



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,  
IN THE CAO MEETING ROOM, CITY HALL,  
141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, MAY 25, 2020 AT 5:30 PM**

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“Live” Broadcast via City Website [www.cnv.org/LiveStreaming](http://www.cnv.org/LiveStreaming)  
Complete Agenda Package available at [www.cnv.org/CouncilMeetings](http://www.cnv.org/CouncilMeetings)

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, May 25, 2020

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, May 11, 2020

**CONSENT AGENDA**

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

**BYLAW – ADOPTION**

- \*3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744”  
(Satendra Mann / ArchiType Design, 356 East 13<sup>th</sup> Street)

**CORRESPONDENCE**

- \*4. Board in Brief – Metro Vancouver Regional District, April 24, 2020

**REPORT**

5. Rezoning Application: 250 East 15<sup>th</sup> Street (Nacel Properties Ltd., CD-726)

*Items 6 and 7 refer.*

**BYLAWS – FIRST AND SECOND READINGS**

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769”  
(Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726)
7. “Housing Agreement Bylaw, 2020, No. 8770”  
(Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, Rental Housing Commitments)

## **PRESENTATION**

Pandemic Scenario Planning: Impacts and Actions – Director, Planning and Development, and Manager, Transportation Planning

*Item 8 refers.*

## **REPORT**

8. Pandemic Scenario Planning: Impacts and Actions

## **COVID-19 UPDATE**

## **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 25, 2020

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, May 11, 2020

**CONSENT AGENDA**

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

**RECOMMENDATION:**

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

**START OF CONSENT AGENDA**

**BYLAW – ADOPTION**

- \*3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744”  
(Satendra Mann / ArchiType Design, 356 East 13<sup>th</sup> Street)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744”  
(Satendra Mann / ArchiType Design, 356 East 13<sup>th</sup> Street) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**CORRESPONDENCE**

- \*4. Board in Brief, Metro Vancouver Regional District, April 24, 2020  
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

**RECOMMENDATION:**

THAT the correspondence from Metro Vancouver, dated April 24, 2020, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**END OF CONSENT AGENDA**

## **REPORT**

5. Rezoning Application: 250 East 15<sup>th</sup> Street (Nacel Properties Ltd., CD-726)  
– File: 08-3360-20-0472/1

Report: Planner 2, May 13, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 2, dated May 13, 2020, entitled  
“Rezoning Application: 250 East 15<sup>th</sup> Street (Nacel Properties Ltd., CD-726)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769”  
(Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726) be considered and referred  
to a Public Hearing;

THAT “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd.,  
250 East 15<sup>th</sup> Street, CD-726, 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;

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

*Items 6 and 7 refer.*

## **BYLAW – FIRST AND SECOND READINGS**

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769”  
(Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769”  
(Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726)” be given first and second  
readings.

7. “Housing Agreement Bylaw, 2020, No. 8770”  
(Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, Rental Housing  
Commitments)

### **RECOMMENDATION:**

THAT “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd.,  
250 East 15<sup>th</sup> Street, CD-726, Rental Housing Commitments) be given first and  
second readings.

## **PRESENTATION**

Pandemic Scenario Planning: Impacts and Actions – Director, Planning and Development, and Manager, Transportation Planning

*Item 8 refers.*

## **REPORT**

8. Pandemic Scenario Planning: Impacts and Actions – File: 14-7130-20-0015/1

Report: Director, Planning and Development, and Manager, Transportation Planning, May 20, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Director, Planning and Development, and the Manager, Transportation Planning, dated May 20, 2020, entitled “Pandemic Scenario Planning: Impacts and Actions”:

THAT Council endorse the pandemic adaptation and recovery framework and principles outlined in the report;

THAT staff be directed to rapidly implement key actions and business process changes to adapt and respond to the COVID-19 crisis and report back to Council on the progress, including:

- Action 1: Business process improvements to support economic health by reducing processing times for City permits and licences;
- Action 2: An action plan for advancing the reallocation of road space to facilitate safe use and enjoyment of public areas and multi-modal transportation;
- Action 3: Refocusing corporate and community transportation demand management programs to encourage ongoing telecommuting and other measures to reduce peak travel demand;
- Action 4: Expanding opportunities for urban agriculture and community gardens; and
- Action 5: Actions to support local economic activity and the health of the small business sector, in coordination with the Mayor’s Resilient Local Economy Task Force;

*Continued...*

**REPORT – Continued**

8. Pandemic Scenario Planning: Impacts and Actions – File: 14-7130-20-0015/1  
– Continued

AND THAT staff be directed to draft policies and regulatory changes and identify funding sources for initiatives and report back to Council prior to implementation, including:

Policy 1: Temporary zoning changes to permit the flexible use of private parking spaces;

Policy 2: Supportive land use policies to expedite the approval and delivery of non-profit and affordable housing;

Policy 3: Deploying the Affordable Housing Reserve Fund toward critical housing needs, including expanding the loan capacity of the North Shore Rent Bank; and

Policy 4: Removing barriers to food production on private and public lands.

**COVID-19 UPDATE**

**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**



**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 11, 2020****

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**PRESENT**

**COUNCIL MEMBERS**

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

*\*Participated electronically*

**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\*  
D. Pope, Director, Engineering, Parks and Environment\*  
G. Schalk, Fire Chief\*

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

**APPROVAL OF AGENDA**

Moved by Councillor McIlroy, seconded by Councillor Back

1. Regular Council Meeting Agenda, May 11, 2020

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor Bell, seconded by Councillor Girard

2. Regular Council Meeting Minutes, May 4, 2020

**CARRIED UNANIMOUSLY**

**PROCLAMATION**

Mayor Buchanan declared the following 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

Moved by Councillor Bell, seconded by Councillor Girard

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.

**CARRIED UNANIMOUSLY**

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

Report: Director, Finance, May 6, 2020

Moved by Councillor Valente, seconded by Councillor Girard

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.

**CARRIED UNANIMOUSLY**

## **BYLAWS – FIRST, SECOND AND THIRD READINGS**

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

Moved by Councillor Valente, seconded by Councillor Girard

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

**CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor Girard

THAT “City of North Vancouver Municipal Tax Collection Bylaw, 2020, No. 8777” be given third reading.

**CARRIED UNANIMOUSLY**

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

Moved by Councillor Valente, seconded by Councillor Girard

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

**CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Percentage Additions Bylaw, 2001, No. 7333, Repeal Bylaw, 2020, No. 8778” be given third reading.

**CARRIED UNANIMOUSLY**

## **BYLAWS – ADOPTION**

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

Moved by Councillor Valente, seconded by Councillor Girard

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.

**CARRIED UNANIMOUSLY**

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

Moved by Councillor Valente, seconded by Councillor Girard

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.

**CARRIED UNANIMOUSLY**

## **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

Moved by Councillor Bell, seconded by Councillor Girard

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.

**CARRIED UNANIMOUSLY**

## **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)

Moved by Councillor Bell, seconded by Councillor Girard

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.

**CARRIED UNANIMOUSLY**

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

Moved by Councillor Bell, seconded by Councillor Girard

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.

**CARRIED UNANIMOUSLY**



## **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

Moved by Councillor Bell, seconded by Councillor Valente

THAT Item 12 – Notice of Motion – “Opportunities for Improved Mutual Cooperation and Understanding between the City of North Vancouver and the Squamish Nation” be removed from the agenda.

**CARRIED UNANIMOUSLY**

## **COUNCIL INQUIRIES**

Nil.

## **NEW ITEMS OF BUSINESS**

13. Outdoor Dining – File: 09-4520-20-0002/2020

Submitted by Mayor Buchanan

Moved by Mayor Buchanan, seconded by Councillor Back

THAT staff be directed to develop an expedited outdoor dining process to expand temporary patios into public spaces and report back on the feasibility of the consumption of liquor in certain public spaces for safe, informal public dining.

**CARRIED UNANIMOUSLY**

Mayor Buchanan reported that she will send a letter to the Federal government to advocate amendments to the Rental Residential Rehabilitation Assistance Program (RRAP) and the Canada Emergency Commercial Rent Assistance Program (CECRA) to better support small businesses in the community.

## **NOTICES OF MOTION**

Nil.

## **CITY CLERK’S RECOMMENDATION**

Moved by Councillor Back, seconded by Councillor Girard

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].

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed session, at 6:17 pm and reconvened at 9:29 pm.

## **REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

14. Land Matter – File: 08-3360-01-0001/2020

Report: Section Manager, Real Estate, April 28, 2020

Moved by Councillor Hu, seconded by Councillor Valente

PURSUANT to the report of the Section Manager, Real Estate, dated April 28, 2020, regarding a land matter:

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

AND THAT the wording of the recommendation and the report of the Section Manager, Real Estate, dated April 28, 2020, remain in the Closed session.

**CARRIED UNANIMOUSLY**

15. Encroachments onto City Road Allowance – File: 02-0890-01-0001/2020

Report: Section Manager, Real Estate, April 22, 2020

Moved by Councillor Hu, seconded by Councillor Valente

PURSUANT to the report of the Section Manager, Real Estate, dated April 22, 2020, entitled “Encroachments onto City Road Allowance”:

THAT Council permit the encroachments into City road allowance appurtenant to the following 4 properties and authorize the Mayor and City Clerk to execute the necessary documentation related to the encroachments:

- 1301 Lonsdale Avenue;
- 1441 St. Georges Avenue;
- 238–254 East Esplanade Road; and
- 147 East 11<sup>th</sup> Street;

THAT notice of the disposition be given in accordance with the *Community Charter*;

AND THAT the report of the Section Manager, Real Estate, dated April 22, 2020, entitled “Encroachments onto City Road Allowance”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

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

16. Land Matter – File: 13-6520-20-0021/1

Report: Director, Planning and Development, May 6, 2020

Moved by Councillor Hu, seconded by Councillor Valente

PURSUANT to the report of the Director, Planning and Development, dated May 6, 2020, regarding a land matter:

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

AND THAT the wording of the recommendation and the report of the Director, Planning and Development, dated May 6, 2020, remain in the Closed session.

**CARRIED UNANIMOUSLY**

17. Land Matter / Legal Matter – File: 10-5040-04-0001/2020

Report: Director, Community and Partner Engagement, May 11, 2020

Moved by Councillor Hu, seconded by Councillor Valente

PURSUANT to the report of the Director, Community and Partner Engagement, dated May 11, 2020, regarding a land matter / 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 May 11, 2020, remain in the Closed session.

**CARRIED UNANIMOUSLY**

18. Legal Matter – File: 14-7130-01-0001/2020

Verbal Report: Chief Administrative Officer, May 11, 2020

Moved by Councillor Hu, seconded by Councillor Valente

PURSUANT to the report of the Chief Administrative Officer, dated May 11, 2020, regarding a 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 Chief Administrative Officer, dated May 11, 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 9:30 pm.

*“Certified Correct by the City Clerk”*

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CITY CLERK

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

**BYLAW NO. 8744**

**A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”**

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

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744” (Satendra Mann / ArchiType Design, 356 East 13<sup>th</sup> Street)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of RT-1 (Two-Unit Residential 1) Zone:

<b>Lot</b>	<b>Block</b>	<b>D.L.</b>	<b>Plan</b>	
15, except the north 10 feet now lane	59	550	1363	from RS-1

READ a first time on the 2<sup>nd</sup> day of December, 2019.

READ a second time on the 2<sup>nd</sup> day of December, 2019.

READ a third time on the 27<sup>th</sup> day of January, 2020.

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

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MAYOR

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CITY CLERK

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## For Metro Vancouver meetings on Friday, April 24, 2020

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

## Metro Vancouver Regional District

### E 1.1 Regional Parks Public Programming Strategy

**APPROVED**

The Regional Parks Public Programming Strategy provides strategic direction for staff delivering public programs and events within regional parks. The purpose of the strategy is to provide recommendations on how Regional Parks programming and interpretation will help Metro Vancouver meet the future needs of the region's growing diverse population. It recommends strategic directions and actions for 2020 - 2025, grouped within five themes:

1. Broaden Your Base
2. Extend Your Reach
3. Deepen the Connection
4. Invest in Youth
5. Ensure Financial Sustainability

The Board endorsed the Regional Parks Public Programming Strategy as presented and directed staff to include the financial implications associated with advancing the Strategy in the annual budget process.

### E 1.2 Status of Regional Parks Capital Expenditures to December 31, 2019

**RECEIVED**

The capital expenditure reporting process to Standing Committees and Boards provides for regular status updates on capital expenditures. This year-end report for 2019 compares capital spending for the 2019 fiscal year to the annual budget.

In 2019, annual capital expenditures for Regional Parks Services were \$18.8 million compared to an amended capital budget of \$19.4 million. Any capital funding surplus will remain with Regional Parks and will be returned to its reserves to fund future capital.

The Board received the report for information.

### COVID-19 Correspondence

**APPROVED**

The Board approved a motion providing Board authorization for the Board Chair to send correspondence to relevant agencies and other orders of government, regarding COVID-19, as it relates to the region.

**G 1.1 Township of Langley – Metro Vancouver Regional District Security Issuing Bylaw No. 1307, 2020** **APPROVED**

The Township of Langley has requested borrowing in the amount of \$85,987,360 as related to three Loan Authorization bylaws whose purposes include McLeod Athletic Park construction and land acquisitions. The Township of Langley has met the regulatory requirements and has the legislative authority to undertake the planned infrastructure borrowing.

The Township of Langley currently has a significant outstanding balance of temporary capital borrowing related to Strategic Land Acquisition. Converting the outstanding temporary borrowing balance to long term borrowing and fully funding all of their request will help free up the Municipal Finance Authority's short term borrowing program so it can be used to fund Revenue Anticipation borrowing by BC local governments anticipating delayed collection of taxation revenue as a result of the COVID-19 pandemic.

The Board:

- pursuant to Sections 182(1)(b) and 182(2)(a) of the Community Charter, gave consent to the request for financing from the Township of Langley in the amount of \$85,987,360;
- gave first, second and third readings to Metro Vancouver Regional District Security Issuing Bylaw No. 1307, 2020 to authorize the entering into an agreement respecting financing between the Metro Vancouver Regional District and the Municipal Finance Authority of British Columbia;
- passed and finally adopted said bylaw and forwarded it to the Inspector of Municipalities for Certificate of Approval.

## **Greater Vancouver Sewage and Drainage District**

**E 1.1. Capital Projects and Project Delivery****RECEIVED**

In the autumn of 2019, the Board expressed interest in undertaking a review of the way Metro Vancouver delivers major infrastructure projects in order to ensure value for residents.

Metro Vancouver staff have taken the initial steps in responding to this request, including the creation of a new department, engaging a consultant to undertake a high level review of major projects. Staff will be providing periodic updates on progress on implementing consultant recommendations.

Responding to capacity needs due to population growth and meeting regulatory requirements have led to a dramatic increase in the scope of Metro Vancouver's capital project program budget and the scale of projects within this program. The current construction market dynamics coupled with the complex nature of these projects adds additional challenges. In the face of these challenges, Metro Vancouver is undertaking a best practices response, including establishing a Project Delivery department as a Centre of Expertise for the organization on project delivery, engaging a consultant to undertake a high-level review of major projects and implementing a forward-looking plan.

The Board received the report for information.





## **1.2 Solid Waste System Tipping Fee Deferral/Reduction Request**

**APPROVED**




Many of Metro Vancouver's solid waste system customers are impacted by the COVID-19 pandemic and Metro Vancouver has received two requests to reduce tipping fees and extend account payment terms.

Reducing tipping fees would result in an operating budget deficit for the solid waste function for 2020. Extending payment terms from 35 days to 90 days for the remainder of 2020 is expected to result in a cost to the solid waste function of approximately \$300,000 due to foregone investment income from the deferred revenues. Extending payment terms would assist both commercial and municipal solid waste system customers.

The Board directed staff to grant an additional 55 days' interest free payment grace period for all solid waste customer charge accounts for invoices issued prior to May 1, 2020, and to extend the payment period from 35 days to 90 days for all solid waste customer charge accounts for the period May 1, 2020 to December 31, 2020.

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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: Mike Friesen, Planner 2

Subject: REZONING APPLICATION: 250 EAST 15<sup>th</sup> STREET (NACEL  
PROPERTIES LTD, CD-726)

Date: May 13, 2020 File No: 08-3360-20-0472/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated May 13, 2020, entitled  
"Rezoning Application: 250 East 15<sup>th</sup> Street (Nacel Properties Ltd, CD-726)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8769"  
(Nacel Properties Ltd, 250 East 15<sup>th</sup> Street, CD-726) be considered and be  
referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2020, No. 8770" (Nacel Properties Ltd, 250  
East 15<sup>th</sup> Street, CD-726, 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  
and to the satisfaction of the Director of Planning and Development;

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# [1912389](#))
2. Consolidated Drawing Package (February) (Doc# [1912385](#))
3. Preliminary Park Design (Doc# [1885281](#))
4. Off-Site Servicing Requirements (Doc# [1885276](#))
5. Developer Information Session Summary (Doc# [1912390](#))
6. Zoning Amendment Bylaw No. 8769 (Doc# [1912422](#))
7. Housing Agreement Bylaw No. 8770 (Doc# [1912425](#))

## PROJECT DESCRIPTION

The project, located at 250 East 15<sup>th</sup> Street, consists of three rental residential buildings – two 12-storey buildings adjacent to East 15<sup>th</sup> Street and one 6-storey building adjacent to East 16<sup>th</sup> Street – and the provision of a public park on the site's north-eastern quadrant. The project proposes 281 secured rental residential units, including 28 mid-market units (as well as two guest suites for the use of tenants' friends and family), and includes two-storeys of underground parking, bicycle parking, and storage that provides 266 vehicle parking spaces and 474 bicycle parking spaces. The subject site currently hosts two rental residential buildings composed of 101 units that were built in 1964. The requested changes to the Zoning Bylaw to permit this development are identified in Table 1 below, and Attachment 6 – Zoning Amendment Bylaw No. 8769 is the amending bylaw with the proposed changes.

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

Consideration	Official Community Plan	Current Zoning	Proposed Designation/Regulation
Zone/Designation	Residential Level 5 (north) and Level 6 (south)	RM-1	CD-726
Density	R5 = 2.6 FSR R6 = 3.3 FSR Site = 2.95 FSR	Maximum density of 1.6 FSR	Maximum density of 2.95 FSR
Height	R5 = 6 storeys R6 = 37 metres	Maximum height of 13.0 metres and 3 storeys	R5 = Maximum building height of 16 metres and 6 storeys R6 = Maximum building height of 33.5 metres and 12 storeys
Siting (Setbacks)	N/A	Front, Rear or Exterior Lot Line Setback: 6 metres (20 feet) Interior Lot Line Setback: 4.5 metres (15 feet)	Front, Rear or Exterior Lot Line Setback: between 3-4.5 metres (10-15 feet) Interior Lot Line Setback: between 3-9 metres (10-30 feet)
Unit Separation	N/A	Minimum of between 3 and 12 metres (10 and 40 feet) of separation between living areas and 24 metres (80 feet) above the 4 <sup>th</sup> storey	Minimum of 7.6 metres (25 feet) between building faces, increasing to 22.5 metres (75 feet) above the 6 <sup>th</sup> storey.
Minimum unit size	N/A	37.16 square metres (400 square feet)	32 square metres (345 square feet)



Building Width and Length	N/A	Shall not exceed a horizontal width above 30.48 metres (100 feet) above the 3 <sup>rd</sup> storey.	Requirement waived.
Driveway Slope	N/A	No greater than 10% in first 6 metres (20 feet) and 12.5% thereafter	Requirement waived.
Exterior finishes	N/A	No requirement.	All exterior finishes design, and landscaping shall be approved by the Advisory Design Panel.

## POLICY FRAMEWORK

The subject site contains two designations – one designation each for the south and north portions of the site –within the Official Community Plan: Residential Level 5 (R5) to the north and Residential Level 6 (R6) to the south. These designations permit a range of multi-family housing types, with a focus on mid-rise in the R5 designation and high-rise in the R6 designation. These two designations focus on providing quality housing with a mix of unit sizes that support attractive and active streets in the City's central core.

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 as well as a new park to support an active lifestyle and social opportunities in the City's core.
<i>Goal 5</i> Support Sustainable Transportation Choices	Intensification of this site will support future transit investments along Lonsdale Avenue and will develop a separated AAA Bike Facility along St Andrews Avenue. The site is proximate to community and commercial amenities and is well situated to provide the occupants with a variety of transportation choices across the North Shore and the greater region.

<b>Official Community Plan</b>	
<p><b><u>Lonsdale Regional City Centre</u></b></p> <p><i>Policy 1.1.2</i> Align growth with the development community amenities and infrastructure</p> <p><i>Policy 1.1.4</i> Support the role of the Lonsdale Regional City Centre as the urban core of the City, in part, by locating high trip-generating uses such as high density residential and commercial uses there</p> <p><i>Policy 1.3.1</i> Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods</p> <p><i>Policy 1.4.5</i> Focus amenity and infrastructure investments in the Lonsdale Regional City Centre and Frequent Transit Development Areas</p>	<p>Intensification of the site supports the Central Lonsdale Area and future transit infrastructure and community amenity investments.</p> <p>Development is located to support local economy and make use of existing infrastructure and amenities.</p> <p>Density and height are consistent with the OCP guidelines and are greatest adjacent to an institutional use (Lions Gate Hospital), and is reduced as it crosses the site.</p> <p>The public park will provide an amenity for what is currently an area underserved for parks. The cycling infrastructure will provide an important link in the City's north-south cycling network.</p>
<p><b><u>Building and Urban Design</u></b></p> <p><i>Policy 1.3.5</i> Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings</p> <p><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><i>Policy 1.3.9</i> Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as</p>	<p>The East 15<sup>th</sup> Street frontage presents an amenity space to activate the street and rights-of-way through the site provide pedestrian linkages to and from the park. Each building presents a varied but consistent architectural style.</p> <p>The proposed architecture and building materials of the new dwelling have been chosen with sustainability, maintenance, and aesthetics as key determinants. The buildings have been designed to present entrances and glazing at a human scale to provide an attractive urban realm.</p> <p>The development activates the laneway through the inclusion of townhouse units and vegetation through the lane as well as design features integrate pedestrians.</p>



<p>well as storm water management and urban agriculture.</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><i>Policy 1.4.3</i> Consider recreational, cultural and other community spaces as aspects of informal community living rooms, and essential 'social infrastructure', particularly in high-density neighbourhoods like Central/Lower Lonsdale</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><i>Policy 2.1.1</i> Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with an aim to increase these ways of travelling over single-occupant vehicle use</p> <p><i>Policy 5.3.3</i> Provide appropriate spaces for and encourage the installation of public art in parks, greenways and open spaces</p>	<p>The project will provide multiple upgrades to the City's active transportation network, and provide a public park to support outdoor activity.</p> <p>The project includes multiple elements from the City's active design guidelines such as including garden plots for residents, prominent stairwells, and a significant social space for the future residents.</p> <p>The proposed development includes a separated bike facility along St. Andrews Avenue, signal and intersection improvements at East 15<sup>th</sup> and St Andrews and intersection improvements at East 16<sup>th</sup> and St Andrews to facilitate active transportation in the neighbourhood. The development also includes more than minimum required bicycle parking and a cycling repair/maintenance area.</p> <p>The proposed development will include a public art component.</p>
<p><b><u>Housing</u></b></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 townhomes – with direct access to the public realm – and apartments ranging in size from studio to 3 bedroom. 281 units will be developed, 28 of which will be a part of the City's mid-market rental</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><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>programme. Additionally, there will be two guest suites for use by the tenants.</p> <p>The City will secure 25% of the proposed units – or 76 units – will be secured as Level 2 accessible, with the remaining 75% being secured as Level 1 accessible.</p>
<p><b><u>Park and Greenspace</u></b></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, composting, urban farming, orchards, beehives and edible landscaping on residential boulevards, park land and rights-of-way</p> <p><i>Policy 4.2.6</i>  Increase the ratio of productive, permeable green space to hard impermeable surface areas as redevelopment occurs</p> <p><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</p> <p><i>Policy 5.1.7</i>  Acquire new parkland in areas identified as park deficient and in future growth areas</p> <p><i>Policy 5.1.9</i>  Acquire parkland through dedication associated with development projects in the City, including consideration of trade-offs between varying building heights and acquiring desired park spaces</p>	<p>The proposed development includes a community garden and outdoor amenity spaces accessible to future residents. Depending on community feedback, the inclusion of community gardens may be considered for the public park as well.</p> <p>The park provides a significant ratio of greenspace for the site as a whole. Non-park area is largely impermeable at ground level, though portions of the buildings' roofs are landscaped.</p> <p>The development includes several opportunities for outdoor pursuits including social (shared rooftop amenity spaces) and recreational (proposed park).</p> <p>The acquisition of the proposed park area will provide greenspace to the eastern side of Central Lonsdale. This area is part of the City's core – a medium to high density residential area – and is currently underserved in terms of accessible park area.</p> <p>The proposed site design conforms to the City's official community plan – in terms of height and density – while permitting the acquisition of area for a neighbourhood park.</p>



<b>Housing Action Plan</b>	
<p><i>Action #3 Mid-Market Rental Units</i>  To enable affordability for low and moderate income renters.</p>	<p>The proposed development includes 28 mid-market rental units. The distribution of unit sizes for these units will be: 3 studio units; 14 1-bedroom units; 5 2-bedroom units; 6 3-bedroom units.</p>
<p><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.</p>	<p>Twenty percent (57 total) of the proposed development's units contain 3-bedrooms. This is double the City policy's recommended minimum.</p>
<b>Sustainable Development Guidelines</b>	
<p><i>Natural Systems</i>  The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.</p>	<p>The park secures a significant green node in perpetuity.</p> <p>Stormwater is addressed on site to reduce impact of major storm events.</p> <p>Preservation of several prominent mature trees.</p> <p>The inclusion of trees and plants that support bird and insect populations.</p>
<p><i>Physical Structures/Infrastructure</i>  The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, storm water drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.</p>	<p>The project will achieve Step 3 of the BC Building Code Step Code, one step greater than the requirements at the time of application.</p> <p>The project provides a significant number of rental units for the City, including 28 below market units, for a variety of household sizes, from studio units to 3-bedrooms.</p> <p>The project will connect to the Lonsdale Energy Corporation district energy system.</p> <p>The project will upgrade required infrastructure (water, sewer, stormwater systems) as well as improve active transportation infrastructure in and around the site.</p> <p>Additional secured and covered bicycle parking has been integrated into the landscape design in order to support active transportation of residents.</p>

<p><i>Human Potential</i></p> <p>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.</p>	<p>The project includes a range of units to serve a broad spectrum of lifestyles, incomes, and abilities.</p> <p>Significant area has been dedicated to recreational pursuits to support residents in living a healthy lifestyle.</p> <p>The project includes numerous active transportation elements including infrastructure improvements and cycling maintenance facilities.</p>
<p><i>Social Connections</i></p> <p>The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.</p>	<p>The project proposes social space as a central element to the project. By centralising and highlighting the areas for social interaction, the project intends to foster greater community interaction between residents. Additionally the proposed park can be a hub for the broader community.</p>
<p><i>Cultural Diversity</i></p> <p>The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings</p>	<p>The project will include a public art piece, to be located in a prominent location. The North Vancouver Public Art Advisory Committee will support the project in determining the final location and what an appropriate piece may be.</p>

## 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 16 <sup>th</sup> Street	260 East 16 <sup>th</sup> St	50-unit, 3 storey, rental residential building	Medium Density Apartment Residential 1 (RM -1)
East – across St Andrews Ave	1504-1552 St Andrews Ave	2-2.5 storey duplex	Two-Unit Residential 1 (RT-1)
South – Across East 15 <sup>th</sup>	230-240 E 13 <sup>th</sup> St, 231 E 15 <sup>th</sup> St	Multi-storey health services complex	Public Use and Assembly 1 (P-1)
West – Across Lane	235 East 16 <sup>th</sup> St	19 unit, three storey rental residential building	CD-425
West – Across Lane	236 East 15 <sup>th</sup> St	9 unit, 2 storey, rental residential building	Medium Density Apartment Residential 1 (RM -1)

The subject site is located on the eastern edge of the City's high-density residential core. It is north of the Lions Gate Hospital's Evergreen House, east and south of existing apartment buildings, and west of existing duplexes (the duplexes are a part of the duplex special study area and may be re-designated). The site currently contains two residential apartment buildings that contain a combined 101 units.

