



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
IN THE CAO MEETING ROOM, CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JULY 20, 2020 AT 5:30 PM**

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 20, 2020

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 13, 2020

PROCLAMATION

Pride Week – July 27 – August 3, 2020

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4, *5, *6, *7, *8 and *9 are listed in the Consent Agenda and may be considered separately or in one motion.

CORRESPONDENCE

- *3. Board in Brief – Metro Vancouver Regional District, July 3, 2020

BYLAWS – ADOPTION

- *4. “Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2020, No. 8754” (Text Amendments)
- *5. “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8755” (Smoking Penalties)
- *6. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8756” (Smoking Penalties)
- *7. “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788”
- *8. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding)

REPORT

- *9. Offer of Artwork – *Listening to Dawn*

PUBLIC HEARING – 350 East 2nd Street (Hamersley House)

BYLAWS – THIRD READING

10. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street, Land Use Designation Change)
11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783” (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street, CD-427 Text Amendment)

REPORTS

12. 2009 Mahon Avenue – Request for Reconsideration of Remedial Action Order (Demolition and Site Clean-up)
13. Street and Traffic Bylaw Updates

BYLAWS – FIRST, SECOND AND THIRD READINGS

14. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2020, No. 8786” (Transit Lanes and Electric Vehicles Charging Parking)
15. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8787” (Street and Traffic Bylaw – Updates to Fines)

REPORTS

16. Lonsdale Energy Corp. – 2020 Annual General Meeting
17. 2020 Project Plan – Funding Appropriations #2049 – #2050
18. North Shore Rent Bank Project Grant

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*, Section 90(1)(e) [land matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 20, 2020

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 13, 2020

PROCLAMATION

Pride Week – July 27 – August 3, 2020

PUBLIC INPUT PERIOD

The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500.”

The time allotted for each speaker addressing Council during the Public Input Period is 2 minutes, with the number of speakers set at 5 persons. Speakers’ comments will be audio recorded, as well as live-streamed on the City’s website, and will form part of the public record.

As City Hall remains closed to the public, the Regular Council Meetings will be held electronically via “WebEx”. To speak during the Public Input Period of a Regular Council Meeting, pre-registration is required by completing an online form at cnv.org/PublicInputPeriod. Persons can also pre-register by phoning 604-990-4230 and providing contact information. **All pre-registration must be submitted no later than 12:00 noon on the day of the meeting.**

Once you have pre-registered, you will receive login/call-in instructions via email/phone.

You will be required to login or phone into the Council meeting between 5:00 and 5:15 pm on the day of the meeting. At the meeting, speakers will be asked to state their name and address for the record. If speakers have written materials to accompany their presentation, these materials must be emailed to the City Clerk at clerks@cnv.org no later than 12:00 noon on the day of the meeting.

The Public Input Period provides an opportunity for comment only and places the speaker’s concern on record, without the expectation of a response from Council.

Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2).

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting or to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening’s agenda, as an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as “Your Worship” or “Mayor, followed by his/her surname”. Councillors should be addressed as “Councillor, followed by their surname”.

CONSENT AGENDA

Items *3, *4, *5, *6, *7, *8 and *9 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

CORRESPONDENCE

- *3. Board in Brief, Metro Vancouver Regional District, July 3, 2020
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence from Metro Vancouver, dated July 3, 2020, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

BYLAWS – ADOPTION

- *4. “Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2020, No. 8754” (Text Amendments)

RECOMMENDATION:

THAT “Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2020, No. 8754” (Text Amendments) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- *5. “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8755” (Smoking Penalties)

RECOMMENDATION:

THAT “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8755” (Smoking Penalties) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

- *6. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8756” (Smoking Penalties)

RECOMMENDATION:

THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8756” (Smoking Penalties) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- *7. “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788”

RECOMMENDATION:

THAT “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- *8. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding)

RECOMMENDATION:

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

REPORT

- *9. Offer of Artwork – *Listening to Dawn* – File: 15-7750-01-0001/2020

Report: Public Art Officer, North Vancouver Recreation and Culture Commission, July 8, 2020

RECOMMENDATION:

PURSUANT to the report of the Public Art Officer, North Vancouver Recreation and Culture Commission, dated July 8, 2020, entitled “Offer of Artwork – *Listening to Dawn*”:

THAT Dr. Maria Daszkiewicz’s offer to gift her sculpture entitled *Listening to Dawn* by Ryszard Wojciechowski be respectfully declined, in accordance with the results of the Offer of Artwork Sub-Committee review.

END OF CONSENT AGENDA

PUBLIC HEARING – 350 East 2nd Street – 5:30 PM

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783” would rezone the subject property to permit a child care facility for up to 77 children. This change of use would allow the child care facility to be located in the Hamersley designated heritage building. The application requires a change of OCP Designation, on a portion of the site, from Residential Level 5 to Mixed-Use Level 1.

Bylaw Nos. 8782 and 8783 to be considered under Items 10 and 11.

AGENDA

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

BYLAWS – THIRD READING

10. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street, Land Use Designation Change)

RECOMMENDATION:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street, Land Use Designation Change) be given third reading.

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783” (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street, CD-427 Text Amendment)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783” (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street, CD-427 Text Amendment) be given third reading.

REPORTS

12. 2009 Mahon Avenue – Request for Reconsideration of Remedial Action Order (Demolition and Site Clean-up) – File: 09-3900-01-0001/2020

Report: City Clerk, July 13, 2020

RECOMMENDATION:

PURSUANT to the report of the City Clerk, dated July 13, 2020, entitled “2009 Mahon Avenue – Request for Reconsideration of Remedial Action Order (Demolition and Site Clean-up)”:

THAT pursuant to Section 78 of the *Community Charter* and the request attached as Attachment #1 from Trevor Warrington, the registered owner (the “Owner”) of property having a civic address of 2009 Mahon Avenue, North Vancouver, legally described as: Lot 27, Block 4, District Lot 548, Plan 3846; PID: 004-812-603 (the “Property”), Council reconsider the remedial action order imposed by Council on June 22, 2020, as set out in the Minutes of the Regular meeting of June 22, 2020;

AND THAT upon reconsidering the remedial action order and hearing any representations made by the Owner, Council confirm the remedial action order of June 22, 2020.

Property owner has been invited to attend regarding his request for Council reconsideration.

13. Street and Traffic Bylaw Updates – File: 16-8330-01-0001/2020

Report: Planning Assistant, Transportation, and Manager, Transportation Planning, July 6, 2020

RECOMMENDATION:

PURSUANT to the report of the Planning Assistant, Transportation, and the Manager, Transportation Planning, dated July 6, 2020, entitled “Street and Traffic Bylaw Updates”:

THAT the following bylaws be considered:

- “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2020, No. 8786” (Transit Lanes and Electric Vehicles Charging Parking);
- “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8787” (Street and Traffic Bylaw – Updates to Fines).

Items 14 and 15 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

14. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2020, No. 8786” (Transit Lanes and Electric Vehicles Charging Parking)

RECOMMENDATION:

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2020, No. 8786” (Transit Lanes and Electric Vehicles Charging Parking) be given first, second and third readings.

15. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8787” (Street and Traffic Bylaw – Updates to Fines)

RECOMMENDATION:

THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8787” (Street and Traffic Bylaw – Updates to Fines) be given first, second and third readings

REPORTS

16. Lonsdale Energy Corp. – 2020 Annual General Meeting
– File: 11-5500-06-0001/1

Report: Director, Lonsdale Energy Corp., July 13, 2020

RECOMMENDATION:

PURSUANT to the report of the Director, Lonsdale Energy Corp., dated July 13, 2020, entitled, “2020 Annual General Meeting”:

THAT the 2019 Financial Statements be received and filed;

THAT the proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corp. (Attachment #2) be endorsed;

AND THAT the Mayor and City Clerk be authorized to sign and seal the resolution.

17. 2020 Project Plan – Funding Appropriations #2049 – #2050
– File: 05-1610-01-0001/2020

Report: Director, Finance, July 14, 2020

RECOMMENDATION:

PURSUANT to the report of the Director, Finance, dated July 14, 2020, entitled “2020 Project Plan – Funding Appropriations #2049 – #2050”:

Continued...

REPORTS – Continued

17. 2020 Project Plan – Funding Appropriations #2049 – #2050
– File: 05-1610-01-0001/2020 – Continued

THAT funding for two Harry Jerome Community Recreation Centre projects and one Memorial Community Recreation Centre project excluded from appropriations included in the report entitled “2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789” discussed at the Regular Council Meeting held July 13, 2020, be funded as proposed in the report submitted at that time.

18. North Shore Rent Bank Project Grant – File: 10-5040-01-0001/2020

Report: Director, Planning and Development, July 8, 2020

RECOMMENDATION:

PURSUANT to the report of the Director, Planning and Development, dated June July 8, 2020, entitled “North Shore Rent Bank Project Grant”:

THAT staff be directed to bring forward an appropriation request for a grant of \$75,000 from the Affordable Housing Reserve Fund to expand the administrative and loan capacity of the North Shore Rent Bank Project for eligible City of North Vancouver residents;

AND THAT staff work with the Harvest Project to finalize an agreement on terms and conditions of the City’s funding including reviewing rent bank eligibility criteria, the proportion of City funding that can be allocated to administrative overhead and reporting requirements.

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*, Section 90(1)(e) [land matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS

Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*.

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

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

All written submissions must include the person's name and address. If this information is not provided, it cannot be included as part of the public record. Electronic submissions are preferred, and hand-delivered or mailed submissions will also be accepted. The deadline to submit email submissions is 12:00 noon on the day of the Public Hearing. Due to COVID-19, safety quarantine restrictions have been put in place and the deadline for submissions by mail or delivery to City Hall is 4:00 pm on the Friday prior to the Monday Public Hearing (a minimum of one clear day prior to the Public Hearing).

If persons wish to speak at the Public Hearing, pre-registration is required. The pre-registration form is available on the City's website or speakers can pre-register by contacting the City Clerk's Office. All pre-registrations must be submitted no later than 12:00 noon on the day of the Public Hearing, to allow City staff to contact all participants and provide them with call-in/online access instructions.

Comments from the public must specifically be related to the proposed bylaw(s). Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name and address for the record and will be provided one, 5-minute opportunity to present their comments. There will be no opportunity to speak a second time. After all persons who have pre-registered have spoken, the Chair (Mayor) will ask if anyone else from the public has new information to provide. Those persons are asked to phone 604-990-4230 and a Clerk's staff member will provide instructions on how to call into the meeting to add comments.

Everyone shall be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. The City asks for everyone's patience during the electronic Public Hearing.

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS (continued)

Procedural rules for the conduct of the Public Hearing are set at the call of the Chair and Council's main function is to listen to the views of the public regarding the change of land use in the proposed bylaw(s). It is not the function of Council to debate the merits of an application with speakers. Questions from members of the public and Council must be addressed through the Chair.

Once the Public Hearing concludes, no further information or submissions can be considered by Council.

Following adjournment of the Public Hearing, the Regular meeting reconvenes and the Zoning and/or Official Community Plan bylaw amendment(s) are discussed and debated by members of Council, followed by consideration of third reading of the bylaw(s).



MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, JULY 13, 2020**

PRESENT

COUNCIL MEMBERS

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

**Participated electronically*

STAFF MEMBERS

L. McCarthy, CAO*
K. Graham, City Clerk
C. Baird, Deputy City Clerk
H. Granger, City Solicitor*
B. Themens, Director, Finance*
M. Epp, Director, Planning and Development*
M. Friesen, Interim Manager, Development Planning*
C. Jackson, Manager, Environment*
D. Johnson, Development Planner*
K. Magnusson, Deputy Director, Engineering, Parks and Environment*
R. Skene, Director, Community and Partner Engagement*

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Bell

1. Regular Council Meeting Agenda, July 13, 2020

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, July 6, 2020

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD

Nil.

PUBLIC HEARING – 905 Ridgeway Avenue

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT the meeting recess to the Public Hearing regarding ““Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723)”.

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 5:32 pm and reconvened at 6:28 pm.

BYLAW – THIRD READING

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Satendra Mann / M1F1 Modern Home Developments Ltd., 905 Ridgeway Avenue, CD-723) be given third reading.

CARRIED UNANIMOUSLY

PRESENTATION

Environment Strategy Update – Manager, Environmental Sustainability

The Manager, Environmental Sustainability provided a PowerPoint presentation regarding the “Environment Strategy Update” and responded to questions of Council.

REPORTS

4. Environment Strategy: Proposed Approach – File: 11-5280-14-0001/2020

Report: Manager, Environmental Sustainability, July 8, 2020

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Environmental Sustainability, dated July 8, 2020, entitled “Environment Strategy: Proposed Approach”:

THAT the proposed approach for the Environment Strategy be endorsed.

CARRIED UNANIMOUSLY

5. Rezoning Application: 213 East 22nd Street (Behrouz Monadzadeh / Rock-Arc Development Corp.) – File 08-3400-20-0014/1

Report: Planner 1, June 29, 2020

Moved by Councillor Girard, seconded by Councillor Back

PURSUANT to the report of the Planner 1, dated June 29, 2020, entitled “Rezoning Application: 213 East 22nd Street (Behrouz Monadzadeh / Rock-Arc Development Corp.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8784” (Behrouz Monadzadeh / Rock-Arc Development Corp., 213 East 22nd Street) be considered and the Public Hearing be waived;

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

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8784” (Behrouz Monadzadeh / Rock-Arc Development Corp., 213 East 22nd Street)

Moved by Councillor Girard, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8784” (Behrouz Monadzadeh / Rock-Arc Development Corp., 213 East 22nd Street) be given first and second readings.

