall address both water quality protection and volume reduction. Guidelines for stormwater management source-controls are available.

Street Infrastructure Upgrades

As required by the Subdivision and Development Control Bylaw, and with the adoption of proposed rezoning infrastructure upgrades, the adjacent streetscape shall be upgraded at the developer's expense to current City of North Vancouver standards.

All works shall meet the Master Municipal Construction Document design criteria, specifications and drawing standards, and City of North Vancouver standards.

Development servicing requirements:

Underground Utilities

Service Connections

Water service connection, complete with Fire Department Connection

Sanitary service connection

Storm service connection

Underground Hydro, Gas, LEC, communication, and cable connections

Stormwater Management

The proposed development must incorporate a professionally designed stormwater management plan, designed to the satisfaction of the City Engineer, and which meets Provincial Stormwater Guideline's Best Practices.

Any stormwater management features that encroach into the City right-of-way shall be maintained in perpetuity by the property owner.

Lonsdale Avenue

- Provide 3.048 meter wide road dedication along Lonsdale Avenue frontage.
- New 2.0 meter wide sidewalks, MMCD C5 barrier curb and gutter, 2.0 meter wide boulevard and street trees.
- New street trees are required in a continuous soil trench, complete with a minimum of 15m³ of soil per street tree and structural soil.
- Install catch basin at SW corner of site.
- Install LED overhead street lighting and pedestrian level lighting to CNV standards.
- Mill and overlay road surface from new curb and gutter to median.
- Regulatory signage and thermoplastic pavement markings as required.

East 26th Street

- Provide bump-out at Lonsdale intersection and new 2.0 meter wide sidewalks, MMCD C5 barrier curb and gutter, 1.5 meter wide boulevard and street trees for the south side as well as the north side.
- Remove existing trees along property line and reconstruct boulevard.
- New street trees are required in a continuous soil trench, complete with a minimum of 15m³ of soil per street tree and structural soil.
- Install LED overhead street lighting and pedestrian level lighting to CNV standards.
- Mill and overlay road surface from new curb and gutter to road centreline.

Laneway

- Reconstruct and pave laneway along site frontage including "living Laneway" elements.
- Install bump-outs at Lane.
- Install residential speed bumps.
- Underground over-head lines.

Traffic/Transportation

- Provide \$50,000.00 contribution for traffic signal modifications at East 27th Street and Lonsdale Avenue.
- Extend concrete median within Lonsdale Avenue to restrict left hand turns from East 26th Street.

Public Realm

- An off-site irrigation system is required, and is to be installed at the developer's cost. City of North Vancouver forces will install an irrigation lead and box from a line brought out to the boulevard from the building. The location is to be determined at the building permit stage.

B. Constructability

This development can be constructed with minimal disruption to the adjacent community provided the construction follows standard best management practices. An approved traffic management plan and construction management plan are required prior to any site development or issuance of a building permit.

Throughout the construction phase of the development, the applicant must ensure that safe public access on all City rights-of-way during construction is maintained. The City of North Vancouver requires additional permits for street occupancy, building zone occupancy, temporary road/lane closures, and bulk container bins, all of which are not covered under the building permit.

Careful consideration must be given to the locations of street occupancy zones and building (loading) zones. The City may consider partial use of the lane for deliveries; however, priority must be given to vehicle access for the neighbouring properties.

A professionally designed Erosion and Sediment Control (ESC) Plan must be approved prior to issuance of a demolition/building permit. The ESC Plan is to be implemented throughout the demolition, excavation and construction phases of the project.

C. Information for Council Report

The applicant has provided design drawings for off-site works and services as required by the Subdivision and Development Control Bylaw.

In addition to standard frontage upgrades and improvements to the public realm, the off-site works will include:

- Contribution towards upgrades to traffic signal at Lonsdale Avenue and 27th Street.
- Design and construction of the laneway east of the site using "living lane" principles.
- New curb and gutter, sidewalks, street trees and bump-outs on the north side of East 26th Street.
- Concrete median within Lonsdale Avenue at East 26th Street to restrict intersection to right in/out only.

Kurt Dexel
Development Technician 2

c: Matthew Holm, Manager, Development Services
Sean Galloway, Manager, Planning

SCHEDULE “A”

WORKS

OFF-SITE SERVICING REQUIREMENTS

2540 – 2590 Lonsdale Avenue, North Vancouver

All works and services required to serve this development shall be designed, constructed and installed at the owner’s expense and are subject to approval of the City Engineer.

These requirements are based on preliminary review of the existing service levels in the area and are in the context of the information submitted. These requirements are established in the context of the proposed use of the property, without the benefit of detailed analysis. During the detailed design phase of the project, it may be necessary for the applicant to perform works that are not specifically mentioned herein, to satisfy the requirements of the City. The City Engineer reserves the right to make such additions as may be necessary.

All works shall meet the Master Municipal Construction Document design criteria, specifications and drawing standards, and City of North Vancouver standards.

Development servicing requirements:

Underground Utilities

Service Connections

Water service connection, complete with Fire Department Connection

Sanitary service connection

Storm service connection

Underground Hydro, Gas, LEC, communication, and cable connections

Stormwater Management

The proposed development must incorporate a professionally designed stormwater management plan, designed to the satisfaction of the City Engineer, and which meets Provincial Stormwater Guideline’s Best Practices.

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2540 – 2590 Lonsdale Avenue

Development Information Session Summary Report

Event Date: May 14, 2019
Time: 6:30pm – 8:30pm
Location: The Atrium, Holy Trinity School, 128 West 27th Street, North Vancouver
Attendance: 23 members of the public signed in.
Comments: Nine comment sheets, all in support.

Meeting Purpose:

- 1) To present development proposal materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the proposal
- 3) To provide an opportunity for neighbours to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

Invitation Brochures

The City requires invitations to be sent to all households and businesses within 40m of the site. Cascadia Green delivered 120 invitations, exceeding the 40m radius in all directions. Invitations were sent to all households adjacent to the lane which services the development site. Appendix A includes a copy of this invitation and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, May 8, 2019 and Friday, May 10, 2019. A copy of the ad is included in Appendix A.

Notification Signs

Two signs were installed on the property on April 30, 2019 providing two weeks' notice to neighbours of the meeting. One sign was installed on the Lonsdale Avenue frontage, and the other was installed on the 26th Street frontage. Photographs of the installed signs are provided in Appendix A.

Attendance:

23 members of the public signed in for the meeting. A copy of the redacted sign-in sheet is included in Appendix B.

The following City staff and project team members were in attendance:

City of North Vancouver:

- Wendy Tse, Planner

Project Team:

- Farzad Mazarei, CEO, Cascadia Green Development
- Steven Petersson, Director of Development, Cascadia Green Development
- Shamus Sachs, Architect, Integra Architecture
- Katrina May, Facilitator, Petersson Planning Consulting

Overview:

The meeting was held in a Town Hall Meeting format, beginning with an Open House, followed by a presentation by the applicant and a facilitated question and answer session. During the Open House, meeting participants browsed the display boards and engaged directly with the project team. During the applicant presentation and facilitated question and answer period, a facilitator noted questions and comments on a flip chart for all to see in order to ensure a transparent and fair documentation of the process.

The participants were invited to submit written comments to the facilitator or to the municipal planner. The comment period remained for two weeks, from the night of the meeting, May 14, 2019, until May 28, 2019. Nine comment sheets were submitted: all of them supported the project.

The general tone of the evening was support for this development proposal, as it proposes much-needed affordable rental housing for mid-market and moderate income households. Community members recognized the demand for rental housing in the neighbourhood, as well as the developer's intention to offer all of the units at two levels of discounted rents, pending financing from BC Housing.

There were discussion and questions regarding:

- the construction timeline
- traffic impacts (particularly in the lane east of the project site)
- whether the building will be pet-friendly
- proposed rental rates
- how the existing tenants will be accommodated.

Community members discussed the potential traffic mitigation opportunities in the broader neighbourhood, and wished to use this public forum to communicate their ideas to City staff and Council. This discussion included:

- concern about the neighbourhood being used by through-traffic on St Georges and 26th Street
- the desire for traffic calming, and concern about traffic speed on 26th Street, where the street narrows
- consideration of turning 26th Street and/or the lane into one-way traffic
- noting that the lane in the neighbourhood is used extensively by pedestrians.

Existing tenants expressed concern over how and where they will find alternative affordable rental accommodation when they are required to vacate the building. The developer communicated the basic structure of the City's Tenant Relocation policy, which include providing three months' of rent, assistance in finding alternative accommodation, the right of first refusal for new mid-market affordable units once completed, and discounted rents for former tenants. The applicant invited tenants to speak

with him after the meeting to discuss how they could work with Cascadia Green to help with relocation and identify an appropriate relocation package.

The overall development proposal was supported by most participants.