The site is proximate to numerous urban amenities, including two major bus routes (Lonsdale and 15<sup>th</sup> Street), health services, civic amenities (City Hall, City Library, Harry Jerome Community Recreation Centre), bike routes (St. Andrews, 13<sup>th</sup> Street), and commercial services. Please see Attachment 1 for several maps illustrating the context.

### Use

Residential Level 6 has the purpose of providing well-designed high-density development in the Lonsdale Regional City Centre, while Residential Level 5 should provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. R6 permits a maximum density of 3.3 FSR and a maximum height of 37 metres while R5 permits a maximum density of 2.6 FSR and 6 storeys; the combined site density is therefore 2.95 FSR with a height of 37 metres on the southern portion of the site and 6 storeys on the northern portion.

The policy framework applicable to the subject site supports the proposed high-density residential apartment use. The site is located in the City's high-density core and is in close proximity to frequent transit infrastructure (Lonsdale Avenue and East 15<sup>th</sup> Street) as well as Central Lonsdale's commercial and social amenities. The proposed development will secure 28 mid-market rental units at reduced rates (10% below CMHC average rates) while increasing the number of rental units from 101 to 281 (an increase of 181 units).

The proposed 24,600 square foot park is consistent with the permitted land uses and will provide an area that is currently underserved in park space with a green hub to support physical and social activity.



### Intensity

The proposed intensification on the site is appropriate for the neighbourhood given the applicable OCP and City policy framework for the subject site and the surrounding land use designations. The increase in intensity is supportable due to the subject site's proximity to the Lonsdale Core, the project's response to the City's policy, and the public benefits achieved by the City through the acquisition of a new park. The Residential Level 5 and 6 designations permits the development of mid-rise and high-rise multi-family apartment buildings.

With the proposed development the site will accommodate a total of 281 units split between three buildings, as well as two guest suites. The south portion of the site, designated R6 with a maximum density of 3.3 FSR, hosts two 12 storey buildings, while the north portion of the site, designated R5 with a maximum density of 2.6 FSR, hosts a six storey building and the proposed public park. The project achieves the site's maximum blended density 2.95 FSR through the provision of market rental housing – including 10% of units secured for ten years at 10% below CMHC market rents – secured through a housing agreement (see Attachment 7 – Housing Agreement Bylaw No. 8770). The application was received prior to the enactment of policy to secure 10% of the units in perpetuity.

The breakdown of the unit types is as follows:

- Studio – 34 (12%) total, 3 mid-market and 2 guest suites
- 1-Bedroom – 148 (52%) total, 14 mid-market
- 2-Bedroom – 44 (16%) total, 5 mid-market
- 3-Bedroom – 57 (20%) total, 6 mid-market

The proposed project includes 266 parking spaces, including the appropriate ratio of visitor and accessible stalls, which surpasses the 169 spaces that would be required under current Zoning Bylaw requirements. The project also exceeds the minimum required bicycle parking stipulated by the Zoning Bylaw, providing 474 spaces rather than the 422 required by bylaw; to further support cycling in the development the proposal includes a cycling repair/maintenance workshop as a part of its amenity space. The project also provides for public realm improvements such as a separated cycling facility, a pedestrian and cyclist-controlled signal, and curb realignment to support active transportation in and around the site.

Regarding the environmental standards, the proposed development will achieve Step 3 of the BC Building Code Step Code. Outlets capable of supporting Level 2 electric vehicle charging capacity will be provided for all required parking spaces, with the exception of visitor stalls. Storm water will be addressed through on-site mitigation, including retention tanks to support stormwater management during more significant storm events. Covered bicycle parking has also been integrated into the landscape design in order to promote active transportation modes.

### 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, February). The design proposes three buildings on the



site, two 12-storey buildings located adjacent to East 15<sup>th</sup> Street, and one 6-storey building on the western portion of the site's East 16<sup>th</sup> Street frontage.

The three buildings frame a proposed public park that has been placed in the north-east quadrant of the site. To secure access to the proposed public park, several rights-of-way – both running through the middle of the site, one north-south oriented and the other east-west – will be secured to ensure public access through the site. The three buildings are designed with a common architectural character, but the details of each building – such as the materials, windows, and balcony design – differentiate the buildings so as to not have them appear repetitive.

The principle design element of the project, aside from the provision of the public park, is the span between the two 12-storey buildings along 15<sup>th</sup> Street. The proposed span will host the majority of the shared amenity spaces for the complex, including a games room, a reception area, a large lounge, washrooms, and a bookable event space that could be used for hosting a party or a cooking class for the building. The spaces will be available to the tenants of all three buildings and the applicant has stated the importance of forming a community for tenants that will provide renters with a greater social experience than a traditional rental building. Significant glazing of these amenity spaces will support the activation and attractiveness of the streetscape on East 15<sup>th</sup> Street and will provide passive surveillance of the bus stop located directly in front of the proposed project. Other street frontages are activated through the inclusion of at-grade entrances to units, or where the grade does not support entrances, balconies and landscaping are utilized to ensure an attractive and activated interface between the public and private realms. A rooftop amenity space – only accessible to residents – is included on the 6-storey building and the connecting span that includes: community garden plots, planters for additional vegetation, a lounge area and outdoor dining/cooking area, as well as a greenhouse structure with a washroom. The easternmost 12-storey building includes a rooftop component only accessible to the tenants of the top units.

#### 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 \$16M 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 (28,515.59 square feet @ \$25 / sq. ft.)	\$712,889
Density Bonus to Max Bonus OCP Density (81,473 square feet @ \$190 / sq. ft.)	\$15,479,892
<b>Total Value of Community Benefits</b>	<b>\$16,192,781</b>

In lieu of providing a cash contribution the proposed project will provide rental housing – 281 units secured in perpetuity through a housing agreement including 28 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 the items above, staff seek Council's direction to secure the following items as a condition of the development:

- Purchase of the public park lands, on which the applicant will construct a City approved park;
- Public art incorporated into the project with a value of \$175,000;
- Public access rights-of-way through the project to provide pedestrian connection;
- Improved offsite works, including expanded cycling and pedestrian facilities and a new intersection signal (see Attachment 4 – Off-Site Servicing Requirements).

#### Park Acquisition

The proposed development includes the provision of a public park to support the achievement of goals and objectives outlined in the City's Official Community Plan – *Policy 5.1.7*, acquire new parkland in areas identified as park deficient and in future growth areas – as well as the City's Parks Master Plan – *Goal 2*, Ensure that parks are well distributed throughout the community, particularly in higher density areas. In this case, the acquisition of a park is made possible by the size of the site, which can accommodate the site density in a fashion consistent with the OCP while reserving approximately 30% of the site (24,600 sq.ft.) as a public space.

The City can direct Development Cost Charges collected through redevelopment throughout the City towards the acquisition of parks, but is more limited in how those funds can be used for the improvement (construction, new structures, programming, and maintenance) of the park. By purchasing land, as opposed to receiving land and funding improvements, the City has an opportunity to acquire an improved park. Staff therefore recommend that the City purchase the park from the applicant at a fair value, and that the applicant improve the park in tandem with their residential development. Under the proposed agreement, the City will purchase the park at a value of \$53.78/sq.ft. for a total purchase cost of \$1,322,988. The design of the park is subject to public consultation and the applicant will be required to construct the final design at their cost; staff estimate the value of the park improvements of the preliminary design to be approximately \$1.3 million.

Several major benefits emerge through having the park constructed by the applicant as a part of their larger development, including:

- Timing: a complete park will be delivered in tandem with the larger development with no lag between the completion of the rental housing and the delivery of an amenity for the community.
- Efficiencies: construction efficiencies can be achieved regarding various aspects of the project including earth moving, the installation of infrastructure (electricity, stormwater management), the purchase of surface materials and plant materials, earth moving, and labour costs. These efficiencies provide greater value to residents of the City of North Vancouver than could be delivered if the City were



responsible for the delivery of the park after the completion of the apartment building.

- Reduced impact on adjacent residents: by limiting the project to one construction period, the impact of construction (noise, parking disruption, untidiness) is reduced.

A preliminary design has been included as a part of this report (see: Attachment 3 – Preliminary Park Design), that includes play area, lawn/open space, seating areas, circulation, and the provision of new trees. The design of the park is not finalized, and the agreement will require a public design exercise to allow the neighbourhood to provide valuable feedback and help to identify desired park elements and programming. The Parks Department will review revised plans to ensure that the design incorporates public feedback and that the park achieves required City standards prior to the issuance of a full building permit for the residential portion of the project.

## **COMMUNITY CONSULTATION**

### Developer Information Session

A Developer Information Session (DIS) was held May 9th, 2019. Twenty-seven members of the public signed in to the session and six comment forms were received. The applicant has provided a summary of the event (Attachment 5 – Developer Information Session Summary).

The attendees were primarily those who live in the building. The DIS was held early in the process, prior to the applicant being able to contact many of the tenants through their formal tenant relocation process. The tenant relocation strategy is discussed further in the “Tenant Relocation Strategy” section below.

Items identified as concerns by the community feedback include the affordability of future units, the height of the proposed buildings, the removal of existing trees, impact of construction, and the effect of dog waste on the proposed park.

### 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.

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;
- Find up to three 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;
- Compensate tenants for moving expenses;
- Provide all tenants with 4 months 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. The applicant has been able to engage with the majority of residents, though some tenants have not responded to efforts to engage in relocation discussions.

## **ADVISORY BODY INPUT**

The application was directed to the Advisory Design Panel on May 15<sup>th</sup>, 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:

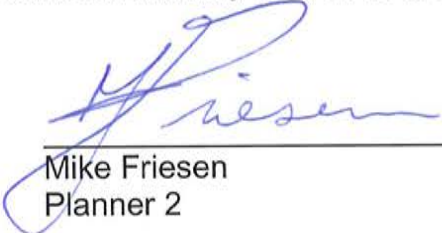
- Encouraged to include additional solar shading on the upper elevations of the south and west facades to mitigate solar heat gain;
- Ensure the park amenity is successfully planned along side the development while also considering the connections from the street, programming of the park, rain protection and effective lighting of the paths;
- Consider achieving Step 4 of the Step Code;
- Include clear and definitive unit identification for first responders;
- Further review of the P1 bike corridors for improved CPTED protection; and
- Consider additional outlets for e-bikes.

In response to the Advisory Design Panel's suggestions the applicant reviewed the aspects identified and amended various aspects of the proposal, these include: improving solar shading; unit identification for units accessible from the street; security for the parkade; and increasing outlets for e-bikes.

## **CONCLUSION**

The proposed application represents an appropriate development for the land use designation and a design that is responsive to the planned vision for the community. Intensification – particularly of market and mid-market rental residential projects – adjacent to the Lonsdale Core will support transportation infrastructure improvements and enhanced amenities in the area. The acquisition of a public park will secure an amenity for future generations of residents at a reasonable cost to the City. The requested zoning change and development proposal are consistent with the Region's and the City's planning policies. Overall, the application looks to implement a development that provides a significant neighbourhood amenity as well as increased density in an appropriate design & location.

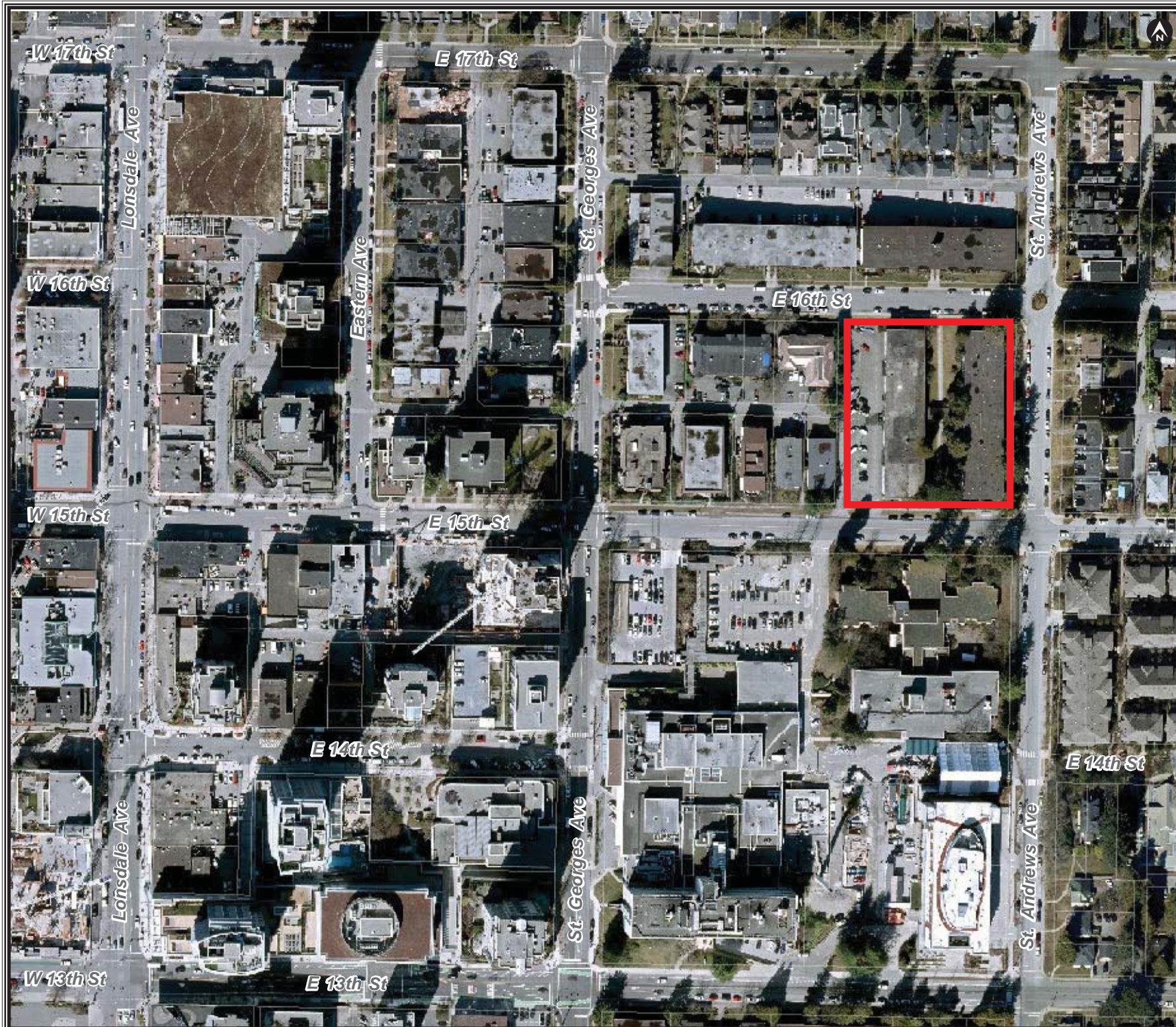
RESPECTFULLY SUBMITTED:



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Mike Friesen  
Planner 2





## 250 East 15th Street Context Map 1

 Subject Site

0 15 30 60  
Meters  
1:2,500  
PLOTTED: 5/15/2020

### DISCLAIMER

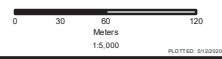
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250 East 15th Street  
Context Map 2

 Subject Site



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RE-SUBMITTED FOR DEVELOPMENT PERMIT

## CENTURY REDEVELOPMENT

# 250 EAST 15<sup>TH</sup> STREET

DATE : SEPTEMBER 13, 2019

CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

## PROJECT DIRECTORY

**OWNER**

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**CENTURY REDEVELOPMENT**  
250 EAST 15TH STREET  
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

[illegible]

RE-SUBMITTED FOR DP	SEPT 1 2019
SUBMITTED FOR DP	NOV 2 2018
PRE-APPLICATION REV.	MAY 0 2018

Year	1990/1991	1991/1992	1992/1993	1993/1994	1994/1995	1995/1996	1996/1997	1997/1998	1998/1999	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2050/2051	2051/2052	2052/2053	2053/2054	2054/2055	2055/2056	2056/2057	2057/2058	2058/2059	2059/2060	2060/2061	2061/2062	2062/2063	2063/2064	2064/2065	2065/2066	2066/2067	2067/2068	2068/2069	2069/2070	2070/2071	2071/2072	2072/2073	2073/2074	2074/2075	2075/2076	2076/2077	2077/2078	2078/2079	2079/2080	2080/2081	2081/2082	2082/2083	2083/2084	2084/2085	2085/2086	2086/2087	2087/2088	2088/2089	2089/2090	2090/2091	2091/2092	2092/2093	2093/2094	2094/2095	2095/2096	2096/2097	2097/2098	2098/2099	2099/2100	2100/2101	2101/2102	2102/2103	2103/2104	2104/2105	2105/2106	2106/2107	2107/2108	2108/2109	2109/2110	2110/2111	2111/2112	2112/2113	2113/2114	2114/2115	2115/2116	2116/2117	2117/2118	2118/2119	2119/2120	2120/2121	2121/2122	2122/2123	2123/2124	2124/2125	2125/2126	2126/2127	2127/2128	2128/2129	2129/2130	2130/2131	2131/2132	2132/2133	2133/2134	2134/2135	2135/2136	2136/2137	2137/2138	2138/2139	2139/2140	2140/2141	2141/2142	2142/2143	2143/2144	2144/2145	2145/2146	2146/2147	2147/2148	2148/2149	2149/2150	2150/2151	2151/2152	2152/2153	2153/2154	2154/2155	2155/2156	2156/2157	2157/2158	2158/2159	2159/2160	2160/2161	2161/2162	2162/2163	2163/2164	2164/2165	2165/2166	2166/2167	2167/2168	2168/2169	2169/2170	2170/2171	2171/2172	2172/2173	2173/2174	2174/2175	2175/2176	2176/2177	2177/2178	2178/2179	2179/2180	2180/2181	2181/2182	2182/2183	2183/2184	2184/2185	2185/2186	2186/2187	2187/2188	2188/2189	2189/2190	2190/2191	2191/2192	2192/2193	2193/2194	2194/2195	2195/2196	2196/2197	2197/2198	2198/2199	2199/2200	2200/2201	2201/2202	2202/2203	2203/2204	2204/2205	2205/2206	2206/2207	2207/2208	2208/2209	2209/2210	2210/2211	2211/2212	2212/2213	2213/2214	2214/2215	2215/2216	2216/2217	2217/2218	2218/2219	2219/2220	2220/2221	2221/2222	2222/2223	2223/2224	2224/2225	2225/2226	2226/2227	2227/2228	2228/2229	2229/2230	2230/2231	2231/2232	2232/2233	2233/2234	2234/2235	2235/2236	2236/2237	2237/2238	2238/2239	2239/2240	2240/2241	2241/2242	2242/2243	2243/2244	2244/2245	2245/2246	2246/2247	2247/2248	2248/2249	2249/2250	2250/2251	2251/2252	2252/2253	2253/2254	2254/2255	2255/2256	2256/2257	2257/2258	2258/2259	2259/2260	2260/2261	2261/2262</
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bingham+hil  
architects

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# TITLE PAGE

PROJ. #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		

PROJECT INFO			
CIVIC ADDRESS		250 East 15th Street	
LEGAL DESCRIPTION		Lot 4-Block 32- District lot 549 Plan 11519	
CURRENT ZONING		RM-1 / RH-1	
PROPOSED REZONING	RENTAL	DA-1	
	PARK	PA	
EXISTING USE		RENTAL RESIDENTIAL (101 UNITS)	
PROPOSED USE	12 STOREY RENTAL RESIDENTIAL (BUILDING A)		
	12 STOREY RENTAL RESIDENTIAL (BUILDING B)		
	6 STOREY RENTAL RESIDENTIAL (BUILDING C)		
SITE INFO			

PROPERTY AREA				
	CURRENT AREA	81,471.91 sq ft	7,569.10 m2	
	SITE AREA REDUCTION (VIA PARK)	24,600.62 sq ft	2,285.47 m2	
	RESULTANT SITE AREA	56,871.29 sq ft	5,283.63 m2	
SITE DIMENSIONS				
	NORTH	271.86 ft	82.86 m	
	EAST	299.90 ft	91.41 m	
	SOUTH	271.61 ft	82.79 m	
	WEST	299.74 ft	91.36 m	
AVERAGE GRADE				
	AT NORTH PROPERTY LINE	361.01 ft	110.04 m	
	AT LANE MIDPOINT	356.41 ft	108.63 m	

BUILDING HEIGHT		STOREYS	ALLOWED HEIGHT		PROPOSED (EXCLUDING ELEVATOR OVERRUN)	
(AVG BUILDING GRADE TO HIGHEST TOP OF BUILT STRUCTURE)			FEET	METERS	FEET	METERS
	BUILDING A	12	121.39 ft	37.0 m	110.26 ft	33.61 m
	BUILDING B	12	121.39 ft	37.0 m	110.26 ft	33.61 m
	BUILDING C	6	62.34 ft	19.0 m	53.51 ft	16.31 m

SETBACKS		ALLOWED/REQUIRED		PROPOSED	
		FEET	METERS	FEET	METERS
	SOUTH (EAST 15TH STREET) LOT LINE	20.0 ft	6.1 m	15.0 ft	4.57 m
	WEST (LANE) LOT LINE	20.0 ft	6.1 m	15.0 ft	4.57 m
	NORTH (EAST 16TH STREET ) LOT LINE	20.0 ft	6.1 m	10.0 ft	3.05 m
	EAST (ST. ANDREWS AVENUE) LOT LINE	20.0 ft	6.1 m	15.0 ft	4.57 m

SITE AREA (AS AGREED WITH CNV)		CURRENT SITE AREA	SITE AREA REDUCTION (VIA PARK)	NET SITE AREA
AREA	NORTH PORTION OF SITE	40,735.96 sq ft	24,600.62 sq ft	16135.34
	SOUTH PORTION OF SITE	40,735.96 sq ft	0	40,736.0
	TOTAL	81,471.92 sq ft		

DENSITY (AS AGREED WITH CNV)		BASE ALLOWABLE	BONUS	ALLOWABLE TOTAL	PROPOSED
FSR	NORTH PORTION OF SITE	1.60	1.00	2.60	1.20
	SOUTH PORTION OF SITE	2.30	1.00	3.30	4.70
	SITE AVERAGE			2.95	2.95

