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 13th Street)

CORRESPONDENCE

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

REPORT

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

   Items 6 and 7 refer.

BYLAWS – FIRST AND SECOND READINGS


7. “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd., 250 East 15th 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 13th Street)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8744” (Satendra Mann / ArchiType Design, 356 East 13th 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 15th 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 15th Street (Nacel Properties Ltd., CD-726)

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

THAT “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd., 250 East 15th 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


RECOMMENDATION:


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

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd., 250 East 15th 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…
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
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


   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

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

CARRIED UNANIMOUSLY


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

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


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


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


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)


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 11th 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
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.

The meeting adjourned at 9:30 pm.

“Certified Correct by the City Clerk”

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 13th Street).

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

<table>
<thead>
<tr>
<th>Lot</th>
<th>Block</th>
<th>D.L.</th>
<th>Plan</th>
<th>From Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>15, except the north 10 feet now lane</td>
<td>59</td>
<td>550</td>
<td>1363</td>
<td>RS-1</td>
</tr>
</tbody>
</table>

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

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

READ a third time on the 27th day of January, 2020.

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

MAYOR

CITY CLERK
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.

Metro Vancouver Regional District

E 1.1 Regional Parks Public Programming Strategy

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

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

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

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

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

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.
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 15th 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 15th Street (Nacel Properties Ltd, CD-726)”:

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

THAT “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd, 250 East 15th 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.
PROJECT DESCRIPTION

The project, located at 250 East 15th Street, consists of three rental residential buildings – two 12-storey buildings adjacent to East 15th Street and one 6-storey building adjacent to East 16th 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

<table>
<thead>
<tr>
<th>Consideration</th>
<th>Official Community Plan</th>
<th>Current Zoning</th>
<th>Proposed Designation/Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone/Designation</td>
<td>Residential Level 5 (north) and Level 6 (south)</td>
<td>RM-1</td>
<td>CD-726</td>
</tr>
<tr>
<td>Density</td>
<td>R5 = 2.6 FSR, R6 = 3.3 FSR, Site = 2.95 FSR</td>
<td>Maximum density of 1.6 FSR</td>
<td>Maximum density of 2.95 FSR</td>
</tr>
<tr>
<td>Height</td>
<td>R5 = 6 storeys, R6 = 37 metres</td>
<td>Maximum height of 13.0 metres and 3 storeys</td>
<td>R5 = Maximum building height of 16 metres and 6 storeys, R6 = Maximum building height of 33.5 metres and 12 storeys</td>
</tr>
<tr>
<td>Siting (Setbacks)</td>
<td>N/A</td>
<td>Front, Rear or Exterior Lot Line Setback: 6 metres (20 feet), Interior Lot Line Setback: 4.5 metres (15 feet)</td>
<td>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)</td>
</tr>
<tr>
<td>Unit Separation</td>
<td>N/A</td>
<td>Minimum of between 3 and 12 metres (10 and 40 feet) of separation between living areas and 24 metres (80 feet) above the 4th storey</td>
<td>Minimum of 7.6 metres (25 feet) between building faces, increasing to 22.5 metres (75 feet) above the 6th storey</td>
</tr>
<tr>
<td>Minimum unit size</td>
<td>N/A</td>
<td>37.16 square metres (400 square feet)</td>
<td>32 square metres (345 square feet)</td>
</tr>
</tbody>
</table>
Building Width and Length | N/A | Shall not exceed a horizontal width above 30.48 metres (100 feet) above the 3rd 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** |  
|---|---  
| **Goal 1** | **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.  
---|---  
| **Goal 2** | **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.  
---|---  
| **Goal 4** | **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.  
---|---  
| **Goal 5** | **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.  
---|---
### Official Community Plan

<table>
<thead>
<tr>
<th>Lonsdale Regional City Centre</th>
<th>Building and Urban Design</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy 1.1.2</strong>&lt;br&gt;Align growth with the development community amenities and infrastructure</td>
<td><strong>Policy 1.3.5</strong>&lt;br&gt;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</td>
</tr>
<tr>
<td><strong>Policy 1.1.4</strong>&lt;br&gt;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</td>
<td><strong>Policy 1.3.6</strong>&lt;br&gt;Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner</td>
</tr>
<tr>
<td><strong>Policy 1.3.1</strong>&lt;br&gt;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</td>
<td><strong>Policy 1.3.9</strong>&lt;br&gt;Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as</td>
</tr>
<tr>
<td><strong>Policy 1.4.5</strong>&lt;br&gt;Focus amenity and infrastructure investments in the Lonsdale Regional City Centre and Frequent Transit Development Areas</td>
<td><strong>Intensification of the site supports the Central Lonsdale Area and future transit infrastructure and community amenity investments.</strong></td>
</tr>
<tr>
<td><strong>Development is located to support local economy and make use of existing infrastructure and amenities.</strong></td>
<td><strong>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.</strong></td>
</tr>
<tr>
<td><strong>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.</strong></td>
<td><strong>The East 15th 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.</strong></td>
</tr>
<tr>
<td><strong>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.</strong></td>
<td><strong>The development activates the laneway through the inclusion of townhouse units and vegetation through the lane as well as design features integrate pedestrians.</strong></td>
</tr>
</tbody>
</table>
well as storm water management and urban agriculture.