Public Dialogue:

(Q = Question, A = Answer, C = Comment, and the number is to track the dialogue)

- Q1** How long will it take to construct?
A1 Once approved, 20 – 24 months. It could be reduced to 18 months with a new construction method we are exploring.
- Q2** Will dump trucks etc. be using the alley? That would be a huge issue for me.
A2 Upon receiving a Building Permit, we must submit a construction and traffic management plan, including location of the staging area. It will depend on the CNV. While we might need to use the lane, based on our experience on other projects in North Vancouver, we will always provide access.
- C3** There are currently 14 homes that rely on alley parking. We can't park out front.
- Q4** What about garbage and recycling pick up?
A4 Garbage and recycling pick up will probably occur on site, in the parkade.
- Q5** Have you thought about closing off 26th Street as a cul-de-sac?
A5 Thank you for the suggestion on how to deal with traffic concerns in the neighbourhood. I will include your suggestion in the meeting summary report to flag this for the City.
- C6** Might make more sense to make 26th Street a one-way-street.
- Q7** How do you know what development will happen on the adjacent site?
A8 We approached the Ministry to see if they wished to sell to us, to make it part of the land assembly. The Ministry is interested in principle in selling some or all of this parcel. They are not ready to sell the site because, before the Crown may alienate public land, they must undertake a First Nations consultation process. The time line for this consultation process did not match our development schedule.
- Q8** What about the east-facing balconies looking out/down on neighbours?
A8 The existing building has windows looking in that direction, so this condition will not change. We are, however, seeking to enhance privacy and reduce overlook by proposing vertical wooden slats on the balconies: these will reduce solar gain and enhance privacy for neighbours.
- Q9** What prices will the affordable rents be?
A9 The approximate prices for the 90% of units geared to moderate incomes will be between \$1,400 - \$3,400 per month. Those households will have a total income

between \$58,000 - \$140,000 per year. Out of the 64 units, 30 are studios, 16 are 1-bedrooms, 11 are 2-bedrooms, and 7 are 3-bedrooms.

C10 You are kicking out families. That is what you are doing.

A10 We regret that creating additional relatively affordable rental housing means evicting current tenants. Existing tenants will have first right of refusal for the most affordable units in the new building. These units will be offered at 10% below average market rents.

C11 Half of the people in the building are being kicked out onto the street.

A11 Existing tenants are eligible for Tenant Relocation assistance. They are eligible for advanced notification prior to eviction and money to offset moving costs. It is also Cascadia's responsibility to help them find other appropriate accommodation if the tenants wish our help. These buildings are at the end of their useful life and are not in good condition for residents. It is time to redevelop and increase the housing stock, and we are seeking BC Housing financing to make the units as affordable as we can.

Q12 Will it be pet-friendly?

A12 I think so – companion animals are part of the family, aren't they? It is, however, too early for us to commit to a final decision on this.

Q13 What are the proposed rents for the 90% of the building intended for moderate incomes?

A13 1-bedroom = \$1,900
2-bedroom = \$2,800
3-bedroom = \$3,400

Q14 Will Cascadia retain ownership of the building?

A14 Yes, we are considering that.

Q15 Do you have other plans along 25th Street or Lonsdale Ave?

A15 We are finishing construction of 14 condo units at Queens and Lonsdale. We don't have current plans along 25th Street or Lonsdale Avenue.

Q16 How many existing units versus how many proposed?

A16 25 units exist today in both buildings. We propose to replace them with 64 units.

Q17 Will there be more traffic in the lane?

A17 Yes, there will be more traffic in the lane – we exceeded the City's notification requirements in order to invite everybody who has a home next to the lane. There might be less of a traffic increase than you might think, since renters have lower rates of car ownership. We are also planning not to provide parking for most of our smaller studio units, in order to optimize parking for our larger, family-oriented units.

C18 We have a unique neighbourhood. There are a lot of pedestrians on 25th and 26th Street, St. Georges Avenue, and in the lane. My biggest concern is the increase in traffic due to the increase in density.

Q19 There will be 64 units and only 42 parking spots?

A19 The studio units will probably not have a parking: these renters will probably have a lower rate of car ownership. The CNV has lower parking standards for rental buildings than condos. We are exceeding the CNV's standards for rental buildings by three stalls. We propose 0.7 parking stalls per unit, and 1.5 bike stalls per unit. We are considering subsidizing a car share in the neighbourhood. Lonsdale Avenue also has regular transit service, which can reduce the demand for cars and parking.

Q20 There is a huge convergence of pedestrian, bike, and vehicle traffic down the lane east of the site.

A20 We propose greater setbacks facing the lane in order to increase the landscaped area on the east side of our building and provide an aesthetically-pleasing buffer between our building and traffic. This will help create a pleasant pedestrian experience. Our set-backs facing Lonsdale are 10 feet, yet we are putting in a 12 foot set-back on the east side. We are also open to considering a lane treatment, such as speed bumps, to slow traffic down.

C21 Suggestion: make the lane one-way, and make 26th Street one-way. St. George's could be a 4-way stop.

C22 There is no street parking. We need to park on St. George's. What about parking for tenants and guests?

A22 There is a relationship between how much parking we provide, and how much traffic will increase in the neighbourhood. If we provide more parking than required, we support the demand for more cars and traffic, while making the rental units more expensive (underground parking costs a lot!). So we need to identify a sweet spot for the right amount of parking in order to serve residents without stimulating more traffic than desirable for the lane.

Q23 How do you pick who gets the affordable units?

A23 The City requires through its mid-market rental policy that we provide 10% of the units at 10% below average market rent for the life of the building. Existing tenants get first right of refusal for the new affordable units if they wish to move back to the location after construction. If we are successful in getting BC Housing financing, then all of the units in the building will be rented to people who can prove their income meets the criteria (i.e. is under the maximum permitted income for these units).

C24 I think there is opportunity for success here. There is currently no underground parking. There are longstanding traffic issues here. This redevelopment presents the opportunity to make a positive change, that prioritizes people.

Q25 What are the plans for garbage and recycling pick-up?

A25 It will be a private service. Garbage and recycling will be stored in the parkade.

Q26 How many adaptable units will there be?

- A26** 25% of the units will be Adaptable Level 2, and all of the rest will be Adaptable Level 1.
- C27** I love the look of it, I think it will improve the whole corner.
- C28** I question the wooden slats outside of balconies... The siding is not high enough standard. Stucco would provide better insulation.
- A28** I don't think those slats will be made from wood because we need to minimize the use of combustible materials on the exterior of the building. We are designing this building to meet or exceed Step Code Level 3 requirements. Thank you for your suggestion for stucco.
- Q29** What is the excavation plan? There is a creek here.
- A29** We do not have an excavation plan yet, as we are still early in our approval process with the City. We do not believe there is a watercourse on our site.
- Q30** When will the Public Hearing be?
- A30** That is up to the City, so we are not sure. We believe it will be this fall.
- C31** It seems contradictory to me that the CNV wants to meet high environmental standards while keeping units affordable at the same time. This contributes to making the new affordable unit rents double or triple the existing rents.
- A31** It is indeed challenging to provide affordable units under our current regulatory and economic environment. BC Housing is offering a Rental Supply Program to try to address this. Little or no rental housing was built for about 35 years, so we have a big gap in our inventory. This is a problem because buildings that are more than 20 years old are a natural source of affordable housing stock. We don't have enough of these buildings because rental wasn't constructed for several decades, up until a few years ago. So BC Housing is offering low-cost financing to increase the rental supply. They aren't looking for rock-bottom affordability, they are seeking affordability for moderate income people, below the 75th income percentile. Over time, as we build up a stock of relatively affordable rental housing, more affordable housing inventory will accumulate.
- C32** I'm surprised there would be two large developments happening at the same time across the street from one another.
- A32** We will need to submit a Construction Traffic Management Plan to the City as part of our Building Permit process, so City staff will try to reduce impacts on the neighbourhood. Cascadia Green is a responsive developer with roots in North Vancouver, so we will work hard to reduce impacts on the neighbourhood during construction.

Comment Sheet Summary

Participants were invited to submit comments for a two-week response period after the meeting. Nine comment sheets were submitted. The main themes from the comments received included:

- Support for the project, as affordable rental housing is much needed on the North Shore

- Recognition of the gap between affordable units in new developments, in comparison to rents in aging buildings
- Support for the design of the project
- Concern over parking resulting from the potential new density, as well as an increase of traffic along 26th Street and in the lane
- Suggestion for traffic mitigation techniques, such as making 26th Street and the lane one-way roads; and requesting that traffic from this development be directed north on the lane to 26th Street, rather than east on the lane through the neighbourhood
- Some residents east of the property expressed the desire for an OCP amendment to increase permitted residential density in their neighbourhood
- Existing residents expressed concern over where and how they will find alternative appropriate and affordable housing.

Shortly after the meeting, one of the existing tenants came to the Cascadia Green office to learn more and comment about the proposal. They said they are very interested in one of the two-bedroom affordable units, and are very excited about the rooftop amenity: given the state of the current building, a unit in the new building represents a big increase in quality of life. They expressed concern about what they would do during the construction period. Cascadia Green informed them that they would help them find appropriate accommodations during the construction period and ensure that they have first right of refusal for one of the affordable units. Cascadia Green will continue to work with this household and other tenants through an ongoing Tenant Relocation process.

Conclusion

The purpose of this public information meeting was to present to neighbours the proposed rezoning application, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 120 invitations were distributed to the surrounding community, and 23 community members signed in at the meeting. Two newspaper ads notified the community of the meeting, and two signs were posted on the property. Nine comment forms were submitted, all of which supported the project.