AREA	SOUTH PORTION OF SITE	BUILDING A	100,689.77 sq ft		
		BUILDING B	90,692.40 sq ft		
		TOTAL	191,382.17 sq ft		
	NORTH PORTION OF SITE	BUILDING C	48,952.80 sq ft		
		TOTAL	48,952.80 sq ft		

		ALLOWABLE	PROPOSED
NORTH PORTION OF SITE (BUILDING C)		105,913.50 sq ft 9,839.36 m2	48,952.8 sq ft 4,547.72 m2
SOUTH PORTION OF THE SITE (BUILDING A+B)		134,428.67 sq ft 12,488.42 m2	191,382.2 sq ft 17,779.4 m2
TOTAL		240,342.16 sq ft 22,327.79 m2	240,335.0 sq ft 22,327.119 m2

## PARKING

RESIDENTIAL UNIT SUMMARY (TO ESTABLISH MINIMUM REQUIRED PARKING)

FLOOR LEVEL	UNITS/FLR		
	BUILDING A	BUILDING B	BUILDING C
1	2	5	9
2	8	10	6
3	8	10	10
4	10	11	10
5	10	11	10
6	10	11	10
7	10	11	0
8	10	11	0
9	10	11	0
10	10	11	0
11	10	11	0
12	8	9	0
ROOF	-	0	0
TOTALS	106	122	55
			283

DISABILITY PARKING:

AS PER CITY OF NORTH VANCOUVER ZONING BYLAW (TABLE 9-4)  
(0.038 SPACES PER DWELLING UNIT)

TOTAL

BLDG	TOTAL UNITS		ALLOWABLE/ REQ'D	PROPOSED
A	106	0.038 SPACES PER DWELLING	4	4
B	122	0.038 SPACES PER DWELLING	5	5
C	55	0.038 SPACES PER DWELLING UNIT	2	2
TOTAL	283		11	11

VISITOR PARKING:

0.1 SPACE FOR EACH DWELLING UNIT  
(NORTH VANCOUVER ZONING BYLAW DIVISION IV 908.7.a)

BLDG	TOTAL UNITS		ALLOWABLE/ REQ'D	PROPOSED
A	106	0.1 SPACES PER DWELLING UNIT	11	11
B	122	0.1 SPACES PER DWELLING UNIT	12	11
C	55	0.1 SPACES PER DWELLING UNIT	6	6
TOTAL	283		28	28

PARKING TOTAL:

(NORTH VANCOUVER ZONING BYLAW DIVISION IV (FIGURE 9-3))

BLDG	TOTAL UNITS		ALLOWABLE/ REQ'D	PROPOSED (DISABILITY PARKING INCLUDED)	VISITOR	GRAND TOTAL
A	106	0.6 SPACES PER DWELLING UNIT	64	117	11	129
B	122	0.6 SPACES PER DWELLING UNIT	73	79	11	90
C	55	0.6 SPACES PER DWELLING UNIT	33	36	6	42
TOTAL	283		170	232	28	261

RENTAL (0.6 SPACES PER DWELLING UNIT)

NOTE\* VARIANCE REQUIRED FOR 15% ENTRY RAMP

BICYCLE PARKING

RESIDENTIAL (1.5 SPACES PER DWELLING UNIT)

BLDG	TOTAL UNITS		ALLOWABLE/ REQ'D	PROPOSED		
				VERTICAL	LOCKER	TOTAL
A	106	1.5 SPACES PER DWELLING UNIT	159	21	185	206
B	122	1.5 SPACES PER DWELLING UNIT	183	28	155	183
C	55	1.5 SPACES PER DWELLING UNIT	83	0	85	85
TOTAL	283		425	49	425	474
% OF TOTAL				10%	90%	100%

NOTES:

- CONSTRUCTION OF BICYCLE ROOMS TO BE IN ACCORDANCE WITH PART 10A OF THE CITY OF NORTH VANCOUVER "ZONING BY-LAW", 1995
- ONE ELECTRICAL RECEPTACLE PER FOUR BICYCLE SPACES TO BE PROVIDED FOR THE CHARGING OF ELECTRIC BICYCLES.

RESIDENTIAL SHORT TERM

6 SPACES PER 60 UNITS

BLDG	TOTAL UNITS		REQUIRED	PROPOSED
			6 SPACES PER 60 UNITS	
BUILDING A	106	6 SPACES PER 60 UNITS	11	12
BUILDING B	122	6 SPACES PER 60 UNITS	12	12
BUILDING C	55	6 SPACES PER 60 UNITS	6	6
TOTAL	283		28	30

# CENTURY REDEVELOPMENT

250 EAST 15TH STREET  
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP  
SUBMITTED FOR DP  
PRE-APPLICATION REV.  
NO. ISSUED / REVISED DATE

bingham+hill architects

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www.binghamhill.ca  
LICENSING NUMBER: 126-505661-0000  
B.C. REG. NO. 126-505661-0000  
REGISTERED CONSULTANT OF THE PROFESSION

PROJECT INFORMATION

ALL DIMENSIONS SHALL BE VERIFIED ON SITE  
PROJECT NO. 1204 DRAWING NUMBER  
SCALE  
DATE  
REVISED  
A1.01

AREA SUMMARY- BUILDING A									
FLOOR LEVEL	# OF STOREY	RESIDENTIAL	COMMON	SERVICE	AMENITY INDOOR	LOBBY EXCLUSION	STORAGE EXCLUSION	GROSS AREA (BUILDABLE)	TOTAL F.S.R. AREA
LEVEL 1	1	721.64 sq ft	1,935.01 sq ft	36.11 sq ft	3,301.64 sq ft	1,396.16 sq ft	4,447.04 sq ft	11,839.60 sq ft	2,656.65 sq ft
LEVEL 2	1	6,731.88 sq ft	1,076.28 sq ft	23.82 sq ft	1,447.85 sq ft	.00 sq ft	.00 sq ft	9,281.83 sq ft	7,809.96 sq ft
LEVEL 3	1	6,617.60 sq ft	1,076.28 sq ft	23.82 sq ft	1,462.00 sq ft	.00 sq ft	.00 sq ft	9,122.63 sq ft	7,696.21 sq ft
LEVEL 4	1	8,051.60 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.62 sq ft	9,124.70 sq ft
LEVEL 5	1	8,051.60 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.62 sq ft	9,124.70 sq ft
LEVEL 6	1	8,051.60 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.62 sq ft	9,124.70 sq ft
LEVEL 7	1	8,051.60 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.62 sq ft	9,124.70 sq ft
LEVEL 8	1	8,051.60 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.62 sq ft	9,124.70 sq ft
LEVEL 9	1	8,051.60 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.62 sq ft	9,124.70 sq ft
LEVEL 10	1	8,051.60 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.62 sq ft	9,124.70 sq ft
LEVEL 11	1	8,051.60 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.62 sq ft	9,124.70 sq ft
LEVEL 12	1	7,646.27 sq ft	919.45 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,589.54 sq ft	8,565.72 sq ft
ROOF LEVEL	1	526.12 sq ft	437.51 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	963.63 sq ft	963.63 sq ft
TOTAL [sq ft]		<b>86,655.54 sq ft</b>	<b>14,034.13 sq ft</b>	<b>268.13 sq ft</b>	<b>6,151.49 sq ft</b>	<b>1,396.16 sq ft</b>	<b>4,447.04 sq ft</b>	<b>112,884.59 sq ft</b>	<b>100,689.77 sq ft</b>
TOTAL [m2]		<b>8,000.35 m2</b>	<b>1,303.77 m2</b>	<b>27.7 m2</b>	<b>571.47 m2</b>	<b>129.59 m2</b>	<b>413.13 m2</b>	<b>10,496.27 m2</b>	<b>9,354.86 m2</b>
% OF GROSS AREA		79.2%	12.4%	0.3%	5.4%	1.2%	3.6%	100.0%	93.1%
% OF F.S.R. AREA		86.1%	13.9%	0.3%	6.1%	1.4%	4.4%	112.2%	100.0%

AREA SUMMARY- BUILDING B									
FLOOR LEVEL	# OF STOREY	RESIDENTIAL	COMMON	SERVICE	AMENITY INDOOR	LOBBY EXCLUSION	STORAGE EXCLUSION	GROSS AREA (BUILDABLE)	TOTAL F.S.R. AREA
LEVEL 1	1	3,661.15 sq ft	1,108.62 sq ft	684.11 sq ft	.00 sq ft	1,396.76 sq ft	.00 sq ft	6,850.64 sq ft	4,769.77 sq ft
LEVEL 2	1	6,165.14 sq ft	998.10 sq ft	24.81 sq ft	2,760.23 sq ft	.00 sq ft	.00 sq ft	9,948.28 sq ft	7,163.24 sq ft
LEVEL 3	1	6,163.58 sq ft	997.04 sq ft	24.81 sq ft	900.53 sq ft	.00 sq ft	.00 sq ft	8,085.96 sq ft	7,160.62 sq ft
LEVEL 4	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 5	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 6	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 7	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 8	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 9	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 10	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 11	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 12	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
ROOF LEVEL	1	.00 sq ft	170.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	170.13 sq ft	170.13 sq ft
TOTAL [sq ft]		<b>78,592.64 sq ft</b>	<b>12,099.76 sq ft</b>	<b>957.02 sq ft</b>	<b>3,939.01 sq ft</b>	<b>1,396.76 sq ft</b>	<b>.00 sq ft</b>	<b>96,885.19 sq ft</b>	<b>90,692.40 sq ft</b>
TOTAL [m2]		<b>7,301.26 m2</b>	<b>1,124.07 m2</b>	<b>88.91 m2</b>	<b>365.93 m2</b>	<b>129.76 m2</b>	<b>.m2</b>	<b>9,009.92 m2</b>	<b>8,425.32 m2</b>
% OF GROSS AREA		81.0%	12.5%	1.0%	4.1%	1.4%	0.0%	100.0%	93.5%
% OF F.S.R. AREA		86.7%	13.3%	1.1%	4.3%	1.5%	0.0%	106.9%	100.0%

AREA SUMMARY- BUILDING C									
FLOOR LEVEL	# OF STOREY	RESIDENTIAL	COMMON	SERVICE	AMENITY INDOOR	LOBBY EXCLUSION	STORAGE EXCLUSION	GROSS AREA (BUILDABLE)	TOTAL F.S.R. AREA
LEVEL 1	1	6,614.37 sq ft	1,114.30 sq ft	26.13 sq ft	.00 sq ft	310.31 sq ft	.00 sq ft	8,065.11 sq ft	7,728.67 sq ft
LEVEL 2	1	7,242.74 sq ft	939.31 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,208.18 sq ft	8,182.05 sq ft
LEVEL 3	1	7,244.71 sq ft	938.67 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,207.51 sq ft	8,181.38 sq ft
LEVEL 4	1	7,244.71 sq ft	938.67 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,207.51 sq ft	8,181.38 sq ft
LEVEL 5	1	7,244.71 sq ft	938.67 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,207.51 sq ft	8,181.38 sq ft
LEVEL 6	1	7,244.71 sq ft	938.67 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,207.51 sq ft	8,181.38 sq ft
ROOF LEVEL	1	.00 sq ft	316.56 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	316.56 sq ft	316.56 sq ft
TOTAL [sq ft]		<b>42,835.95 sq ft</b>	<b>6,116.85 sq ft</b>	<b>156.78 sq ft</b>	<b>724.75 sq ft</b>	<b>310.31 sq ft</b>	<b>.00 sq ft</b>	<b>50,144.84 sq ft</b>	<b>48,520.89 sq ft</b>
TOTAL [m2]		<b>3,979.46 m2</b>	<b>568.26 m2</b>	<b>14.56 m2</b>	<b>67.33 m2</b>	<b>28.93 m2</b>	<b>.m2</b>	<b>4,658.44 m2</b>	<b>4,547.72 m2</b>
% OF GROSS AREA		85.4%	12.2%	0.3%	1.4%	0.6%	0.0%	100.0%	97.6%
% OF F.S.R. AREA		87.5%	12.5%	0.3%	1.5%	0.6%	0.0%	102.4%	100.0%

AREA SUMMARY (PROJECT TOTAL)									
FLOOR LEVEL	# OF STOREY	RESIDENTIAL	COMMON	SERVICE	AMENITY INDOOR	LOBBY EXCLUSION	STORAGE EXCLUSION	GROSS AREA (BUILDABLE)	TOTAL F.S.R. AREA
LEVEL 1	1	10,997.2 sq ft	4,157.9 sq ft	746.4 sq ft	3,301.6 sq ft	3,196.2 sq ft	4,447.0 sq ft	26,750.4 sq ft	15,155.1 sq ft
LEVEL 2	1	20,139.6 sq ft	3,015.7 sq ft	74.8 sq ft	4,268.1 sq ft	.0 sq ft	.0 sq ft	27,498.1 sq ft	23,165.3 sq ft
LEVEL 3	1	20,026.2 sq ft	3,012.0 sq ft	74.8 sq ft	2,302.5 sq ft	.0 sq ft	.0 sq ft	25,415.5 sq ft	23,038.2 sq ft
LEVEL 4	1	22,392.5 sq ft	2,861.1 sq ft	74.8 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	25,448.3 sq ft	25,373.5 sq ft
LEVEL 5	1	22,392.5 sq ft	2,861.1 sq ft	74.8 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	25,448.3 sq ft	25,373.5 sq ft
LEVEL 6	1	22,392.5 sq ft	2,861.1 sq ft	74.8 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	25,448.3 sq ft	25,373.5 sq ft
LEVEL 7	1	15,073.0 sq ft	2,412.1 sq ft	48.6 sq ft	724.8 sq ft	.0 sq ft	.0 sq ft	18,258.4 sq ft	17,485.1 sq ft
LEVEL 8	1	15,147.8 sq ft	2,044.4 sq ft	48.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	17,240.8 sq ft	17,192.1 sq ft
LEVEL 9	1	15,147.8 sq ft	2,044.4 sq ft	48.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	17,240.8 sq ft	17,192.1 sq ft
LEVEL 10	1	15,147.8 sq ft	2,044.4 sq ft	48.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	17,240.8 sq ft	17,192.1 sq ft
LEVEL 11	1	15,147.8 sq ft	2,044.4 sq ft	48.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	17,240.8 sq ft	17,192.1 sq ft
LEVEL 12	1	13,553.8 sq ft	1,924.7 sq ft	48.6 sq ft	278.3 sq ft	.0 sq ft	.0 sq ft	15,805.4 sq ft	15,476.6 sq ft
ROOF	1	526.1 sq ft	607.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	1,133.8 sq ft	1,133.8 sq ft
TOTAL [sq ft]		<b>248,064.2 sq ft</b>	<b>32,350.9 sq ft</b>	<b>1,411.9 sq ft</b>	<b>10,919.3 sq ft</b>	<b>3,165.2 sq ft</b>	<b>4,447.0 sq ft</b>	<b>282,114.4 sq ft</b>	<b>245,395.0 sq ft</b>
TOTAL [m2]		<b>22,831.92 m2</b>	<b>2,998.11 m2</b>	<b>131.17 m2</b>	<b>1,004.74 m2</b>	<b>288.48 m2</b>	<b>413.13 m2</b>	<b>26,164.63 m2</b>	<b>22,527.15 m2</b>
% OF GROSS AREA		80.0%	12.4%	0.5%	4.2%	1.2%	1.7%	100.0%	98.3%
% OF F.S.R. AREA		86.6%	13.4%	0.6%	4.5%	1.3%	1.9%	108.2%	100.0%

#### NOTES:

\*\*MAXIMUM LOBBY EXCLUSION IS EITHER:

a) 1 FSR or

b) 10% OF TOTAL GROSS FLOOR AREA

\*\*MAXIMUM AMENITY EXCLUSION IS 5% OF GFA

SUITE SUMMARY- BUILDING A									
WBA CALCULATIONS (sq ft)	# OF STOREY	FLOOR TO FLOOR HT.	STUDIO UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TH UNITS	TOTAL	
LEVEL 1	1	16.64 ft	2	0	0	0	0	2	
LEVEL 2	1	10.67 ft	0	5	2	1	6	8	
LEVEL 3	1	10. ft	0	5	0	3	8	8	
LEVEL 4	1	9.17 ft	0	6	0	4	10	10	
LEVEL 5	1	9.17 ft	0	6	0	4	10	10	
LEVEL 6	1	9.17 ft	0	6	0	4	10	10	
LEVEL 7	1	9.17 ft	0	6	0	4	10	10	
LEVEL 8	1	9.17 ft	0	6	0	4	10	10	
LEVEL 9	1	9.17 ft	0	6	0	4	10	10	
LEVEL 10	1	9.17 ft	0	6	0	4	10	10	
LEVEL 11	1	10. ft	0	6	0	4	10	10	
LEVEL 12	1	9.25 ft	0	8	0	8	0	8	
ROOF LEVEL	1	-	0	0	0	0	0	0	
SUB-TOTAL A			2	58	10	36	0	106	
%			2%	55%	9%	34%	0%	100%	
TOTAL GROSS AREA (sq ft)			0.00	0.00	0.00	0.00	0.00	0.00	
AVG. (sq ft)			0.00	0.00	0.00	0.00	0.00	0.00	

SUITE SUMMARY- BUILDING B									
WBA CALCULATIONS (sq ft)	# OF STOREY	FLOOR TO FLOOR HT.	STUDIO UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TH UNITS	TOTAL	
LEVEL 1	1	16.64 ft	0	3	1	1	0	5	
LEVEL 2	1	10.67 ft	3	5	1	1	0	10	
LEVEL 3	1	10. ft	3	5	1	1	0	10	
LEVEL 4	1	9.17 ft	3	5	2	1	0	11	
LEVEL 5	1	9.17 ft	3	5	2	1	0	11	
LEVEL 6	1	9.17 ft	3	5	2	1	0	11	
LEVEL 7	1	9.17 ft	3	5	2	1	0	11	
LEVEL 8	1	9.17 ft	3	5	2	1	0	11	
LEVEL 9	1	9.17 ft	3	5	2	1	0	11	
LEVEL 10	1	9.17 ft	3	5	2	1	0	11	
LEVEL 11	1	10. ft	3	5	2	1	0	11	
LEVEL 12	1	9.25 ft	2	4	3	0	0	9	
ROOF LEVEL	1	-	0	0	0	0	0	0	
SUB-TOTAL B			32	57	22	11	0	122	
%			26%	47%	18%	9%	0%	100%	
TOTAL GROSS AREA (sq ft)			0.00	0.00	0.00	0.00	0.00	0.00	
AVG. (sq ft)			0.00	0.00	0.00	0.00	0.00	0.00	

SUITE SUMMARY- BUILDING C									
AREA CALCULATIONS (sq ft)									
FLOOR LEVEL	STORY	FLOOR TO FLOOR HT.	STUDIO UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TH UNITS	TOTAL	
LEVEL 1	1	11.09 ft	0	2	2	1	4	9	
LEVEL 2	1	9.5 ft	0	3	2	1	0	6	
LEVEL 3	1	9.5 ft	0	7	2	1	0	10	
LEVEL 4	1	9.5 ft	0	7	2	1	0	10	
LEVEL 5	1	9.5 ft	0	7	2	1	0	10	
LEVEL 6	1	9.5 ft	0	7	2	1	0	10	
ROOF LEVEL	1	-	0	0	0	0	0	0	
SUB-TOTAL C			0	33	12	6	4	55	
%			0%	89%	22%	11%	7%	100%	
TOTAL GROSS AREA (sq ft)			0.00	0.00	0.00	0.00	0.00	0.00	
Avg. (sq ft)			0.00	0.00	0.00	0.00	0.00	0.00	

The proposed development is located on a sloping site along St.Andrew's Avenue between East 15th + 16th Street.

Two 4-storey aging rental buildings currently occupy the site providing 101 rental units in total. The site is immediately adjacent Lions Gate Hospital and three block east of Lonsdale Avenue. Access to public transit is available along 15th Avenue and Lonsdale Avenue. The neighbourhood consists of two storey single family homes a mix of market and rental residential development.

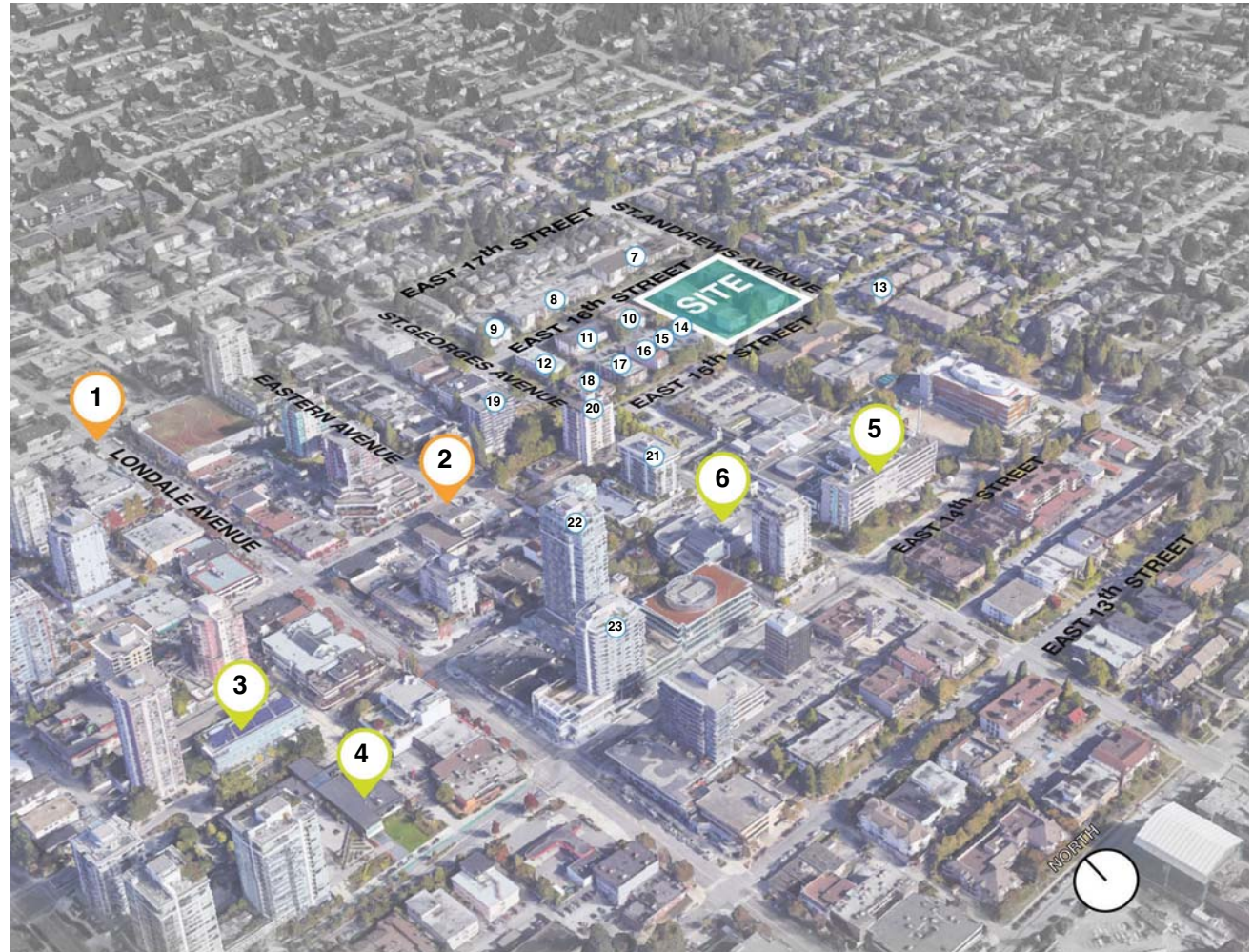
Located nearby the site are shops along Lonsdale, several banks, North Vancouver City Hall, Lions Gate Hospital and the North Vancouver Public Library.