CARRIED UNANIMOUSLY

REPORT

7. Rezoning Application: 233 East 22nd Street (Bill Curtis / Bill Curtis & Associates Design) – File 08-3400-20-0017/1

Report: Planner 1, June 29, 2020

Moved by Councillor Back, seconded by Councillor Girard

PURSUANT to the report of the Planner 1, dated June 29, 2020, entitled “Rezoning Application: 233 East 22nd Street (Bill Curtis / Bill Curtis & Associates Design)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785” (Bill Curtis / Bill Curtis & Associates Design, 233 East 22nd Street) be considered and the Public Hearing be waived;

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

AND THAT the community benefits listed in the June 29, 2020 report in the section “Community Benefits” be secured, through agreements at the applicant’s expense.

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785” (Bill Curtis / Bill Curtis & Associates Design, 233 East 22nd Street)

Moved by Councillor Back, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8785” (Bill Curtis / Bill Curtis & Associates Design, 233 East 22nd Street) be given first and second readings.

CARRIED UNANIMOUSLY

REPORT

9. 2020 Property Tax Sale Date Deferment – File 05-1970-08-0001/2020

Report: Director, Finance, July 8, 2020

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Director, Finance, dated July 8, 2020, entitled “2020 Property Tax Sale Date Deferment”:

THAT “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788” be considered.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788”

Moved by Councillor Valente, seconded by Councillor Bell

THAT “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788” be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Valente, seconded by Councillor Bell

THAT “2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788” be given third reading.

CARRIED UNANIMOUSLY

REPORT

11. 2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789 – File 05-1705-30-0019/2020

Report: Director, Finance, July 8, 2020

Moved by Mayor Buchanan, seconded by Councillor Bell

PURSUANT to the report of the Director, Finance, dated July 8, 2020, entitled “2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789”:

THAT consideration of the capital projects related to Harry Jerome Community Recreation Centre and the Memorial Gym (included in Funding Appropriations #2049 and #2050) be deferred until the next Regular meeting of Council and that all other appropriations in the report be approved;

THAT (Funding Appropriation #2049) an amount of \$58,054 be appropriated from the General Building Reserve Fund for the purpose of funding the 2020 Project Plan;

Continued...

REPORT – Continued

11. 2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789
– File 05-1705-30-0019/2020 – Continued

THAT (Funding Appropriation #2050) an amount of \$442,601 be appropriated from the Tax Sale Land Interest Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2051) an amount of \$75,000 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2052) an amount of \$140,050 be appropriated from the Carbon Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2053) an amount of \$2,741,667 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2054) an amount of \$9,833 be appropriated from the Marine Drive Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2055) an amount of \$129,346 be appropriated from the General Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding), a Bylaw to appropriate an amount of \$148,500 from DCC (Transportation) Reserve Fund to fund the 2020 Project Plan, be considered;

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

BYLAW – FIRST, SECOND AND THIRD READINGS

12. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789”
(2020 Project Plan Funding)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding) be given third reading.

CARRIED UNANIMOUSLY

REPORTS

13. Funding Reallocation for Action on Homelessness – File: 10-5080-01-0001/2020

Report: Director, Planning and Development, June 29, 2020

Moved by Councillor Girard, seconded by Mayor Buchanan

PURSUANT to the report of the Director, Planning and Development, dated June 29, 2020, entitled “Funding Reallocation for Action on Homelessness”:

THAT \$228,000 of capital funds be transferred from Project 47089 and Project 47090 to fund action on homelessness.

CARRIED UNANIMOUSLY

14. BC Housing Affordable Home Ownership Program – Memorandum of Understanding – File: 10-5040-03-0001/2020

Report: Director, Planning and Development, June 30, 2020

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Director, Planning and Development, dated June 30, 2020, entitled “BC Housing Affordable Home Ownership Program – Memorandum of Understanding”:

THAT the Affordable Home Ownership Program Master Partnering Memorandum of Understanding with BC Housing be endorsed;

AND THAT the Mayor and City Clerk be authorized to sign the Affordable Home Ownership Program Master Partnering Memorandum of Understanding.

CARRIED UNANIMOUSLY

15. Quick Start Projects – Social Resilience Committee – File: 14-7130-20-0015/1

Report: Chief Administrative Officer, June 29, 2020

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Administrative Officer, dated June 29, 2020, entitled “Quick Start Projects – Social Resilience Committee”:

THAT members of the Social Resilience Committee be authorized to approve and disburse small grants, not exceeding \$22,500 in total, for actions identified through the Quick Start Projects;

THAT disbursements align with the purpose and conditions stated in the grant application and award;

AND THAT staff provide an update on the projects and their successes in the fall 2020.

CARRIED UNANIMOUSLY

COVID-19 UPDATE

The Chief Administrative Officer advised that staff are making adjustments to the Open Streets initiative to ensure safety of pedestrians and cyclists and manage the flow of traffic, including design interventions, appropriate speed limits and support from the RCMP regarding enforcement.

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT staff be directed to implement a reduction of the speed limit on St. Andrews Avenue to 30 km/hour, as a pilot project, after consultation with the RCMP, and report back to Council in the spring of 2021.

CARRIED UNANIMOUSLY

Mayor Buchanan reported on the following matters:

- The provincial government extended the Provincial State of Emergency to July 21, 2020 and we still need to be vigilant about the public health guidelines in place.
- The provincial government announced last week that an All Party Committee has been struck to engage communities in the review and update of the *BC Police Act*.
- The provincial government will continue to offer COVID-19 financial support; persons currently receiving the funding do not need to reapply.
- The Metro Vancouver Board received a report on July 3, 2020 regarding COVID-19 related to homelessness and food insecurity. Recommendations have been forwarded to the provincial government.
- The City's Business Advisory Task Force continues to meet and is focused on ensuring public health and safety, supporting local businesses and economic recovery. The Task Force is advocating to keep the US/Canada border closed beyond July 21, 2020 to help minimize the spread of COVID-19 and the possibility of a second wave, which could be catastrophic for public health and the economy.
- Cultural amenities have been hit hard and now have limited openings. The Mayor encouraged the public to visit these venues.
- Several groups and organizations are to be commended for moving to an online presence over the last several months to keep people engaged, including Lions Gate Rotary (Canada Day Celebration), the North Shore Pride Alliance (online variety show) and North Vancouver School District No. 44 (2020 grad celebration).
- The Mayor issued a letter, on behalf of Council, to Premier Horgan and Minister Farnworth to advocate for inclusion of municipal input in the review and reform of the *BC Police Act*.
- Council's recent adoption of the Safe Mobility Strategy will help to prioritize safe movement of people and goods on neighbourhood streets.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Back, seconded by Councillor McIlroy

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:51 pm.

“Certified Correct by the City Clerk”

CITY CLERK



Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

PRIDE WEEK

- WHEREAS** LGBTQ2+ citizens work and live with pride in the City of North Vancouver and make valuable contributions to our City;
- WHEREAS** LGBTQ2+ citizens have historically faced significant challenges as they strive for equality and continue to face barriers in areas such as healthcare, public safety, employment and recognition of family relationships;
- AND WHEREAS** the City of North Vancouver embraces the 2020 Pride theme “PRIDE REIMAGINED” and respects that all citizens including LGBTQ2+ individuals have unique and personal narratives that have a bearing on their experience of Pride Week;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **July 27 to August 3, 2020** as **PRIDE WEEK** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, July 20, 2020

Mayor Linda Buchanan

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For Metro Vancouver meetings on Friday, July 3, 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:

Don.Bradley@metrovancover.org.

Metro Vancouver Regional District**E 1.1 Electoral Area A Reserve Funds – Use of Discretionary Reserves****RECEIVED**

This report explores the possibility of using the Electoral Area A Discretionary Reserves, which stand at \$1.8 million, as additional revenue sources to reduce the need for revenue from tax requisition. In addition to continuing to provide funding for one-time projects, these reserves can be used to smooth future increases to the Electoral Area A property tax levy, and to act as a buffer in the event of future governance changes at the UEL or UBC, which could result in a substantial loss of the Electoral Area's tax base. Maintaining sufficient Discretionary Reserves would allow time to transition the Electoral Area Services function to a smaller tax base if this were to occur.

The Board received the report for information and directed staff to consider maintaining sufficient Electoral Area A Discretionary Reserves to fund the Electoral Area Services function for a minimum of three years as part of the preparation of the Electoral Area Services five-year financial plan.

E 2.1 Metro Vancouver Regional Industrial Lands Strategy – Revised for Approval**APPROVED**

The Regional Industrial Lands Strategy has been revised to add further reference that solutions to the shortage of industrial lands do not include encroachment onto agricultural lands, and to remove reference to the exploration of a provincial industrial land reserve. Additional minor and non-substantive edits were made for clarity.

The Board approved the revised Metro Vancouver Regional Industrial Lands Strategy as presented and will forward it to member jurisdictions and non-voting Industrial Lands Strategy Task Force member agencies, as well as Squamish-Lillooet Regional District, Fraser Valley Regional District, Vancouver Airport Authority, and Commercial Real Estate Development Association, requesting endorsement and seeking implementation collaboration opportunities.

Additionally, the Board passed a motion directing staff to continue to explore the feasibility of an Industrial Land Reserve and other potential policy measures and initiatives, and report back the findings to a future board meeting.

E 3.1 Food Flows in Metro Vancouver: Study Results**RECEIVED**

This report summarizes a recent study describing the food commodities that are transported across regional district boundaries. The study looks at international imports and exports through the Port of Vancouver, U.S. border and YVR air cargo, as well as interprovincial food flows and the overall BC food supply.

Metro Vancouver is a food distribution hub for the province with approximately 78% of the total provincial food supply crossing regional boundaries. While 40% percent of the BC food supply is from international imports, it was estimated that 35% is sourced from within the province and only 14% of the Metro Vancouver food supply is sourced within the region. This study will inform other work related to food distribution, regional planning and emergency management.

The Board received the report for information.

E 3.2 Update on TransLink’s Land Value Capture Study and Opportunities for Transit-Oriented Affordable Housing

APPROVED

The Board resolved to send a letter to the TransLink Board expressing support for the Land Value Capture Study’s recommendation that TransLink prepare a statement of objectives for affordable housing that considers an increased role in supporting transit-oriented affordable housing.

E 4.1 2019 Statement of Financial Information

APPROVED

The Financial Information Act is provincial legislation that requires local governments to annually prepare and submit to the Board for approval a report called the Statement of Financial Information (SOFI). It consists of statements and schedules, three of which were included in the 2019 annual audited financial statements and approved by the Board on May 29, 2020. Seven additional 2019 SOFI schedules were included in the report, outlining payments of remuneration and expenses for elected officials and employees, as well as payments made to suppliers for goods and services.

The Board approved the Statement of Financial Information for the year ended December 31, 2019.

E 5.1 Campbell Valley Regional Park – Draft Management Plan and Public Engagement Process

APPROVED

In 2019, work commenced to update the Campbell Valley Regional Park Management Plan. The draft management plan expresses a long term vision to guide the park over a 20-year horizon. The Campbell Valley Regional Park Draft Management Plan is based on the existing park program and uses.

Phase one engagement brought forward public support for ecosystem protection, trails, and a desire to retain the park’s character. The draft plan addresses this by providing strategies to enhance the park’s cultural and natural heritage and protect ecosystems. The concept plan includes a robust trail system that links to new activity and staging areas.

Phase two public engagement will include alternate and tailored engagement methods to account for the COVID-19 pandemic.

The Board approved the scope of the proposed Campbell Valley Regional Park Draft Management Plan and authorized staff to proceed with the engagement process as presented.

E 6.1 Annual Reporting of Greenhouse Gas Emissions for the Metro Vancouver Region RECEIVED

Metro Vancouver is developing annual reporting of greenhouse gas emissions as part of Climate 2050. At its May 2020 meeting, the Climate Action Committee received a request from a delegation that Metro Vancouver institute a regional annual measuring and reporting system for greenhouse gas emissions.

The Board received the report for information and directed staff to work with member jurisdictions, the Province and other relevant agencies to implement annual greenhouse gas reporting in an incremental fashion, beginning with the most significant sources of greenhouse gas emissions.

E 6.2 Ecological Health Framework 2019 Progress Report RECEIVED

In 2018, the MVRD Board adopted the Ecological Health Framework to highlight Metro Vancouver's role in protecting and enhancing ecological health as it relates to its services and functions. This report introduces the Framework's inaugural progress report, which describes over 100 corporate initiatives that advanced ecological health across the region in 2019.

Metro Vancouver undertook projects to improve environmental performance in our services and functions, collected and analyzed regional environmental data to inform decision making, designed new facilities to reduce impacts and support ecosystem function, advanced habitat conservation for species and ecosystems, and enhanced green spaces within communities. This report will be posted on metrovancover.org and several initiatives will be profiled.

The Board received the report for information.

E 6.3 Best Management Practices for Invasive Species: Purple Loosestrife, Reed Canarygrass, Wild Chervil, and Yellow Flag Iris RECEIVED

Building on an existing library of technical guidance for eleven priority invasive species, Metro Vancouver has again worked with the Invasive Species Council of Metro Vancouver, member jurisdictions and other local experts to produce a set of best management practices for purple loosestrife, reed canarygrass, wild chervil, and yellow flag iris. These documents provide information about how to identify, track, report, dispose, prevent further spread and effectively control these species, as well as regulatory requirements, monitoring and restoration tips, references and additional resources. New this year, each best management practice guide also describes how each of these invasive species may adapt to climate change.

The Board received the report for information and directed staff to forward the Best Management Practices to member jurisdictions for information.

E 6.4 Board Appointment of Enforcement Officer**APPROVED**

The Board appointed an Enforcement Officer under the GVRD Air Quality Management Bylaw 1082, 2008. Metro Vancouver employee Ana Nic Lochlainn was appointed as an officer and for the purpose of serving summons under section 28 of the Offence Act for alleged violations under said bylaw.