The public could participate in this process in several ways:

- browsing boards
- talking to the project team and CNV Planner
- watching a presentation
- participating in a facilitated question and answer period
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team a variety of questions, mostly related to traffic implications of an increase in density at this location. The majority of the community members that spoke at the meeting expressed support for this project. Participants noted that there may be an opportunity for traffic calming measures as a result of this development, if it were to be approved. Existing tenants expressed concern over finding alternative, affordable rental accommodations in the neighbourhood, and Cascadia Green indicated a willingness to help them. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday, May 8, 2019

WEDNESDAY, MAY 8, 2019 northshorenews nsnews.com

SPORTS | A33

Young Twins crank it up quickly in BCPBL

ANDY PREST
aprest@nsnews.com

The North Shore Twins knew that they would be good this year, but weren't necessarily expecting to be this good, this fast.

The B.C. Premier Baseball League team is off to a hot start this season, moving to second place in the league with a 10-3 record following a weekend series against the talented Mid Island Pirates that saw the Twins win three of four games. The fast start comes for a team that is loaded with young players who are in their first year with the senior Twins.

"It is a very young team," said general manager **Rick Elstone**. "This team will be around next year, so that's encouraging. They are young. When I was doing up the roster I looked at their graduation years and I kept thinking 'is this a mistake?' because so many of them are Grade 11s."

They are young, but there is ample evidence that they are talented as well. Many of them played on the junior Twins last year, a team that romped through the Junior Premier League on their way to winning the provincial title. The 2018 junior Twins went an astounding 45-3 in regular season play before winning all five of their playoff games to claim the B.C. title.

"They were so dominant last year," said Elstone. "I don't think any other junior team has ever coasted through a season like that. ... We were expecting success [this season]. I don't know if we were expecting this much success given that they are young, and there is a difference when you step up to the big team. The throwers they'll see are different than in juniors."

There are, however, a few veteran senior players who are leading the way. Carson Graham Grade 12 student **Adam Maier** has been a monster on the mound and in the batter's box early in the season.

Working as the team's ace starter, he leads the league with 33 strikeouts in 20 innings and has yet to give up an earned run while earning three wins, including two complete games. At the plate Maier is second in the league with 13 runs batted in and tied for second with five stolen bases.

Fellow senior **Joseph Sinclair** has been strong on the mound as well, striking out 30 batters in 19.2 innings while posting a 2-0 record with a 2.74 ERA in four starts. Grade 11 pitcher **Liam Bates** completes the team's top trio, racking up a 3-0 record with a 2.36 ERA and 20 strikeouts in 19 innings.

The Twins have also received strong hitting throughout their lineup, with players such as **Sam Van Shellenberg**, **Gareth Wintjes**, **Lucas Yang**, **Ben Columbus**, **Mac Gatzke**, **Griffin Palfrey** and junior call-up **Jake Vriak** all joining Maier near the top of the league leader board for OPS (on-base plus slugging).

There has also been a slight change in the coaching ranks, as former head coach **Brooks McNiven** has a new baby at home and has moved back to the pitching coach position, with **Parker Kynoch** stepping in as a first-time head coach. The team, however, hasn't missed a beat as they look to improve upon last year's results that saw the Twins finish third in the league before taking a quick exit in the championship tournament with two straight losses.

If their performance so far is any indication, the young Twins should be right there again this year when playoff time rolls around, said Elstone.

"I'm heartened by their performance so far," he said. "I think they're going to be good. We're always better at the end."

The Twins will face a tough test Thursday when the first-place Coquitlam Reds come to town for a 6:30 p.m. start at Parkgate Park.



Damon Hutchings of the North Shore Twins barrels up a pitch during a game against the Mid Island Pirates Sunday at Parkgate Park. The Twins won three of four against the Pirates on the weekend. More photos: nsnews.com. PHOTO MATHILDA DE VILLIERS

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Developer's Information Session

Cascadia Green Development is hosting an information session. Interested members of the public are invited to learn more about our application to rezone 2540 - 2590 Lonsdale Ave to permit development of a 5-storey building with 64 rental residential units over underground parking. You are invited to this session to learn more about the project and provide feedback.

Location: The Atrium, Holy Trinity School, 128 W 27th Street, North Vancouver
Date: Tuesday, May 14, 2019
Time: 8:30pm - 8:30pm

Steven Peterson
Cascadia Green Development
604-813-6720
steven@cascadiagreendevel.com

Community Development Contact:
Wendy Tai, City of North Vancouver Planner 604-982-3942 wtsel@cnv.org

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

Have Nutrition Questions? The Choices Nutrition Team Has the Answers!

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See your Nutritionists during the tour for Free Nutrition Bucks.

Newspaper Advertisement: North Shore News, Friday, May 10, 2019
A32 | PULSE

nsnews.com north shore news FRIDAY, MAY 10, 2019



ARGYLE CABARET Argyle Secondary Jazz Band members Brandon Wong (left), Devam Sisodraker, Ava Johnson, Rae Zimmerman and Shivali Sisodraker prepare for the 37th annual Argyle Cabaret "Flashback" featuring music from the 1930s to 2000s. The cabaret takes place Saturday, May 11, 7 p.m. at Mulgrave Theatre, 2330 Cypress Bowl Rd. West Vancouver. Tickets: \$75, including dinner and host bar available at argylemusic.ca/cabaret. PHOTO PAUL MCGRATH



A NIGHT AT THE OPERA Members of the North Shore Chorus rehearse for their upcoming concert, A Night at the Opera, set for Mount Seymour United Church on Saturday, May 11 at 7:30 p.m. Tickets available at info@nschorus.com or 604-985-2559. The show will also feature pianist Barry Yamanouchi, violinist Samantha Kung and flutist Bernard Blary performing with the chorus. PHOTO PAUL MCGRATH

ARTS CALENDAR

From page 20

Theatre
DEEP COVE SHAW THEATRE
 4360 Gallant Ave., North Vancouver.
Duets: Louise Porter and Ryan Crocker star in this funny, chaotic examination of love, relationships and why the grass is never greener. Until May 18, 8 p.m. Saturday May 4, 2 p.m. To book tickets call: 604-929-9456
PRESENTATION HOUSE THEATRE
 333 Chesterfield Ave., North Vancouver. phtheatre.org
North Shore Zone of Theatre BC Festival of Plays: See a new play every night during this annual festival May 6-11.

Remaining plays: May 10: Little Voices and May 11: Monologues from the Chair Series. Saturday's play is followed by the awards presentation and closing night party. Single and multi-night tickets available. 604-990-3474 or phtheatre.org
THEATRE AT HENDRY HALL
 815 East 11th St., North Vancouver. 604-983-2633 northvanplayers.ca
The Dixie Swim Club: Five southern women gather for their annual beach cottage weekend. This rollicking comedy written by Jessie Jones, Nicholas Hope and Jamie Wooten is Steel Magnolias meets Designing Women with a hint of Golden Girls. May 24, 25, 29, June 1, 5-8.

2019. Tickets \$20/\$18
Clubs and pubs
BAY MOORINGS
 6330 Bay St., West Vancouver.
Open Mic Jam: Join host Copper Cove Road Band Tuesdays and Wednesdays from 7 to 10 p.m. Sign up in advance at facebook.com/fowlieandfriends/
Slinki Band jazz trio performs every Friday, 6-8 p.m.
COACH HOUSE LOUNGE
 700 Old Lillooet Rd., North Vancouver. coachhouseloung.ca
DEEP COVE BREWERY
 170-2270 Dollarton Hwy., North Vancouver.
FINCH AND BARLEY
 250 East First St., North

Vancouver.
Double Down Comedy: A standup comedy night featuring a new headliner every Wednesday at 9 p.m. Cover: \$7.
GREEN LEAF BREWING CO.
 123 Carrie Cates Court, North Vancouver.
HOLLYBURN SAILING CLUB
 1326 Argyle Ave., West Vancouver.
Folk Music at the Beach: Traditional folk, music of the sea, from ballads to bluegrass are featured the first Friday of every month from 7 to 10 p.m. Admission: \$10 at the door. Info: facebook.com/events/1288423957924016/
OLIVE & ANCHOR
 6418 Bay St., West Vancouver.

oliveandanchor.com
Jazz Night: PK3 Jazz Trio performs on the first Thursday of each month from 5:30 to 8:30 p.m.
QUEENS CROSS PUB
 2989 Lonsdale Ave., North Vancouver.
RED LION BAR & GRILL
 2427 Marine Drive, West Vancouver. 604-926-8838
Jazz Pianist Randy Doherty performs every Friday and Saturday starting at 7 p.m.
THE ROYAL CANADIAN LEGION WEST VANCOUVER BRANCH 60
 580 18th St., West Vancouver. 604-922-3587 westvanlegion60@gmail.com
TWO LIONS PUBLIC HOUSE

2601 Westview Dr., North Vancouver. mypub2lions@telus.net
Other events
WEST VANCOUVER COMMUNITY ARTS COUNCIL
First Thursdays Art Walk: West Van Arts Council is excited to offer self-guided tours of their local galleries, public art and community spaces through the spring and summer running June 6, July 4 and Aug. 1, 6-8 p.m. The Art Walk Map may be found at participating venues and features 24 points of creative public art. westvanartscouncil.ca/firstthursday.