1 Lonsdale Avenue  
2 15th Avenue

- 3 City of North Vancouver Public Library
- 4 City of North Vancouver City Hall
- 5 Lions Gate Hospital
- 6 RCMP office

- 7** 260 East 16th Street (4 Storeys)
- 8** 230 East 16th Street (4 Storeys)
- 9** 1612 St. Georges Avenue (4 Storeys)
- 10** 235 East 16th Street (3 Storeys)
- 11** 215 East 16th Street (4 Storey)
- 12** 1540 St. Georges Avenue (4 Storeys)
- 13** 1480 St. Andrews Avenue (4 Storeys)
- 14** 236 East 15th Street (2 Storeys)
- 15** 228 East 15th Street (3 Storeys)
- 16** 226 East 15th Street (3 Storeys)
- 17** 214 East 15th Street (3 Storeys)
- 18** 206 East 15th Street (3 Storeys)
- 19** 150 East 15th Street (10 Storeys)
- 20** 1441 St. Georges Avenue (23 Storeys\*)
- 21** 1415 St. Georges Avenue (11 Storeys)
- 22** 1308 Lonsdale Avenue (26 Storeys)
- 23** 1308 Lonsdale Avenue (18 Storeys)

\*Future Development



RE-SUBMITTED FOR DP	SEPT 1 2019
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

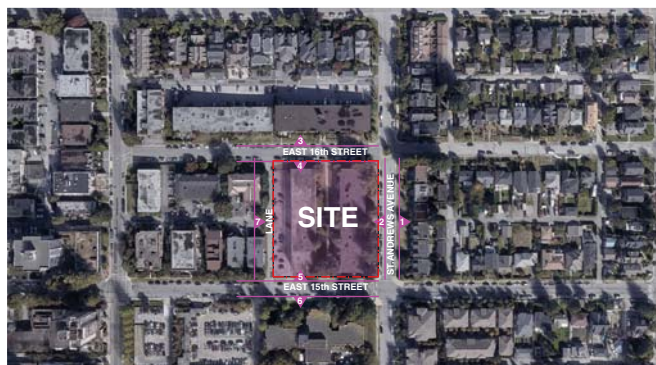
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## SITE CONTEXT

ROJ. #	1204	DRAWING NUMBER  <b>A1.04</b>
DATE		
RAIN		
CHECKED		





## CENTURY REDEVELOPMENT

250 EAST 15TH STREET  
CITY OF NORTHVANCOUVER BRITISH COLUMBIA

[illegible]

	RE-SUBMITTED FOR DP	SEPT 201
	SUBMITTED FOR DP	NOV 201
	PRE-APPLICATION REV.	MAY 201

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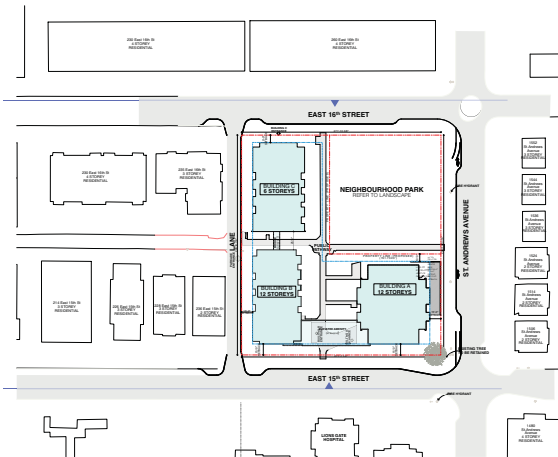
201-1466 Alberni Street  
Vancouver, British Columbia  
Canada, V6G 2Z4

Tel: (604) 686 8234  
Fax: (604) 686 3223  
e-mail: [enquiry@bca.ca](mailto:enquiry@bca.ca)

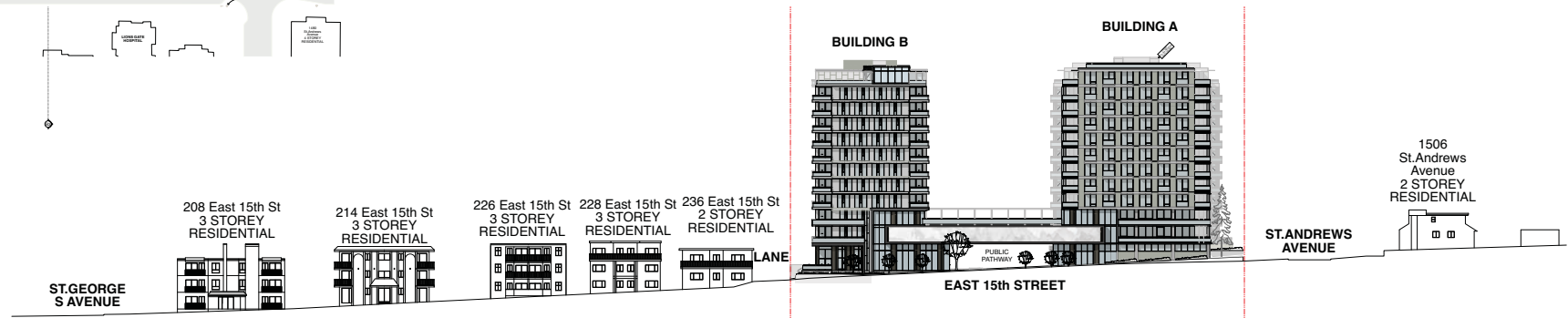
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## STREETSCAPE

ALL DIMENSIONS SHALL BE VERIFIED ON SITE		
PROJ. #	1204	DRAWING NUMBER
SCALE		<b>A1.06</b>
DRAWN		
CHECKED		
DATE		

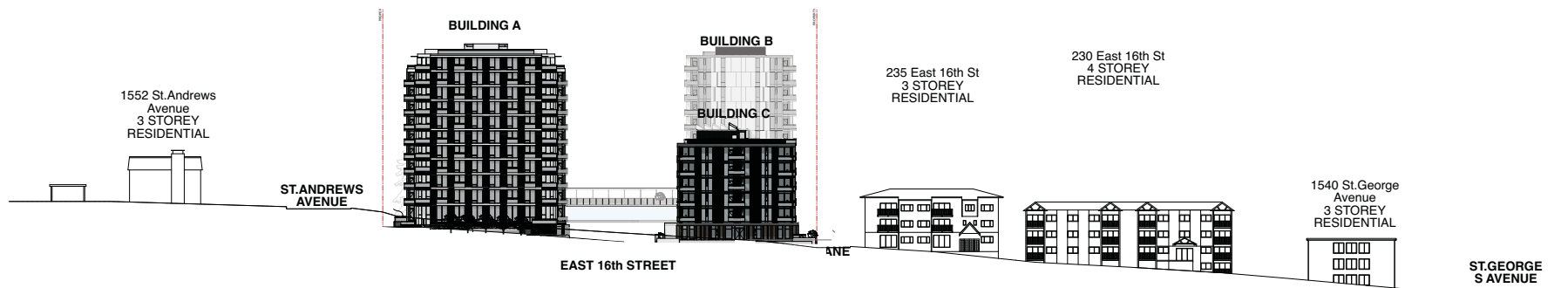


KEY PLAN



STREETSCAPE ELEVATIONS- EAST 15th STREET

SCALE 1/32" = 1'-0"



STREETSCAPE ELEVATIONS- EAST 16th STREET

SCALE 1/32" = 1'-0"

# CENTURY REDEVELOPMENT

250 EAST 15TH STREET  
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	REPLY TO
SUBMITTED FOR DP	NOV 20
PRE-APPLICATION REV.	MAY 10
NO.	ISSUED / REVISIONS
DATE	

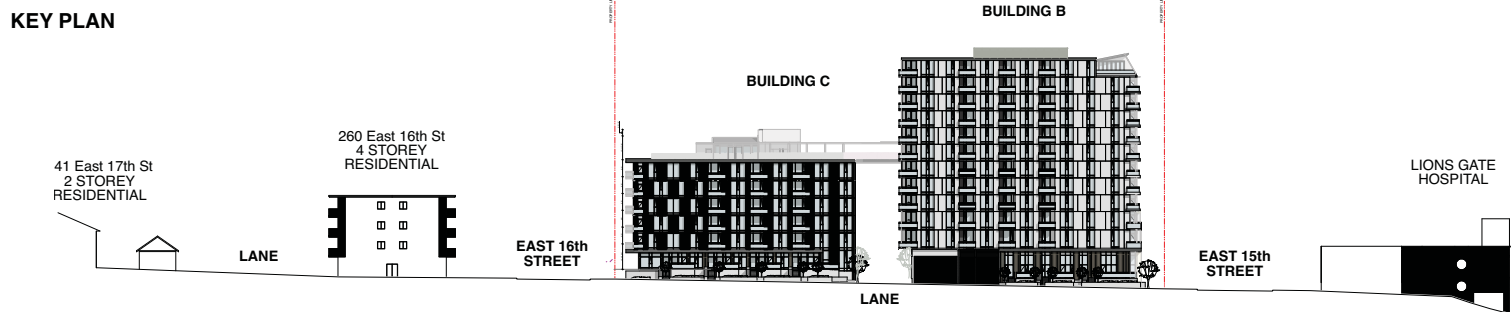
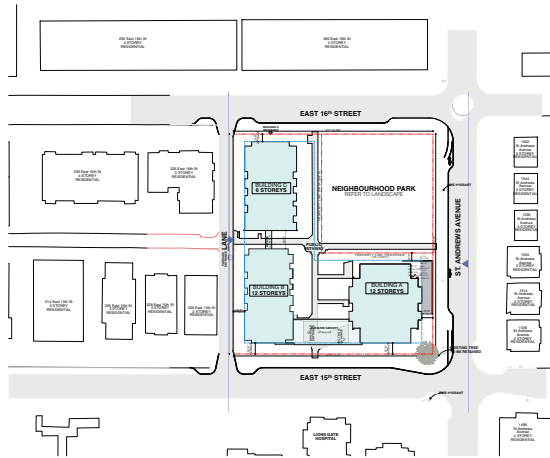
1552 St. Andrews Avenue 3 STOREY RESIDENTIAL	1540 St. George's Avenue 3 STOREY RESIDENTIAL
---	--

# SITE SECTIONS

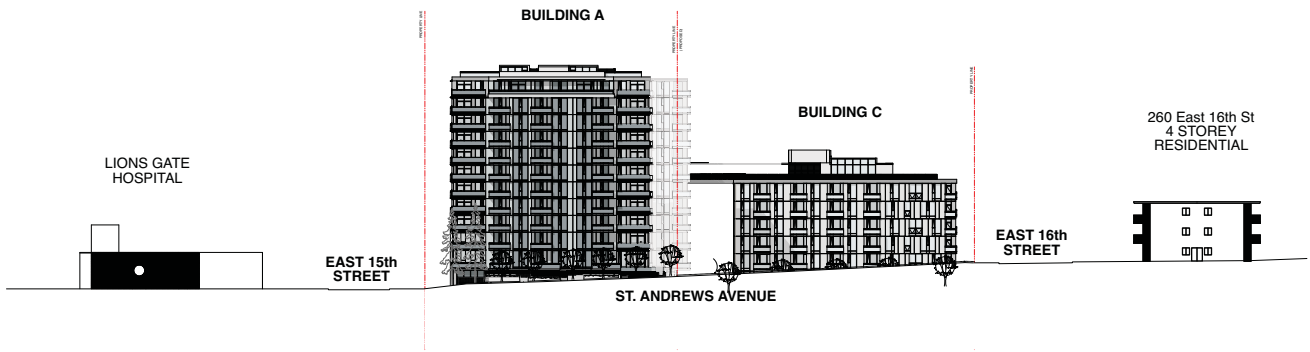
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

CO. #	1204	DRAWING NUMBER  <b>A1.09</b>
SCALE		
DATE		
DESIGNED		
CHECKED		





SCALE 1/32" = 1'-0"



SCALE 1/32" = 1'-0"

# CENTURY REDEVELOPMENT

250 EAST 15TH STREET  
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEP 20	
SUBMITTED FOR DP	NOV 20	
PRE-APPLICATION REV.	MAY 20	
No.	ISSUED / REVISIONS	DATE
bingham+hill architect		
321-1555 Alouette Street Vancouver, British Columbia Canada, V6A 2Z4		
Tel: (604) 688 8234 Fax: (604) 688 1323 www.binghamhillarch.ca email: general@bhillarch.ca		
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SITE SECTIONS		
ALL DIMENSIONS SHALL BE VERIFIED ON SITE		
PROJ. #	1204	DRAWING NUMBER
SCALE		
DATE		
DESIGNED		
CHECKED		

A1.10

This aerial photograph shows the study area from a high angle. East 16th Street is labeled at the top, and East 15th Street is labeled at the bottom. The image displays a mix of urban development, including residential buildings, commercial structures, and open lots. The street layout is clearly visible, with East 16th Street running horizontally across the top and East 15th Street running horizontally across the bottom. The area between the streets is filled with various building footprints and some undeveloped land.

**CENTURY REDEVELOPMENT**  
250 EAST 15TH STREET  
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

[illegible]

	RE-SUBMITTED FOR DP	SEPT 2015
	SUBMITTED FOR DP	NOV 2016
	PRE-APPLICATION REV.	MAY 2016

bingham+hil  
architects

201-1444 Alberni Street  
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Canada, V6G 2Z4  
Tel: (604) 686 8324  
Fax: (604) 686 3323  
email: general@sharch.ca

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## SHADOW ANALYSIS

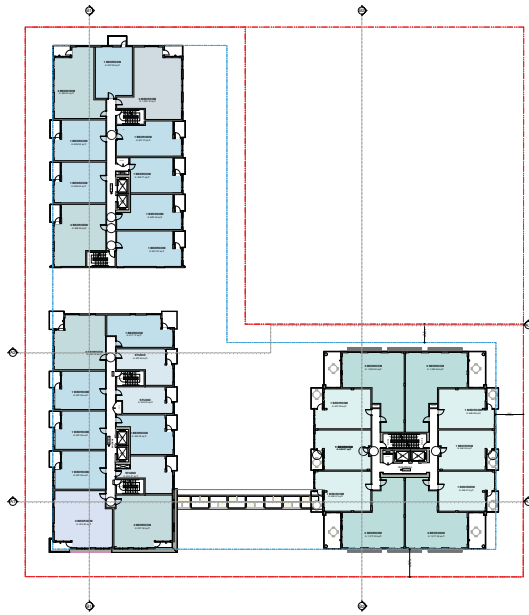
PROJ. #	1204	DRAWING NUMBER <b>A1.11</b>
SCALE		
DRAWN		
CHECKED		





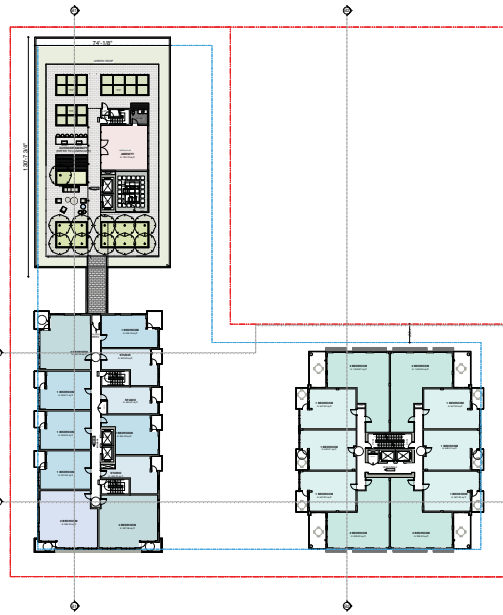






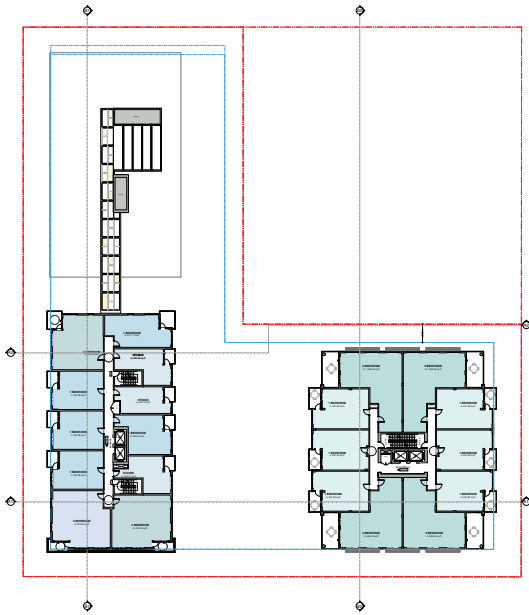
**LEVEL 4 - 6**

SCALE 1/32" = 1'-0"



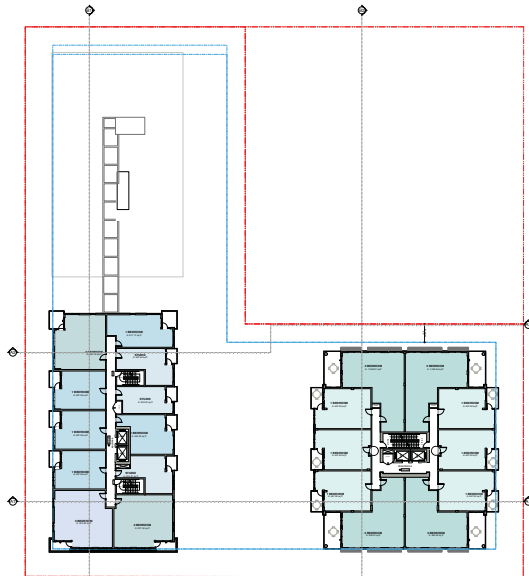
**LEVEL 7**

SCALE 1/32" = 1'-0"



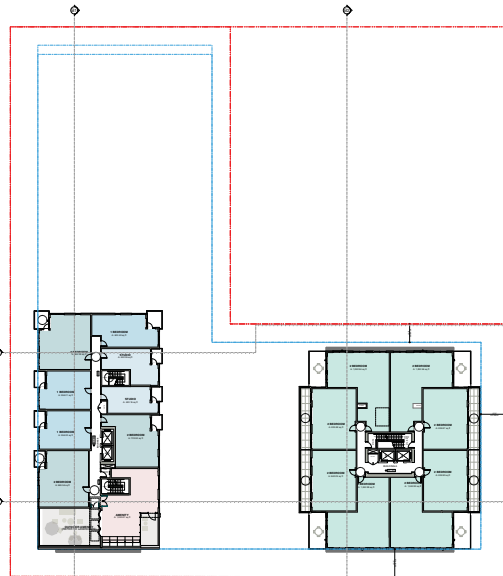
**LEVEL 8**

SCALE 1/32" = 1'-0"



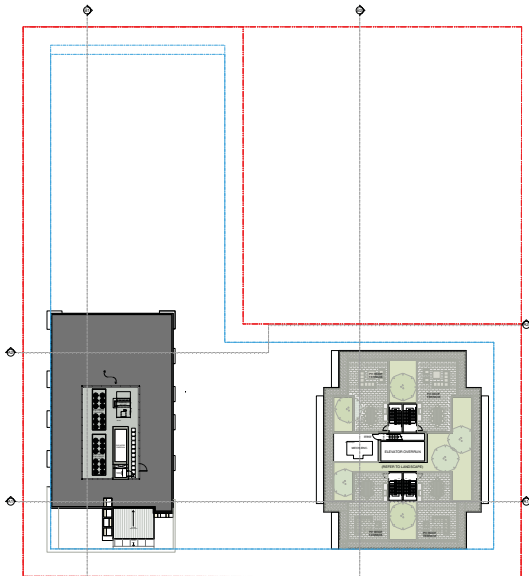
**LEVEL 9 - 11**

SCALE 1/32" = 1'-0"



**LEVEL 12**

SCALE 1/32" = 1'-0"



**ROOF (BLDG B+A)**

SCALE 1/32" = 1'-0"

# CENTURY REDEVELOPMENT

250 EAST 15TH STREET  
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEP 13 2019
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018
ISSUED / REVISIONS	DATE

**bingham+hill**  
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DESIGNED BY BINGHAM + HILL  
DRAWN BY BINGHAM + HILL  
CHECKED BY BINGHAM + HILL  
APPROVED BY BINGHAM + HILL



**OVERALL PLANS**

DIMENSIONS SHALL BE VERIFIED ON SITE		
	1204	DRAWING NUMBER
		<b>A2.04</b>

# CENTURY REDEVELOPMENT

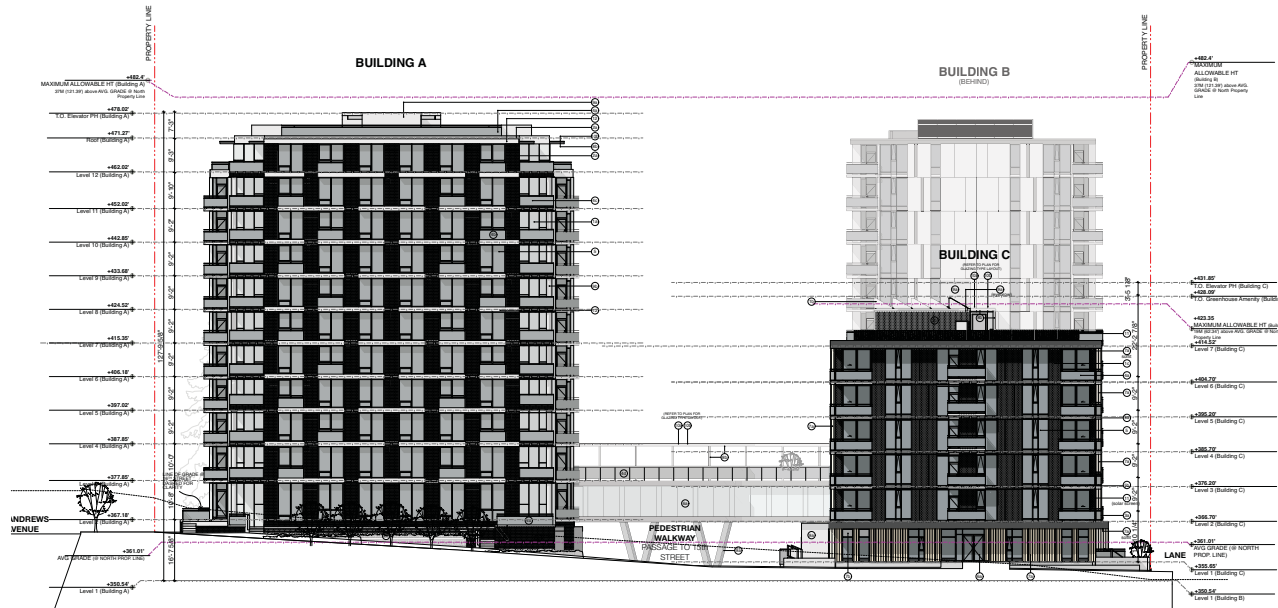
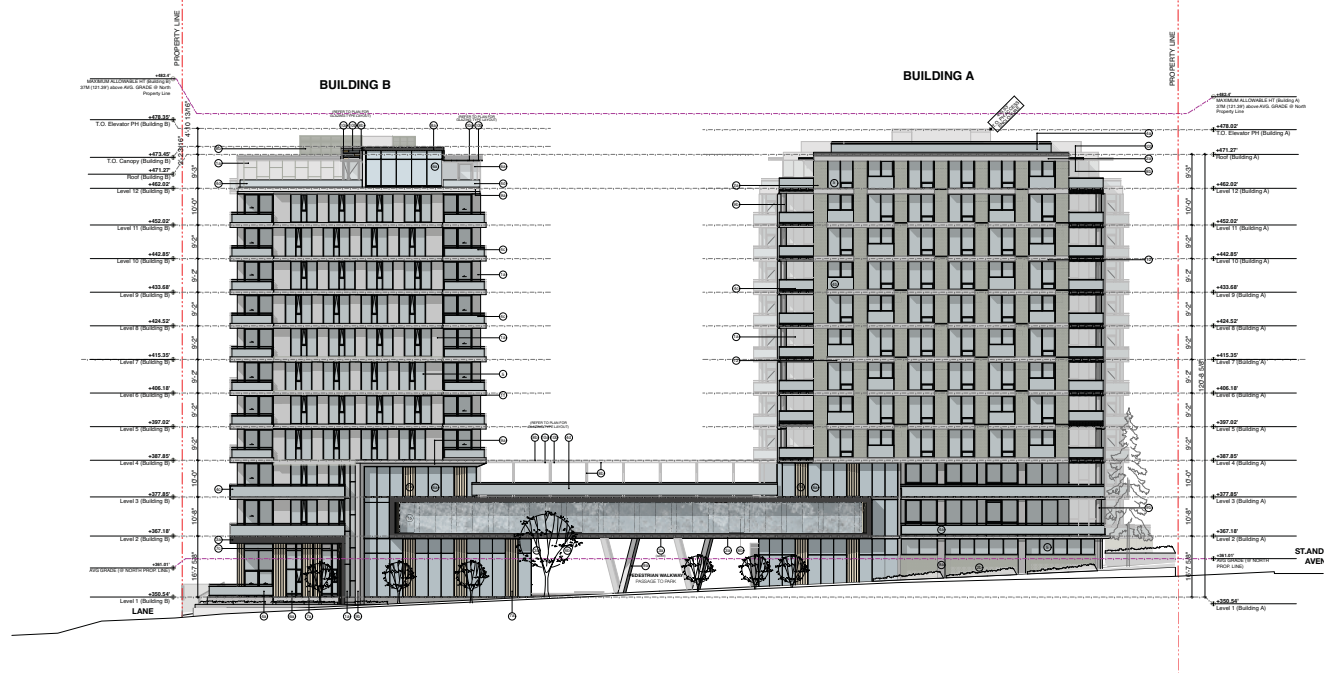
250 EAST 15TH STREET  
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2019
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018
ISSUED / REVISIONS	DATE
Bingham+hill architects	
1644 Alberni Street Vancouver, British Columbia Canada V6G 2Z4	
(604) 688 8214 (604) 688 3323 info@binghamhillarch.ca	
VISIT: <a href="http://www.binghamhillarch.ca">www.binghamhillarch.ca</a>	

DESIGNED BY BINGHAM+HILL ARCHITECTS  
FOR THE CENTURY DEVELOPMENT PROJECT  
IN THE DISTRICT OF NORTH VANCOUVER

SOUTH AND NORTH ELEVATION (OVERALL)

PROJECT	1204	DRAWING NUMBER
SCALE		
DATE		
DESIGNED		A.4.01



## SOUTH ELEVATION (OVERALL)

SCALE 1/16" = 1'-0"

MATERIAL KEY ON INDIVIDUAL  
BUILDING ELEVATION SHEETS

## NORTH ELEVATION (OVERALL)

SCALE 1/16" = 1'-0"