E 7.1 Metro Vancouver External Agency Activities Status Report – May 2020**RECEIVED**

The Board received for information the following reports from Metro Vancouver representatives to external organizations:

- External Agency Status Report for the Delta Heritage Airpark Management Committee
- External Agency Status Report for Fraser Valley Regional Library (FVRL) Board
- Status Report on the Lower Mainland Flood Management Strategy Leadership Committee
- External Agency Status Report for LMLGA
- External Agency Status Report for Municipal Finance Authority of BC
- External Agency Status Report for the Pacific Parklands Foundation - Update from September 30, 2019 to May 1, 2020
- External Agency Status Report for Sasamat Volunteer Fire Department Board of Trustees
- External Agency Status Report for UBCM
- External Agency Status Report for Western Transportation Advisory Council (WESTAC)

G 1.1 Affordable Housing Development Reserve Fund Bylaw No. 1309, 2020**APPROVED**

During the preparation of the 2020 budget, the Board included in the Affordable Housing budget a \$4.0M tax requisition for the purposes of dedicated funding for new Metro Vancouver Housing (MVH) affordable housing development projects on lands owned by MVRD or by member jurisdictions. The current Affordable Housing Reserve is focused on redevelopment of aging MVHC housing stock, whereas, the proposed Affordable Housing Development Reserve Fund will be focused on construction of new MVHC housing on member owned leased to MVHC or MVRD owned land.

The Board established a new statutory reserve for the Affordable Housing function to receive, hold and provide funds for new affordable housing development, then gave first, second, and third readings to the Affordable Housing Development Reserve Fund Bylaw No. 1309, 2020, before passing and finally adopting said bylaw.

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received information items from Standing Committees.

Indigenous Relations Committee – May 28, 2020

Information Items:

5.1 TransMountain Pipeline: Federal Court of Appeal Decision

The Federal Court of Appeal issued a decision on February 4, 2020, regarding the TransMountain Pipeline Expansion Project. This was a judicial review of the federal government's second approval of the Project. Permission to appeal to the Court had been granted on the ground of whether the federal government had adequately fulfilled its duty to consult with Indigenous peoples. The Court reviewed whether the approval of the Project for the second time was reasonable and held that the Governor in Council's determination that the renewed Indigenous consultations carried out by the federal government to address the flaws previously identified by the Court in an earlier 2018 decision were adequate to meet the Crown's duty to consult, was reasonable. The Court upheld the 2019 approval of the project.

5.2 Quarterly Report on Reconciliation Activities

This report provides a summary of reconciliation events and activities undertaken by Metro Vancouver over the past three months. Some of the highlights include: Belcarra Agreement Signing Ceremony with Tsleil-Waututh Nation on February 18, 2020; Metro Vancouver Board Chair and Chief Administrative Officer meeting with Kwikwetlem First Nation Chief and Council and Chief Administrative Officer on April 20, 2020; and Metro Vancouver staff meeting on March 3, 2020, with Katzie First Nation Chief, Council and staff to discuss Widgeon Marsh Regional Park. This report also includes information on upcoming events and activities over the next three months.

Electoral Area Committee – June 10, 2020

Information Items:

5.1 Electoral Area A COVID-19 Impacts and Responses

Like other communities in the region, Electoral Area A is being impacted by the COVID-19 pandemic. Regarding service provision, Metro Vancouver has continued to provide regular local government services, including building inspection, throughout the pandemic, and staff will be resuming virtual public consultation on the review of the Electoral Area A Zoning Bylaw this summer. In rural communities, the main impact has been on Barnston Island with the temporary closure of Barnston Island Regional Park in response to concerns regarding the increased number of visitors and their impact on residents and the ferry crew. At UBC and the University Endowment Lands, the Electoral Area Director held two virtual town halls to allow residents to ask questions of community leaders about COVID-19 and to discuss how residents can support each other.

Regional Planning Committee – June 12, 2020

Information Items:

5.5 Metro 2050 Q2 2020 Status Update

Staff provide quarterly updates to the Regional Planning Committee on the progress of Metro 2050. At the May 1st 2020 Regional Planning Committee meeting, Committee members requested additional detail on what was meant by the “technical work” being done as part of the Policy Reviews. As a result, this second quarter progress includes: a summary of the engagement activity to date; a summary of each audience group’s capacity to engage; and a summary of the technical work underway. Staff will continue to provide monthly and quarterly updates to the Regional Planning Committee to help determine whether it is appropriate to engage with particular audiences at this time on interim Policy Review work and will continue to postpone engagement on any policy review recommendations until the Committee provides direction.

5.6 Developing a Shared Resiliency Framework for Metro 2050 and Transport 2050

As a result of direction from the Regional Planning Committee and in light of the COVID-19 pandemic, Regional Planning staff are working closely with TransLink staff to develop a shared COVID-informed resiliency framework for Metro 2050 and Transport 2050. These two long-range regional plans were in mid-development when the global pandemic began. This report summarizes three actions staff have taken to further the objective of developing a resiliency lens: assessing COVID impact on Metro 2040 policies; assessing COVID impact on regional population projections; and establishing a working group to develop a Resiliency Framework.

5.7 Metro 2040 Complete Communities Policy Review – Scope of Work

To inform the update to the regional growth strategy, Metro Vancouver is undertaking a Complete Communities Policy Review. Between now and late 2020, the Policy Review will engage member jurisdictions and other stakeholders on the topics of services and amenities that are currently contained within Strategy 4.2 of Metro 2040. It will consider new or emerging policy issues (such as access to child care, green spaces, diverse and affordable housing), evaluate the Metro 2040 Local Centres map, and consider removing any language that is no longer necessary, redundant, dated or ineffective. This policy review has been scoped narrowly as it is a relatively small component of the regional growth strategy and the majority of the policies are seen to be effective and not requiring significant change.

5.8 Climate 2050 and Clean Air Plan Discussion Papers

In October 2019, the Board directed staff to begin an engagement process for the Climate 2050 Roadmaps and the Clean Air Plan, using a series of issue area discussion papers. Staff have completed five Discussion Papers to date (Buildings, Industry, Transportation, Agriculture and Nature and Ecosystems).

Each Discussion Paper includes information on the greenhouse gas reduction, climate adaptation and air quality issues related to that issue area. The Discussion Papers will support public, stakeholder and government engagement for Climate 2050, the Clean Air Plan, Metro 2050 and other associated management plans in 2020 and 2021.

Regional Parks Committee – June 17, 2020

Information Items:

5.2 Climate 2050 and Clean Air Plan Discussion Paper on Nature and Ecosystems

In October 2019, the MVRD Board directed staff to begin an engagement process for Climate 2050 and the Clean Air Plan, using a series of issue area discussion papers. Staff have developed a draft Nature and Ecosystems discussion paper, with linkages to climate change and air quality, including how the health of our region's ecosystems are vulnerable to further degradation, especially with a changing climate.

The nature and ecosystems discussion paper is being presented to the Regional Parks Committee for information, and feedback provided will inform Climate 2050, Metro 2050 and the Clean Air Plan.

Climate Action Committee – June 19, 2020

Information Items:

5.1 Caring for the Air 2020 Report

Caring for the Air is Metro Vancouver's plain language report on regional projects that promote climate action and improve and protect air quality. Published annually, the 2020 edition describes how Metro Vancouver's air quality has continued to improve over time, and focuses on Metro Vancouver's climate leadership and implementation of Climate 2050.

The 2019 edition was promoted using traditional and social media, and at public facilities and community events. Recognizing the current situation with COVID-19, outreach for the 2020 edition will be adjusted, with an initial focus on Metro Vancouver's social media channels.

5.4 Climate 2050 and Clean Air Plan Discussion Paper on Waste Management

In October 2019, the MVRD Board directed staff to begin an engagement process for Climate 2050 and the Clean Air Plan, using a series of issue area discussion papers. Staff have developed a draft Waste Management discussion paper, with linkages to climate change and air quality. The discussion paper will support public, stakeholder and government engagement for Climate 2050 and the Clean Air Plan in 2020. The draft discussion paper is being presented to the Climate Action Committee for information, and feedback provided will be incorporated into the final paper and associated engagement process.

5.5 2020 Update on Liquid Waste Sustainability Innovation Fund Projects

Annually, the Climate Action Committee receives an update on all projects funded under the Sustainability Innovation Funds. This report provides an update on ten projects that were approved for funding from 2016 to 2019 and are in various stages of completion, some with their progress slowed due to COVID-19 related shut-downs of laboratories. Of the ten projects, two are highlighted: The Smart Sewer Wireless Sensor and the Hydrothermal Processing - Biofuel Demonstration Facility.

Greater Vancouver Water District

E 1.1 Award of Contract Resulting from Tender No. 20-021: Construction of Kennedy Newton Main 72nd to 63rd Avenue **APPROVED**

The Kennedy Newton Main project is a growth project in Metro Vancouver's Capital Long Range Plan and is being constructed in three phases. The 72nd to 63rd Avenue section is the second phase of the project and consists of approximately 2.7 km of 1,800 mm (72-inch) diameter welded steel water main.

The Board approved the award of a contract in the amount of \$18,860,000 (exclusive of taxes) to Pedre Contractors Ltd. resulting from Tender No. 20-021 and authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

I 1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received information items from Standing Committee.

Water Committee – June 18, 2020

Information Items:

5.1 2019 GVWD Dam Safety Program Annual Update

GVWD owns and operates five drinking water supply dams that are regulated by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development Dam Safety Branch. The Water Services Dam Safety Program is fully compliant with the requirements outlined in the Provincial Dam Safety Regulation (BC Reg. 40/2016) as required for all dam owners in British Columbia. There were no significant concerns identified from the 2019 routine surveillance, monitoring, or formal dam inspections.

5.2 GVWD Watershed Wildfire Preparedness Update

Metro Vancouver provides clean, safe drinking water to 2.7 million residents. An integral component of this service is management of the forested lands surrounding Capilano, Seymour and Coquitlam Reservoirs. These water supply lands are closed to the public for protection from pollution and fire, and to ensure they are solely used for drinking water supply.

The watersheds have a low incidence of fire due in large part to these restrictions. Consequently, the primary cause of fire is from lightning strikes during periods of high fire danger. Most fires are extinguished quickly and without incident due to rapid discovery made possible by real-time lightning detection, staff patrols, local air traffic, and public reports. The Water Services Protection Program has staff with expertise in wildfire management, equipment available for strategic deployment, resource sharing agreements, and monitoring stations ready for the 2020 fire season.

Greater Vancouver Sewage and Drainage District

E 1.1 Board Appointments and Rescindments of Bylaw Enforcement Officers

APPROVED

Due to staffing changes, the Board made changes to Bylaw Enforcement Officers under the GVS&DD Sewer Use Bylaw No. 299, 2007.

- The appointment of former City of Vancouver employee Ana Nic Lochlainn as municipal sewage control officer, for the purposes of serving summons for alleged violations under the aforementioned bylaw, was rescinded.
- The appointment of former City of Vancouver employee Mark Schwark as sewage control manager was rescinded.
- Metro Vancouver employee Ana Nic Lochlainn was appointed as a municipal sewage control officer and for the purposes of serving summons for alleged violations under the aforementioned bylaw.
- City of Vancouver employee Upkar Matharu was appointed as a sewage control manager.
- City of Vancouver employee Sarah Wells was appointed as a deputy sewage control manager.

E 1.2 Change in Greater Vancouver Sewerage and Drainage District Membership

RECEIVED

On June 1, 2020 the Lieutenant Governor of British Columbia signed an Order-in-Council granting the Village of Anmore membership in the Greater Vancouver Sewerage and Drainage District effective June 4, 2020, in response to a request by Anmore for membership in the GVS&DD in order to provide regional sewerage services to select local properties. The Board previously resolved to support Anmore's membership request to the Province. As a member of the GVS&DD, Anmore is entitled to representation on the GVS&DD Board. Director John McEwen, being the current Director appointed to serve on the MVRD Board, will serve as the GVS&DD Board member for Anmore and will have one vote. The Board received the report for information.

E 1.3 Award of Contract Resulting from Standing Request for Expression of Interest SRFEOI No. 19-283: Biosolids Management

APPROVED

The Board authorized award of a contract in the amount of up to \$8,676,000 (exclusive of taxes) to Arrow Transportation Systems Inc. for biosolids management at Blackwell, resulting from Standing Request for Expressions of Interest No. 19-283: Biosolids Management, subject to final review by the Commissioner.

E 1.4 Award of Engineering Construction Services – Burnaby Lake North Interceptor No. 2 – Winston Street Section – Open Cut Resulting from RFP No. 14-163

APPROVED

The Board authorized award of Phase C1, Engineering Construction Services, for an amount of up to \$1,596,888 (exclusive of taxes) to the Phase A and B consultant, AECOM Canada Ltd, for the Installation of Burnaby Lake North Interceptor No. 2 – Winston Street Section – Open Cut, subject to final review by the Commissioner.

E 2.1 2019 Integrated Solid Waste & Resource Management Plan Biennial Report **RECEIVED**

The Board received for information the 2019 Biennial Report on the implementation of the Integrated Solid Waste and Resource Management Plan, and the region's recycling and waste reduction performance. The Biennial Report was shared with First Nations with interests in the Metro Vancouver region and solid waste stakeholders. Comments were received from four organizations and individuals and Metro Vancouver staff met with Matsqui First Nation upon request. Comments expressed a desire for increased waste reduction and recycling, and concerns regarding waste-to-energy/fuels, plastic waste, materials tracking, and sustainable governance. All feedback is included in the attachment and will be submitted to the Ministry of Environment and Climate Change Strategy.

E 2.2 Solid Waste Management Plan Independent Consultation and Engagement Panel: Terms of Reference **RECEIVED**

A comprehensive consultation and engagement program is a critical element in the development of an updated solid waste management plan. To support a robust consultation and engagement process an independent consultation and engagement panel will be formed to advise staff and the Board on consultation and engagement on the development of a new solid waste management plan. A Consultation and Engagement Panel, consisting of three to five members, will be selected by the Board Chair in consultation with the Zero Waste Committee Chair. The Consultation and Engagement Panel will report to the Board throughout its approximately two to three-year term, until a new solid waste management plan is approved. The Board received the report for information.

E 2.3 Board Appointment of Solid Waste Bylaw Enforcement Officer **APPROVED**

The Board, pursuant to the GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996 and the Environmental Management Act appointed Metro Vancouver employee Ana Nic Lochlainn as an officer and for the purpose of serving summons under Section 28 of the Offence Act for alleged violations under the aforementioned bylaw.