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Developer's Information Session

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Location: The Atrium, Holy Trinity School 128 W 27th Street, North Vancouver
Date: Tuesday, May 14, 2019
Time: 6:30pm - 8:30pm

Steven Petersson
 Cascadia Green Development
 604-813-6720
steven@cascadiagreendev.com

Community Development Contact:
 Wendy Tee, City of North Vancouver Planner 604-982-3942 wtee@cnv.org

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

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NORTHWOODS, 2120 Dollarton Highway, North Vancouver • 604-770-3624

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Steven Petersson
Cascadia Green Development
604-813-6720
steven@cascadiagreendev.com



Community Development Contact:

Wendy Tse, City of North Vancouver Planner 604-982-3942 wtse@cnv.org

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

Notification Signs: Installed Apr 30, 2019





1:25 scale - output would be 400% for an 8ft w x 4ft d sign

<h1>DEVELOPMENT APPLICATION</h1>		FOR MORE INFORMATION AND TO SHARE YOUR OPINION:
<p>2540-2590 Lonsdale Avenue</p> <p>PROPOSAL:</p> <p>Cascadia Green Development has submitted a Development Application for 2540-2590 Lonsdale Avenue to develop a 5-storey market rental building with a total of 64 units. Underground parking with 42 vehicle parking stalls is proposed, with access from the lane to the east.</p> <p>Cascadia Green Development will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.</p> <p>APPLICANT:</p> <p>NAME: Steven Peterson, Director of Development COMPANY: Cascadia Green Development EMAIL: steven@cascadiagreendev.com PHONE: 604 813 6720</p>		<p>DEVELOPER'S INFORMATION SESSION</p> <p>LOCATION: The Atrium, Holy Trinity School 128 West 27th Street North Vancouver</p> <p>DATE: Tuesday, May 14, 2019 TIME: 6:30pm - 8:30pm</p> <p>CITY OF NORTH VANCOUVER CONTACT</p> <p>Wendy Tse, Planner 2, Planning wtse@cnv.org 604 982 3942</p>
<p style="text-align: center;"><small>PROPOSED DEVELOPMENT</small></p>  <p style="text-align: center;"><small>SITE PLAN</small></p> 		

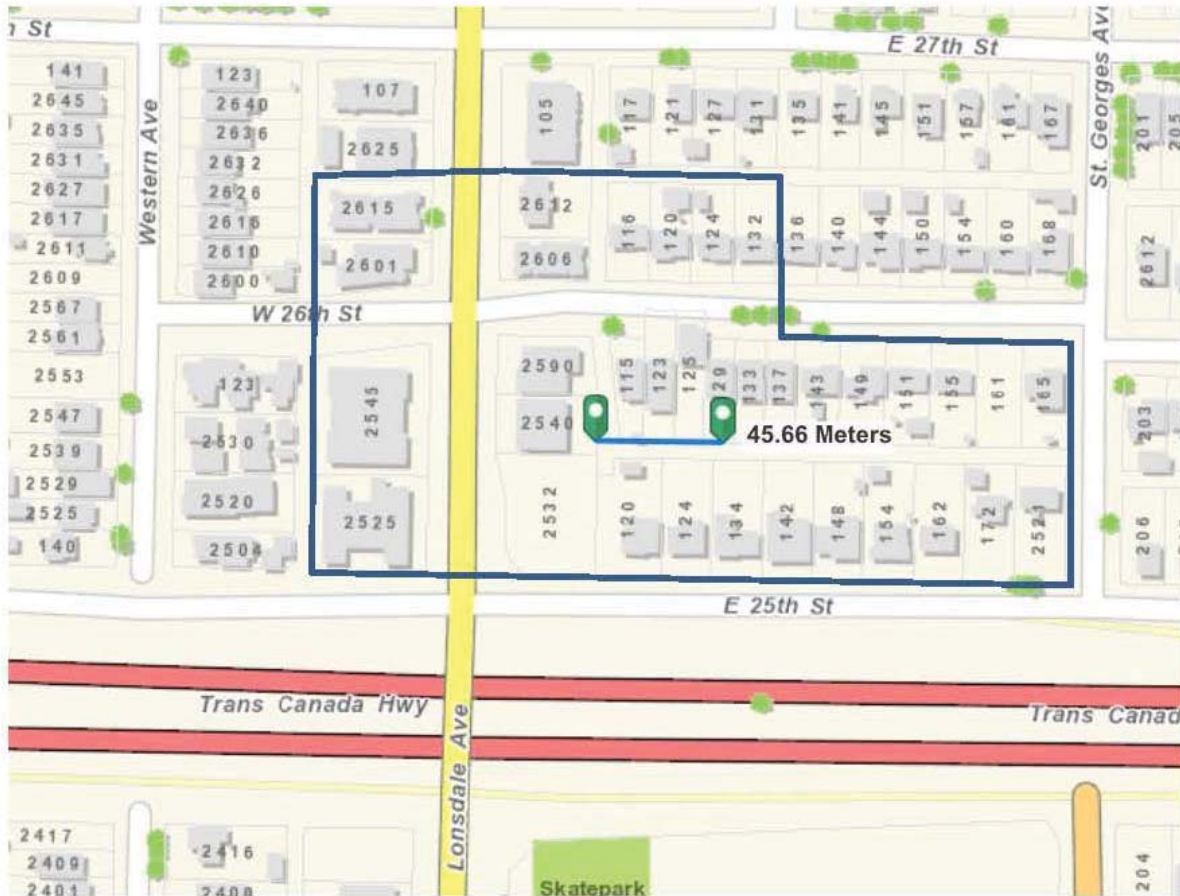
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Notification Flyers

	<p>Development Information Session</p> <p>Rezoning Application for Rental Residential Apartment Building 2540 – 2590 Lonsdale Avenue</p> <p>Date: Tuesday, May 14, 2019 Time: 6:30pm – 8:30pm Place: The Atrium, Holy Trinity School 128 West 27th Street, North Vancouver</p>
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	<p>Cascadia Green Development is hosting an information session. Interested members of the public are invited to learn more about our application to rezone 2540 – 2590 Lonsdale Avenue to allow for development of a 5-storey building with 64 rental residential units over underground parking. Access to underground parking is proposed from the lane.</p> <p>You are invited to this Development Information Session to learn more about the project and provide feedback.</p> <table border="0"><tr><td data-bbox="769 1178 1019 1289"><p>Applicant Contact Steven Petersson Cascadia Green Development 604-813-6720 steven@cascadiagreendev.com</p></td><td data-bbox="1068 1178 1328 1289"><p>City of North Vancouver Contact Wendy Tse, Planner City of North Vancouver 604-982-3942 wtse@cnv.org</p></td></tr></table>	<p>Applicant Contact Steven Petersson Cascadia Green Development 604-813-6720 steven@cascadiagreendev.com</p>	<p>City of North Vancouver Contact Wendy Tse, Planner City of North Vancouver 604-982-3942 wtse@cnv.org</p>
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Notification Area Map



2540 – 2590 Lonsdale Avenue Tenant Relocation Plan

Submitted by

Cascadia Green Development

March 11, 2020

1 Introduction

The purpose of this document is to specify a tenant relocation plan (TRP). The TRP is intended to help tenants in 2540-2590 Lonsdale Avenue find other appropriate accommodation when the current buildings are demolished.

2 Building and Tenancy Statistics

This section provides statistics on the number of units, the number of bedrooms, the length of tenancy, and rents for each building. Unit sizes (as measures of area) are not available.

2.1 2590 Lonsdale Avenue

Number of Units: 12

Bedrooms: 6 one-bedroom, and 6 two-bedroom

Status: No vacancies, all are currently occupied.

Unit	Start Tenancy	Lease end?	Rent
1	1 June 2019	Month to month.	\$1,100
2	1 Dec 2018	Month to month.	\$1,000
3	1 April 2015	Month to month.	\$1,250
4	1 Nov 2000	Month to month.	\$884
5	1 Jan 2013	Month to month.	\$936
6	1 June 2001	Month to month.	\$938
7	1 July 2019	Month to month.	\$1,200
8	1 June 2007	Month to month.	\$921
9	1 Dec 1999	Month to month.	\$833
10	1 Dec 2016	Month to month.	\$1,400
11	15 Jan 2016	Month to month	\$1,000
12	1 Oct 2018	Month to month.	\$1,000

2.2 2540 Lonsdale Avenue

Number of Units: 13

Bedrooms: 6 units are one-bedroom, and 7 units are two-bedroom.

Status: 9 are occupied, and four are vacant.

Unit	Start Tenancy	Lease end?	Monthly Rent
101	1 Dec 2014	Month to month.	\$1,105.50
102	1 Nov 2017	Month to month.	\$988
103	Vacant		\$0
104	1 Nov 2005	Month to month.	\$500
201	1 Oct 2019	Month to month.	\$1,200

202	Vacant		\$0
203	15 March 2020	Month to month.	\$1,050
204	Vacant		\$0
301	1 Dec 2005	Month to month.	\$852
302	Vacant		\$0
303	7 April 1993	Month to month.	\$812
304	1 July 2019	Month to month.	\$1,050
401	1 April 2016	Month to month.	\$1,664

3 Tenant Communication Plan

3.1 Letters

The tenants were engaged proactively, starting with an introductory letter two months prior to Cascadia Green submitting a full rezoning application. The three letters listed below were issued to tenants over the last 13 months. Copies of each letter are included in the Appendix.