NOTE:  
GRADE ADJUSTED FOR CLARITY  
MATERIAL KEY ON INDIVIDUAL  
BUILDING ELEVATION SHEETS





Plant List

key	qty.	Botanical Name	Common Name	Size and Spacing
Trees				
AC	12	Acer circinatum	Vine Maple	B&B, 5cm caliper
AG	10	Acer s. 'Scarlet Sentinel'	Scarlet Sentinel Maple	B&B, 7cm caliper, 1.8m ht. Std.
CS	24	Cornus 'Starlight'	Starlight Dogwood	B&B, 6cm caliper, 1.2m ht. Std.
HK	4	Hamamelis l. x 'Arnold's Promise'	Chinese Witch Hazel	2.5m ht. Multistem specimens
MV	2	Magnolia virginiana	Sweetbay	B&B, 5cm caliper, tree form
MX	10	Malus x combo	Multi Variety Apple Tree	3m ht.
PG	1	Punica granatum	Pomegranate	B&B, 5cm caliper, tree form
ST1	7	Street Tree 1	16th Ave - TBD	B&B, 7cm caliper, 1.8m ht. Std.
ST2	7	Street Tree 2	St. Andrews - TBD	B&B, 7cm caliper, 1.8m ht. Std.
ST3	5	Street Tree 3	15th Ave - TBD	B&B, 7cm caliper, 1.8m ht. Std.
SJ	4	Styrax japonicus	Japanese Snowbell	B&B, 7cm caliper, 1.8m ht. Std.
Shrubs				
A	299	Azalea 'Gumpo White'	Dwarf Azalea	#3 pot
Aj	37	Azalea jap. 'White'	Japanese Azalea	#5 pot
CL	69	Choisya ternata *	Mexican Orange	#7 pot
OK	129	Cornus s. 'Kelsey'	Dwarf Redstem Dogwood	#3 pot
DK	3	Deutzia x kalmifolia	Kalmia Flowered Deutzia	#5 pot
Hq	60	Hydrangea querc. 'Munchkin'	Dwarf Oakleaf Hydrangea	#5 pot
Lp	70	Lonicera pileata	Boulevard Honeysuckle	#5 pot
Lc	11	Loropetalum c. 'Shiro Kiyaku'	Chinese Fringe Flower	#10 pot
Nd	96	Nandina d. 'Firepower'	Heavenly Bamboo	#3 pot
Ma	8	Mahonia x 'Charity'	Charity Mahonia	#10 pot
mh	90	Mahonia nervosa	Oregon Grape	#2 pot
PI	66	Potentilla f. 'Abbotswood'	White Shrubby Cinquefoil	#3 pot
Pg	69	Potentilla f. 'Goldfinger'	Yellow Shrubby Cinquefoil	#3 pot
Rd	166	Rhododendron 'Dora Amatei'	Dwarf White Rhododendron	#10 pot
Rx	22	Rosa 'JP Connell'	Dwarf Yellow Rose	#3 pot
Rr	21	Rosa rugosa 'White'	White Rugosa Rose	#10 pot
Sh	114	Sarcococca humilis	Sweet Himehyan Box	#3 pot
Sb	150	Spiraea betulifolia	Bitchleaf Spirea	#3 pot
Sx	35	Symphoricarpos x 'Chenault'	Coralberry	#3 pot
T	518	Taxus media 'Hilli'	Hill's Yew	1.2m ht. B&B
Vx	150	Vaccinium x 'Northland'	Dwarf Blueberry	#5 pot
Vines				
-	2	Clematis carmanii 'Early Sensation'	Evergreen Clematis	#2 pot, staked
VI	3	Clematis montana 'Rubra'	American Clematis	#2 pot, staked
-	4	Parthenocissus tricuspidata	Boston Ivy	#2 pot, staked
Groundcovers, Perennials, Grasses and Ferns				
a	86	Arenaria montana	Sandwort	#1 pot
r	230	Armeria maritima	Sea Pink	#1 pot
s	174	Asarum splendens	Wild Ginger	#1 pot
e	132	Epidemum x walterense	Banewort	#1 pot
c	418	Carex 'Everest'	Everest Sedge	#1 pot
f	265	Fragaria - everbearing *	Strawberry	#1 pot
g	365	Gaultheria shallon	Salal	#1 pot
hm	113	Hakonechloa m. 'Albostriata'	Japanese Forest Grass	#2 pot
hx	21	Hosta 'Krossa Regal'	Plantain Lily	#2 pot
h	29	Hypericum clycium	St. John's Wort	#1 pot
i	315	Beris sempervirens	Evergreen Candytuft	#1 pot
i	195	Leucanthemum x s. 'Becky'	Shasta Daisy	#1 pot
ml	114	Miscanthus 'Little Kitten'	Litten Kitten Maiden Grass	#2 pot
ms	45	Miscanthus s. 'Morning Light'	Maiden Grass	#2 pot
p	207	Pachyandra terminalis	Japanese Spurge	#1 pot
ph	59	Pennisetum a. 'Hamel'	Fountain Grass	#1 pot
Pm	233	Polystichum munitum	Western Sword Fern	#2 pot
Urban Agriculture Temporary Planting				
40	Fragaria - everbearing *	Strawberry	#1 pot	
40	Rubus idaeus 'Chilcote'	Raspberry	#3 pot	
40	Vaccinium 'Northland'	Dwarf Blueberry	#3 pot	
Rain Garden Planting				
250	Carex obnupta	Slough Sedge	#1 pot	
250	Carex rostrata	Beaked Sedge	#1 pot	
250	Cornus s. 'Kelsey'	Dwarf Redstem Dogwood	#2 pot	
250	Cornus canadensis	Bunchberry	#1 pot	
250	Fragaria chiloensis	Coastal Strawberry	#1 pot	
250	Iris setosa	Wild Flag Iris	#1 pot	
250	Iris unguicularis	Algerian Winter Iris	#1 pot	
250	Juncus effusus	Common Rush	#1 pot	

General Planting Notes:

- All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #3 class containers these shall be as defined in the BCNTA (ANSI) Standard.
- Sod is to be sand based turf and mesh free. No substitutes.
- All soft landscape area are to be irrigated using a high efficiency drip system, complete with rain sensor. All work to IABC standards.
- Attach vines to trellis posts using non-chafing garden ties.
- All plants with an asterisk (\*) are bird friendly species.

Landscape Bird Friendly Strategy

There are several landscape measures to ensure the proposed development is Bird Friendly. The existing retained street trees along St. Andrews Avenue will provide canopy cover and mature habitat. Additionally in the street tree planting in the City boulevard on St. Andrew Avenue, East 15th and East 16th Street, will provide more habitat opportunities and also continue to provide a continuous forest canopy for birds.

The proposed landscape planting incorporates canopy/habitat stratification with tree and shrub planting, utilizes plants that attract birds and insects, and includes native and non-native/non-invasive plants.

The proposed area of exterior green space for the building increases the existing green coverage on the site. The planting is distributed over four levels of the building with different exposures.

Legend

**Furniture + Structures:**

- Custom Ipa Bench
- 1060mm/42" Int. Metal Fence + Gate
- Metal Bike Rack - Bolo Rack by Landscape Forms
- CNV Comment B1 - Bike Rack Spec.

**Walls + Stairs:**

- C.I.P. Concrete Planter Wall
- Brick Clad Concrete Planter Wall
- Rock Clad Concrete Wall
- Entry Sign or Address Pier
- C.I.P. Concrete Stairs

**Surfaces:**

- Broom Finished Saw Cut Concrete
- 400/24" sq. Concrete Paving Slabs
- Stacked Bond, Natural Grey
- Feature Paving at Building C Entry to match lobby flooring colour/pattern
- Unit Concrete Pavers at Public Walkways
- 4 x 8" Staggered Running Bond, Natural Grey
- River Rock Ballast
- Precast Concrete Step Stones
- Broom Finished, 1.75" x 4" x 4"
- Large Format Bluestone Pavers

**Existing Trees:**

Existing Tree to be protected and retained - refer to Tree Plan

**Lighting:**

- Wall Mounted Sconce Light
- Soffit Light
- Wall Cast/Step Light
- Linear LED Light @ Benches
- Bollard Light

**Soft Landscape:**

- Sand Based Sodded Lawn
- Shrub/Perennial Beds
- Evergreen Hedging

**Grading + Drainage:**

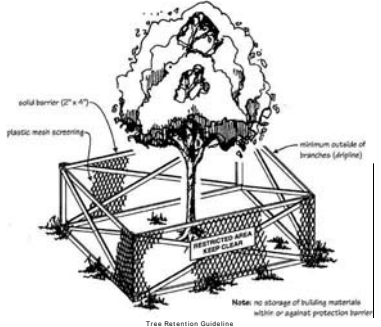
- + TS 10.00m bottom of stair
- + BS 10.00m top of stair
- + BW 10.00m bottom of wall
- + TW 10.00m top of wall
- + 10.00m spot elevation
- + FG 10.00m finished grade
- + 2% direction/percent slope
- + 1% break in slope
- + 0.5% direction/number of risers down
- + 0.5% existing elevation (as per survey)
- + BG 10.00m building grade
- + IG 10.00m interpolated building grade
- + 10.00m Trench Drain
- + AD 10.00m Area Drain

**Irrigation + Hose Bibs:**

- Hose Bib
- Irrigation Stub Up 50psi + 50gpm

4.1 Tree Retention

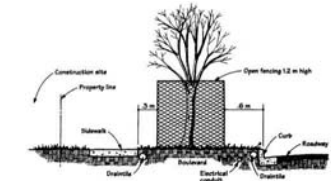
- a) Where trees are to be retained on a site, protection barriers must be installed as specified in the **Private Property Tree By-Law**.
- b) Any required excavation in or around the protection barrier to accommodate underground services, footings, etc. should be indicated on the plan and done by hand.
- c) Trees inside the protection zone should be cared for throughout the construction process, i.e., they must be watered sufficiently, particularly if a portion of the tree's root system has been disturbed by excavation.
- d) Root and branch pruning, where necessary, must be done in accordance with Sections 4.4 and 4.5. Only the Park Board is authorized to prune trees on City property.



Ld - 1 Tree Protection Barrier Detail  
L1.2 Not To Scale

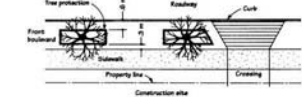
4.2 Tree Retention on Boulevards Adjacent to Construction Sites

Boulevard trees adjacent to construction sites, including those of less than 20 cm diameter, must be protected in accordance with these Engineering Department guidelines and cannot be pruned, moved or otherwise disturbed without prior written Park Board permission.



- Barrier fencing used for tree protection must:
- allow for free and clear passage of pedestrians on the sidewalk and adjacent portion of boulevard;
  - provide for clear visibility of fire hydrants, driveway access, crosswalks, etc. ("see-through" fencing should be used);
  - be 0.6 m or more from the curb to provide for the opening of car doors; and
  - be 0.3 m or more from the edge of any sidewalk located within a grass boulevard.

**NOTE:** These setbacks also reduce the possibility of interference with underground utilities when staking forces in place.



Project:

Century Redevelopment  
250 East 15th Street  
North Vancouver BC

Drawn by: JES

Checked by: JES

Date: 2019.08.20

Scale: -

Drawing Title:

Landscape Legends

Project No.:

17053

Sheet No.:

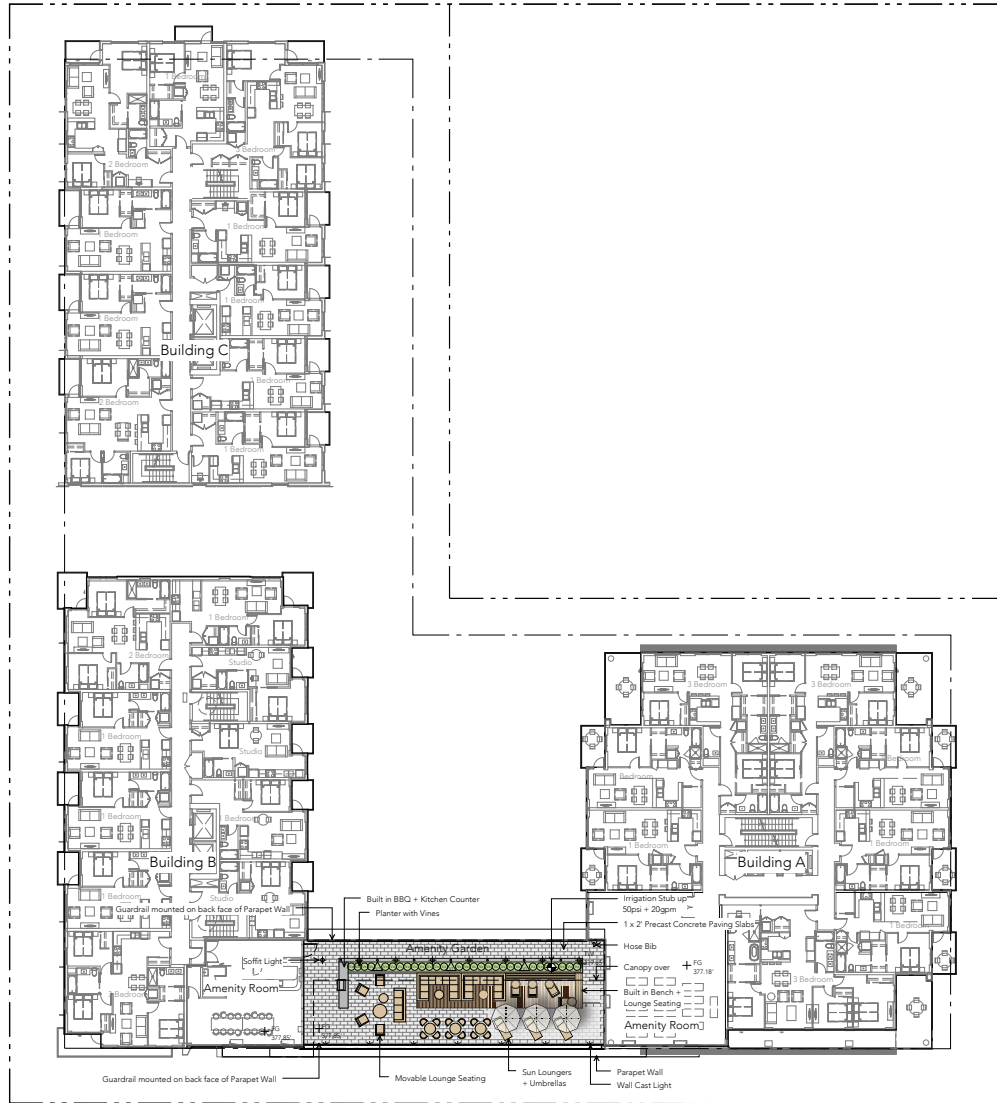
L0.0



EAST 16th STREET



LANE



EAST 15th STREET

ST. ANDREWS AVENUE

1	2019.09.13	Issued for Reasoning/DP
no.	date:	Item:
2	2018.11.29	Issued for Reasoning/DP

Revisions:



Project:  
Century Redevelopment  
250 East 15th Street  
North Vancouver BC

Drawn by:	JES
Checked by:	JES
Date:	2019.08.20
Scale:	1/16" = 1'-0"

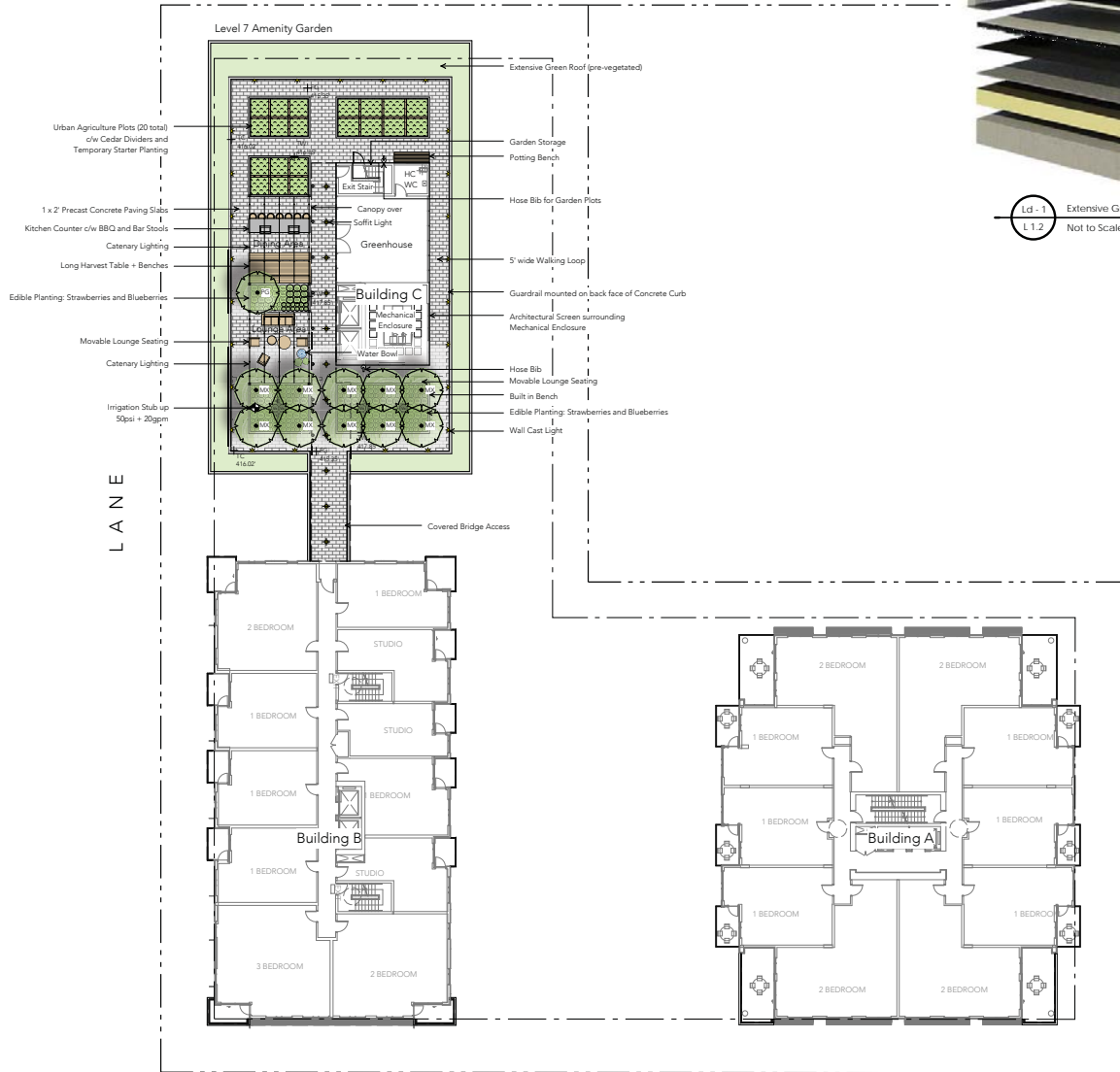
Drawing Title:  
Level 3  
Landscape Plan

Project No.:  
17053  
Sheet No.:

L1.2

Refer to Sheet L0.0 for Plant List

EAST 16th STREET



Extensive Green Roof - XeroTerra XF300 - 6" growing medium

Not to Scale

ST. ANDREWS AVENUE

EAST 15th STREET

1	2019.09.13	Issued for Reasoning/DP
no.	2018.11.29	Issued for Reasoning/DP
date:		Item:
Revisions:		

**dk** Durante Kresk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
p: 604 684 4811  
f: 604 684 0577  
www.dk.bc.ca

Project:  
**Century Redevelopment**  
250 East 15th Street  
North Vancouver BC

Drawn by:	JES
Checked by:	JES
Date:	2019.08.20
Scale:	1/16" = 1'-0"

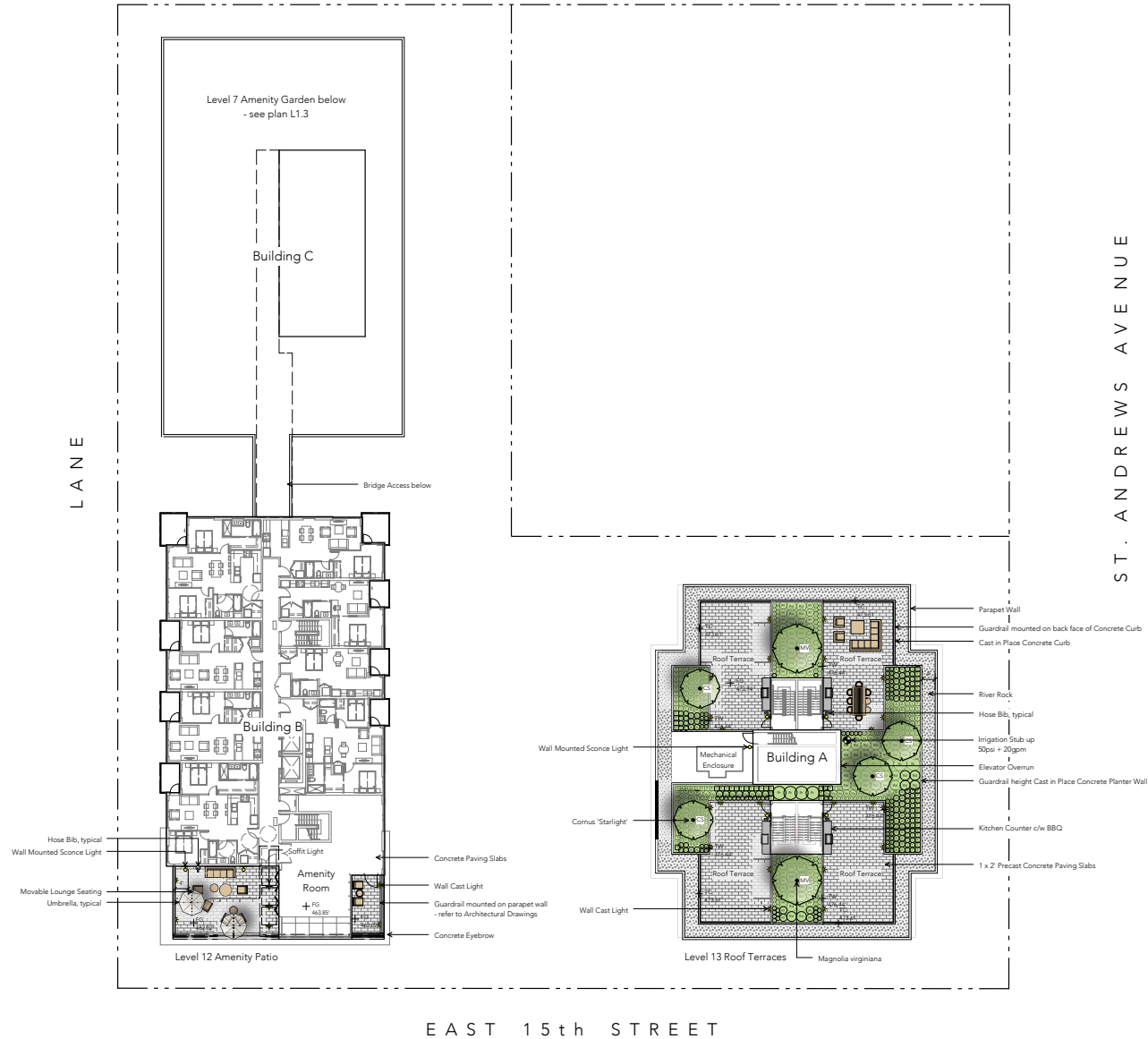
Drawing Title:  
**Level 7**  
**Landscape Plan**

Project No.:  
**17053**  
Sheet No.:

**L1.3**

Refer to Sheet L0.0 for Plant List

EAST 16th STREET



1	2019.09.13	Issued for Reasoning/DP
no.	1	date:
2	2018.11.29	Issued for Reasoning/DP
no.	2	date:

Revisions:

**dk** Durante Kresak Ltd.  
102 - 1637 West 5th Avenue  
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604.684.0577  
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Project:  
Century Redevelopment  
250 East 15th Street  
North Vancouver BC

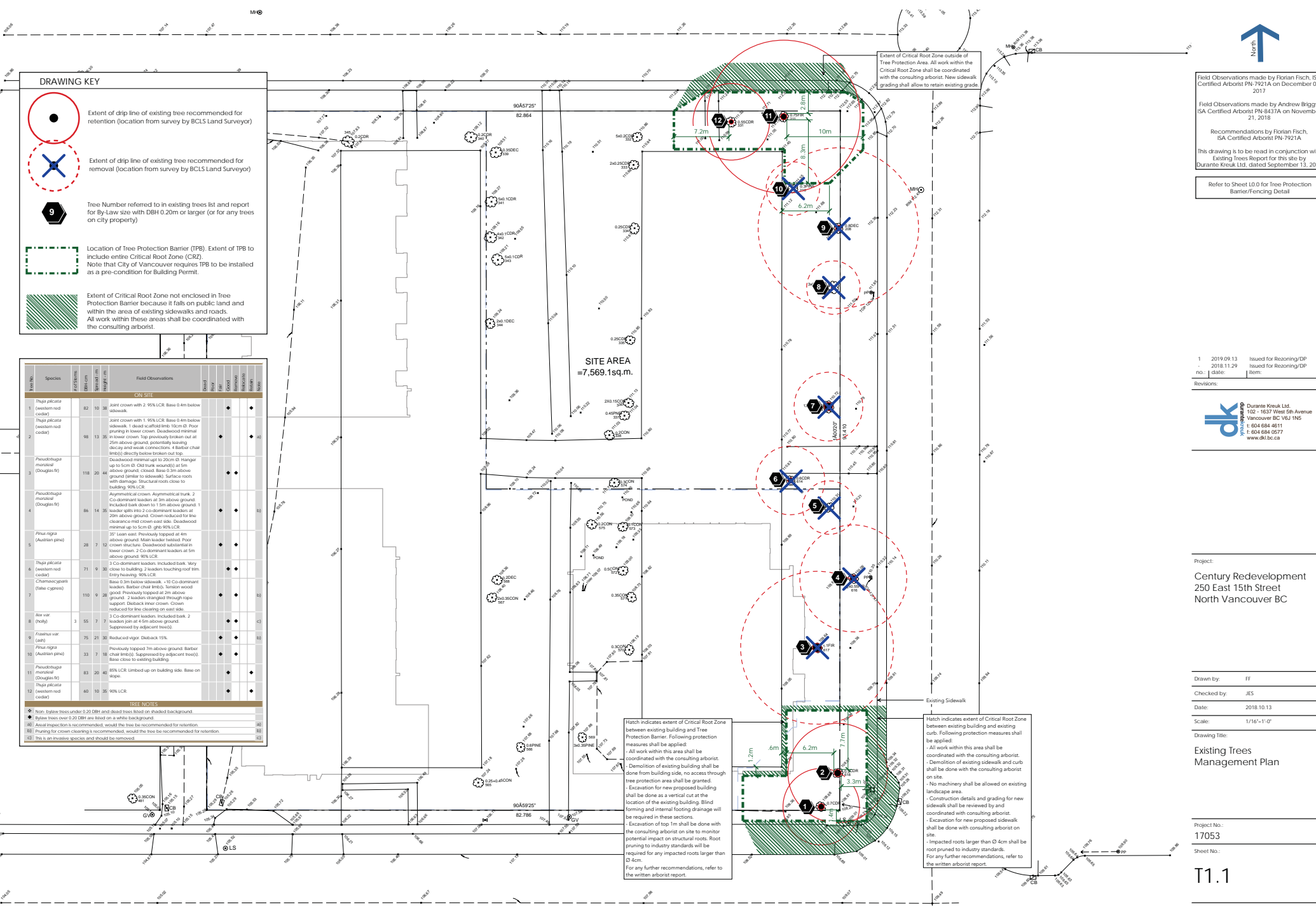
Drawn by:	JES
Checked by:	JES
Date:	2019.08.20
Scale:	1/16" = 1'-0"

Drawing Title:  
Level 12 + 13  
Landscape Plan

Project No.:	17053
Sheet No.:	

L1.4





**DRAWING KEY**

- Extent of drip line of existing tree recommended for retention (location from survey by BCLS Land Surveyor)
- Extent of drip line of existing tree recommended for removal (location from survey by BCLS Land Surveyor)
- Tree Number referred to in existing trees list and report for By-Law size with DBH 0.20m or larger (or for any trees on city property)
- Location of Tree Protection Barrier (TPB). Extent of TPB to include entire Critical Root Zone (CRZ). Note that City of Vancouver requires TPB to be installed as a pre-condition for Building Permit.
- Extent of Critical Root Zone not enclosed in Tree Protection Barrier because it falls on public land and within the area of existing sidewalks and roads. All work within these areas shall be coordinated with the consulting arborist.