G 1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amending Bylaw No. 338, 2020 – Fraser Sewerage Area – Village of Anmore **APPROVED**

On March 29, 2019, the Board resolved to accept a revised Regional Context Statement from the Village of Anmore which rezoned a strata property known as Anmore Green Estates from “Rural” to “General Urban” land use. As all properties must be within an established sewerage area in order to receive regional sewer services, Anmore Council requested that Fraser Sewerage Area be amended to include building footprints for the Estates along with the Eagle Mountain Middle School property. All new connection costs would be borne by Anmore.

The Board gave first, second and third readings to the Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amending Bylaw No. 338, 2020; then passed, and finally adopted said bylaw.

G 1.2 Proposed Amendments to Greater Vancouver Sewerage and Drainage District Cost Apportionment Bylaw No. 283, 2014 – Village of Anmore **APPROVED**

The Board rescinded third reading of the Greater Vancouver Sewerage and Drainage District Bylaw No. 332, 2019 given on November 1, 2019 and amended said bylaw as outlined in Attachment 2 of this report, then gave third reading to the amended bylaw, before passing and finally adopting it.

E 1.1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received a delegation summary and information items from Standing Committees.

Liquid Waste Committee – June 18, 2020

Information Items:

5.6 Development of a Review Strategy for the Integrated Liquid Waste and Resource Management Plan

The regional Integrated Liquid Waste and Resource Management Plan is due for review and update. Metro Vancouver is required to submit a review strategy to the Ministry of Environment and Climate Change Strategy by October 30, 2020. Staff are currently developing a review strategy and will seek the Liquid Waste Committee’s direction prior to requesting GVS&DD Board approval to submit the review strategy to the Province. It is currently anticipated that the formal plan review and development process, including extensive community engagement, will be initiated in early 2021, subject to the timing and conditions of approval as determined by the Province. Staff estimate that the process will be completed in two to three years.

Zero Waste Committee – June 19, 2020

Delegation Summary:

3.1 Stuart Lilley, Founder/CVO, ReFeed Canada

Information Items:

5.3 Solid Waste Services Innovations Update

Metro Vancouver implemented a number of innovation projects in 2019 and early 2020 to improve solid waste system service, reliability and resilience and reduce costs, including:

- installation of an Encorp Return-It Express & GO beverage container drop-off at the North Shore Transfer Station in April 2020;
- an agreement with RecycleBC to provide funding for the collection of packaging and paper at the Coquitlam Transfer Station;
- implementation of a paperless disposal ban surcharge program;
- a partnership with the Recycling Council of British Columbia (RCBC) to integrate RCBC's database of recycling options in the region into the Metro Vancouver website; and
- installation of web cameras at the transfer stations and the Waste-to-Energy Facility so customers can view current lineups.

5.4 2019 Commercial/Institutional Waste Composition Study

Metro Vancouver monitors the composition of the region's municipal solid waste stream on an annual basis. The 2019 Commercial/Institutional Waste Composition Study focused on commercial/institutional waste as represented by the retail trade, food service & accommodation, manufacturing and business & commercial services industries. The results of the study are presented as a range of probable values to demonstrate the variability of the data. The results indicate that the percentage of organics in business & commercial service establishments has decreased since the Organics Disposal Ban was implemented in 2015. Single-use items, in particular cups and takeout containers, are highest in the food service & accommodation sector. The study is available on Metro Vancouver's website and will help inform future programs and policies for the commercial/institutional sector.

5.5 2019 Disposal Ban Program Update

Garbage loads received at Metro Vancouver and City of Vancouver solid waste facilities are visually inspected for banned materials and surcharges are applied if banned materials are observed in loads. In July 2019, Metro Vancouver implemented a new paperless disposal ban inspection and surcharge process to increase transparency and efficiency. In 2019, a total of 202,521 garbage loads were inspected (28% inspection rate) and 4,294 surcharge notices were issued, representing a surcharge rate of 2.1%. An additional 16,578 loads were found to contain banned materials but were not surcharged, as inspectors were able to give customers the opportunity to safely remove the items and provide alternative recycling options. Electronic waste, corrugated cardboard and mattresses remain the top three banned materials identified in garbage loads. Surcharge revenues totalled \$463,830 and program expenditures totalled \$719,394.

5.7 Update on Metro Vancouver's Engagement with the Love Food Hate Waste Canada Campaign

Food waste is an urgent, but solvable, global challenge. One third of all food produced globally is wasted. Love Food Hate Waste Canada, an initiative of the National Zero Waste Council, engages 10 partners across the country, including two provincial agencies, six local governments (including Metro Vancouver), and two major grocery chains (Walmart and Sobeys).

The combination of national grocers partnered with local and provincial governments, provides a unique opportunity to amplify the issue of food waste with common messaging to inspire and empower people to make food go further and waste less. As a founding partner, Metro Vancouver realizes several benefits, including campaign materials and messaging, access to influencers and celebrity chefs and national media

buys. To date, results of the national campaign include over 7 million impressions and over 281,000 website page views. Metro Vancouver amplifies the campaign regionally through outreach events and a targeted media buy.

Metro Vancouver Housing Corporation

No open agenda items.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8754

A Bylaw to amend “Smoking Regulation Bylaw, 1998, No. 7026”

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 “**Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2020, No. 8754**” (Text Amendments).
2. “Smoking Regulation Bylaw, 1998, No. 7026” is amended as follows:
 - A. By deleting Part 1: Interpretation in its entirety and replacing it with the following:

PART 1: INTERPRETATION

“**Building**” means a structure fully or substantially enclosed with walls and/or roofs, and used for the shelter or accommodation of persons, animals, chattels or things or any combination thereof;

“**Business**” means a business, trade, profession, or other occupation for which a person must obtain a license under the “Business Licence Bylaw, 2018, No. 8640”, as amended;

“**Bylaw Enforcement Officer**” means a delegate of the Medical Health officer, an Environmental Health officer, an employee of the City whose duties include enforcement of bylaws, or a Royal Canadian Mounted Police officer;

“**Cannabis**” means any part of the cannabis plant, and includes its preparations and derivatives and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, but does not include: a non-viable seed of a cannabis plant; a mature stalk of a cannabis plant, without any leaf, flower, seed, or branch, and fiber derived from such stalks; and the roots of any part of the root of a cannabis plant;

“**City**” means the Corporation of the City of North Vancouver;

“**City Trail**” means a paved or unpaved path for pedestrian and/or cyclist and wheeled mobility aid use that may be in parks or on other public lands;

“**Common Area**” includes, but is not limited to, lobbies, foyers, stairwells, elevators, corridors, cloakrooms, washrooms, food fair seating areas, and other public areas of a building;

“**Dwelling Unit**” means a dwelling unit as defined in the “Zoning Bylaw, 1995, No. 6700”, as amended; including any adjacent outdoor space, accessed directly from the dwelling unit and for exclusive use of the dwelling unit;

“**E-Substance**” means a solid, liquid or gas that, on being heated, produces a vapour for use in an E-Cigarette, regardless of whether the solid, liquid or gas contains nicotine;

“E-Cigarette” means a product or device, whether or not it resembles a cigarette, containing an electronic or battery-powered heating element capable of vapourizing an E-Substance for inhalation or release into the air;

“Liquor Primary” means establishments licensed primarily to serve liquor as defined by the B.C. Liquor and Cannabis Regulation Branch;

“Outdoor Customer Service Area” means a part of a private or public property located immediately outside a restaurant, retail food service, neighborhood public house or liquor primary establishment whether partially enclosed or unenclosed, including balcony, patio, yard, or sidewalk that is connected to or associated with a Business or use in a Building or Premise that includes the services of food or beverages, which may include alcoholic drinks, to customers or other persons for consumption on site;

“Park or Parks” means all lands and improvements within the areas defined in Schedule “A” of the “Parks Regulation Bylaw, 1996, No. 6611”, whether or not they are dedicated parks;

“Premise” means a portion of a Building of which a person has exclusive possession;

“Passenger Directed Vehicle” means taxis, limousines, and vehicles operated under a license held by a transportation network service provider under the Passenger Transportation Act;

“Responsible Person” means a person who owns, controls, manages, supervises, operates, or holds:

- (a) a Business or other use that occupies all or substantially all of a Building;
- (b) a Business or other use that occupies Premises;
- (c) an Outdoor Customer Service Area;
- (d) a Common Area;
- (e) a Passenger Directed Vehicle; or
- (f) a permit for any outdoor public event or activity that the City has authorized by the issuance of a permit and to which this bylaw applies,

and in respect of a Common Area, includes a strata corporation or cooperative association;

“Smoke” or “Smoking” means to inhale, exhale, burn, or carry a lighted cigarette, cigar, pipe, hookah pipe, vaping device, e-cigarette or other lighted or activated electronic smoking device that burns or vapourizes tobacco, cannabis, or substance. It does not apply to ceremonial use of tobacco in connection with a traditional Indigenous cultural activity;

“Swimming Beach” means an area adjacent to the shore of the ocean or other body of water that is used for swimming;

“Transit Shelter” means a building or other structure located on City property constructed near a bus stop to provide seating and/or protection from the weather for the convenience of waiting passengers;

“Transit Stop” means a sign-posted location where public transit vehicles or Passenger Directed Vehicles stop to pick up riders, and distances from a Transit Stop shall be measured from the sign that identifies the Transit Stop location; and,

“Vaping” means to inhale vapor through the mouth from a usually battery-operated electronic device, such as electronic cigarette that heats up and vapourizes a liquid or solid.

- B. By replacing “Vehicle for Hire” with “Passenger Directed Vehicle” in Part 2: General Smoking Restrictions, Part 4: Duties of a Responsible Person, and Part 5: Sign Requirements.
- C. By deleting Part 3: Smoking in Parks and Other Municipal Property in its entirety and replacing it with the following:

PART 3: SMOKING IN PARKS AND OTHER MUNICIPAL PROPERTY

A person must not smoke:

- (a) in any part of a Park listed in Schedule “A” of the “Parks Regulation Bylaw, 1996, No. 6611”, whether or not they are dedicated parks;
 - (b) in any part of a public plaza identified in Schedule “A” of the “Smoking Regulation Bylaw, 1998, No. 7026”;
 - (c) on or within 7.5 metres of the Spirit Trail and the Green Necklace as identified in Schedule “B” of the “Smoking Regulation Bylaw, 1998, No. 7026”;
 - (d) in or within 7.5 metres of children’s play equipment or a playground, playing field, swimming beach, food concession, picnic area or a skateboard park;
 - (e) in or within 7.5 metres of any municipal property that is being used for any public event or activity that the City has authorized by way of issuance of a permit;
 - (f) in or within 7.5 metres of the grounds of any municipal building used for public recreation.
- D. In Part 5: Sign Requirements, section (b), by deleting the words “where section 3 prohibits” and replacing with “where Part 2 and Part 3 prohibit”.
 - E. In Part 10: Offence, Penalties and Enforcement, section (c), by deleting the words “Bylaw Notice Enforcement Bylaw, 2005, No. 7675” and replacing with “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”.

- F. By deleting Schedule “A” in its entirety and replacing it with the new Schedule “A” attached to this bylaw.

READ a first time on the 2nd day of March, 2020.

READ a second time on the 2nd day of March, 2020.

READ a third time on the 2nd day of March, 2020.

APPROVED BY THE MINISTER OF HEALTH ON THE 13TH DAY OF JULY, 2020.

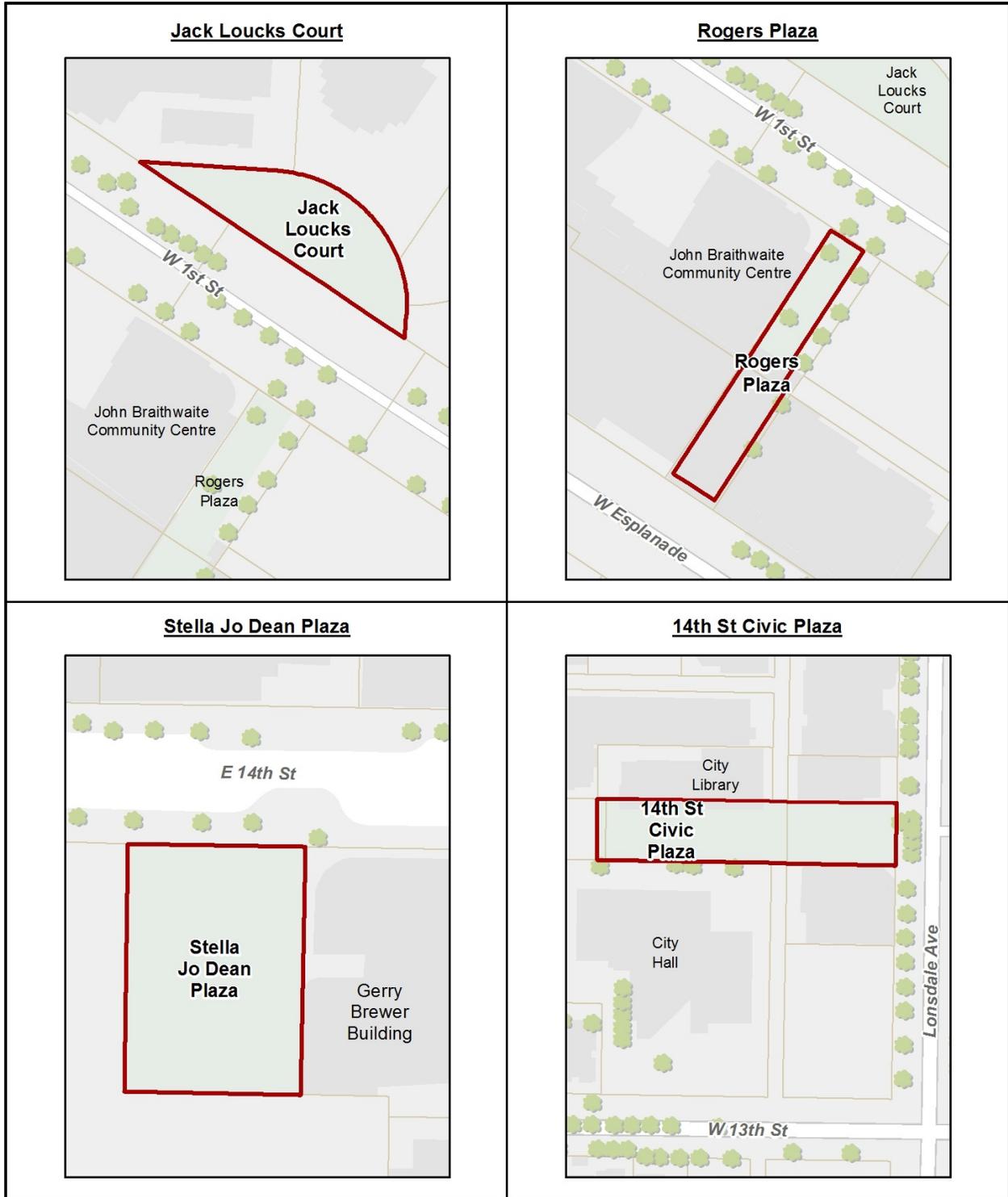
ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK

SCHEDULE "A"

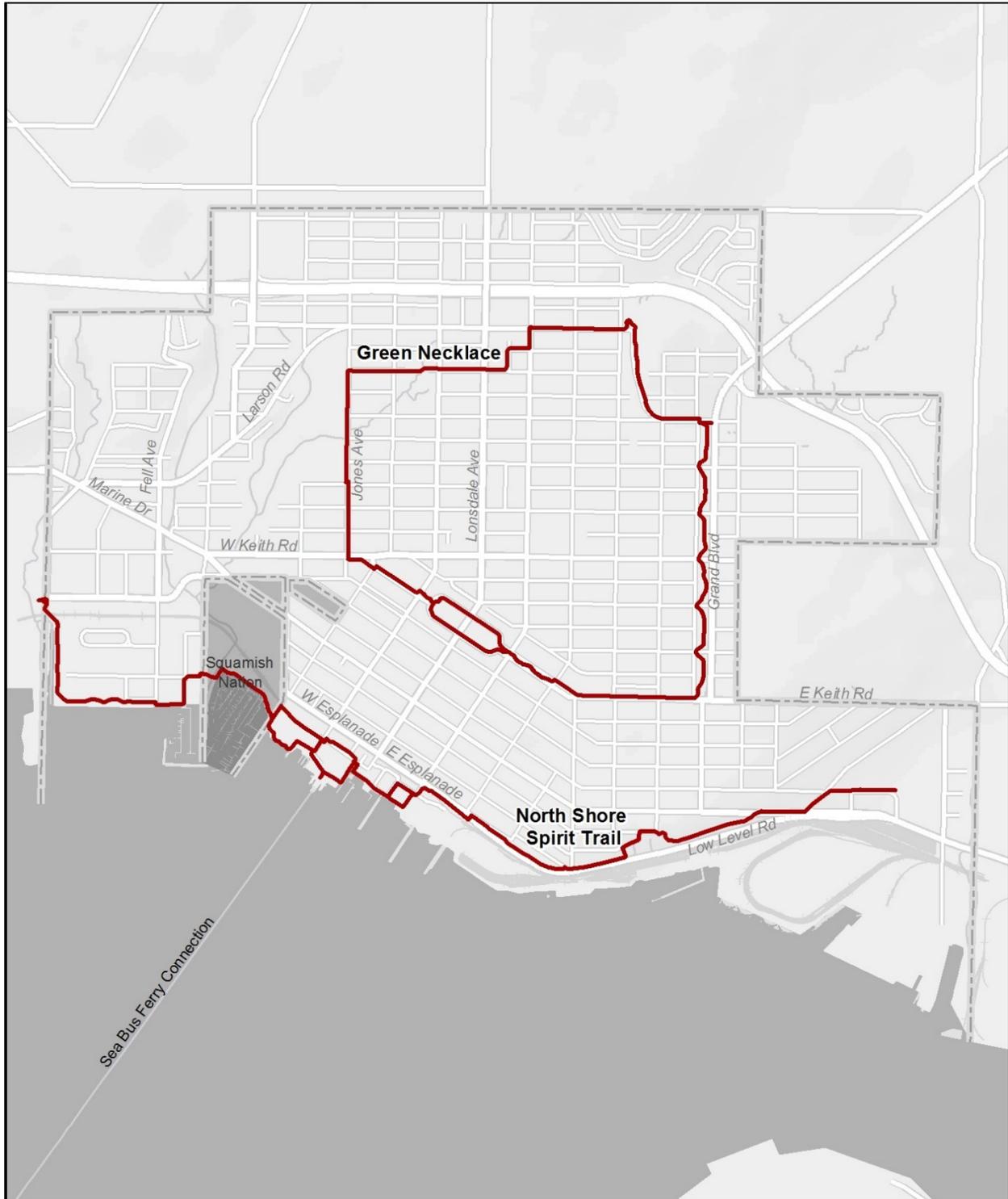
CITY PLAZAS



THE SHIPYARDS



MULTI-USE PATHS: GREEN NECKLACE AND NORTH SHORE SPIRIT TRAIL



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8755

A Bylaw to amend “Ticket Information Utilization Bylaw, 1992, No. 6300”

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 **“Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2020, No. 8755” (Smoking Penalties)**.
2. “Ticket Information Utilization Bylaw, 1992, No. 6300” is amended as follows:
 - A. In Schedule A, Designated Bylaws line 11, by deleting “Smoking Regulation Bylaw, 2014, No. 8330” and replacing with “Smoking Regulation Bylaw, 1998, No. 7026”.
 - B. By deleting Schedule B11 in its entirety and replacing it with the following:

**SCHEDULE B11 TO BYLAW 6300
SMOKING REGULATION BYLAW, 1998, NO. 7026**

DESIGNATED EXPRESSION	SECTION	FINE
Smoking where prohibited	2(a)-(f), 3(a)-(f)	\$230
Permitting smoking where prohibited	4(a)-(d)	\$120
Failure to post sign	5(a)-(e), 6(a)-(f)	\$120
Removing, altering, concealing, defacing or destroying sign	7	\$120
Interfere with entry of Bylaw Officer	8	\$120
Obstruct bylaw officer performing duties	9	\$120

- C. By deleting Schedule B23 in its entirety.

READ a first time on the 2nd day of March, 2020.

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

MAYOR

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8756

A Bylaw to amend “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”

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 “**Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8756**” (Smoking Penalties).
2. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675” is amended as follows:
 - A. In Schedule “A” – Designated Bylaw Contraventions and Penalties for Bylaw Contraventions, by deleting the “Smoking Regulation No. 7026” table in its entirety and replacing it with the following:

Bylaw	Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Smoking Regulation No. 7026	Smoking Where Prohibited	2(a)-(f) 3(a)-(f)	No	\$230	\$200	\$260	N/A
Smoking Regulation No. 7026	Permitting Smoking Where Prohibited	4(a)-(d)	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Failure to Post Sign	5(a)-(e) 6(a)-(f)	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Removing, Altering, Concealing, Defacing or Destroying a Sign	7	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Interfere with Entry of a Bylaw Officer	8	No	\$120	\$100	\$150	N/A
Smoking Regulation No. 7026	Obstruct Bylaw Officer performing duties	9	No	\$120	\$100	\$150	N/A

READ a first time on the 2nd day of March, 2020.

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MAYOR

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8788

A Bylaw to Defer the 2020 Property Tax Sale Date to September 27, 2021

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 “**2020 Property Tax Sale Date Deferment Bylaw, 2020, No. 8788**”.
2. In accordance with Provincial Ministerial Order No. M159, the 2020 Property Tax Sale Date has been deferred to September 27, 2021.

READ a first time on the 13th day of July, 2020.

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READ a third time on the 13th day of July, 2020.

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

MAYOR

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8789

**A Bylaw to authorize the expenditure of monies from the
Development Cost Charge (Transportation) Reserve Fund
for the 2020 Project Plan Appropriations.**

WHEREAS the entire City is listed in “Development Cost Charges Bylaw, 2016, No. 8471” as an area where development cost charges for transportation will be levied;

AND WHEREAS the development of highway facilities, other than off street parking, is a capital cost permitted to be paid using Development Cost Charge funds under Section 566 of the *Local Government Act*;

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

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789**” (2020 Project Plan Funding).
2. The following amount is hereby appropriated from the Development Cost Charge (Transportation) Reserve Fund for the purpose of funding:
 - A. \$148,500 for the “New Sidewalks to Complete Pedestrian Network” project.

READ a first time on the 13th day of July, 2020.

READ a second time on the 13th day of July, 2020.

READ a third time on the 13th day of July, 2020.

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

MAYOR

CITY CLERK

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Dept. Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
NORTH VANCOUVER RECREATION & CULTURE COMMISSION

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Lori Phillips, Public Art Officer, North Vancouver Recreation & Culture Commission

SUBJECT: OFFER OF ARTWORK – *LISTENING TO DAWN*

Date: July 8, 2020 File No: 15-7750-01-0001/2020

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

RECOMMENDATION:

PURSUANT to the report of the Public Art Officer, dated July 8, 2020, entitled “Offer of Artwork – *Listening to Dawn*”:

THAT City Council respectfully declines Dr. Maria Daszkiewicz’s offer to gift her sculpture entitled *Listening to Dawn* by Ryszard Wojciechowski in accordance with the results of the Offer of Artwork Sub-Committee review.

ATTACHMENT:

1. Offer of Artwork Proposal – *Listening to Dawn*, Ryszard Wojciechowski

PURPOSE:

The purpose of this report is to provide Council with the recommendations made by the Offer of Artwork Sub-Committee (OASC) convened to review Dr. Maria Daszkiewicz’s offer to gift her sculpture entitled *Listening to Dawn* by Ryszard Wojciechowski to the municipality.

EXISTING POLICY:

CNV Public Art Policy & Procedures: Section H, Offers of Artwork to the City

BACKGROUND:

In 2019, the office of the Mayor received an offer from Dr. Maria Daszkiewicz to gift her artwork entitled *Listening to Dawn* by the Polish sculptor Ryszard Wojciechowski (1939-2003) to the City of North Vancouver (CNV). The mixed media suspended sculpture is ceiling-mounted on a chain and measures one meter high by one and a half meters wide. Dr. Daszkiewicz is offering the sculpture to the City to add to the existing inventory of City-owned public artworks by the same artist, specifically *North Shore Rhapsody* located at Centennial Theatre and *Joe Bustement Trumpet* located at the Shipyards. Ryszard Wojciechowski had a prolific career with a significant amount of sculptures being commissioned in Europe prior to his immigration to Canada in the early 1990s (see Attachment 1 – Offer of Artwork Proposal).

DISCUSSION:

In accordance with the City's Public Art Policy, the City's Public Art Advisory Committee convened an Offer of Artwork Sub-Committee (OASC) to meet on November 25, 2019 to evaluate the viability of the proposal. The OASC was comprised of: two members of the North Vancouver Public Art Advisory Committee (NVPAAC), two artist professionals residing in the City and a City staff member from Real Estate & Facilities. Non-voting attendees included the following members of staff: the North Vancouver Recreation & Culture Commission (NVRC)'s Public Art Officer, the CNV Director of Strategic & Corporate Services, NVRC staff from Centennial Theatre and Harry Jerome Community Recreation Centre.

At the OASC meeting, the offer to gift the sculpture *Listening to Dawn* was reviewed in accordance with the City's Public Art Policy & Procedures Guidelines. Using the approved criteria for review, the following summary of the Committee's observations was recorded.

Aesthetic Quality: The sculpture is comprised of mixed materials with a style that is reflective of the artist's European background. The work has a residential scale. Thematically the artwork does not express a subject matter related to North Vancouver, its history, environment or culture.

Site/Location: The donor indicated two preferred locations: the new Museum or at Centennial Theatre. Neither location was deemed appropriate for this artwork given space constraints and pre-existing programming priorities.

Relationship to the City's Existing Public Art Collection: The CNV public art inventory currently has two works by Ryszard Wojciechowski. They were commissioned as a pair in response to an open call to artists for public art. Originally sited at Roger's Plaza in Lower Lonsdale, the works have since been relocated to Centennial Theatre and the Shipyards. Both of these artworks were commissioned specifically to creatively express the local history of North Vancouver and both are featured in high profile community locations. Conversely, the inspiration for *Listening to Dawn* has no particular relevance to the City of North Vancouver context, its culture, environment or history. Hence the OASC felt that Ryszard Wojciechowski was already sufficiently represented within the City's public art collection and that *Listening to Dawn* was not a fit for the municipal public art collection.

Community Process: *Listening to Dawn* was a private commission.

Technical Specifications & Feasibility: Concerns were expressed regarding the safety of the plaster component of the figure hanging above areas where the general public may walk. It was noted that the artwork was almost twenty years old, and had already required some repairs. Swinging objects in public spaces need to be engineered appropriately for earthquakes. The City would be responsible for costs associated with structural engineering and retrofitting of the existing mounting system.

Budget/Costs: While the artwork is being offered as a gift to the City, there are associated costs to consider. It is estimated that the City would spend approximately \$5,000 to cover engineering, conservator evaluation and installation costs. Additionally, as with all artworks owned by the City, there would be ongoing annual expenses for cleaning and maintenance, estimated at between \$500 to \$900 annually.

Maintenance: Annual dusting and cleaning would be required and somewhat difficult given the multiple rough surfaces and suspended hanging system. Typically maintenance is sub-contracted to the artist. As the artist is deceased, any future repairs to the sculpture would involve the services of an art conservator.