1. February 26, 2019: Introduction and Early Input Opportunity letter
This letter introduced Cascadia Green Development to tenants and provided contact information for Cascadia Green’s Director of Development.
2. May 1, 2019: Development Information Session Invitation
Tenants were invited to participate at the May 24, 2019 Development Information Session.
3. First week of March 2020: Process update letter
Since several months have passed since the spring 2019 letters, an update letter was sent to tenants. This letter informed them of estimated project approval time lines, and how four months’ notice would be provided after a Demolition Permit has been obtained. The letter further outlined resources available to tenants, and a commitment to help tenants relocate. The letter indicates that, in the near future, a meeting would be arranged with each tenant to discuss their specific accommodation requirements and identify the level of assistance the tenant might require.

A minimum of three additional letters are planned to be distributed to tenants:

4. After First Reading of Rezoning Bylaw: Process Update & Advance Notice of Public Hearing
The purpose of this letter is to update tenants on the redevelopment approval process. The letter will advise tenants that they can expect to receive notification of an upcoming Public Hearing. The letter will remind tenants that Cascadia Green Development and Pacific Asset Management are available to assist them with relocation. The letter will also notify tenants of resources available through the Tenant Resource and Advisory Centre.
5. After Adoption of Rezoning Bylaw: Confirmation of Project Approval and Relocation Incentive

The purpose of this letter is to inform tenants that the Rezoning has been approved, and that the redevelopment will proceed. It will inform tenants of the approximate timing of obtaining a Development Permit and that, in accordance with S.49 of the Residential Tenancy Act, 4 months eviction notice will be provided once a Demolition Permit has been obtained. The letter will also offer tenants \$1,000 cash, in addition to the compensation to which they are entitled, if they voluntarily end their tenancy prior to issuance of a formal eviction notice.

6. After Obtaining Demolition Permit: Eviction Notice

This letter will provide formal notice of eviction in 4 months. It will also remind tenants of the compensation to which they are entitled, and resources available to them to assist them with relocation.

3.2 Telephone and Meetings

Several tenants chose to participate in the Development Information Session on May 24, 2019 for information about the project. They were particularly interested in the timing of the project – when demolition might occur – the price of rental units in the proposed new building.

Many tenants have chosen to take up the Director of Development’s invitation to talk on the telephone or meet directly. This was the best way to engage some households with special needs so Cascadia Green could better support their relocation effort. This also helps to inform Cascadia Green’s consideration of which households were in greatest need for the mid-market affordable units that will be created under the City’s “10% of the units at 10% below market in perpetuity” policy.

4 Tenant Relocation Coordination

4.1 Relocation Coordinator: Pacific Asset Management Corporation

Pacific Asset Management Corporation (PAMC) is the Property Manager hired by Cascadia Green Development to manage 2540 – 2590 Lonsdale Avenue. PAMC will act as Relocation Coordinator, with support and direction from Cascadia Green Development management. Their existing relationships with tenants make them an ideal candidate to administer the Tenant Relocation Program.

PAMC was incorporated in 1988 to provide professional property management services to owners of commercial, retail, and multi-family residential property in the Lower Mainland. PAMC is a local, North Vancouver-based company that manages a broad portfolio of rental residential buildings. This makes them ideal candidates to help match tenants requiring relocation assistance with available rental properties. Rather than rely solely on rental units advertised in the market, PAMC has the advantage of being able to offer tenants rental units in a PAMC-managed building. If an appropriate unit cannot be found within a PAMC-managed building or in the market, the PAMC will combine their contacts with Cascadia Green Development’s network in the rental property community to facilitate relocation into appropriate rental accommodation.

4.2 Relocation Targets

In accordance with City of North Vancouver policy, the relocation program intends to help find units for renters who want assistance. The goal is to find a unit that costs no more than 10% above the average rent, as identified in the CMHC Rental Market Report.

The table below identifies average rents in 2019 in the City of North Vancouver, 10% above market rent, and the tenant relocation target maximum rent.¹

Unit Size	Average Monthly Rent, 2019	+10%	Target Maximum Rent
Bachelor	\$1,195	+\$120	\$1,315
1 Bedroom	\$1,382	+\$138	\$1,520
2 Bedroom	\$1,698	+\$170	\$1,868
3 Bedroom	\$2,626	+\$262	\$2,888

5 Program Elements

This TRP combines the duties identified under the Residential Tenancy Act with the City of North Vancouver’s Tenant Relocation Policy, including an additional \$1,000 cash bonus for tenants who are willing and able to leave prior to issuance of a formal eviction notice.

Early in the process, Pacific Asset Management will meet with each tenant to identify renters with special needs should they benefit from additional support. This process is supplemented by the telephone calls and meetings already held by Cascadia Green with some tenant households.

5.1 Residential Tenancy Act

Section 51 of the *Residential Tenancy Act* requires landlords who are evicting tenants from purpose-built rental buildings to offer one month of rent to each tenant. This could be in cash, or in the form of foregoing payment of the last month of rent. This requirement is subsumed by higher requirements stipulated by the City’s Tenant Relocation Policy.

Section 49 of the *Residential Tenancy Act* requires landlords evicting tenants in order to demolish the building to provide four months’ notice after issuance of the Demolition Permit.

5.2 City of North Vancouver Tenant Relocation Policy

By City policy, all tenants on a periodic tenancy are eligible for three months’ rent. This is intended to assist in securing alternate accommodations and cover moving expenses.

Tenants will be offered First Right of Refusal for rental units in the new building when construction is complete.

Ten percent of the units (7) proposed in the redevelopment must be “mid-market affordable units”. The tenants are to be given first right of refusal to any of the units proposed in the redevelopment of 2540 –

¹ Source: CMHC Rental Market Report (2019), Table 1.1.2 Private Apartment Rents by Zone and Bedroom Type. City of North Vancouver.

2590 Lonsdale Avenue. These tenants will need to find temporary accommodation during the construction of the new building. If more than 7 tenants want to move into these units, then the units will be distributed according to demonstration of the greatest need. Criteria for determining greatest need will include household composition/demographics, finances, health, and available family resources. Selection of those in greatest need will be according to the judgement of Cascadia Green Development.

5.3 Cascadia Green Relocation Program

A cash bonus of \$1,000 will be offered to tenants who choose to relocate prior to receiving a formal eviction notice. This is in addition to the compensation to which they are already entitled.

The relocation process will include interviews with each tenant to determine their housing requirements and needs. Households with special needs might qualify for additional assistance. This determination can be made when the interview process is complete.

6 Relocation Process

Pacific Asset Management will administer the relocation process.

The process will begin with an interview of each tenant. The content of this interview will be documented using a Relocation Tenant Tracking Sheet. A copy of this sheet is provided in the Appendix. The sheet will document:

- Whether the tenant wishes to exercise their right of first refusal for a unit in the new building
- Whether a tenant prefers to opt out of the relocation assistance service
- New housing search information, including desirable locations, rent, unit type, and unit size.

Sometimes a tenant's understanding of their needs can change over time. To help track changing needs, a Tenant Relocation – Change of Criteria form will be used. A copy of this form is provided in the Appendix.

Tenants who do not wish to receive tenant relocation services may opt out of the program. To document this choice, a Tenant(s) Request to Opt Out Of Relocation Program form will be used. A copy of this form is provided in the Appendix.

For tenants who wish to receive their three months' rent in compensation for eviction, but do not wish to receive Tenant Relocation Services, a Tenant(s) Opt Out of Tenant Relocation Program & Tenant Compensation Form will be used. A copy of this form is provided in the Appendix.

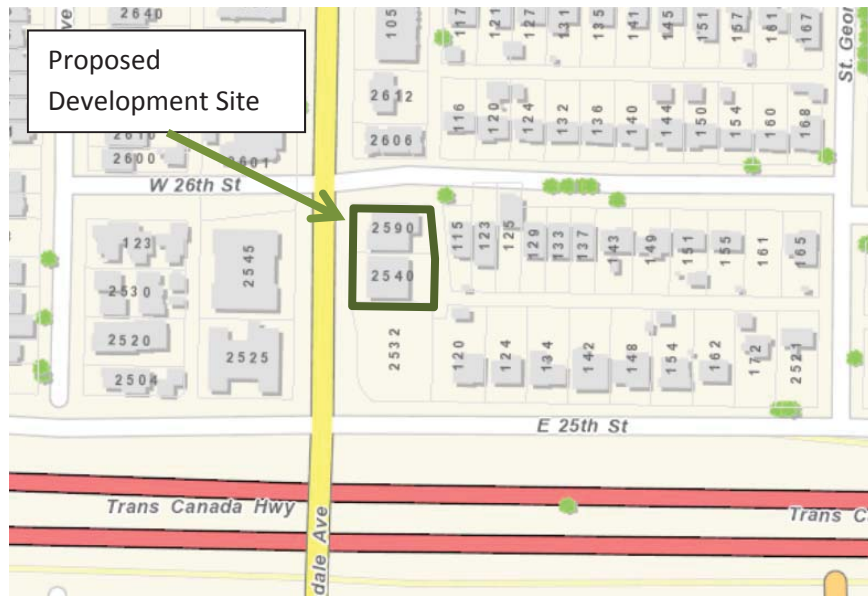
These forms will be used to generate Tenant Relocation Program Status Reports to the City, as required.