Tree No.	Species	DBH - cm	Height - m	Field Observations	Dead	Root	Ground	Excavate	Remarks
ON SITE									
1	Thuja plicata (western red cedar)	82	10	Joint crown with 2 90% LCR. Base 0.4m below sidewalk.					
2	Thuja plicata (western red cedar)	98	13	Joint crown with 1 90% LCR. Base 0.4m below sidewalk. 1 dead scaffold limb 10cm DB. Poor pruning in lower crown. Deadwood minimal in lower crown. Top previously broken out at 25m above ground, potentially leaving decay and weak connections. 4 barrel chair limb(s) directly below broken out top.					
3	Pseudotsuga mucronata (Douglas fir)	118	20	Deadwood minimal up to 20cm DB. Hanger up to 5cm DB. Old trunk wound(s) at 5m above ground, closed. Base 0.3m above ground (adjacent to sidewalk). Surface roots with damage. Structural roots close to building 90% LCR.					
4	Pseudotsuga mucronata (Douglas fir)	86	14	Asymmetrical crown. Asymmetrical trunk. 2 Co-dominant leaders at 3m above ground. Included bark down to 1.5m above ground. 1 leader splits into 2 co-dominant leaders at 20m above ground. Crown reduced for fire clearance mid crown east side. Deadwood minimal up to 5cm DB. 90% LCR.					
5	Pinus nigra (Austrian pine)	28	7	35' Lean east. Previously topped at 4m above ground. Main leader retained. Poor crown structure. Deadwood substantial in lower crown. 2 Co-dominant leaders at 5m above ground. 90% LCR.					
6	Thuja plicata (western red cedar)	71	9	3 Co-dominant leaders. Included bark. Very close to building. 3 leaders touching roof 5m. Entry heaving. 90% LCR.					
7	Chamaecyparis (false cypress)	110	9	Base 0.3m below sidewalk. 10 Co-dominant leaders. Barrel chair limb(s). Branch wood good. Previously topped at 2m above ground. 2 leaders tangled through rope support. Deadback inner crown. Crown reduced for fire clearing on east side.					
8	Alnus var (hazel)	3	5	3 Co-dominant leaders. Included bark. 2 leader join at 4.5m above ground. Suppressed by adjacent tree(s).					
9	Fraxinus var (ash)	75	21	Reduced vigor. Deadback 15%.					
10	Pinus nigra (Austrian pine)	33	7	Previously topped 7m above ground. Barrel chair limb(s). Suppressed by adjacent tree(s). Base close to existing building.					
11	Pseudotsuga mucronata (Douglas fir)	83	20	80% LCR. Limbed up on building side. Base on slope.					
12	Thuja plicata (western red cedar)	60	10	90% LCR.					
OFF SITE									
Notes:									
Non-lybrate trees under 0.20 DBH and dead trees listed on shaded background.									
Lybrate trees over 0.20 DBH are listed on a white background.									
Arrest inspection is recommended, would the tree be recommended for retention.									
Pruning for crown clearing is recommended, would the tree be recommended for retention.									
This is an invasive species and should be removed.									

Field Observations made by Florian Fisch, ISA Certified Arborist PN-7921A on December 05, 2017

Field Observations made by Andrew Briggs, ISA Certified Arborist PN-8437A on November 21, 2018

Recommendations by Florian Fisch, ISA Certified Arborist PN-7921A

This drawing is to be read in conjunction with Existing Trees Report for this site by Durante Kreuk Ltd. dated September 13, 2019

Refer to Sheet L0.0 for Tree Protection Barrier/Fencing Detail

1 2019 09 13 Issued for Reasoning/DP  
no. | date: 2018 11 29 Issued for Reasoning/DP  
Item: Item:

Revisions:

**dk** Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4811  
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www.dk.bc.ca

Project:

Century Redevelopment  
250 East 15th Street  
North Vancouver BC

Drawn by: FF  
Checked by: JES  
Date: 2018.10.13  
Scale: 1/16" = 1'-0"

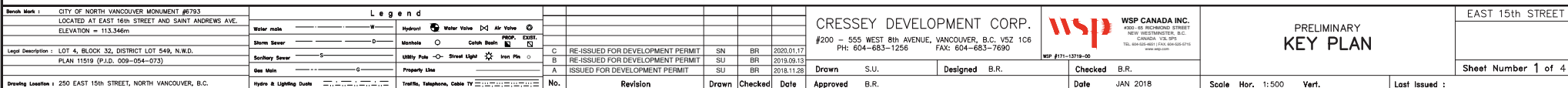
Drawing Title:

Existing Trees  
Management Plan

Project No.:  
17053  
Sheet No.:

T1.1















## **OFF-SITE SERVICING REQUIREMENTS**

### **250 East 15<sup>th</sup> Street, North Vancouver**

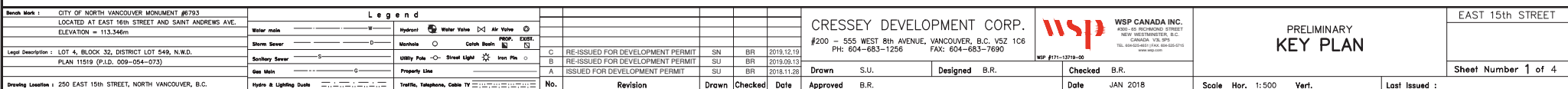
#### **Information for Council Report**

The applicant has provided design drawings for off-site works and services as required by the Subdivision and Development Control Bylaw. In addition, a park is to be designed and constructed by the applicant on the northeast corner of the site.

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

- Off-road AAA bike lane along St. Andrews Avenue frontage.
- In addition to providing landscaping and street trees surrounding the site, the applicant has positioned the buildings to allow for the retention of two large Cedar trees at the corner of St. Andrews Avenue and East 15<sup>th</sup> Street. A large Douglas Fir tree and a large Cedar tree are also to be retained within the new park.
- Traffic diverter along East 15<sup>th</sup> Street at St. Andrews Avenue complete with new pedestrian/cyclist traffic signal.
- Road narrowing and traffic calming along East 16<sup>th</sup> Street fronting the new park.
- Statutory rights-of way through the site ensuring easy public access to the new park from the laneway and East 15<sup>th</sup> Street.
- Undergrounding of overhead hydro lines fronting the site on St. Andrews Avenue and within the laneway west of the site.
- Upgrading of storm and sanitary sewer mains from St. Andrews Avenue to St. Georges Avenue.









Suite 200  
555 West 8<sup>th</sup> Avenue  
Vancouver, BC V5Z 1C6  
Tel 604 683 1256  
Fax 604 683 7690  
[www.cressey.com](http://www.cressey.com)

March 5, 2020

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

Dear Mike,

**250 East 15<sup>th</sup> Street – Developer Information Session Summary**

---

This letter is to summarize the details of the developer information session for the rezoning of 250 East 15<sup>th</sup> Street which took place on May 9, 2019, from 5:00 - 8:00pm at the North Vancouver City Library.

The purpose of the Open House was to present the project to the public and request feedback on the development proposal. Presentation material and in person discussion during the event was centered on this objective. The local community was notified of the Developer Information Session by four methods:

1. Site signage;
2. Mailed notifications to surrounding properties/residents;
3. Newspaper ads;
4. Hand delivered letters to tenants of the existing building.

All of these materials were approved by City staff prior to placement or delivery. Copies of each notification method have been attached hereto as Appendix A.

The developer information session was held in room 3FPR at the North Vancouver City Library, and was set up with the following items:

- **Sign-in station** – upon entering the room, attendees were asked to sign in, were given a brief description of the room layout, and then given a comment card. If the attendee was a current tenant of the existing building, they were given additional information outlining the tenant relocation process. The sign in sheet is attached as Appendix B.
- **Display boards** – Display boards including architectural drawings, landscape drawings, and traffic report findings were set up on tables around the room. Attendees were free to browse the display boards and ask questions of the project team or City staff. Display boards are attached as Appendix C.
- **Comment Forms** – Comment forms were available at tables near the entrance/exit of the room and attendees were encouraged to fill these out. All comment forms that were received are attached as Appendix D.

A number of representatives from the project team and City Staff were in attendance to answer questions. These people included the following:

- Julian Kendall – Cressey Development
- Doug Nelson – Bingham Hill Architects
- Will Blair – Bingham Hill Architects

- Jennifer Stamp – Durante Kreuk Landscape Architects
- Daniel Fung – Bunt Engineering (traffic)
- Mike Friesen – City of North Vancouver (planning)

There were approximately 25 people that attended the information session, 6 of whom left comment forms. The majority of the attendees were tenants from the existing building who came to see the proposed project and receive more information on anticipated project timelines and what the tenant relocation services provided were. A letter specifically regarding the tenant relocation process was handed out to all attendees who were current tenants of the existing building. The comment form feedback from the six forms that were submitted can be summarized as follows:

Comment forms received: 6

- In support: 1
- Conditional support: 3
- Opposed: 2

Common areas of Support included the following:

- The addition of the park;
- Amount of rental housing being added;
- Inclusion of adaptable units;
- Design of project;
- Proximity to the hospital;
- Amount of parking;
- Electric vehicle charging

Common areas of concern included the following:

- Building Height;
- Questions about tree retention;
- Noise of construction site;
- Affordability of future units;
- Finding an affordable alternative to current unit.

Please refer to the appendices attached for further details on the items discussed in this letter.

Sincerely,



Julian Kendall  
Director of Development

Cc: Mike Friesen, Planner

# APPENDIX A

## Nacel Properties Ltd.

200 – 555 8<sup>TH</sup> Ave. W • Vancouver, B.C. • V5Z 1C6 • Tel: (604) 683-1256 • Fax (604) 683-7690

Dear Resident,

**Re: Information Session for a proposed rezoning at 250 East 15<sup>th</sup> Street, City of North Vancouver**

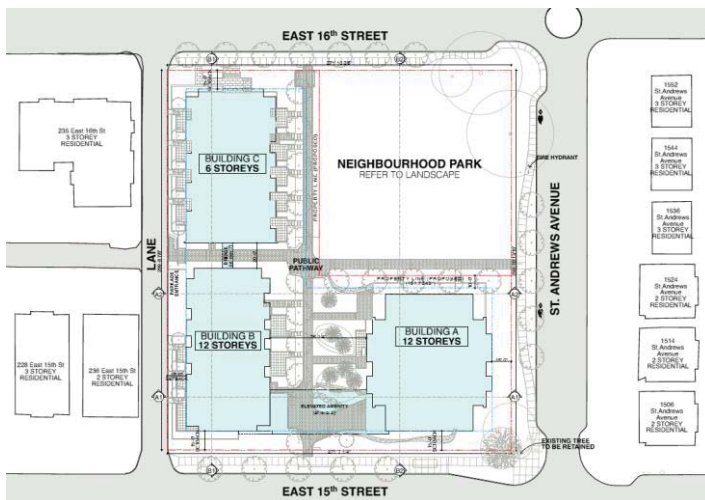
We are writing to invite you to an information session with Nacel Properties Ltd. (the “Applicant”) to review and discuss the proposed redevelopment for 250 East 15<sup>th</sup> Street. The proposal is for three rental buildings totaling approximately 281 units. The applicant has applied to rezone the site from its current RM-1 /RH-1 zoning to allow for two 12-story and one 6-story residential rental buildings together with an adjacent park. The project is made up of 1 bedroom, 2 bedroom and 3 bedroom units ranging from approximately 565 to 1,250 square feet in size and will include 234 underground residential parking stalls and 28 underground visitor stalls.

We welcome all questions and feedback surrounding the proposed redevelopment at the following Information Session:

**Date: Thursday, May 9<sup>th</sup>, 2019**

**Time: 5:00 – 8:00pm**

**Location of Meeting: North Vancouver City Library  
120 West 14<sup>th</sup> Street, North Vancouver, BC V7M 1N9;  
Room 3FPR located on the third floor.**



Sincerely,  
NACEL PROPERTIES LTD.

Julian Kendall  
Development Manager



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

# DEVELOPMENT APPLICATION

## 250 East 15th Street

### PROPOSAL:

**Nacel Properties Ltd.** has submitted a Development Application for **250 East 15th Street** to rezone the property in order to permit the construction of two 12-storey and one 6-storey residential rental buildings, as well as a public park. The project will consist of 281 residential rental units and 262 parking spaces.

**Nacel Properties Ltd.** will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.

PROPOSED DEVELOPMENT



SITE PLAN



### APPLICANT:

**NAME:** Julian Kendall

**COMPANY:** Nacel Properties Ltd.

**EMAIL:** [jkendall@cressey.com](mailto:jkendall@cressey.com)

**PHONE:** 604.895.0468

## FOR MORE INFORMATION AND TO SHARE YOUR OPINION:

### DEVELOPER'S INFORMATION SESSION

**LOCATION:** North Vancouver City Library  
120 W 14th Street  
North Vancouver

**DATE:** Tuesday May 9, 2019

**TIME:** 5:00PM - 8:00PM

### CITY OF NORTH VANCOUVER CONTACT

**Mike Friesen, Planner 1**  
[planning@cnv.org](mailto:planning@cnv.org) 604.983.7357

**city**  
of north  
vancouver  
cnv.org

*blue line does not print*

## PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 1149-1155 Lynn Valley Road, to construct a **Four storey, 36 unit multifamily residential apartment building**. You are invited to a meeting to review and discuss the project.

**Date: Thursday, April 19<sup>th</sup>, 2018**

**Time: 6:00 – 7:30pm**

**Location of Meeting: Community Meeting Room – Lynn Valley Public Library – 1277 Lynn Valley Road, North Vancouver, BC**

The applicant has applied to rezone the site from a single family zoning to a comprehensive development zone to permit a **36 unit** apartment building project. The project is made up of both 3 bedroom, 2 bedroom and 1 bedroom units that range between approximately 565 and 1,250 square feet in size and includes 50 residential parking stalls and 4 visitor stalls accessed by a shared driveway off of Lynn Valley Road.



Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, please contact McGregor Wark, Applicant Representative from Allaire Headwater Residences at 604.899.2020 or Kayzad Nadirshaw of the Development Planning Department at 604.990.2480 or bring your questions and comments to the meeting.

**\*This is not a Public Hearing. District of North Vancouver Council will receive a report from staff on the issues raised at the meeting and will formally consider the proposal at a later date.**

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8769

### 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. 8769**” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726).
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-726 (Comprehensive Development 726 Zone):

Lots	Block	D.L.	Plan	
4	32	549	11519	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-725 Comprehensive Development 725 Zone”:

“CD-726 Comprehensive Development 726 Zone”

- B. Adding the following to Section 1101, thereof, after the “CD-725 Comprehensive Development 725 Zone”:

“CD-726 Comprehensive Development 726 Zone”

In the CD-726 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RH-1 Zone, except that:

- (1) In the CD-726 Zone, the subject site shall be comprised of Site A, Site B, and Site C as shown in Schedule 144 – Sites;
- (2) Gross Floor Area
  - (a) On the subject site, the Principal Buildings 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 1.95 times the lot area through the provision of Adaptable Design, subject to section 423;



- (b) Notwithstanding 2 (a), the maximum Gross Floor Area permitted may be increased as follows:

Base Density			
14,760 square meters (158,870 square feet) or 1.95 FSR			OCP Schedule 'A'
Additional (Bonus) Density			
Additional Density Category	Description	Additional Density (Bonus)	Policy Reference
100% Rental Housing	Secured Rental Apartment Building (all units)	Maximum 7,596 square metres (81,472 square feet) or 1.0 FSR	OCP Section 2.2

Such that the total effective on-site Gross Floor Area shall not exceed 2.95 times the Lot Area;

- (c) Total permitted density for the subject site may be allocated between the Sites in the CD-726 Zone as follows:

- i. Site A: 0 FSR;
- ii. Sites B and C: Combined and in total, not to exceed 2.95 FSR;

(3) Principal Uses

- (a) On Site A, the 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 P-1 Zone;
- (b) On Sites B and C, the Permitted Uses shall be limited to:
  - i. Apartment Residential Use, limited to Rental Apartment Residential Use;
  - ii. Ground Oriented Apartment Residential Use, limited to Rental Apartment Residential Use;
  - iii. Accessory Non-Commercial Social and Recreational Facilities;
  - iv. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
  - v. Accessory Off-Street Parking Use;
  - vi. Accessory Home Office Use;
  - vii. Childcare Use, subject to Section 507(5) of this Bylaw;
  - viii. Residential Care Facility Use;
  - ix. Guest suite use;

(4) Height

- (a) For Site B, Principal Buildings shall not exceed a Building Height of 12 storeys and 33.5 metres (110 feet) as measured from the average Building Grades at the east property line along St. Andrews Ave;

- i. Notwithstanding 4 (a), parapet walls, guard rails, railings, formwork for planting beds, and canopy roofs of common areas may project beyond the Building Height by not more than 1.1 metres (3.5 feet);
  - ii. Notwithstanding 4 (a), staircase structures to permit access to the roof may project beyond the Building Height by not more than 2.2 metres (7 feet);
  - iii. Notwithstanding 4 (a), elevator shafts and mechanical equipment, as well as its screening, may project beyond the Building Height by not more than 3 metres (10 feet);
- (b) For Site C, Principal Buildings shall not exceed a Building Height of 6 storeys and 16 metres (52.5 feet) as measured from the average Building Grades at the east property line along St. Andrews Ave;
  - i. Notwithstanding 4 (b), parapet walls, guard rails, railings, and formwork for planting beds, may project beyond the Building Height by not more than 1.1 metres (3.5 feet);
  - ii. Notwithstanding 4 (b), common staircase and elevator structures, and common amenity area structures may project beyond the Building Height by not more than 4.1 metres (13.5 feet);
  - iii. Notwithstanding 4 (b) and 4 (b) ii, elevator shafts and mechanical equipment, as well as its screening, may project beyond the Building Height by not more than 5.5 metres (18 feet);
- (5) The Lot Coverage of the subject site, together with accessory buildings, shall not exceed 50%;
- (6) Setbacks from lot lines for Principal Buildings on Site B and C shall conform to the minimum distances identified in Schedule 144 – Setbacks;
- (7) Minimum Dwelling Unit Size shall have a minimum Gross Floor Area of not less than 32 square metres (345 square feet);
- (8) Section 510 (2) Unit Separation is waived and Building and Unit Separation is required as follows:
  - (a) Principal Buildings shall maintain a minimum separation of at least 7.6 metres (25 feet) between building faces;
  - (b) Notwithstanding Section 9 (a), the minimum separation between building faces shall increase to 22.5 metres (75 feet) between building faces above the sixth storey;
- (9) Section 510 (3) Building Width and Length shall not apply;
- (10) Section 906 (4) (i) Driveway Slope shall not apply;
- (11) All exterior finishes, design and landscaping shall be approved 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.

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MAYOR

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CITY CLERK



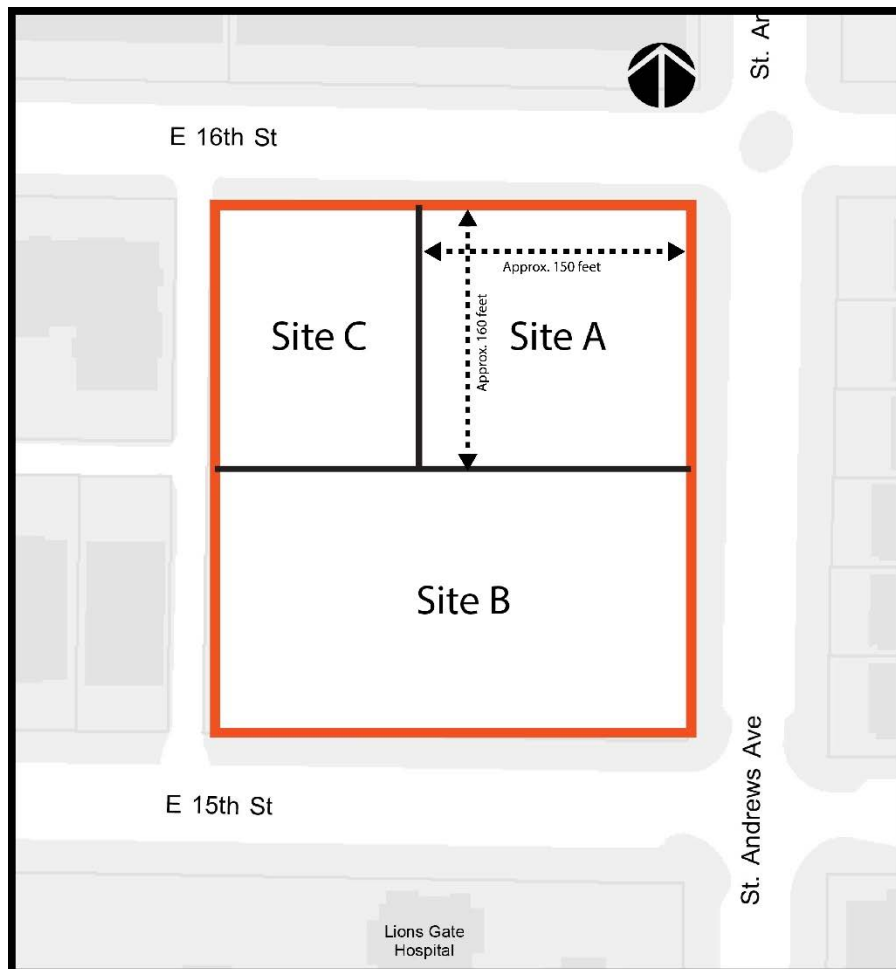
**CD-726**

**Amending Bylaw No. 8769**

**SCHEDULE 144**

**Page 1 of 2**

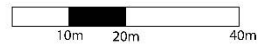
**SITES**



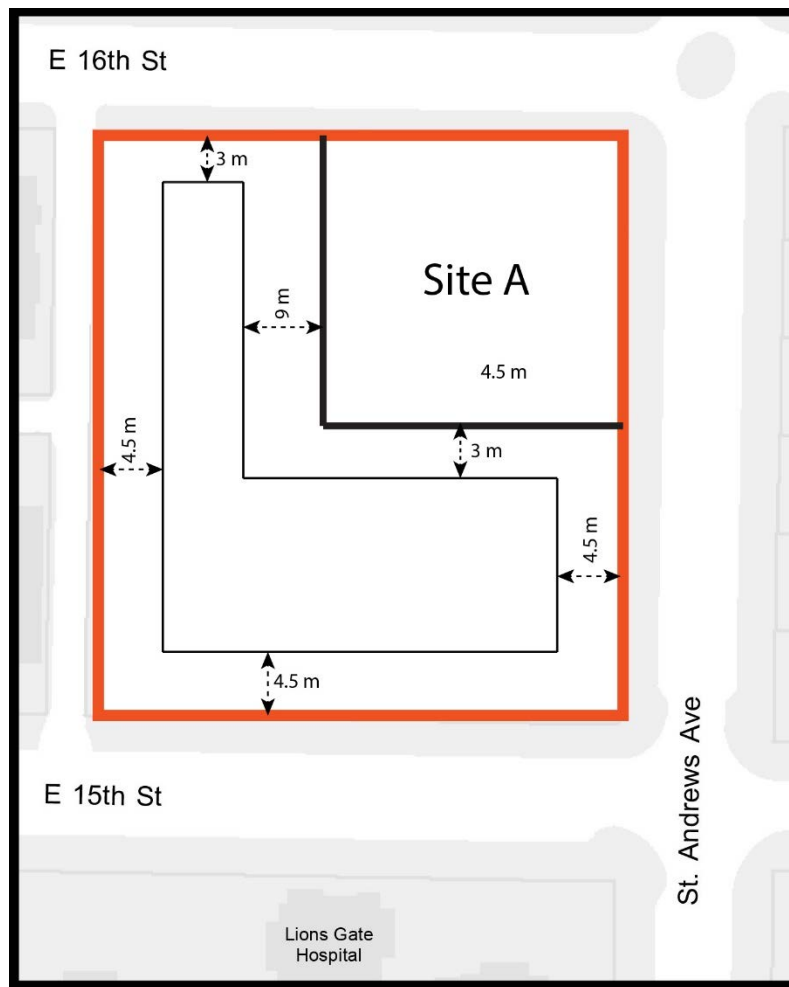
Legend



Subject Site



## SETBACKS



Legend



Subject Site

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8770

**A Bylaw to enter into a Housing Agreement (250 East 15<sup>th</sup> Street)**

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

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

1. This Bylaw will be known and cited for all purposes as “**Housing Agreement Bylaw, 2020, No. 8770**” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, 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 Nacel Properties Ltd. with respect to the lands referenced as 250 East 15<sup>th</sup> Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726).
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.