Upon completing the above-noted review of the artwork, the OASC resolved that *Listening to Dawn* was not suitable for acquisition into the municipal public art collection, particularly given that it does not thematically connect with North Vancouver, there are potential costly maintenance/safety issues and that an appropriate permanent location for its display could not be identified. The OASC subsequently passed the following motion:

THAT after careful review of Dr. Maria Daszkiewicz's offer to gift the sculpture entitled *Listening to Dawn*, by Ryszard Wojciechowski, to the City of North Vancouver, the Offer of Artwork Sub-Committee recommends that City Council graciously decline. (CARRIED)

FINANCIAL IMPLICATIONS:

The cost to accept and install this artwork is estimated at approximately \$5,000 for structural engineering and potential site upgrades. In addition, there would be ongoing costs associated with maintenance. There is no cost to the municipality to decline the artwork.

INTER-DEPARTMENTAL IMPLICATIONS:

The review of this offer of artwork has been a joint effort between the following CNV departments: Real Estate & Facilities, Corporate Services, and the City's Public Art Program administered through the NVRC.

RESPECTFULLY SUBMITTED:



Lori Phillips
Public Art Officer

SUMMARY: OFFER OF AN EXISTING ARTWORK TO THE CITY**Donor Name:** Dr. Maria Daszkiewicz

Dr. Daszkiewicz formally offers to gift the sculpture *Listening to Dawn* currently held in her private collection to the City of North Vancouver, for public display.

**Artwork Specifications:****Title:** Listening to Dawn**Sculptor:** Ryszard Wojciechowski (*deceased*)**Year:** 2002**Materials:** Mixed Media (wood, rope, metal, plaster)**Size:** 1 meter x 1.5 meter (35 kilos)

Listening to Dawn, is an indoor ceiling mounted sculpture that hangs freely from a chain. It was commissioned Maria Daszkiewicz in 2002 and has remained in her home ever since. Due to a recent move, she no longer has the space to accommodate the artwork at her residence. She would like to gift the sculpture to the City in the hopes that it will compliment the other Wojciechowski artworks in the City's public art collection namely: *North Shore Rhapsody* at Centennial Theatre and *Joe Bustamante Trumpet* at the Shipyards. Those are large scale site specific public artworks that were commissioned by the City as part of an open call to artists in 1992.

Ryszard Wojciechowski (1939-2003): Born 1939 in Poland, the artist received his Fine Art degree from the Academy of Fine Arts in Warsaw in 1964. He worked both as a professor and sculptor until the unrest in Poland, when he eventually moved to Italy and then to Canada in 1990.

Artwork Value: Not provided by donor.



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Meg Wray, Planner 1

Subject: REZONING AND OCP AMENDMENT APPLICATION: 350 EAST 2nd STREET (HAMERSLEY HOUSE)

Date: June 10, 2020 File No: 08-3400-20-0002/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 10, 2020, entitled "Rezoning and OCP Amendment Application: Hamersley House, 350 East 2nd Street":

THAT "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782" (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street) be considered and referred to a Public Hearing;

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783" (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street) be considered and referred to a Public Hearing;

THAT the Right of Way and Encroachment Agreement listed in the report section "Inter-Departmental Implications" be secured, through agreements at the applicant's expense, as conditions of the rezoning;

THAT the review contained in the report concerning statutory requirements for "Official Community Plan Bylaw, 2015, No. 8782," be considered;

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

ATTACHMENTS:

1. Context Map (Doc#[1919556](#))
2. Existing OCP Designation Map (Doc#[1920858](#))
3. Proposed OCP Designation Map (Doc#[1921715](#))
4. Architectural Plans, dated June 9, 2020 (Doc#[1921691](#))
5. Landscaping Plans, dated June 9, 2020 (Doc#[1921693](#))
6. Public Consultation Summary (Doc#[1871157](#))
7. Official Community Plan Bylaw Amendment Bylaw No. 8782 (Doc#[1921104](#))
8. Zoning Bylaw Amendment Bylaw No. 8783 (Doc#[1921101](#))

BACKGROUND

The building onsite at 350 East 2nd Street, known as Hamersley House, is listed as a Heritage 'A' building in the City's *2013 Heritage Register*, and is a Designated Municipal Heritage Site.

Hamersley House has served a number of uses over the years. The current zoning allows for single-family dwelling use along with accessory uses such as suites, and bed and breakfast. The existing Official Community Plan (OCP) Land Use Designation is Residential Level 5, and Parks, Recreation and Open Space.

PROJECT DESCRIPTION

A child care facility is proposed for up to 77 children and 15 to 20 employees. The child care would be located within the heritage building, and the existing accessory building would be converted to office and storage space as part of the child care use. Outdoor play space would be located at the front of the site towards East 2nd Street. The application is for a change of use, and no additional floor area is proposed.

The proposal provides 12 on-site parking spaces, which meets the minimum Zoning Bylaw requirement. The existing driveway and parking space encroachment onto City property would be moved to within the subject lot. The existing driveway is narrow, given the heritage of the property as an estate. Parking spaces, maneuvering aisle, and the driveway would be widened. These improvements would allow for two-way traffic movement along the majority of the driveway, with one narrowed portion in order to retain a significant red cedar tree. Additional traffic management measures are proposed to manage this including on-site speed limit, yield signage and speed bumps. The first 5 parking spaces would be designated as staff parking in order to minimise vehicle movement during child care pick-up and drop-off. Bike and stroller storage would be provided on the heritage building patio as well as inside the accessory building.

The requested changes to the Official Community Plan and Zoning Bylaw are identified in Table #1.

Table #1. Requested Changes to the Official Community Plan and Zoning Bylaw

	Current Designation/Regulation	Proposed Designation/Regulation
OCP Designation	Parks, Recreation and Open Space & Residential Level 5	Parks, Recreation and Open Space & Mixed-Use Level 1
Base Zone	RS-1 Zone	RS-1 Zone
Permitted Principal Use	Shall be limited to one Dwelling Unit	Shall be limited to: (a) Child Care Use, subject to section 507(5), except that: section 507(5)(a) shall be varied to allow for storage and office supporting the Principal Use within an Accessory Building, and section 507(5)(h) be varied to allow for a maximum of 77 children in care at any one time. (b) One-Unit Residential Use (c) Residential Care Facility Use
Permitted Accessory Uses	Shall be limited to Accessory Bed and Breakfast Use, Accessory Secondary Suite Use, Accessory Home Occupation Use, Accessory Off-Street Parking Use, and Social gatherings, with subjects	Shall be as in the RS-1 Zone, except that: Sections 507(11)(b) shall be waived
Siting	Refers to a 'Schedule B'	Shall be sited as in the RS-1 zone, except that: Principal Building shall be sited not less than 19.5 metres (64 feet) from the Rear Lot Line
Accessory Buildings	One Accessory Building shall be permitted up to a maximum of 81.75 square metres (880 square feet) and shall not exceed a Height of 5.8 m (19 feet) and two Storeys	The total floor area of all Accessory Buildings on the Lot shall not exceed 110 square metres (1184 square feet) and a maximum of one Accessory Building shall not exceed a height of two Storeys
Off-Street Parking	Shall comply with Part 9 except that Section 906(2) shall be varied to allow angle parking for a total of six Parking Spaces to have an overall width including two-way maneuvering aisle, of 7.62 metres (75 feet), and in no case shall less than 10 Parking Spaces be provided on site	Parking standards shall comply with Part 9 of this Bylaw, except that: section 906(2) shall be varied to allow a maneuvering aisle width of 3.86 metres (12.67 feet) for two-way traffic, and section 906(5)(a) shall be varied to allow a driveway width of 4.0 metres (13.1 feet) for two-way traffic

POLICY FRAMEWORK

OCP Designation

This application requires a change of OCP Designation to Mixed-Use Level 1, for the portion of the site currently designated Residential Level 5. A portion of the site, which is used for the driveway and parking, is designated Parks, Recreation and Open Space, and will remain this designation. A map of the existing OCP Designation is available in Attachment 1, and a map of the proposed OCP Designation is available in Attachment 2.

The purpose of the Mixed-Use Level 1 designation is to allow for small-scale neighbourhood centres with activities, including services located to complement the surrounding community. This proposal supports the *Metro 2040* Strategy 4.2 to 'develop healthy and complete communities with access to a range of services and amenities' by providing child care services integrated into the growing Lower Lonsdale and Moodyville neighbourhoods.

This application is also supported by the City's OCP Policy 1.1.6: 'through provisions in the Zoning Bylaw, allow for strategically located neighbourhood commercial uses to provide commercial amenities...close to residences'. Child care use at the Hamersley House site supports a neighbourhood-scale amenity that would be central to a medium-density residential area of the City.

Child Care

This proposal for a child care with up to 77 children would contribute significantly to the OCP direction to enhance community well-being and services for all ages, including families with children. The City's recent research on child care needs (to inform the forthcoming Child Care Action Plan) indicates a need for all child care programs, particularly for infants and toddlers and school age children. In the eastern part of the City where the proposed child care would be located, there is growing demand for child care from residents living in new developments and few existing child care facilities.

It can be challenging for child care operators to find existing sites in the City suitable for child care facilities. Child care facilities require outdoor play spaces, as prescribed by Vancouver Coastal Health Child Care Licensing requirements. Most existing buildings are not constructed with child care uses and the outdoor space in mind, and it is difficult to retrofit existing site design to accommodate required outdoor space while meeting the parking requirements for the site. Hamersley House provides an opportunity for a child care operator to utilize the expansive on-site heritage landscaping for outdoor play space. Landscaping Plans, as prepared by the applicant, are available in Attachment 5.

Availability of qualified staff can be an issue in the child care sector. The proposed location of this facility on a future major transit route is advantageous to the ability of the child care business to attract and retain staff who would be able to efficiently travel to work. The applicant will be providing 2-zone transit passes to all employees for a period of 6 months to establish a commuting pattern by transit and reduce the reliance on vehicles.

Vancouver Coastal Health has reviewed and approved the attached plans, subject to next steps of the permitting process and determining final capacity.

STATUTORY REVIEW

When an amendment to the Official Community Plan is being considered, Section 477 (3)(a) of the Local Government Act requires municipalities to consider whether the change would have any impact on the City's Financial Plan or Waste Management Plan. The proposed change to the OCP presents no significant impact on the City's infrastructure;

therefore, no significant impact to the City's Financial Plan or Waste Management Plan are contemplated.

Following introduction of the Bylaws, they would be formally referred to the School District, the Ministry of Transportation and Infrastructure and the District of North Vancouver for comments.

PLANNING ANALYSIS

Site Context and Surrounding Use

The site is located in the 300-block of East 2nd Street, between St. Andrews Avenue and St. Patricks Avenue. The block consists primarily of mid-rise residential apartments and park land; Emerald Park is located to the west of the site. The site is accessed from East 2nd Street.

The buildings and uses immediately surrounding the subject site are outlined in Table #3.

Table #3. Surrounding Uses

Direction	Address	Description	Zoning
North	346-352 E 3 rd Street 354 E 3 rd Street	Mid-rise apartment residential	RM-1 CD-014
East	360 E 2 nd Street	Mid-rise apartment residential	RM-1
West	Emerald Park	Park	P-1
South	341 E 2 nd Street	Park	P-1

Use

The Hamersley House site is ideally situated for a child care facility to complement and integrate with the surrounding neighbourhood. The site's location, as well as extensive landscaped outdoor space, make it an appropriate location for child care use.

Intensity

The Mixed-Use Level 1 OCP designation allows for a density up to 1.0 FSR. This application will maintain the existing heritage building and accessory building, which is less than 0.4 FSR.

Form and Heritage

The subject property is known as Hamersley House, and was built between 1902 and 1904. It is a Designed Municipal Heritage Site and is ranked "A" in the City's 2013 Heritage Register. This heritage resource is one of two resources that belonged to the Hamersley family. Of the resources this is the most prominent and well maintained.

The applicant is proposing minor changes to the heritage resource to comply with building code and child care licensing requirements. These changes are to occur on the newer addition, including railings on the second floor rear door, and a door to access that deck. No changes will be visible from the public realm. The original house will not be augmented on its exterior. Interior heritage features such as the fireplaces and staircase will be protected.

A Heritage Alteration Permit is required when a building is protected by heritage designation. Contingent on Council's approval of this application, a Heritage Alteration Permit (HAP) application would be required. Heritage Alteration Permits are delegated to staff for issuance. The HAP for the minor changes to this heritage resource would be processed concurrently with the Building Permit application.

In addition, the open space along the East 2nd Street frontage would be maintained to preserve the "cultural heritage landscape" of the original property, which was more pastoral and had direct access to waterfront.

Two existing sheds, which are not heritage structures and do not conform to the Zoning Bylaw, on the lot will be removed.

COMMUNITY CONSULTATION

A Developer's Information Session (DIS) was held on November 26, 2019 and was attended by six members of the public. Key discussion points included the demand for child care in the area, and proposed renovations to the heritage asset. Some concerns were also raised from neighbours over potential noise. A summary of the public consultation, as prepared by the applicant, is available in Attachment 6.

Following the DIS, two additional email correspondences were received from neighbours regarding noise and traffic concerns.

ADVISORY BODY INPUT

Heritage Advisory Commission

The application was reviewed by the Heritage Advisory Commission on December 3, 2019. The Commission supported the proposal and commended the applicant.

INTER-DEPARTMENTAL IMPLICATIONS

Transportation and Engineering

The proposed development presents no significant impact on the City's infrastructure. The applicant would be providing adjacent streetscape upgrades on the East 2nd Street frontage in accordance with City bylaw standards.

A 3.048 metre Right of Way and encroachment agreement along the northern East 3rd Street frontage would be secured as part of the approval. This Right of Way facilitates future rapid transit development on East 3rd, as identified in the Official Community Plan

and regional growth plans. Therefore, this application assists the City's broader transit connectivity and public realm plans.

Building

The proposed child care use presents a change in use in terms of Building code. This triggers requirements such as upgrades to the fire suppression system, which would need to be addressed at Building Permit application stage.