February 26, 2019

Re: Seeking Early Input on Proposed Development Project, 2540-2590 Lonsdale Avenue

Dear Tenant,

Cascadia Green Development is purchasing the rental residential buildings at 2540 – 2590 Lonsdale Avenue. Cascadia Green Development is a local, North Vancouver-based development and construction company. We would like to rezone the properties for a rental residential development. Since you live in the buildings, we wanted to open a channel of communication early in the process.



Development Proposal Description

We are very early in the planning process – we have not submitted a full rezoning application yet -- so what we propose is likely to change as we hear more from you and City staff.

We are considering a 5 or 6 storey building. While we can meet our objectives with a 5-storey building at market rents that meet the minimum City affordable rental requirements, we are considering asking for a 6th storey to significantly increase both the number of affordable rental units, and the amount we can reduce the rent. The value created from the additional storey would be put toward creating a greater number of more affordable units, instead of our profit. If we develop the full six storeys, we could build approximately 70 rental units on the site.

Parking would be provided underground, with access from the lane east of the site. We are considering ways to calm traffic in the lane and make it a more beautiful, pedestrian-oriented place. We are exploring opportunities in our landscape plan to improve the pedestrian trail that links the lane with the intersection of 25th Street and Lonsdale. We welcome your suggestions!

Timing

We are very early in the rezoning process: we haven't submitted a formal rezoning application to the City yet. I think it will take about one year to rezone the site, and another three to six months to obtain a Demolition Permit and Building Permit before construction may begin. Construction will take about 18 to 24 months. I can be more accurate in these estimates later in the planning process. This is NOT an eviction notice: it is notification that we are beginning to consider rezoning the property.

Residential Tenant Displacement Policy

We understand that it can be very difficult to be displaced when new development occurs. The City has a Residential Tenant Displacement Policy that provides expectations for how tenants should be treated.¹ If the rezoning is approved, as a tenant you will be eligible for:

- Help finding other appropriate rental housing
- Three months' rent, to help with the housing search and moving expenses
- Two months' notice of eviction after the Demolition Permit has been issued
- First right of refusal for one of the affordable units in the new building.

We are exploring opportunities to help people remain in the neighbourhood and in other locations in North Vancouver.

There might be other ways we could work together to ease this transition. While the City has provided us with guidelines, I am open to talking with you and crafting a custom package that meets the needs of you and your household. Do you have a disability or special need that affects your housing choice? Do you have children who wish to remain in a school catchment area? Perhaps there is another factor in your life that I have not anticipated? Please feel free to email or telephone me, and I will be happy to correspond, talk on the phone, or meet for tea or coffee. I live and work nearby and will make myself available to meet and talk with you.

Yours truly,



Steven Petersson
Director of Development
Cascadia Green Development
steven@cascadiagreendev.com
604-813-6720

cc Wendy Tse, Planner, City of North Vancouver

¹ The City of North Vancouver Residential Tenant Displacement Policy may be found here: <https://www.cnv.org/city-services/planning-and-policies/housing/market-rental-housing>

Development Information Session

Rezoning Application for Rental Residential
Apartment Building

2540 – 2590 Lonsdale Avenue

Date: Tuesday, May 14, 2019

Time: 6:30pm – 8:30pm

Place: The Atrium, Holy Trinity School
128 West 27th Street, North Vancouver



Cascadia Green Development is hosting an information session. Interested members of the public are invited to learn more about our application to rezone 2540 – 2590 Lonsdale Avenue to allow for development of a 5-storey building with 64 rental residential units over underground parking. Access to underground parking is proposed from the lane.

You are invited to this Development Information Session to learn more about the project and provide feedback.

Applicant Contact

Steven Petersson
Cascadia Green Development
604-813-6720
steven@cascadiagreendev.com

City of North Vancouver Contact

Wendy Tse, Planner
City of North Vancouver
604-982-3942
wtse@cnv.org

PAMC Pacific Asset Management Corporation

Professional Property Management – Commercial, Residential & Industrial

Tenants of 2540 & 2590 Lonsdale Avenue

March 1, 2020

Subject: Building Redevelopment Update

After extensive consultation with City officials and other professional advisors, the Landlord is now in a position to move forward with the next steps in the redevelopment of 2540 and 2590 Lonsdale Avenue. In the coming months the Landlord will be proceeding through the necessary stages to secure civic approvals for the Redevelopment of the property. These stages include “First Reading” at a City Council meeting expected in late March. A community public hearing to obtain community input on the planned development is expected in late April, and second and final reading on the development expected in May. Application for a Demolition permit will follow and once obtained, the Landlord will be providing all tenants with a further 4 months’ notice to end their rental agreements and relocate from the buildings in early Fall 2020.

The Landlord is committed to assisting tenants in locating and securing alternate accommodations and living arrangements. We are aware that the rental market is very competitive at this time and as such, would like to start assisting in this relocation process as early to make this transition as smooth as possible.

The Residential Tenancy Act provides you as tenants, with a number of measures to assist in your transition to new accommodations including ample notice prior to demolition, assistance with relocation, free rent, and the right of first refusal to rent a unit in the newly developed building once complete. In order to assist you in locating and securing new accommodations, the Landlord will also provide you with Letters of Reference, speak to a new Landlord on your behalf to provide a verbal tenancy reference (if requested), as well as provide you with vacancy leads from other buildings currently under our management or being advertised with various electronic media. The Landlord through his advisors has connections to other rental properties on the North Shore that may be suitable for your rental needs and will consult with each tenant to discuss your specific accommodation requirements to assist you in your search.

In the coming days we would like to arrange a meeting with each tenant to discuss your specific accommodation requirements and identify the level of assistance that you may require (if any) and to answer any questions you may have. We will provide you with information on units currently, or coming available, in the area. The rental market remains competitive so acting quickly will provide you with the best chance of successfully securing new accommodations.

Please feel free to contact our office to speak with Bonnie or me if you have any questions. We can be reached at 604-980-3889 or by email at bonnie@pamc.ca or rany@pamc.ca. Steven Petersson from Cascadia Green Developments will also be assisting with the relocation support and can be reached at steven@cascadiagreendev.com

PACIFIC ASSET MANAGEMENT CORPORATION

F.M. Rany Ratushny – CSM, RI(BC)
Property Manager

2540 – 2590 Lonsdale Avenue
North Vancouver, BC

TENANT RELOCATION PLAN

RELOCATION TENANT TRACKING SHEET

TENANT INFORMATION

MOVE IN DATE _____

NAME OF TENANT(S) _____

TELEPHONE NUMBER(S) _____

EMAIL ADDRESS(S) _____

SUITE NUMBER: _____

DESIRED MOVE DATE: _____

EXISTING RENT: _____

SEARCH START DATE: _____

TYPE OF UNIT: _____

SEARCH END DATE: _____

SQUARE FOOTAGE: _____

DOES THIS TENANT WISH TO EXERCISE THEIR "RIGHT OF FIRST REFUSAL"?

(MUST RECEIVE "RIGHT OF FIRST REFUSAL" RTB FORM FILLED OUT BY TENANT BEFORE MOVE OUT)

RECEIVED YES NO

DATE LANDLORD ISSUED "45 DAY NOTICE OF AVAILABILITY" TO TENANT

(MUST BE ISSUED A MINIMUM OF 45 DAYS BEFORE SUITE(S) BECOME AVAILABLE)

(NEW TENANCY AGREEMENT INCLUDED)

DATE SIGNED NEW TENANCY AGREEMENT RECEIVED

DATE TENANT DECLINED

TENANT(S) SIGNATURE DECLINING OFFER _____

NEW HOUSING SEARCH INFORMATION

DATE: _____

SUB-AREA: _____

ADDRESS: _____

ASKING RENT: _____ Is this within the CMHC 10% limit? _____

TYPE OF UNIT: _____

SQAURE FOOTAGE: _____

APPLICATION IN: _____

ACCEPTED: _____

NEW HOUSING SEARCH INFORMATION

DATE: _____

SUB-AREA: _____

ADDRESS: _____

ASKING RENT: _____ Is this within the CMHC 10% limit? _____

TYPE OF UNIT: _____

SQAURE FOOTAGE: _____

APPLICATION IN: _____

ACCEPTED: _____

NEW HOUSING SEARCH INFORMATION

DATE: _____

SUB-AREA: _____

ADDRESS: _____

ASKING RENT: _____ **Is this within the CMHC 10% limit?** _____

TYPE OF UNIT: _____

SQAURE FOOTAGE: _____

APPLICATION IN: _____

ACCEPTED: _____

Additional Housing Search

NEW HOUSING SEARCH INFORMATION

DATE: _____

SUB-AREA: _____

ADDRESS: _____

ASKING RENT: _____ Is this within the CMHC 10% limit? _____

TYPE OF UNIT: _____

SQAURE FOOTAGE: _____

APPLICATION IN: _____

ACCEPTED: _____

NEW HOUSING SEARCH INFORMATION

DATE: _____

SUB-AREA: _____

ADDRESS: _____

ASKING RENT: _____ Is this within the CMHC 10% limit? _____

TYPE OF UNIT: _____

SQAURE FOOTAGE: _____

APPLICATION IN: _____

ACCEPTED: _____

**2540 – 2590 LONSDALE AVENUE
NORTH VANCOUVER. BC**

TENANT RELOCATION PLAN

TENANT FORM – CHANGE OF CRITERIA

TENANT INFORMATION

NAME OF TENANT(S) _____

SUITE NUMBER: _____

DESIRED MOVE DATE: _____

EXISTING RENT: _____

SEARCH START DATE: _____

TYPE OF UNIT: _____

SEARCH END DATE: _____

SQUARE FOOTAGE: _____

NEW CRITERIA:

TYPE OF UNIT: _____

RENT: _____

AREA: _____

I, _____, and (if applicable) _____

Print Name

Print Name

wish to **CHANGE THE CRITERIA** of the existing rental that I occupy at 2540-2590 Lonsdale Avenue, North Vancouver, B. C.