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MAYOR

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CITY CLERK

## RENTAL HOUSING AGREEMENT

**THIS AGREEMENT** dated for reference the \_\_\_\_ day of \_\_\_\_\_, 2020.

### BETWEEN:

**NACEL PROPERTIES LTD., INC. NO. 113691**

Suite 200 – 555 West 8<sup>th</sup> Avenue, Vancouver, BC V5Z 1C6

(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:
  - (i) 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;
  - (ii) if such amount has not yet been set for the year, 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 previous to the year the tenancy is entered into plus an annual rent increase then permitted under the RT Act; or

- (iii) if such amount is no longer set out in CMHC's Housing Market Information Portal, then such amount determined by a survey conducted by an independent consultant acceptable to the City, acting reasonably;
- (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 Corporation of 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 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) **"Guest Suites"** means the two Dwelling Units within one or more Residential Building(s) of the Owner's choosing that are utilized for short-term guests of the tenants of the Residential Buildings but is not used for Rental Purposes and is not a Rental Unit;
- (j) **"Lands"** means those lands and premises legally described as  
  
Parcel Identifier: 009-054-073  
Lot 4 block 32  
District Lot 549 Plan 11519;
- (k) **"Market Rental Term"** has the meaning set out in section 2.1;
- (l) **"Mid-Market Rental Term"** has the meaning set out in section 2.1;
- (m) **"Mid-Market Rental Units"** means Dwelling Units that are rented to tenants for Affordable Rent;
- (n) **"Market Rental Units"** means Dwelling Units that are rented to tenants for market rental rates as set by the Owner;
- (o) **"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;
- (p) **"Rental Units"** means the Market Rental Units and the Mid-Market Rental Units, and **"Rental Unit"** is a singular thereof;

- (q) **“Residential Buildings”** means, collectively, the following buildings to be constructed on the Lands pursuant to the Rezoning Bylaw:
- (i) 12-storey building adjacent to East 15<sup>th</sup> Street;
  - (ii) 12-storey building adjacent to East 15<sup>th</sup> Street; and
  - (iii) 6-storey building adjacent to East 16<sup>th</sup> Street,
- containing collectively 283 Dwelling Units, of which 253 Dwelling Units will be Market Rental Units, 28 Dwelling Units will be Mid-Market Rental Units and two Dwelling Unit will be the Guest Suites;
- (r) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78 and regulations thereunder, as amended or replaced from time to time; and
- (s) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8769”, as amended or replaced from time to time.

## 2. TERM

- 2.1 This Agreement will commence upon the issuance of the final occupancy permit for the last of the Mid-Market Rental Units constructed or to be constructed on the Lands, (the **“Commencement Date”**) and will continue as follows:

- (a) in respect to the Owner’s obligation to deliver and operate 28 Mid-Market Rental Units, until the earlier of:

- (1) the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c); and

- (2) the 10<sup>th</sup> anniversary of the Commencement Date

(the **“Mid-Market Rental Term”**); and

- (b) in respect to other obligations under this Agreement, until the date this Agreement is terminated in accordance with section 2.2 or 8.3(c) (the **“Market Rental Term”**).

- 2.2 In respect to each Residential Building, this Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired 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, notwithstanding the Rezoning Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:

- (a) during the Mid-Market Rental Term and the Market Rental Term, whichever is the longest:
  - (i) the Lands will not be subdivided or stratified, without the prior written consent of the City;
  - (ii) the Residential Buildings will be used for Rental Purposes only;
  - (iii) no Rental Unit in any of the Residential Buildings will be occupied for any purpose except for Rental Purposes;
  - (iv) the Guest Suites will be used only for the following purposes:
    - a. to accommodate short-term guests of the tenants of the Residential Buildings; or
    - b. if the Owner, acting reasonably, determines that it is not financially viable to operate one or more of the Guest Suites in the Residential Buildings, for Rental Purposes as a Market Rental Unit. For greater certainty, the Guest Suites will not be used for short-term rentals (rentals for a term less than 30 consecutive days) except as provided in section 3.1(a)(iv)a above;
- (b) during the Mid-Market Rental Term, at least 28 Dwelling Units in the Residential Buildings will be Mid-Market Rental Units, in accordance with this Agreement.

3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Buildings will 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 The unit mix for Rental Units and the Guest Suites in the Residential Buildings will be as follows:

- (a) Studio: 32 Rental Units and two Guest Suites;
- (b) 1-Bedroom: 148 Rental Units;
- (c) 2-Bedroom: 44 Rental Units;
- (d) 3-Bedroom: 57 Rental Units,

or as otherwise approved in writing by the Director of Planning in his or her discretion.

4.2 The unit mix for the 28 Mid-Market Rental Units will be as follows:

- (a) Studio: 3 Mid-Market Rental Units;
- (b) 1-Bedroom: 14 Mid-Market Rental Units;

- (c) 2-Bedroom: 5 Mid-Market Rental Units;
- (d) 3-Bedroom: 6 Mid-Market Rental Units.

or as otherwise approved in writing by the Director of Planning in his or her discretion.

The locations of the 28 Mid-Market Rental Units within the Residential Buildings will be in the Owner's sole discretion. Notwithstanding the foregoing, no more than 18 Mid-Market Rental Units will be clustered in one Residential Building.

- 4.3 The Owner will enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Mid-Market Rental Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. After the Mid-Market Rental 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 set by the Owner.
- 4.4 During the Mid-Market Rental Term, 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 rental rent.

## 5. OWNER'S OBLIGATIONS

- 5.1 The Owner will operate and maintain the Rental Units in accordance with the following requirements:
  - (a) **Management and administration:** The Owner will be fully responsible for the management and administration of the Rental Units, and all associated costs;
  - (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 CMHC 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 will 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 entering into a tenancy agreement. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.



- (e) **Parking:** All tenants and occupants of the Residential Buildings, including tenants and occupants of Mid-Market Rental Units, will have equal access, at equal rates, to parking stalls assignable for exclusive use in the Residential Buildings, acknowledging that due to the ratio of parking stalls per Dwelling Units in the Residential Buildings, there may be instances when no parking stalls are available for exclusive use of a Dwelling Unit.
- (f) **Common Amenities:** All tenants and occupants of the Residential Buildings, including tenants and occupants of Mid-Market Rental Units, will have equal access, at equal rates, to all indoor and outdoor amenities on the Lands from time to time, including visitor parking stalls, storage units, fitness facilities, Guest Suites, recreation facilities and the like.
- (g) **Short Term Rentals:** Mid-Market Rental Units will only be used as a principal residence of a tenant. The Owner will not permit a Mid-Market Rental Unit to be used for short term rental purposes (being rentals for periods shorter than 30 consecutive days).
- (h) **Compliance with applicable laws:** 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.
- (i) **Performance:** The Owner will perform its obligations under this Agreement diligently and in good faith.
- (j) **Evidence of compliance:** Provided that the same can be done without breaching the *Personal Information Protection Act* (British Columbia) and *Personal Information Protection and Electronic Documents Act* (S.C. 2000, c. 5) (each as amended from time to time) the Owner will, at business license renewal or upon request by the City, from time to time, 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 (the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice or such longer period as may reasonably be required to cure such default provided the Owner is diligently pursuing same. 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 Owner fails to correct a default as contemplated in section 6.1, the Owner will pay to the City, within 30 days of receiving a written request by the City:
  - (a) \$2,000.00 for each default under this Agreement that has not been remedied as provided under section 6.1; and
  - (b) \$200.00 each day the default remains un-remedied beyond the date for correcting the default as provided under section 6.1;

This section is without prejudice to any other remedies available to the City under this Agreement and at law or in equity.

- 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 Notwithstanding section 6.2, 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 or wilful misconduct of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
  - (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
  - (b) the Owner's default under this Agreement; and
  - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 7.2 Except to the extent such advice or direction is given negligently or in wilful misconduct, 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
- (c) the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.

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

- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act.

- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is noted 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 notation.
- 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 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 14<sup>th</sup> Street  
North Vancouver, British Columbia  
V7M 1H9  
**Attention: Director, Planning and Development**  
Facsimile: 604.985.0576

Owner: At the address set out on the registered title to the Lands, from time to time.

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.

- 8.11 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.
- 8.12 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 and except for any covenants and statutory rights of way that may be registered on title to the Lands from time to time. 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 Council of an amending bylaw to Bylaw 8770.
- 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 and delivered electronically.

**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,**  
by its authorized signatories:

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MAYOR

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CITY CLERK

**NACEL PROPERTIES LTD.,** by its authorized signatories:

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# Pandemic Scenario Planning: Impacts and Actions

Presented to Council  
May 25, 2020



Scenario thinking can help us prepare for a future that is hard to predict and clarify our readiness for potential impacts



## Three scenarios are plausible based on current trends

### Scenario 1: “Spring Suppression”

The virus is suppressed in Q2 2020, with physical distancing measures in place through Q3 2020 which prevent subsequent “waves” of infections. The economic impact is severe – worse than the 2008 recession. Recovery begins quickly and pre-pandemic levels of economic growth return by the end of 2021.

### Scenario 2: “A Second Wave”

The virus is suppressed in Q2 2020, but re-emerges again in Q4 2020. Physical distancing and closures of non-essential services and businesses are re-introduced, leading to increased uncertainty that further slows recovery. Economic impacts are on par with those of the 1982 recession. Pre-pandemic levels of economic growth do not return until the end of 2022.

### Scenario 3: “Prolonged Crisis”

The virus is not suppressed until Q4 2020. Physical distancing and closures of non-essential services remain in place throughout 2020 and into 2021. The economic impact is unprecedented. Recovery is prolonged, with pre-pandemic levels of economic growth not returning until the end of 2023.

## Assessing potential impacts and implications



**Growth and development:** Development activities drive City growth and affect housing supply and the implementation of City plans and policies. In this dimension, impacts to new and existing development activities and demand for new space and development are considered.



**Economy:** The City is home to 3,200 businesses and 29,300 jobs that will experience the effects of the COVID-19 pandemic in a number of ways. In this dimension, impacts to the City's labour force and businesses are considered.



**Social and community:** The City is a diverse community, with households living under different circumstances. In this dimension, impacts related to housing, food security, travel and mobility, health and well-being, and childcare are considered.



**City administration:** The City's ability to deliver services, programs and infrastructure is dependent on the revenue and resources available. In this dimension, impacts related to capital and operating budgets, as well as cash flow are considered.



## Potential needs and demands that emerge across all scenarios

 <p><b>Growth and development</b></p> <ul style="list-style-type: none"> <li>• Greater flexibility in development application, permitting and approval process</li> <li>• Supportive policies and regulatory conditions for smaller scale, lower risk development</li> </ul>	 <p><b>Economy</b></p> <ul style="list-style-type: none"> <li>• Streamlining of licensing and permitting processes</li> <li>• Skills training, talent development, job creation</li> <li>• Support for businesses to operate under new consumer demand and on-going physical distance requirements</li> <li>• Assistance in facilitating safe tourism</li> </ul>	 <p><b>Social and community</b></p> <ul style="list-style-type: none"> <li>• Support to increase housing access and limit evictions</li> <li>• Easier access to community services and programs</li> <li>• Space for safe mobility and physical activity</li> <li>• Additional mobility options</li> <li>• New models and forms of youth and children care and support programming</li> </ul>
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## What does the scenario analysis tell us?

- Scope, magnitude and timing of impacts is likely to be different depending on the scenario, but there are common needs and demands that will emerge regardless of how the pandemic unfolds.
- The City has varying levels of influence and ability to respond to these new needs and demands; addressing some of these may require support or leadership from other levels of government or agencies.
- The City may have limited capacity and financial resources in the near-term to support comprehensive recovery efforts; trade-offs or changes in service delivery may be required.

# Proposed approach for planning for adaptation and recovery

## Stage 1: Acute Response

Monitor key issues and needs and providing immediate and emergency support to ensure public safety and well-being and corporate operations.

**Examples:** NSEM Emergency Operations Centre

## Stage 2: Quick Adaptations

Provide "quick" changes to allow people, businesses, services to re-integrate and function under "new normal."

**Examples:** Creating expedited process for outdoor seating and dining

## Stage 3: Reframe & Refocus

Refocus key strategic planning initiatives and programs towards increasing resilience and recovery in medium- and long-term.

**Examples:** Mobility Strategy, Parks Master Plan, Environment Strategy, Housing Action Plan

## Stage 4: Long-Term Resilience

Investment road map to fund and deliver key strategic initiatives that increase long-term resiliency

**Examples:** Updates to corporate business plan and future budgets

City is currently here

## Two types of "quick adaptations" to consider in Step 2

**Type 1**  
Actions and  
Operational

**Type 2**  
Policy and  
Regulatory

## Type 1: Proposed actions and operational changes

1. Streamlining business processing of permits and licenses;
2. An action plan for reallocation of road space to support physical distancing;
3. Advocacy for ongoing telecommuting and other measures to reduce peak travel demand;
4. Expanding opportunities for urban agriculture and community gardens.
5. Actions to support local economic activity and the health of the small business sector.

## Type 2: Proposed policy and regulatory changes

1. Temporary zoning changes to permit the flexible use of private parking spaces;
2. Supportive land use policies to expedite the approval and delivery of non-profit and affordable housing;
3. Deploy the Affordable Housing Reserve Fund toward critical housing needs including expanding the loan capacity of the North Shore Rent Bank;
4. Removing barriers to food production on private and public lands.

## Next Steps

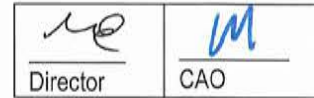
- Bring funding appropriation requests and other reports to Council to enable delivery of Type 1 and Type 2 actions starting in early June.
- Provide Council with progress updates.
- Provide Council with proposed strategy for “re-opening” City Hall and other City services in early June.



Thank you.







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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Michael Epp, Director, Planning and Development  
Andrew Devlin, Manager, Transportation Planning

Subject: PANDEMIC SCENARIO PLANNING: IMPACTS AND ACTIONS

Date: May 20, 2020 File No: 14-7130-20-0015/1

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

**RECOMMENDATION**

PURSUANT to the report of the Director, Planning and Development and the Manager, Transportation Planning, dated May 20, 2020, entitled "Pandemic Scenario Planning: Impacts and Actions":

THAT Council endorse the pandemic adaptation and recovery framework and principles outlined in this report;

THAT staff be directed to rapidly implement key actions and business process changes to adapt and respond to the COVID-19 crisis and report back to Council progress, including:

- Action 1: Business process improvements to support economic health by reducing processing times for City permits and licenses;
- Action 2: An action plan for advancing the reallocation of road space to facilitate safe use and enjoyment of public areas and multi-modal transportation;
- Action 3: Refocusing corporate and community transportation demand management programs to encourage ongoing telecommuting and other measures to reduce peak travel demand;
- Action 4: Expanding opportunities for urban agriculture and community gardens;
- Action 5: Actions to support local economic activity and the health of the small business sector, in coordination with the Mayor's Resilient Local Economy Task Force;

AND THAT staff be directed to draft policies and regulatory changes and identify funding sources for initiatives and report back to Council prior to implementation, including:

- Policy 1: Temporary zoning changes to permit the flexible use of private parking spaces;
- Policy 2: Supportive land use policies to expedite the approval and delivery of non-profit and affordable housing;
- Policy 3: Deploying the Affordable Housing Reserve Fund toward critical housing needs including expanding the loan capacity of the North Shore Rent Bank;
- Policy 4: Removing barriers to food production on private and public lands.

## **ATTACHMENTS**

1. Pandemic Scenario Planning Impact Assessment Project Summary, May 25, 2020 (CityDoc [#1914222](#))

## **SUMMARY**

This report outlines potential needs and demands likely to emerge in the City of North Vancouver as a result of the COVID-19 pandemic and proposes a framework for adaptation and recovery planning to guide City efforts towards improved corporate and community resilience. Potential dimensions to focus “quick adaptations” efforts over the next 4-6 months are identified.

## **BACKGROUND**

In April 2020, an inter-departmental staff team began work on identifying potential implications of the pandemic on the City in the coming months and years in order to inform future planning and actions related to adaptation and recovery. Given the uncertainty around the potential trajectory of the pandemic, this work used scenario planning to develop plausible futures of how the situation may unfold. Three scenarios were contemplated and presented to Council on April 20. Staff used the scenarios to identify potential local impacts across a range of economic, social and community, growth and development, and corporate dimensions. A detailed summary of the planning scenarios and range of potential impacts is outlined in Attachment 1 and described below.



## DISCUSSION

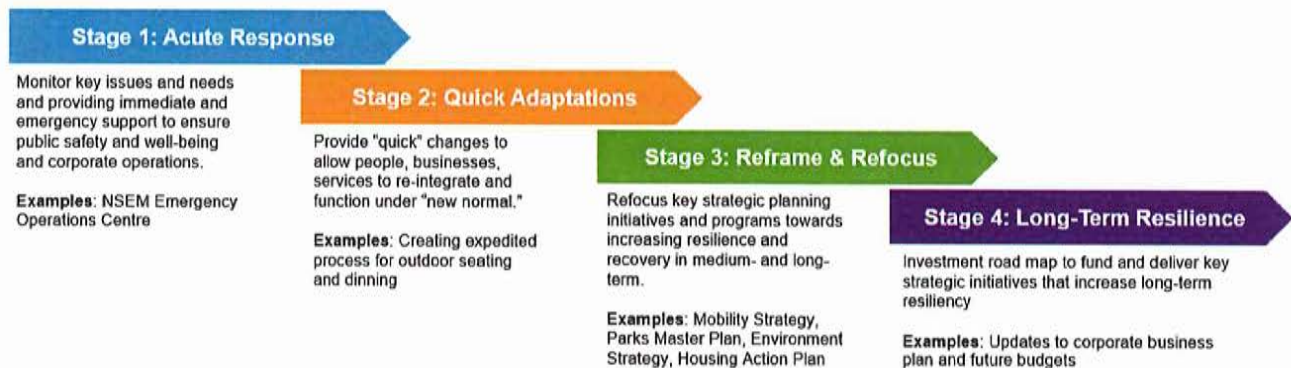
***A multi-stage approach to adaptation and recovery planning will allow the City to address emerging medium-term needs while preparing to pivot and reframe for long-term recovery***

The scenario planning exercise highlighted three pertinent findings related to planning for adaptation and recovery:

- The medium- and long-term scope and magnitude of impacts from the pandemic differs depending on the scenario, but there are common needs and demands that will emerge at different times regardless of how the pandemic unfolds.
- The City has varying levels of influence and ability to respond to these new needs and demands and addressing some implications will require support or leadership from other levels of government or other agencies.
- The City may have limited capacity and financial resources in the near- and medium-term which may constrain our ability to effectively plan or deliver services.

In this context, Figure 1 outlines a recommended, multi-stage approach for the City to organize pandemic adaptation and recovery efforts moving forward. The approach enables the City to maximize flexibility and incorporate learnings from previous stages into future efforts.

*Figure 1: Adaptation and recovery stages*



The City has been in Stage 1 since approximately early March 2020, with actions focused on delivering acute and immediate responses, including:

- Participating in the NSEM Emergency Operations Centre response;
- Launching the Resilient Local Economy Task Force to provide support for local businesses and industries;
- Move to on-line delivery of essential planning and community service functions;

- Delivering targeted, rapid response changes to streets and sidewalks to increase space for physical distancing.

In Stage 2, actions would be focused on quick and streamlined changes and initiatives that will allow the City to adapt to “new normal” conditions once services, businesses, and public areas are “re-opened.” Priority areas to focus efforts in Stage 2 are outlined further in this report. In Stages 3 and 4, actions would be focused on ensuring city-wide strategic planning and financial planning consider long-term implications resulting from the pandemic and establishes resilient policies and programs to manage future shocks and impacts. Some of the work to reframe and refocus activities (Stages 3 and 4) would take place in tandem with the actions in Stage 2.

### ***Principles for adaptation and recovery to guide all work and decisions***

In all stages of the City’s adaptation and recovery efforts, staff propose the following principles be used to guide the assessment of actions and support decision-making:

1. **Put People First:** Actions and decisions should focus on equitably protecting the safety and well-being of City residents, businesses and visitors.
2. **Increase Our Resilience:** Actions and decisions should aim to increase the City’s resiliency to effectively respond to future shocks and impacts.
3. **Play to Our Strengths:** Actions and decisions should focus on what the City has influence and authority over and draw on partnerships and collaboration as much as possible.
4. **Think Outside The Box:** Actions and decisions should draw on innovative ideas and make use of pilots to facilitate quick actions.
5. **Support Longstanding Goals:** Actions and decisions should not compromise the City’s ability to achieve key strategic goals and objectives, as outlined in the Official Community Plan.

### ***Stage 2 Quick Adaptations and Strategic Opportunities***

The Pandemic Scenario Planning exercise identified three broad categories where impacts and new needs and demands are anticipated. These potential changes were outlined, varying by degrees under three alternative pandemic scenarios described in Attachment 1. These categories are:

- Economy;
- Growth and Development;
- Social and Community.

Through key informant interviews and a review of emerging practices, strategic adaptations to address the existing and emerging conditions in each of these areas were identified and are outlined below. These Stage 2 adaptations are quick changes in areas where the City has the greatest capacity, appropriate tools and powers, and therefore the greatest ability to influence outcomes. They are intended to position the



City to complement actions undertaken to date by other levels of government, by the non-profit sector and by other organizations.

### ***Economic Actions and Policy Adaptations***

The scope and extent of the economic changes wrought by the pandemic have been unprecedented in modern times and are anticipated to have lasting impacts for businesses and the economy across nearly all business sectors. Consequences have been and are anticipated to continue to be particularly significant for the tourism, small retail and service sectors. The health of these sectors is critical to quality of life in the City and our ability to attract and retain residents and employers.

#### ***Road Space Reallocation and Open Streets (Action 2)***

In April and May 2020, the City implemented a number of temporary street closures and site-specific reallocation of road space to allow for safe queuing outside of businesses. In March 2020, the Mayor's Resilient Local Economy Task Force began working to identify potential actions to strengthen local business. This initiative led to the City directing a rapid process for permitting patios and parklets within the public realm, facilitating the reopening of restaurants and cafes under social distancing protocols. This initiative has also revealed information for advocating to senior levels of government for changes to government legislation and programs in support of business.

The City's ability to regulate and design public open space, including roadways, is an area of direct City control to create more favourable economic conditions and maintain quality of life. Social distancing protocols are anticipated to be in place in some capacity until an effective treatment or vaccine is found, necessitating new strategies for businesses. There is a growing movement to open greater portions of street to facilitate this activity and to re-examine and reform City regulations, such as zoning, which can restrict the types of activities permitted in private outdoor spaces.

Staff have developed an action plan for dedicating additional road space within key activity areas in Central and Lower Lonsdale and popular east and west travel routes for pedestrian activities, outdoor dining and social distanced enjoyment of public spaces. Often referred to as "open streets," reducing vehicle through traffic in selected areas during the pandemic is an opportunity to both adapt to current conditions while testing the ability of changes to road designs to improve the vitality and resiliency of the City's key corridors. Should Council direct staff to proceed, a staff report would be brought forward seeking to reallocate existing funding to advance this initiative.