**Policy 1.3.10**
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

**Policy 1.4.3**
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

**Policy 1.4.4**
Incorporate active-design principles in new development that encourage physical movement and social interaction thereby contributing to a healthier community

**Policy 2.1.1**
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

**Policy 5.3.3**
Provide appropriate spaces for and encourage the installation of public art in parks, greenways and open spaces

<table>
<thead>
<tr>
<th>Housing</th>
<th>The project will provide multiple upgrades to the City's active transportation network, and provide a public park to support outdoor activity. 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. The proposed development includes a separated bike facility along St. Andrews Avenue, signal and intersection improvements at East 15th and St Andrews and intersection improvements at East 16th 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. The proposed development will include a public art component. 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</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 1.5.4</td>
<td>Policy 1.5.6</td>
</tr>
<tr>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td>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</td>
<td>Ensure a sufficient number of new apartment building provide accessible units and that these accessible units are represented across various unit sizes</td>
</tr>
</tbody>
</table>

**Park and Greenspace**

<table>
<thead>
<tr>
<th>Policy 3.4.2</th>
<th>Policy 4.2.6</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>Increase the ratio of productive, permeable green space to hard impermeable surface areas as redevelopment occurs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy 5.1.2</th>
<th>Policy 5.1.7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure access to a range of outdoor recreational pursuits and facilities for community members of all ages and abilities</td>
<td>Acquire new parkland in areas identified as park deficient and in future growth areas</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy 5.1.9</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td></td>
</tr>
</tbody>
</table>

programme. Additionally, there will be two guest suites for use by the tenants.

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.

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.

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.

The development includes several opportunities for outdoor pursuits including social (shared rooftop amenity spaces) and recreational (proposed park).

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 it terms of accessible park area.

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.
### Housing Action Plan

<table>
<thead>
<tr>
<th>Action #3 Mid-Market Rental Units</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>To enable affordability for low and moderate income renters.</td>
<td></td>
</tr>
</tbody>
</table>
### Human Potential
The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.

The project includes a range of units to serve a broad spectrum of lifestyles, incomes, and abilities.

Significant area has been dedicated to recreational pursuits to support residents in living a healthy lifestyle.

The project includes numerous active transportation elements including infrastructure improvements and cycling maintenance facilities.

### Social Connections
The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.

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.

### Cultural Diversity
The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.

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.

---

**PLANNING ANALYSIS**

**Site Context**
The surrounding land uses are identified in Table 2 below.
Table 2. Surrounding Uses

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

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 15th Street), health services, civic amenities (City Hall, City Library, Harry Jerome Community Recreation Centre), bike routes (St. Andrews, 13th 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 15th 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 proximility 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 15th Street, and one 6-storey building on the western portion of the site's East 16th 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 15th 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 15th 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>
<thead>
<tr>
<th>Density Value Calculation</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density Bonus to Max Density OCP Density (28,515.59 square feet @ $25 / sq. ft.)</td>
<td>$712,889</td>
</tr>
<tr>
<td>Density Bonus to Max Bonus OCP Density (81,473 square feet @ $190 / sq. ft.)</td>
<td>$15,479,892</td>
</tr>
<tr>
<td><strong>Total Value of Community Benefits</strong></td>
<td><strong>$16,192,781</strong></td>
</tr>
</tbody>
</table>

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
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 15th, 2019. The Panel recommended the approval of the project subject to addressing the following issues to the satisfaction of the Development Planner assigned to the file:

- 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:

[Signature]
Mike Friesen
Planner 2
This map was produced on the City of North Vancouver Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.
This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.
### Project Info

**Civic Address:** 205 East 15th Street

**Legal Description:** Lot 4 Block 32 District Lot 549 Plan 11519

**Current Zoning:** RM / R1-1

### Proposed REZONING

- **PARKING**
  - **Civic Address:** 250 East 15th Street
  - **Floor:** 12
  - **Units/FLR:** 12
  - **Level:** 28
  - **Units/FLR:** 10