Signed this _____ day of _____, 2020 at North Vancouver, BC.

Tenant Signature

Tenant Signature

NEW HOUSING SEARCH INFORMATION

DATE: _____

SUB-AREA: _____

ADDRESS: _____

ASKING RENT: _____

TYPE OF UNIT: _____

SQUARE FOOTAGE: _____

APPLICATION IN: _____

ACCEPTED: _____

NEW HOUSING SEARCH INFORMATION

DATE: _____

SUB-AREA: _____

ADDRESS: _____

ASKING RENT: _____

TYPE OF UNIT: _____

SQUARE FOOTAGE: _____

APPLICATION IN: _____

ACCEPTED: _____

NEW HOUSING SEARCH INFORMATION

DATE: _____

SUB-AREA: _____

ADDRESS: _____

ASKING RENT: _____

TYPE OF UNIT: _____

SQUARE FOOTAGE: _____

APPLICATION IN: _____

ACCEPTED: _____

2540 – 2590 LONSDALE AVENUE
NORTH VANCOUVER. BC

TENANT RELOCATION PROGRAM

TENANT(S) REQUEST TO OPT OUT OF RELOCATION PROGRAM

TENANT INFORMATION

NAME OF TENANT(S) _____

SUITE NUMBER: _____

EXISTING RENT: _____

TYPE OF UNIT: _____

SQUARE FOOTAGE: _____

I, _____, and (if applicable) _____

Print Name

Print Name

wish to NOT participate in the Tenant Relocation Program implemented by PACIFIC ASSET MANAGEMENT CORP. on behalf of the OWNERS of 2540 – 2590 Lonsdale Avenue, North Vancouver, BC.

Signed this _____ day of _____, 2020 at North Vancouver, BC.

Tenant Signature

Tenant Signature

PAMC
Pacific Asset Management Corporation
Professional Property Management – Commercial, Residential & Industrial

2540 – 2590 LONSDALE AVENUE
NORTH VANCOUVER. BC

TENANT RELOCATION PROGRAM

TENANT(S) “OPT OUT OF TENANT RELOCATION PROGRAM & TENANT COMPENSATION FORM

TENANT INFORMATION

NAME OF TENANT(S) _____

SUITE NUMBER: _____

RENT AT TIME OF MOVE-OUT: _____

TYPE OF UNIT: _____

NEW RENT @ NEW LOCATION _____

1. OPT OUT OF TENANT RELOCATION PROGRAM

I, _____, and (if applicable) _____

Print Name

Print Name

wish to NOT participate in the Tenant Relocation Program implemented by PACIFIC ASSET MANAGEMENT CORP. on behalf of the OWNERS of 2540 – 2590 Lonsdale Avenue, North Vancouver, BC.

2. ACKNOWLEDGE OF RECEIPT OF 3 MONTH’S RENT COMPENSATION

I, _____, and (if applicable) _____

Print Name

Print Name

Received \$ _____, the equivalent of three month’s rent pursuant to the Tenant Relocation Policy set out by the City of North Vancouver and implemented by PACIFIC ASSET MANAGEMENT CORP. on behalf of the OWNERS of 2540 – 2590 Lonsdale Ave, North Vancouver, BC.

Signed this _____ day of _____, 2020 at North Vancouver, BC.

Tenant Signature

Tenant Signature

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8775

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. 8775” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, 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	
Amended Lot A of Lots 3 and 4	229	545	6709	from RM-1
Amended Lot C of Lots 3 and 4	229	545	6709	from RM-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-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 RM-1 Zone, except that:

- (1) The permitted Principal Use on the Lot shall be limited to:

- (a) Rental Apartment Residential Use;
- (b) Residential Care Facility Use;
- (c) Accessory Home Occupation Use subject to Section 507(6), (7), and (8);
- (d) Accessory Home Office Use;
- (e) Accessory Off-Street Parking Use;

(2) Gross Floor Area

- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.6 times the Lot Area through the provision of Adaptable Design subject to Section 423;
- (b) Notwithstanding 2(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the “Base Density” to the “Total Density” as follows:

BASE DENSITY			
OCP Schedule 'A'		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
100% Rental Housing	Secured rental apartment building, of which 7 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		2.6 FSR	

To a maximum of 2.6 FSR;

- (c) Notwithstanding 2(a) and (b), for the purpose of CD-724 zone, patios and balconies that are at least 22% unenclosed shall be considered an Open Appendage; up to a maximum of 12% of Gross Floor Area;
- (3) The Lot Coverage of the Principal Building shall not exceed a maximum of 55 percent;
- (4) Height:
- (a) The Principal Building shall not exceed a Height of five storeys and 15.0 metres (48.87 feet) as measured from the average Building Grade at the North property line along East 26th Street;
 - (b) Notwithstanding 4(a), the following exceptions shall apply:
 - i. Common elevator and its mechanical penthouse may not exceed a height of 4.8 metres (15.7 feet);
 - ii. Common stair structures and landscape structures may not exceed a height of 3 metres (10 feet).

- (5) The minimum required Principal Building setback, measured to each building face, shall be limited to:
- (a) 3 metres (10.0 feet) from the Front Lot Line (Lonsdale Avenue), plus a maximum permitted projection up to 1.3 metres (4.25 feet) for the entrance canopy;
 - (b) 3.5 metres (12.0 feet) from the Rear Lot Line;
 - (c) 3.5 metres (12.0 feet) from the Interior Lot Line;
 - (d) 3 metres (10.0 feet) from the Exterior Lot Line (East 26th Street);
- (6) Section 510(3) Building Width and Length shall not apply;
- (7) All exterior finishes, design and landscaping shall be approval by the Advisory Design Panel.

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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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8776

A Bylaw to enter into a Housing Agreement (2540-2590 Lonsdale Avenue)

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2020, No. 8776**” (**Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724, Rental Housing Commitments**).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Cascadia Green Development with respect to the lands referenced as 2540-2590 Lonsdale Avenue, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775” (Cascadia Green Development, 2540-2590 Lonsdale Avenue, CD-724).
3. The Mayor and City Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the <> 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

RENTAL HOUSING AGREEMENT

THIS AGREEMENT dated for reference the _____ day of _____, 2020.

BETWEEN:

1200272 B.C. LTD., INC. NO. BC1200272
203 815 Hornby Street
Vancouver, BC V6Z 2E6

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER,
a municipal corporation pursuant to the *Local Government Act* and
having its offices at 141 West 14th Street, North Vancouver,
British Columbia, V7M 1H9

(the "City")

WHEREAS:

- A. The Owner is the registered owner of the Lands.**
- B. The City is a municipal corporation incorporated pursuant to the Act.**
- C. As a condition of the Rezoning Bylaw, the Owner has agreed to enter into a housing agreement with the City in accordance with section 483 of the Act.
- D. Section 483 authorizes the City, by bylaw, to enter into a housing agreement in respect of the form of tenure of housing units, availability of such units to classes of identified person, administration and management of such units and the rent that may be charged for such units.

NOW THEREFORE in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

1. DEFINITIONS

- (a) "**Act**" means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) "**Affordable Rent**" means with respect to each Mid-Market Rental Unit a rent payment amount equal to the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;
- (c) "**Agreement**" means this agreement as amended from time to time;

- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“Director of Planning”** means the chief administrator of the Department of Planning and Development of the City and his or her successors in function and their respective nominees;
- (h) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s Zoning Bylaw 1995, No. 6700 as amended from time to time;
- (i) **“Lands”** means those lands and premises legally described as

Parcel Identifier: 010-834-532 and 010-834-567
AMENDED LOT A and C (SEE 313560L) OF LOTS 3 AND 4
Block 229
District Lot 545
Plan 6709;
- (j) **“Mid-Market Rental Units”** means Dwelling Units that are rented to tenants for Affordable Rent;
- (k) **“Market Rental Units”** means Dwelling Units that are rented to tenants for market rental rates as set by the Owner;
- (l) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (m) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;
- (n) **“Residential Building”** means the five storey residential building to be constructed on the Lands to be used for Rental Purposes with 64 Dwelling Units, of which 57 Dwelling Units will be Market Rental Units and 7 Dwelling Units will be Mid-Market Rental Units;
- (o) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (p) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8775”; and
- (q) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by Council of Cascadia Green Development Housing Agreement Bylaw, 2020, No. 8776, (the “**Commencement Date**”) and will continue until the earlier of:
- (a) the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c); and
- (the “**Term**”).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. USE OF LANDS

- 3.1 The Owner covenants and agrees with the City that during the term of this Agreement, notwithstanding the Rezoning Bylaw, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
- (a) the Lands shall not be subdivided or stratified;
 - (b) the Residential Building shall be used for Rental Purposes only; and
 - (c) no Rental Unit in the Residential Building shall be occupied for any purpose except for Rental Purposes.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed, built and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

4. TENANCY RESTRICTIONS

- 4.1 Within the total number of units 7 shall consist of three bedroom units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The seven Mid-Market Rental Units shall be provided in the following unit mix: 2 studio unit, 2 one-bedroom units, 2 two-bedroom units, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning and Development with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the 7 Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. After the Term has elapsed, when a tenancy of the Mid-Market Rental Unit is terminated in accordance with the RT Act, the Owner may rent the Mid-Market Rental Unit out at a market rental rate.