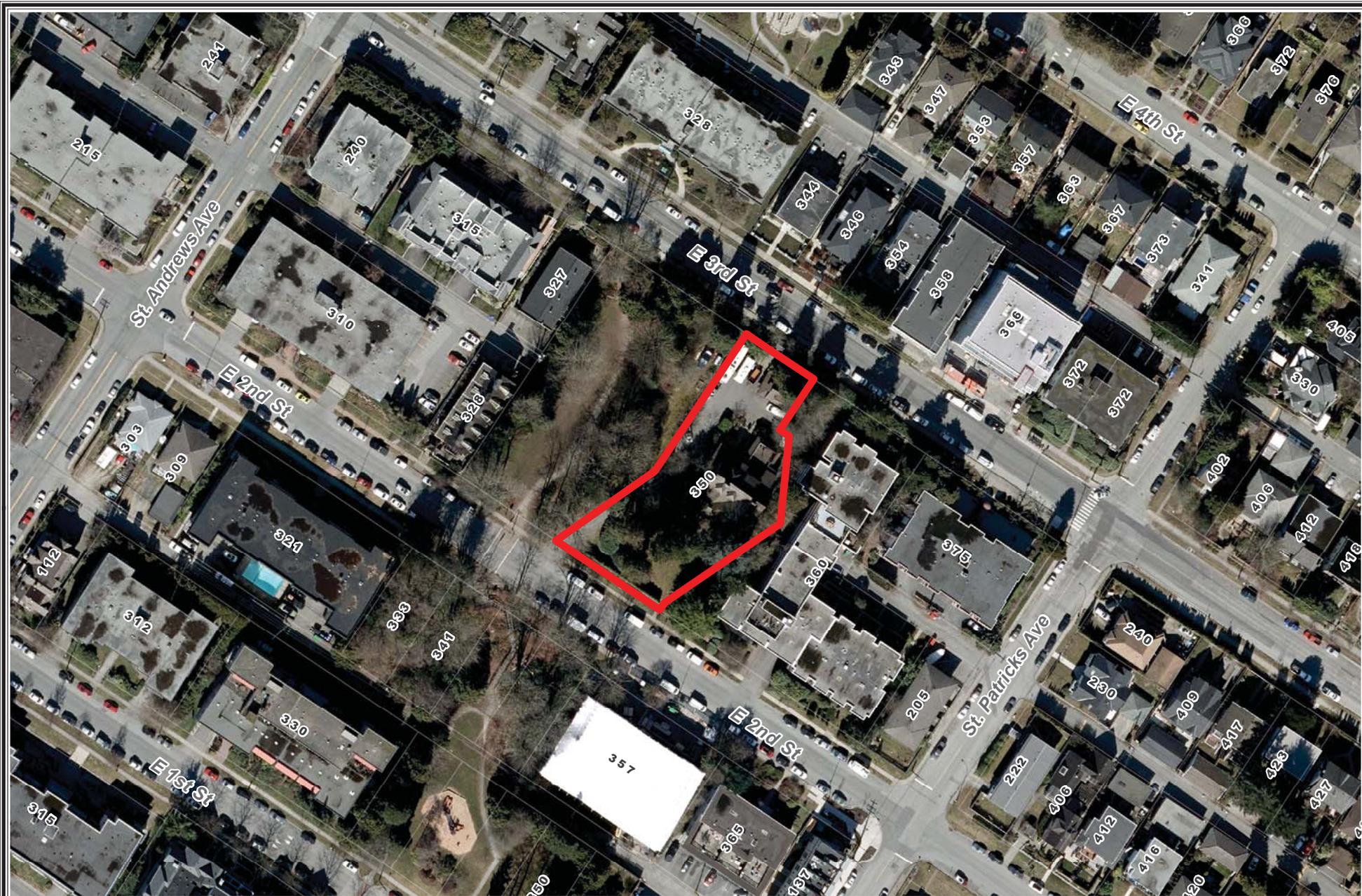
CONCLUSION

This proposal represents an appropriate use of the important Hamersley House heritage asset. The subject site's opportunity to act as neighbourhood centre, and proximity to a medium-density growing neighbourhood and transit routes make it suitable for child care. The project would provide up to 77 child care spaces, and support the City's need for more child care. The project would maintain the heritage characteristics of the building and landscaping. The Policy Framework supports the proposed changes to the site.

RESPECTFULLY SUBMITTED:



Meg Wray
Planner 1







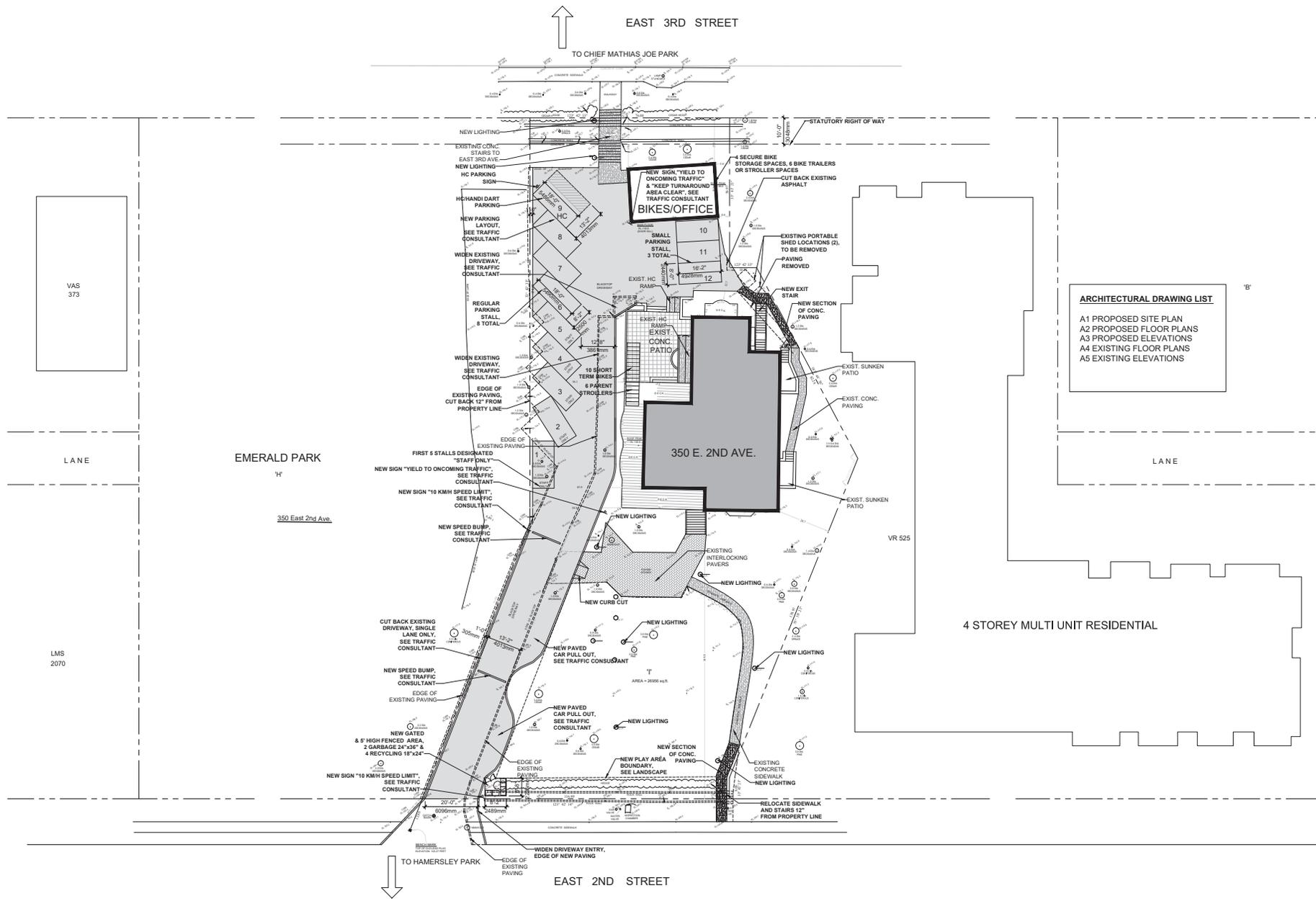
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THESE DRAWINGS REFER ONLY TO THE PROJECT NAMED BELOW.



- ARCHITECTURAL DRAWING LIST**
- A1 PROPOSED SITE PLAN
 - A2 PROPOSED FLOOR PLANS
 - A3 PROPOSED ELEVATIONS
 - A4 EXISTING FLOOR PLANS
 - A5 EXISTING ELEVATIONS

NO.	DATE	DESCRIPTION
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 450-10311 103RD STREET
 VICTORIA, BC V8V 3K5
 TEL: 778-432-2945
 SCOTTARCHITECTURE@HOTMAIL.COM
 WWW.SCOTTARCHITECTURE.COM

DATE	2019.06.13
SCALE	AS SHOWN
DATE	1819
DATE	1819

HAMERSLEY HOUSE
 350 EAST 2ND AVE
 NORTH VANCOUVER

PROPOSED SITE PLAN

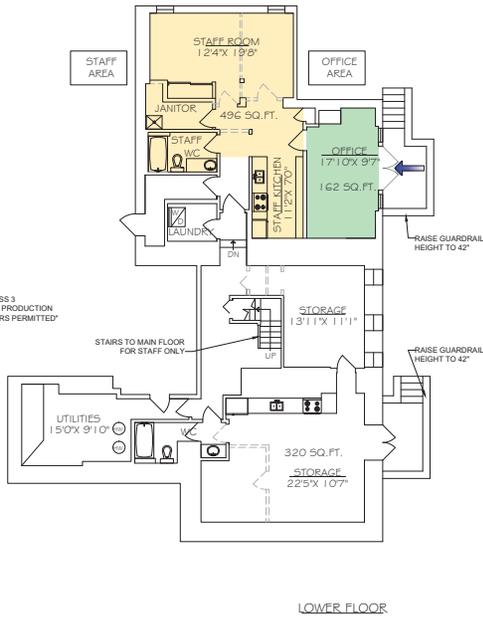
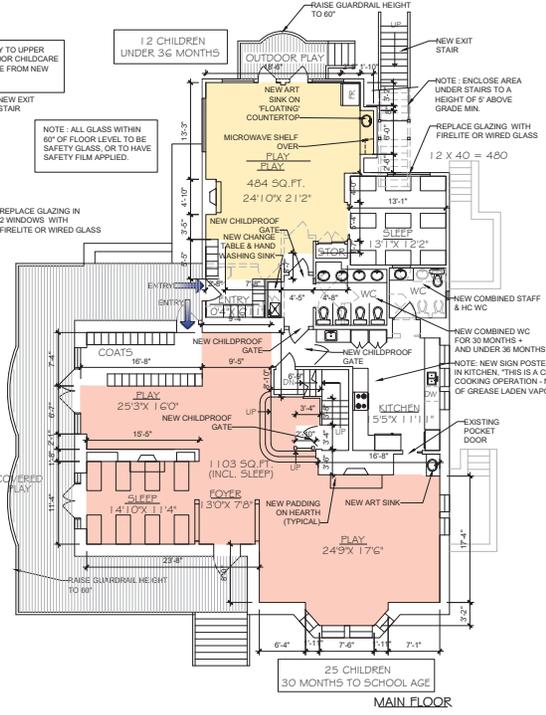
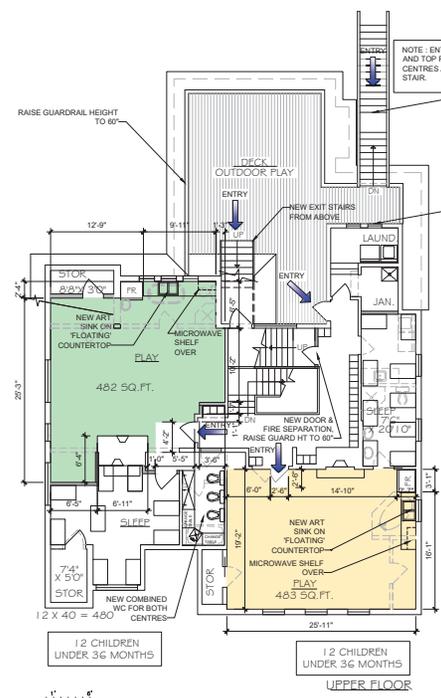
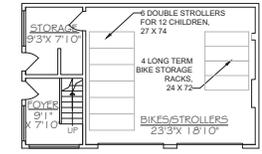
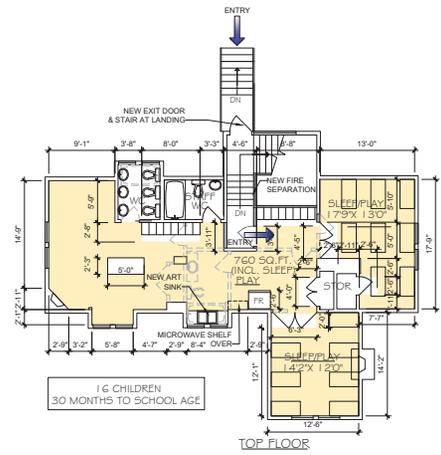
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PLEASE REFER ONLY TO THE PROJECT MANUAL FOR MORE INFORMATION.

350 EAST 2ND STREET
NORTH VANCOUVER

MAIN FLOOR 2,806 SQ.FT.
TOP FLOOR 1,203 SQ.FT.
UPPER FLOOR 2,284 SQ.FT.
LOWER FLOOR 2,392 SQ.FT.
TOTAL 8,785 SQ.FT.