### 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

- **Average Grade:**
  - **At North Property Line:** 283.01 ft 86.30 m
  - **At Lane Midpoint:** 356.41 ft 108.63 m

- **Site Dimensions:**
  - **North (East 15th Street) Lot Line:** 20.0 ft 6.1 m
  - **South (East 15th Street) Lot Line:** 20.0 ft 6.1 m
  - **West (Lane) Lot Line:** 20.0 ft 6.1 m
  - **South Portion of Site:**
    - **Building A:** 90,692.40 sq ft 9,839.36 m²
    - **Building B:** 240,342.16 sq ft 22,327.79 m²
  - **North Portion of Site:**
    - **Building A:** 105,913.50 sq ft 9,839.36 m²
    - **Building B:** 240,335.00 sq ft 22,327.11 m²

### Building Height

- **Building A:**
  - **Maximum:** 283 ft 86.31 m
  - **Proposed:** 283 ft 86.31 m
- **Building B:**
  - **Maximum:** 283 ft 86.31 m
  - **Proposed:** 283 ft 86.31 m

### Setbacks

- **A1:**
  - **Front:** 0.038
  - **Sides:** 0.038
  - **Rear:** 0.038
- **C5:**
  - **Front:** 0.038
  - **Sides:** 0.038
  - **Rear:** 0.038

### Bicycle Parking

1. Construction of bicycle rooms to be in accordance with Part 10A of the City of North Vancouver "Zoning By-Law", 1995
2. One electrical receptacle for each bicycle space to be provided for the charging of electric bicycles.

### Residential Unit Summary

#### TABLE 9-4

<table>
<thead>
<tr>
<th>Building</th>
<th>Units/FLR</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>12</td>
<td>28</td>
</tr>
<tr>
<td>B</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>C</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

#### Table 9-3

<table>
<thead>
<tr>
<th>Building</th>
<th>Units/FLR</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td>C</td>
<td>6</td>
<td>6</td>
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</tbody>
</table>

#### Table 9-2

<table>
<thead>
<tr>
<th>Building</th>
<th>Units/FLR</th>
<th>Level</th>
</tr>
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<tbody>
<tr>
<td>A</td>
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<td>C</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

### Notes:

1. **Residential Short Term**
2. **Reaccredited Permits for New Residential Units**

---

**City of North Vancouver, British Columbia**

**Drawn:** A1.01

**Copyright Reserved. This Drawing is the Property of the Architect and Cannot be Used, Modified or Copied Without the Expressed Written Consent of the Architect.**

---

**Project Information**
### Suite Summary - Building A

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Studio Units</th>
<th>1 Bedroom Units</th>
<th>2 Bedroom Units</th>
<th>3 Bedroom Units</th>
<th>TH Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Level 1</td>
<td>1</td>
<td>721.64 sq ft</td>
<td>1,935.01 sq ft</td>
<td>36.11 sq ft</td>
<td>3,301.64 sq ft</td>
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<td>Floor Level 2</td>
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<td>721.64 sq ft</td>
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<td>.00 sq ft</td>
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<tr>
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<td>.00 sq ft</td>
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### Suite Summary - Building B

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<th>Floor Level</th>
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<th>1 Bedroom Units</th>
<th>2 Bedroom Units</th>
<th>3 Bedroom Units</th>
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<tr>
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### Suite Summary - Building C

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<th>1 Bedroom Units</th>
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<th>3 Bedroom Units</th>
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<td>.00 sq ft</td>
</tr>
<tr>
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<td>26.13 sq ft</td>
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<td>.00 sq ft</td>
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<tr>
<td>Floor Level 9</td>
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<td>936.67 sq ft</td>
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<td>.00 sq ft</td>
</tr>
<tr>
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<td>.00 sq ft</td>
<td>.00 sq ft</td>
</tr>
<tr>
<td>Floor Level 11</td>
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<td>936.67 sq ft</td>
<td>26.13 sq ft</td>
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### Suite Summary - Project Total

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<td>.00 sq ft</td>
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<td>.00 sq ft</td>
<td>.00 sq ft</td>
<td>.00 sq ft</td>
</tr>
</tbody>
</table>
SITE CONTEXT

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.