#### ***Flexible Use of Private Parking and Expedited Processes (Policy 1; Action 1)***

The City's regulations limiting the use of private property affects the ability of businesses to rapidly adapt to a changing environment. There is a significant opportunity to permit innovation and expedite recovery efforts by increasing flexibility for private businesses in the use of property and through business process improvements

to expedite permits and licensing. This could include allowing the temporary redeployment of commercial parking spaces on private property for a range of alternative purposes including patio and outdoor dining space, urban agriculture, and temporary mobile businesses such as food trucks.

Currently, minimum parking regulations, maximum lot coverage requirements and other regulations would prohibit the redeployment of existing parking spaces without costly and lengthy site-by-site approvals processes. With indoor distancing requirements in effect it is unlikely that existing on-site parking will be fully utilized for some time, and this requirement poses a limitation on the safe operation of businesses in outdoor spaces. With significant changes to the way businesses are able to operate and a rapidly evolving landscape in many business sectors, these temporary regulatory reforms would remove barriers to permitting individual businesses to make changes to their business models without seeking individual variance permits and reduce steps required to permit new business formation. Should Council wish to advance this initiative, staff would draft the temporary regulatory changes required and return to Council.

### ***Growth and Development Actions and Policy Adaptations***

Record increases in housing prices combined with historically low rental vacancy rates have left few attainable housing options available in the City of North Vancouver. There are presently no forms of market housing that are affordable for purchase in the City for median income earners. These pre-existing housing challenges have been accelerated dramatically by the economic changes brought about by the COVID-19 crisis. Though the degree and duration of the recessionary impact of the pandemic are unknown, increased pressure on households, increased unemployment and high levels of household debt will increase the number of people in core housing need (including the proportion that spend 30% or more of total before-tax income to pay for housing) and in tenuous or unsuitable housing situations.

#### ***Non-Market Housing Supply (Policy 2)***

The City's Housing Action Plan identifies the need to remove barriers to developing affordable housing and identify "shovel ready" projects. With an unprecedented number of households in tenuous economic circumstances and with anticipated investments in housing forthcoming from senior levels of government, the need to identify and remove barriers to developing affordable housing is greater than ever.

The City's Balanced Housing Lab, focused on identifying new opportunities for middle income earners, has included in exploration of "Housing Opportunity Areas"-- identifying existing lands within the City where non-market housing could be permitted without the need for individual rezoning applications, substantially increasing the opportunities for non-profit partners to develop affordable housing and reducing processing times. This could include, for example, permitting non-market housing in combination with other uses such as in institutional areas, on church sites, on school sites, or in combination



with employment lands, without the need for rezoning and with regulations in place to limit maximum heights and densities. If so directed, staff would prioritize this work within the Balanced Housing Lab and report back to Council with the recommended regulatory changes required.

### ***Community and Social Actions and Policy Adaptations***

A range of community and social impacts resulting from the pandemic including impacts to physical and mental wellbeing, housing, travel and mobility and childcare needs are outlined in Attachment 1 to this report. In many impact areas within this category, the City is limited in its capacity and ability to directly influence outcomes, with the delivery of social support and programs dependent on coordination with and between non-profit partners and senior government. Critical non-profit partners have been severely financially stressed through the COVID-19 crisis. Recently, Vantage Point and the Vancouver Foundation released a report ("No Immunity: BC Non-profits and the impact of COVID-19, An Early Impact Summary") indicating one in five non-profits have already closed or anticipate closing and that non-profits are bracing for impacts from the reduced fundraising and gaming grant revenues and reduced volunteer capacity.

There are several key areas for intervention within the community and social category which are within the City's direct purview where immediate actions are possible:

- Use of the interest earned on the City's Affordable Housing Reserve Fund to augment senior government initiatives to stabilize housing for low-income residents;
- Removing barriers to local food production and increasing opportunities and space allocated for urban agriculture.

### ***Housing Stabilization (Policy 3)***

On March 25, 2020, the Province introduced a number of housing stabilization measures including a temporary rental supplement, halting evictions and freezing rents, among other actions. These measures are anticipated to be curtailed over time and many low and middle income households are anticipated to be in precarious housing situations. The Harvest Project, a core funded non-profit agency providing access to food and other social supports to clients, runs the North Shore Rent Bank. The North Shore Rent Bank offers short term, no interest loans to those who are at risk of eviction or essential utility disconnection due to a temporary shortage of funds. Allocating the interest earned on funds from the Affordable Housing Reserve Fund (AHRF) to expand the North Short Rent Bank's loan capacity has the potential to support an existing mechanism in the community that assists households with maintaining their housing, and reduces the number of evictions resulting from the economic fallout of the pandemic. Allocating the interest earned on the AHRF (or a portion thereof) as an endowment to the North Shore Rent Bank would meaningfully increase the program's existing loan capacity and the ability to be able to help more households as the need

grows. Staff would report back with additional details on the administration of the funds and proposed amount of an expanded City contribution.

#### *Food Security (Action 4; Policy 4)*

Food insecurity is a critical issue exasperated by the COVID-19 crisis. The City has championed many food security initiatives, establishing itself as a leader in urban agriculture, including the Loutet Farm project and the Edible Garden Project and Table Matters partnerships, allocating City properties for community garden space and securing space for growing food in new developments. Increasing food insecurity and an unprecedented increase in interest in growing food present an opportunity to pursue additional measures to expand local food production. These measures would include:

- Streamlining the requirements and process for using public lands, including City boulevards, for food production;
- Identifying locations for food production, urban agriculture and community gardens on City lands and issuing a call for community groups and non-profits interested in developing new growing spaces;
- Outreach and education to decrease barriers and increase community participation in urban agriculture;
- Regulatory changes to remove barriers to food production on private lands, including permitting greenhouses and food production on a temporary basis within parking areas.

#### ***Monitoring and Next Steps***

The adaptations outlined in this report include immediate actions and business process changes which would be further developed by staff and implemented rapidly. This work would be supported by inter-departmental staff teams and staff would report to Council on progress and status of the pilot initiatives-- these items are labeled "Actions" and are itemized in the second active clause of the recommendation in this report.

For policy changes requiring revisions to Bylaws, policies or actions requiring the reallocation of funds (labelled "Policies" in this report), staff would prepare Council reports with additional information and report back for direction.

#### **FINANCIAL IMPLICATIONS**

Actions outlined in this report were identified as being achievable within existing budgetary constraints and staff resources with a focus on low cost interventions and leveraging regulatory changes. Staff will report to Council should any reallocation of funds be required.



## **INTER-DEPARTMENTAL IMPLICATIONS**

The pandemic scenario planning project was undertaken by an inter-departmental staff team with representation from Community and Partner Engagement, Strategic and Corporate Initiatives and Planning and Development.

The recommendations of this report have implications for a number of staff groups' work plan priorities, particularly Engineering, Parks and Environment, Community and Partner Engagement and Planning and Development. To create capacity to undertake this work, some existing work program items which had been contemplated in 2020 will be put on hold. In light of the significant change in context and new challenges from the pandemic combined with changes to organizational resources and capacity, staff are reassessing the 2020 Corporate Business Plan, which had been under development at the time of pandemic initial stages and is currently on hold, to reframe and refocus existing initiatives (per Stage 3 in Figure 1). For example, the creation of medium-term strategies and actions, such as the Mobility Strategy and Environment Strategy will benefit from and be informed by the lessons learned through the implementation of near-term adaptations.

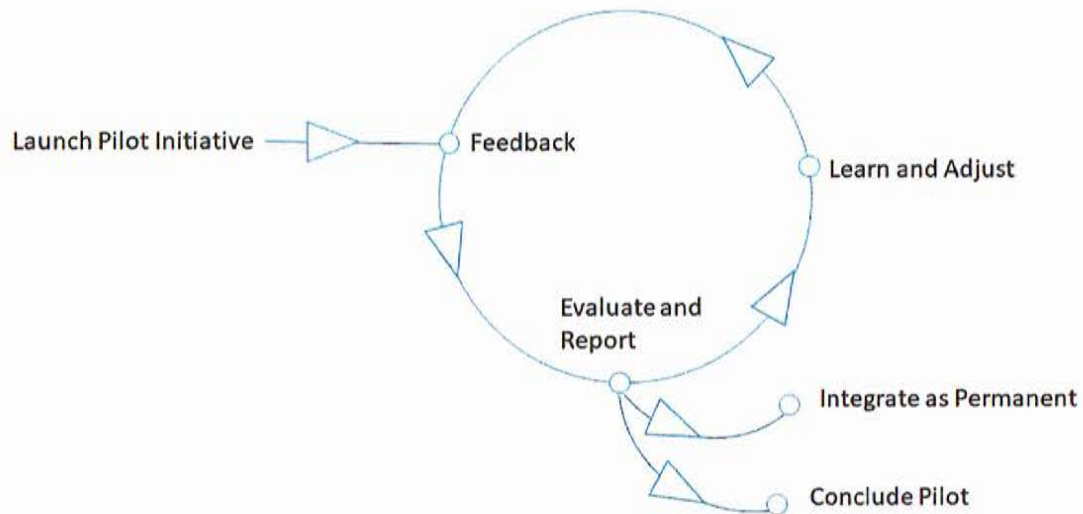
This report and its recommendations have been reviewed by the City's Leadership Team.

## **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

The action areas outlined in this report seek to respond to immediate needs arising from the COVID-19 crisis in a manner that aligns with and advances established City goals objectives and moves forward aspects of the key priorities identified in Council's Strategic Plan.

Moving rapidly on the items outlined in this report will require the redeployment of internal resources and will impact the timing and delivery of previously identified work program items. Some projects will be placed on temporary hiatus to allow this work to proceed. While some Stage 2 quick adaptations may be temporary in nature, responding to the immediate needs and discontinued as these needs evolve, others, following evaluation, may be integrated as permanent changes (see Figure 2 below). Through this "agile" process, the City has an opportunity to experiment and test the effectiveness of initiatives and to integrate feedback received throughout.

*Figure 2. Aligning and Evaluating Stage 2 Adaptations*



RESPECTFULLY SUBMITTED:

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Michael Epp, MCIP, RPP  
Director, Planning and Development

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Andrew Devlin, MCIP, RPP  
Manager, Transportation Planning

# **Pandemic Scenario Planning Impact Assessment Project Summary**

City of North Vancouver  
May 2020

Document # 1914222

## **Purpose**

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The COVID-19 pandemic is an unprecedented public health emergency that is impacting people, organizations and communities across the globe.

This report outlines plausible scenarios for how the pandemic may unfold in the City of North Vancouver over the coming months and years. These scenarios are used to contemplate a range of potential impacts and identify new or shifting needs and demands that may emerge across a number of key community and corporate dimensions.

The information and analysis contained in this report is intended to support the City in monitoring potential outcomes as the pandemic unfolds and inform forthcoming adaptation and recovery initiatives.

## Context: the COVID-19 pandemic timeline has unfolded quickly

Date	Event
January 28	First recorded case of COVID-19 in British Columbia
March 9	First recorded death from COVID-19 in British Columbia
March 11	World Health Organization declares COVID-19 a global pandemic
March 17	Public health emergency declared in British Columbia; introduction of physical distancing requirements; City of North Vancouver closes all public recreation and cultural facilities
March 18	Border between Canada and United States closed to all non-essential travel
March 20	City of North Vancouver closes City Hall and shifts to essential services only
March 21	Non-essential services and businesses ordered closed across British Columbia
March 31	British Columbia surpasses 1,000 confirmed cases of COVID-19
May 1	2,100 positive cases and more than 100 deaths confirmed in British Columbia
May 6	Provincial government announces "BC's Restart Plan"
May 18	Select businesses and services permitted to operate under new protocols to minimize virus transmission

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## Approach to scenario development

Scenario thinking can help us prepare for a future that is hard to predict and clarify our readiness for potential impacts

The scenarios in this report should be viewed as explorations of different possible trajectories for the crisis rather than specific predictions of future developments and outcomes. Actual events or impacts could easily be outside of the scenarios presented here.

The value of the scenarios are in their ability to facilitate thinking about potential impacts and what kind of decisions and actions will improve our resiliency in a rapidly changing and uncertain landscape.

The scenarios were developed through research and analysis of current trends across a range of factors. The scenarios contemplate a two-to-three year time horizon to ensure both immediate and longer-term impacts are considered.

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## Key trends likely to drive the trajectory of COVID-19



### Epidemiological Factors

- **Virus dynamics:** When is the virus under control? Does a second “wave” of the virus emerge?
- **Public health measures:** How long are physical distancing measures and closure of non-essential services/businesses in place?



### Economic Factors

- **Economic impacts:** How substantial are the economic impacts?
- **Economic recovery:** What trajectory does the economic recovery take? eg., fast, slow, prolonged

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## Three potential scenarios emerge based on key trends

### Scenario 1: “Spring Suppression”

The virus is suppressed in Q2 2020, with physical distancing measures in place through Q3 2020 which prevent subsequent “waves” of infections. The economic impact is severe – worse than the 2008 recession. Recovery begins quickly and pre-pandemic levels of economic growth return by the end of 2021.

### Scenario 2: “A Second Wave”

The virus is suppressed in Q2 2020, but re-emerges again in Q4 2020. Physical distancing and closures of non-essential services and businesses are re-introduced, leading to increased uncertainty that further slows recovery. Economic impacts are on par with those of the 1982 recession. Pre-pandemic levels of economic growth do not return until the end of 2022.

### Scenario 3: “Prolonged Crisis”

The virus is not suppressed until Q4 2020. Physical distancing and closures of non-essential services remain in place throughout 2020 and into 2021. The economic impact is unprecedented. Recovery is prolonged, with pre-pandemic levels of economic growth not returning until the end of 2023.

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## Assessing potential scenario impacts and implications

No matter how the COVID-19 pandemic unfolds, resulting impacts in the City of North Vancouver will be experienced across a number of areas. Four key "dimensions" were utilized to identify potential impacts and implications of each scenario:



**Growth and development:** Development activities drive City growth and affect housing supply and the implementation of City plans and policies. In this dimension, impacts to new and existing development activities and demand for new space and development are considered.



**Economy:** The City is home to 3,200 businesses and 29,300 jobs that will experience the effects of the COVID-19 pandemic in a number of ways. In this dimension, impacts to the City's labour force and businesses are considered.



**Social and community:** The City is a diverse community, with households living under different circumstances. In this dimension, impacts related to housing, food security, travel and mobility, health and well-being, and childcare are considered.



**City administration:** The City's ability to deliver services, programs and infrastructure is dependent on the revenue and resources available. In this dimension, impacts related to capital and operating budgets, as well as cash flow are considered.

Potential impacts in each dimension were estimated using a combination of methods, including: reviewing analysis, estimates, and forecasts produced by third-parties, interviews with stakeholders and organizations within each sector, and application of the City's financial model.

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## Community conditions prior to the pandemic



### Growth and development

- 150 active development projects, 90% of which are residential



### Economy

- 25% of business in consumer-facing service industries, e.g., food service, accommodation, art, entertainment, cultural, retail and trade
- 34% of labour force in consumer-facing service industries
- 93% of business have less than 4 employees
- 5% of labour force is unemployed



### Social and community

- 58% of households earn \$50,000 or less annually
- 46% of renters spend 30% of more of income on shelter
- 38% of seniors live alone
- 130 people at risk of homelessness
- 30% of residents commute to work or school via transit
- 67% of residents have strong sense of community connection

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## Growth and development: potential impacts

	Scenario 1	Scenario 2	Scenario 3
<b>Current Development Activity</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>Supply Chain</li> <li>Staff Availability</li> </ul>	Limited impact as most active projects move forward unhindered and have necessary materials during disruption.	Moderate impact felt from supply chain disruptions. Project schedules are affected as companies struggle to complete existing projects. Small companies face financial challenges such as cash flow and debts.	Project schedules of current development are affected as companies struggle to complete existing projects. Many companies face financial challenges such as cash flow and debts, along with closures for smaller local companies that don't have the resources of larger companies.
<b>New Development Activity</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>Lack of Confidence in Market</li> <li>Backlog in permit approvals</li> </ul>	There is some down-stream impact on new development activities, with modest slow-down in unit absorption rates.	Some large-scale developments are delayed and/or cancelled due to economic uncertainty and demand risks. Interest in small-scale projects increases. Larger contingencies are required for projects. There is a backlog in approving new applications as digital Council meetings run into legislative barriers. There is a shortage of work in 2021 due to downturn.	Many developers lose confidence due to the uncertainties on return on investment and market demand. Both large- and small-scale project applications are slow. There is a backlog in approving new applications as digital Council meetings run into legislative hurdles. There is a shortage of work in 2021 and 2022 due to downturn.
<b>Demand for Commercial Space</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>Alternative working arrangements</li> <li>Business operating models</li> </ul>	Much of work force and businesses resume existing practices after the restrictions are lifted, with some opting to maintain new arrangements permanently.	Many companies apply alternative working arrangements for a period after restrictions are lifted, due to uncertainty on whether additional resurgences will occur. Many business decrease existing office space area. Retailers examine new business models, with an increased reliance on e-Commerce, decreasing brick & mortar floor space.	Telecommuting and online purchasing becomes the new norm. Many business decrease existing office space/ retail space area, while others vacate completely. There is a significant lag (2022-23) before commercial space meets existing demand.

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## Economy: potential impacts

	Scenario 1	Scenario 2	Scenario 3
<b>Employment</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>Job Losses</li> <li>Demand in Sectors</li> </ul>	Significant employment declines in high impact industries such as retail, food services, accommodations, and tourism. Most job sector contractions are temporary and workers slowly return to work after social distancing measures are lifted.	Unemployment extends to medium risk industries with some permanent job losses. There is anxiety among those returning to work. There is moderate decrease in consumer demand across retail and commercial activities due to the fear of COVID-19.	Unemployment extends to medium and even low risk industries, causing a 'discouraged worker' phenomenon, where the unemployed stop looking for work. There are more permanent job losses, and a significant decrease in consumer demand across retail and commercial activities.
<b>Business</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>Emergency Response</li> <li>Business models</li> <li>Consumer Spending Patterns</li> </ul>	Some local businesses are temporarily closed to limit operating costs and most are able to reopen after the pandemic with funding support from government. Social distancing drives a temporary shift in buying patterns which slowly return to normal months after the restrictions are lifted.	Many businesses struggle to re-open and are closed permanently. The uncertainty of the economy, job security and decreased household income cause a significant decrease in spending on local businesses. Online purchasing is sustained to a degree, which yields new business and operating models.	Few small local businesses survive with the funding support from government. Many households are limited to bare necessities as un- and under-employment are more apparent. Businesses are slow to re-enter the market due to the lack of clarity on consumer demand and the shift in buying patterns.
<b>Tourism</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>Emergency Response</li> <li>Public Confidence</li> </ul>	Immediate short-term impact due to travel restrictions. Hotels struggle to stay open as occupancy rates plunge. Gatherings are not permitted through Q3 2020, causing cancellations of major events and gatherings through the rest of 2020.	There are minor amounts of tourism in Q3 2020, but this is disrupted again in Q4 2020 and part of 2021 as measures are reintroduced. Consumer confidence in travelling and attending public events decrease significantly due to the uncertainties and potential health risks. Many events are cancelled through 2021.	Significant and lasting impacts on tourism into 2022 due to social distancing requirements and increased anxiety of virus transmission. This forces several businesses reliant on the tourism industry to close and local investments in the tourism industry to fall short.

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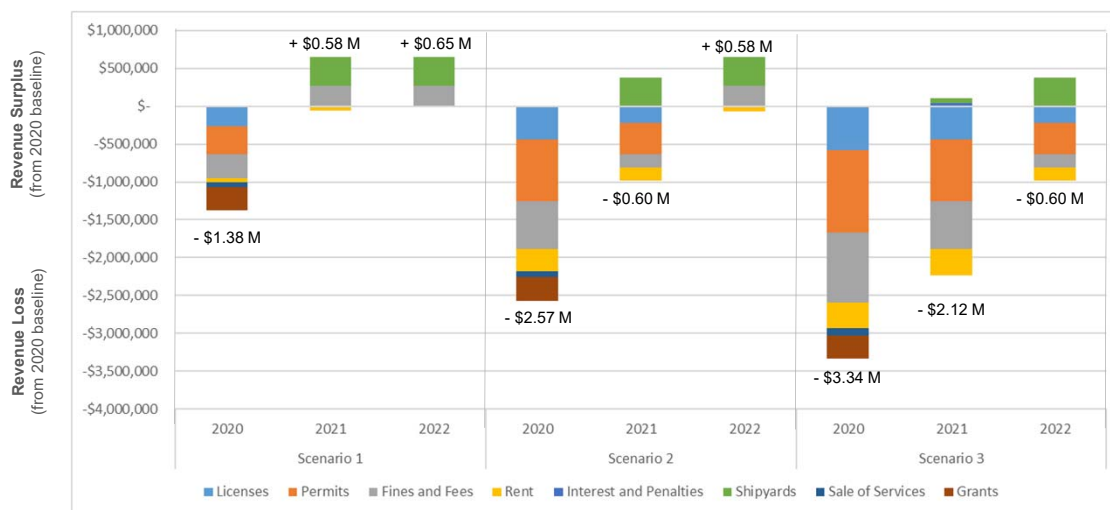
## Social and community: potential impacts

	Scenario 1	Scenario 2	Scenario 3
<b>Housing</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>• Employment</li> <li>• Eviction policy</li> </ul>	Decrease in employment opportunities disrupts residents' ability to pay rent, mortgages or property taxes on time. Federal and Provincial rent deferral and eviction policies shift some of the burden to landlords. Secondary market (suite/condo owners) are at risk of mortgage defaults due to required payments without rent coming in.	Once restrictions are lifted, many tenants struggle to pay rent, regardless of deferral arrangements, causing some evictions.	Once restrictions are lifted, most tenants struggle to pay rent, regardless of deferral arrangements, causing mass evictions.
<b>Health and Well-Being</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>• Physical Health</li> <li>• Mental Health</li> <li>• Food Security</li> </ul>	There is a general decrease in physical activity but not overly impactful. Mental health impacts are severe for those who have been furloughed or laid off due to COVID-19, with limited savings. There is minimal impact on food security.	A general prolonged decrease in physical activity increases associated health impacts such as high blood pressure. Social distancing and unemployment lead to an increase in mental health impacts. Food insecurity becomes a concern, with an increased reliance on food banks.	Long-term mental health impacts are severe, outlasting the pandemic for years to come. Major impact on food security with food price increase alongside decrease in household purchasing power.
<b>Travel and Mobility</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>• Travel Demand</li> <li>• Mode Choice</li> </ul>	The public moves away from public transit for a short period of time. Travel demand decreases due to the telecommuting arrangements for many workers. Existing travel patterns emerge in late 2020 as the work force resumes normal activities.	Travel demand slowly recovers during 2021 and transit service operation follows suit. Virus resurgence and associated social distancing makes many lose confidence in mass transit for a longer time due to persistent anxiety after the pandemic.	Travel decreases throughout the City until late-2021. Public transit significantly decreases service levels across the region due to lack of demand. This impacts lower-income travellers the most. Transit ridership struggles to rebound, with continued concern of virus contraction.
<b>Childcare and Education</b> <i>Impact Factors:</i> <ul style="list-style-type: none"> <li>• Emergency Responses</li> <li>• Public perception</li> </ul>	Some childcare facilities are temporarily closed while most remain open at a reduced capacity. Schools finish the 2019-20 year with online learning. Children with specific learning needs and those from low-income households are impacted most during this transition.	Few childcare facilities remain open, leaving limited capacity for frontline essential workers. Online schooling continues for much of the 2020-21 school year.	There is a severe lack in childcare facilities across the City, even with government supports. Online schooling continues into the 2021-22 school year.

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## City administration: potential impacts on program revenue



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## City administration: potential impacts on project revenue

- Project revenue funded primarily from developer-paid Development Cost Charges and Community Amenity Contributions
- Future revenue projections for these sources difficult to quantify; highly dependent on market conditions
- We assume that in Scenario 1, developer-paid revenues remain constant with current trends. In Scenarios 2 and 3, there is an increased risk of declining revenue beginning in 2021 with potential shifts in market dynamics.

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## Potential needs and demands that emerge across all scenarios as a result of impacts



### Growth and development

- Greater flexibility in development application, permitting and approval process
- Supportive policies and regulatory conditions for smaller scale, lower risk development



### Economy

- Streamlining of licensing and permitting processes
- Skills training, talent development, job creation
- Support for businesses to operate under new consumer demand and on-going physical distance requirements
- Assistance in facilitating safe tourism



### Social and community

- Support to increase housing access and limit evictions
- Easier access to community services and programs
- Space for safe mobility and physical activity
- Additional mobility options
- New models and forms of youth and children care and support programming

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## Key findings

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- The scope and magnitude of impacts is likely to be different depending on the scenario, but there are common needs and demands that will emerge regardless of how the pandemic unfolds.
- The City has varying levels of influence and ability to respond to these new needs and demands; addressing some of these may require support or leadership from other levels of government or agencies
- The City may have limited capacity and financial resources in the near-term to support comprehensive recovery efforts; trade-offs or changes in service delivery may be required