4.4 The Owner will notify the City when a tenancy of the Mid-Market Rental Unit is terminated in accordance with the RT Act and will notify the City when the Owner intends to rent the Mid-Market Rental Unit out at market rent.

5. OWNER'S OBLIGATIONS

5.1 Without limiting section 3.1 of this Agreement:

- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;
- (b) Advertisement: the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;
- (c) Tenant Selection: the Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested income qualification of a maximum household income determined by multiplying the low-end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the Lands should be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.
- (e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and
- (g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal or upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the “**Notice**”) requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.
- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City’s Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City’s costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City’s rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City’s rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

- 7.1 Except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
 - (a) any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible; and
 - (b) the Owner’s ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.

7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

8. GENERAL PROVISIONS

8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.

8.2 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

8.3 The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
- (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.

8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the

Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 905 of the Act and as such will be binding on the Owner.
- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning & Development Department

Owner: 1200272 B.C. LTD., INC.NO. BC1200272
203 815 Hornby Street
Vancouver, British Columbia
V6Z 2E6

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being

effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

- 8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.
- 8.13 This Agreement will ensure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to Bylaw 8776.
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS WHEREOF each of the City and the Owner have executed this Agreement under seal by their duly authorized officers as of the reference date of this Agreement.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MAYOR

CITY CLERK

1200272 B.C. LTD., INC.NO. BC1200272

Authorized Signatory

Authorized Signatory

NOTICE OF MOTION

12. Opportunities for Improved Mutual Cooperation and Understanding between the City of North Vancouver and the Squamish Nation – File: 01-0400-70-0001/2020

Submitted by Councillor Bell

RECOMMENDATION:

WHEREAS the City of North Vancouver is located within the territory of Indigenous Peoples including the Squamish People;

WHEREAS the Squamish People are represented by the Squamish Nation;

WHEREAS the City of North Vancouver and the Squamish Nation have co-existed in close proximity for well over 100 years;

WHEREAS social, economic, cultural, environmental and recreational interests and activities often overlap and are utilized by residents of both communities;

WHEREAS both the City of North Vancouver and the Squamish Nation could see mutual benefits from greater cooperation and mutual understanding of each other's goals and priorities;

WHEREAS the City of North Vancouver and the Squamish Nation signed a Cooperation Protocol Agreement dated May 22, 2008;

AND WHEREAS both Councils have new members since the last formal meeting between the two Councils was held;

THEREFORE BE IT RESOLVED that the City of North Vancouver Council invite the Squamish Nation Council to continue to work together more formally through scheduled meetings of the two Councils to explore opportunities for greater cooperation and understanding that would benefit both communities.

The City of North Vancouver and the Squamish Nation signed a formal Cooperation Protocol Agreement on May 22, 2008, calling for the two Councils to meet at least once each calendar year and to establish a staff level working committee to address issues of mutual interest.

While the completion of the Spirit Trail connection is one recent example of joint action resulting in positive community benefits, the Councils of the City of North Vancouver and the Squamish Nation have not met formally for some time. Both Councils have new members and it would seem timely that formal meetings occur.

CO-OPERATION PROTOCOL

THIS AGREEMENT dated for reference the 22nd day of May, 2008.

BETWEEN:

SQUAMISH NATION

AND:

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER
(the "City")**

WHEREAS:

- A. The City is a municipal corporation under the *Local Government Act* of British Columbia having jurisdiction in respect of matters delegated to it by the Province of British Columbia;
- B. The Squamish Nation is an organization representing aboriginal people inhabiting their traditional territories, some of which are within the geographical jurisdiction of the City, which has asserted aboriginal rights and title in respect of such areas, and is an Indian Band under the *Indian Act* of Canada having jurisdiction in respect of matters delegated to it by the Government of Canada and having possession of Indian Reserves within the City;
- C. The Squamish Nation and the City each acknowledge that the interests of all persons living in their communities are best served by the parties working together in a spirit of cooperation;
- D. The parties recognize that building an effective government-to-government relationship will help create certainty for their respective communities and jurisdictions; and
- E. The parties wish to enter into a co-operation agreement with the intention and desire to establish a government-to-government relationship for the purpose of sharing information, improving communications, addressing specific issues of mutual interest, and raising awareness and understanding of Squamish First Nation title and rights and the jurisdiction of the City under the *Local Government Act* and the *Community Charter*.

NOW THEREFORE the parties agree as follows:

MECHANISMS OF COOPERATION

1. The Council of the City and the Council of the Squamish Nation will meet at least once each calendar year to establish annual working committee work plans addressing areas and issues of mutual interest, the first such meeting to be held no later than October 15, 2008.

2. The parties will, within 30 days of the effective date of this Agreement, establish a permanent staff level working committee comprising the principal appointed officers of each of the parties and other senior staff members who those officers deem appropriate, to address issues of mutual interest including the issues specified in paragraph 5, in accordance with the work plan attached to this Agreement and such subsequent work plans as the parties may establish. Each party will notify the other in writing of the names and positions of its working committee members, and from time to time will notify the other in writing of any changes in such appointments.
3. The parties' representatives will also meet from time to time on an *ad hoc* basis to deal with issues outside the scope of the current work plan that are of mutual interest, and for that purpose either of the parties may initiate a meeting by contacting the principal appointed officer of the other. Each of the parties agrees to acknowledge such initiatives in a timely way, and to assign staff or other representatives to meet with the representatives of the other to deal with the issue to the extent that staff and other resources reasonably permit.
4. The parties will at all times approach the work contemplated by this Agreement in such a manner as to ensure that each acquires and maintains a full understanding of the other's governing structures, traditions, jurisdiction and responsibilities.

KEY INTERESTS

5. The Parties agree to work together to address the following key interests and such other interests as may be identified from time to time in work plans established in accordance with paragraph 1:
 - a. Intergovernmental Coordination
 - b. Land Use Planning and Management
 - c. Culture and Heritage Protection
 - d. Economic Development
 - e. Environmental Protection
 - f. Shared and Reciprocal Services
 - g. Capacity Building

COMMUNICATION

6. The parties acknowledge that the success of a government-to-government relationship will hinge upon open and transparent communications based on trust, respect and mutual understanding.
7. Each of the parties acknowledges that information provided to the other in the course of activities contemplated by this Agreement may be subject to the *Freedom of Information and Protection of Privacy Act* (British Columbia).

8. In cases where either of the parties wishes to provide information to the other in expectation of confidentiality, it may so indicate and the other will, acting reasonably, accept and hold such information in confidence to the extent permitted by law.

TERM OF AGREEMENT

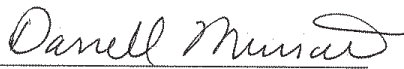
9. This agreement shall take effect upon the adoption of authorizing resolutions by the Council of the City and the Council of the Squamish Nation.
10. This agreement is subject to amendment from time to time by mutual agreement. Such amendment must be in writing and authorized by resolution of the Council of the City and the Council of the Squamish Nation.
11. This agreement will remain in effect unless terminated by either of the parties by providing sixty days' notice in writing, to be delivered by hand, facsimile or Express post requiring acknowledgement on delivery.

EFFECT OF AGREEMENT

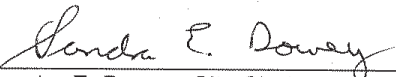
12. This Agreement does not fetter the legislative jurisdiction of the Council of the City or the Council of the Squamish Nation.
13. This Agreement does not affect any constitutional, statutory or common law entitlement of the Squamish Nation to be consulted, or to have its claim to any aboriginal title or right accommodated, by any person or governmental entity having a constitutional, statutory or common law obligation to engage in such consultation or accommodation.

IN WITNESS WHEREOF the Parties have hereunto affixed their signatures as of the day and year first written above.

**THE CORPORATION OF THE
CITY OF NORTH VANCOUVER**

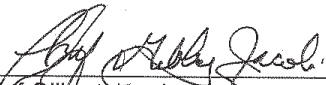


Darrell R. Mussatto, Mayor

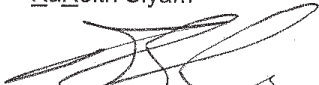


Sandra E. Dowey, City Clerk

SQUAMISH NATION



Chief Gilbert Jacob
KáKeltn Siyam



Toby Baker, Senior Operating Officer