TRANSIT CORRIDORS
1. Lonsdale Avenue
2. 15th Avenue

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

RESIDENTIAL
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 Storeys)
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
CENTURY REDEVELOPMENT
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

SHADOW ANALYSIS

SUMMER SOLSTICE
JUNE 21 10am
JUNE 21 12pm
JUNE 21 3pm

VERNAL EQUINOX
MARCH/SEPTEMBER 21 10am
MARCH/SEPTEMBER 21 12pm
MARCH/SEPTEMBER 21 3pm

WINTER SOLSTICE
DECEMBER 21 10am
DECEMBER 12pm
DECEMBER 3pm
## Plant List Legend

**Furniture + Structures:**
- key qty.
- Botanical Name
- Common Name
- Size and Spacing

**Existing Trees:**
- Custom Ipe Bench
- Existing Tree to be protected

**Trees**
- AC 12 Acer circinatum Vine Maple B&B, 5cm calliper
- AG 10 Acer r. ‘Scarlet Sentinel’ Scarlet Sentinel Maple B&B, 7cm calliper, 1.8m ht. Std.
- 1060mm/42” ht. Metal Fence + Gate
- CS 24 Cornus ‘Starlight’ Starlight Dogwood B&B, 6cm calliper, 1.2m ht. Std.

**Lighting:**
- HX 4 Hamamelis i. x ‘Arnold’s Promise’ Chinese Witch Hazel 2.5m ht. Multistem specimens

**Shrubs**
- SM 1060mm/42” ht. Metal Fence + Gate
- SJ 4 Styrax japonicus Japanese Snowbell B&B, 7cm calliper, 1.8m ht. Std.

**Surfaces**
- 4 x 8" Staggered Running Bond, Natural Grey

## General Notes
1. All plants shall be installed in accordance with the Plant List.  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-invasive evergreen plants.
2. 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.

## Tree Retention Guidelines
- Trees are to be protected on a site.  Precise barriers must be installed as specified in the Tree Retention Guideline of the City of Vancouver.
- 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.
- Only the Park Board is authorized to prune trees on City property.

## Site Drainage
- 50psi + 50gpm

## Accessory Structures
- Broom Finished, 1.75’ x 4’ x 4’
- Large Format Bluestone Pavers

## Scale:
- 7.50’ x 7.50’

## Diagram Description:
- 40 Fragaria - everbearing * Strawberry #1 pot
- 40 Rubus idaeus ‘Chilcotin’ * Raspberry #3 pot
- 40 Vaccinium ‘Northland’* Dwarf Blueberry #3 pot

## Project No.:
- 17053

## Landscape Legends
- #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 #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.
Refer to Sheet L0.0 for Plant List
Level 7 Amenity Garden

- 1 x 2' Precast Concrete Paving Slabs
- Hose Bib for Garden Plots
- Built in Bench
- Garden Storage
- Xeroflor XF300 - 6" growing medium
- Garden Bench
- Soffit Light
- Extensive Green Roof

Refer to Sheet L0.0 for Plant List
OFF-SITE SERVICING REQUIREMENTS

250 East 15th 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 15th Street. A large Douglas Fir tree and a large Cedar tree are also to be retained within the new park.
- Traffic diverter along East 15th Street at St. Andrews Avenue complete with new pedestrian/cyclist traffic signal.
- Road narrowing and traffic calming along East 16th 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 15th 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.
March 5, 2020

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

Dear Mike,

**250 East 15th Street – Developer Information Session Summary**

This letter is to summarize the details of the developer information session for the rezoning of 250 East 15th 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
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
Dear Resident,

Re: Information Session for a proposed rezoning at 250 East 15th 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 15th 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 9th, 2019
Time: 5:00 – 8:00pm
Location of Meeting: North Vancouver City Library
120 West 14th Street, North Vancouver, BC V7M 1N9;
Room 3FPR located on the third floor.

Sincerely,

NACEL PROPERTIES LTD.

Julian Kendall
Development Manager
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.

APPLICANT:

NAME: Julian Kendall
COMPANY: Nacel Properties Ltd.
EMAIL: jkendall@cressey.com
PHONE: 604.895.0468

FOR MORE INFORMATION AND TO SHARE YOUR OPINION:

cnv.org

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 604.983.7357

cnv.org

blueline 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 19th, 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 15th 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):

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<th>Lots</th>
<th>Block</th>
<th>D.L.</th>
<th>Plan</th>
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<tr>
<td>4</td>
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<td>549</td>
<td>11519</td>
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</table>

   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:

<table>
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<tr>
<th>Base Density</th>
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<tbody>
<tr>
<td>14,760 square meters (158,870 square feet) or 1.95 FSR</td>
</tr>
</tbody>
</table>

**Additional (Bonus) Density**

<table>
<thead>
<tr>
<th>Additional Density Category</th>
<th>Description</th>
<th>Additional Density (Bonus)</th>
<th>Policy Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% Rental Housing</td>
<td>Secured Rental Apartment Building (all units)</td>
<td>Maximum 7,596 square metres (81,472 square feet) or 1.0 FSR</td>
<td>OCP Section 2.2</td>
</tr>
</tbody>
</table>

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.

______________________
MAYOR

______________________
CITY CLERK
SCHEDULE 144

SITES

Legend

Subject Site

Site B

Site A

Site C

Approx. 150 feet
SCHEDULE 144

SETBACKS

Legend

[Diagram showing site setbacks with measurements]
THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8770

A Bylaw to enter into a Housing Agreement (250 East 15th 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 15th 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 15th Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769” (Nacel Properties Ltd., 250 East 15th 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.

MAYOR

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 8th 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 15th Street;

(ii) 12-storey building adjacent to East 15th Street; and

(iii) 6-storey building adjacent to East 16th 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 10th 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 14th 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:

______________________________
MAYOR

______________________________
CITY CLERK

NACEL PROPERTIES LTD., by its authorized signatories:

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

Planning for multiple plausible futures that may be quite different from the present.
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

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

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

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

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

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;

Document Number: 1913786 V2
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 differ 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

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

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
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

Launch Pilot Initiative — Feedback
Evaluate and Report
Learn and Adjust
Integrate as Permanent
Conclude Pilot

RESPECTFULLY SUBMITTED:

Michael Epp, MCIP, RPP
Director, Planning and Development

Andrew Devlin, MCIP, RPP
Manager, Transportation Planning
Pandemic Scenario Planning Impact Assessment Project Summary

City of North Vancouver
May 2020

Document # 1914222

Purpose

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

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

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.
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

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 sever – 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 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.

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
### Growth and development: potential impacts

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Scenario 1</th>
<th>Scenario 2</th>
<th>Scenario 3</th>
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<tbody>
<tr>
<td><strong>Current Development Activity</strong>&lt;br&gt;Impact Factors:</td>
<td>Limited impact as most active projects move forward unhindered and have necessary materials during disruption.</td>
<td>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.</td>
<td>Project schedules of current development are impacted 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.</td>
</tr>
<tr>
<td><strong>New Development Activity</strong>&lt;br&gt;Impact Factors:</td>
<td>There is some down-stream impact on new development activities, with modest slow-down in unit absorption rates.</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td><strong>Demand for Commercial Space</strong>&lt;br&gt;Impact Factors:</td>
<td>Much of work force and businesses resume existing practices after the restrictions are lifted, with some opting to maintain new arrangements permanently.</td>
<td>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 &amp; mortar floor space.</td>
<td>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.</td>
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### Economy: potential impacts

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<tr>
<td><strong>Employment</strong>&lt;br&gt;Impact Factors:</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td><strong>Business</strong>&lt;br&gt;Impact Factors:</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td><strong>Tourism</strong>&lt;br&gt;Impact Factors:</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
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### Social and community: potential impacts

<table>
<thead>
<tr>
<th>Scenario</th>
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<th>Scenario 3</th>
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<tbody>
<tr>
<td><strong>Housing</strong></td>
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<tr>
<td>Impact Factors:</td>
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<td>• Employment</td>
<td>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.</td>
<td>Once restrictions are lifted, many tenants struggle to pay rent, regardless of deferral arrangements, causing some evictions.</td>
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<tr>
<td>• Eviction policy</td>
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<tr>
<td><strong>Health and Well-Being</strong></td>
<td></td>
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<tr>
<td>Impact Factors:</td>
<td></td>
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<tr>
<td>• Physical Health</td>
<td>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.</td>
<td>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.</td>
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<tr>
<td>• Mental Health</td>
<td></td>
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<tr>
<td>• Food Security</td>
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<tr>
<td><strong>Travel and Mobility</strong></td>
<td></td>
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<tr>
<td>Impact Factors:</td>
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<tr>
<td>• Travel Demand</td>
<td>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.</td>
<td>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.</td>
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<tr>
<td>• Mode Choice</td>
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<tr>
<td><strong>Childcare and Education</strong></td>
<td></td>
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<td>Impact Factors:</td>
<td></td>
<td></td>
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<tr>
<td>• Emergency Responses</td>
<td>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.</td>
<td>Few childcare facilities remain open, leaving limited capacity for frontline essential workers. Online schooling continues for much of the 2020-21 school year.</td>
</tr>
<tr>
<td>• Public perception</td>
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</tr>
</tbody>
</table>

### City administration: potential impacts on program revenue

![City administration: potential impacts on program revenue](image)
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.

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
Key findings

• 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