1 FLOOR PLANS
AS SHOWN

SCALE

LEGEND

- EXISTING WALL
- NEW WALL
- - - REMOVE WALL
- EXISTING DOOR
- NEW DOOR
- REMOVE DOOR
- EXISTING FIXTURE
- NEW FIXTURE
- REMOVE FIXTURE

NOTE: AREAS INCLUDED IN CALCULATIONS FOR USABLE FLOOR AREA ARE SHOWN IN COLOUR AND ARE DIMENSIONED



1	2019-04-05	REVISED FOR PERMITS
2	2019-04-05	REVISED FOR PERMITS
3	2019-04-05	REVISED FOR PERMITS
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6	2019-04-05	REVISED FOR PERMITS
7	2019-04-05	REVISED FOR PERMITS
8	2019-04-05	REVISED FOR PERMITS
9	2019-04-05	REVISED FOR PERMITS
10	2019-04-05	REVISED FOR PERMITS
11	2019-04-05	REVISED FOR PERMITS
12	2019-04-05	REVISED FOR PERMITS

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453-1511 1207 STREET
VICTORIA, BC V8W 3K5
SCOTTARCHITECTURE@HOTMAIL.COM
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DATE: 2019-04-05
SCALE: AS SHOWN
DRAWN BY: DWS
CHECKED BY: J.M.
DATE: 1815

HAMERBLEY HOUSE
350 E. 2ND
NORTH VANCOUVER

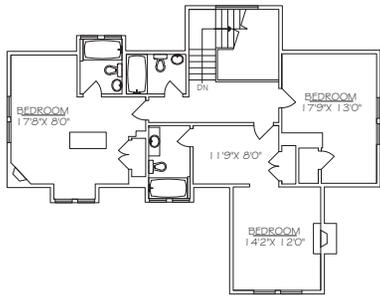
FLOOR PLANS

350 EAST 2ND STREET
NORTH VANCOUVER

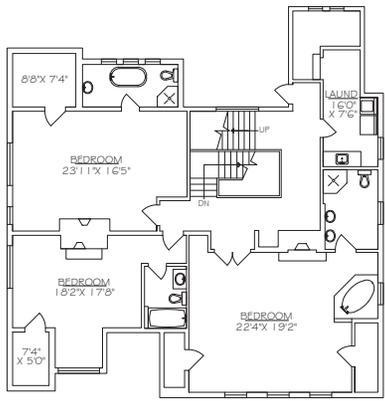
MAIN FLOOR 2,906 SQ. FT.
TOP FLOOR 1,203 SQ. FT.
UPPER FLOOR 2,384 SQ. FT.
LOWER FLOOR 2,382 SQ. FT.
TOTAL 8,785 SQ. FT.

COACH HOUSE

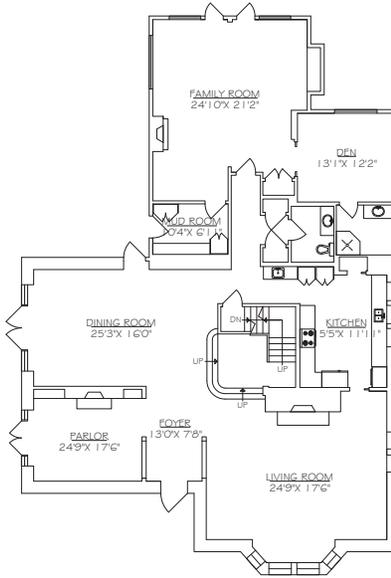
UPPER FLOOR 429 SQ. FT.
MAIN FLOOR 174 SQ. FT.
GARAGE 471 SQ. FT.



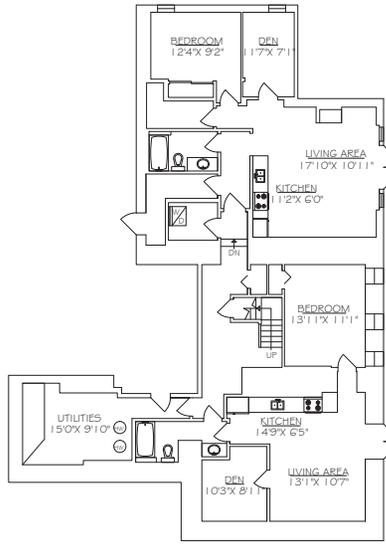
TOP FLOOR



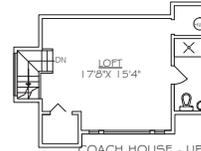
UPPER FLOOR



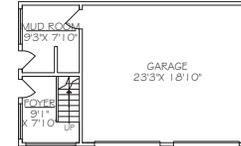
MAIN FLOOR



LOWER FLOOR



COACH HOUSE - UPPER FLOOR



COACH HOUSE - MAIN FLOOR

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3	2019 06 11	SCOTT ARCHITECTURE
4	2019 06 11	SCOTT ARCHITECTURE
5	2019 06 11	SCOTT ARCHITECTURE

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Date: 2019 06 11

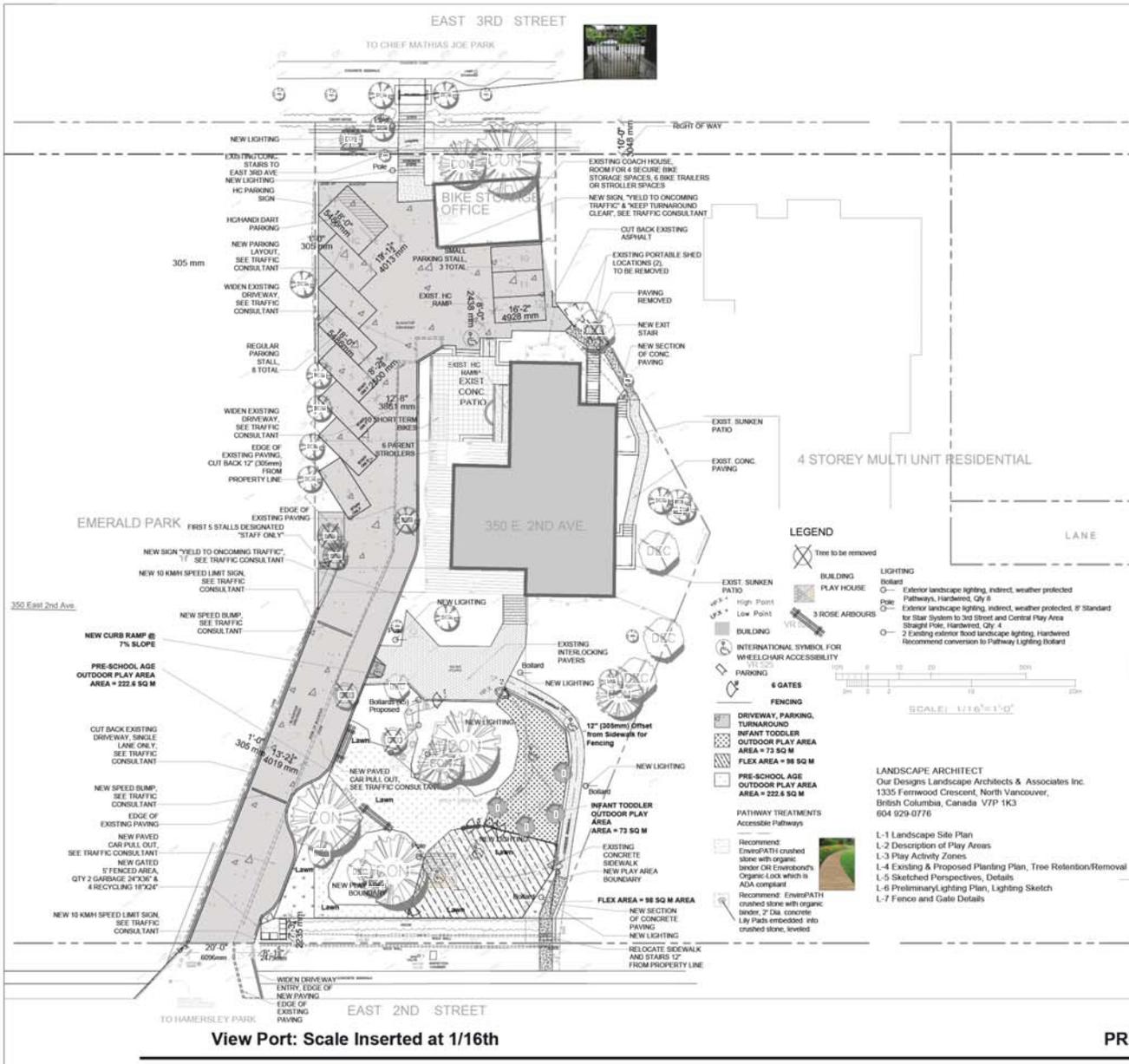
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453-1511 1087 STREET
VICTORIA, BC V8W 3K5
TEL: 778-433-0945
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PROJECT	DWS	2019 06 11
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PROJECT	DWS	1815
PROJECT	DWS	1815

HAMERSLEY HOUSE

EXISTING PLANS

A4 OF 5

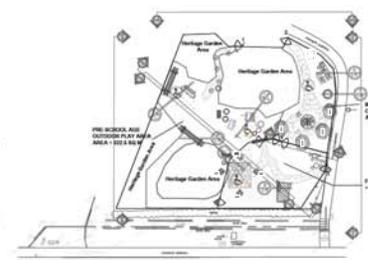


View Port: Scale Inserted at 1/16th

Guide to Elevations & Detail
East 3RD Street Stair Entry



Guide to Elevations, Sections & Details



PLAY AREAS BY AGE GROUP AND OVERALL FUNCTION

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CHILDCARE (1) LTD.
350 2nd Street East,
NORTH VANCOUVER

project number: 19-002

no.	date	issue
01	1 MARCH 2019	For Review
02	17 MAY 2019	For Rezonning & Development Permit Applications
03	31 MAY 2019	Applications
04	24 JUNE 2019	First Submission
05	18 MARCH 2020	Second Submission
06	27 MAY 2020	Third Submission
07	08 JUNE 2020	Rezonning Applic. Third Submission Remove Existing Sheds

Preliminary Landscape Site Plan



Donna M. Rooman, M.B.C.S.A.
Our Designs Landscape Architects & Associates Inc.
1335 Fernwood Crescent
North Vancouver, B.C.
V7P 1K3
604 929 0776
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L-1 Rev. 2
21 June, 2019
Sheet 1 of 7

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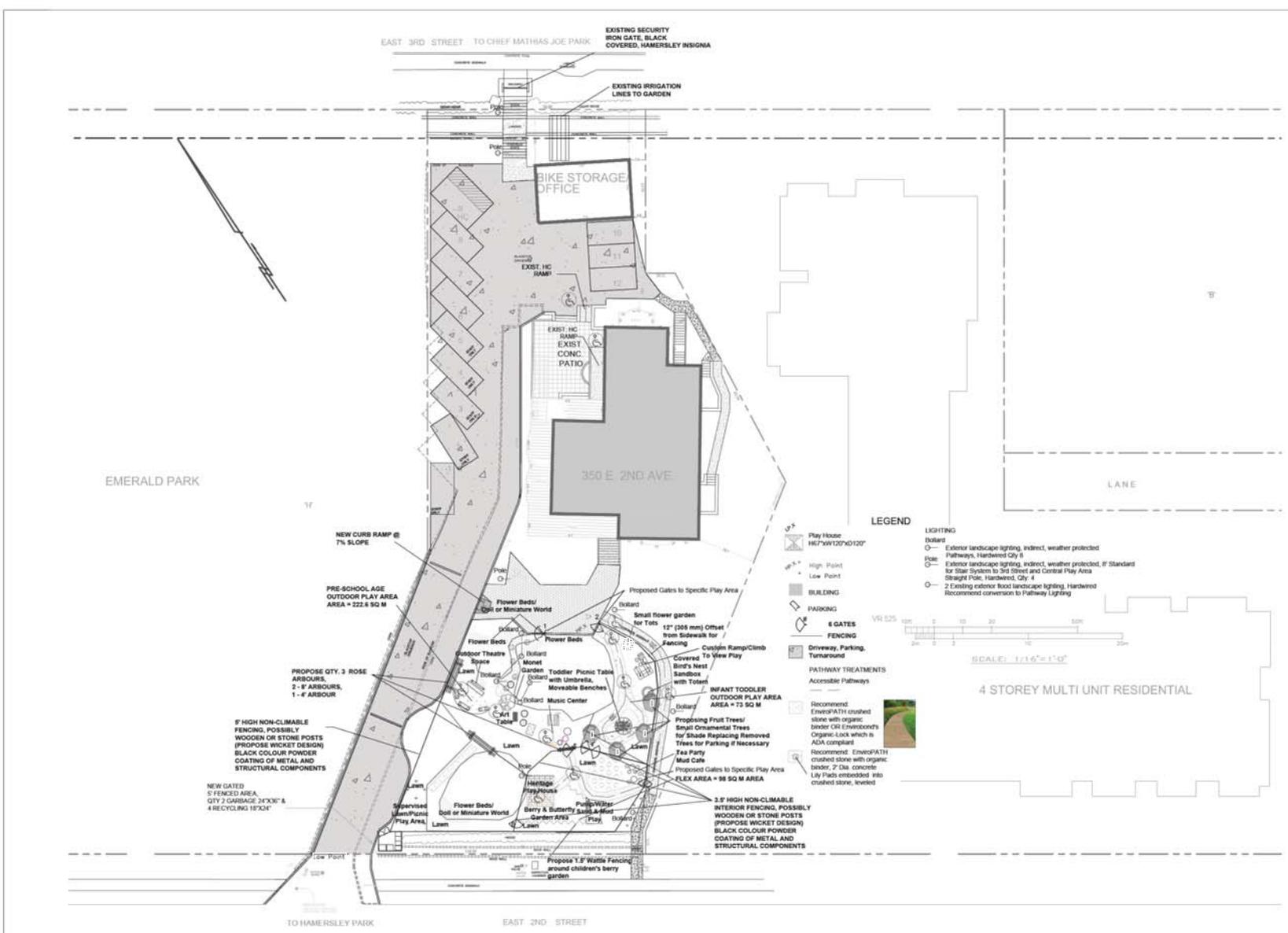
no.	date	issue
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06	27 MAY 2020	Third Submission
07	06 JUNE 2020	Remove Existing Sheds

Description of Play Areas (Tree Icons Removed)



Donna M. Rooman, M.B.C.S.A.
 Our Designs
 Landscape Architects & Associates Inc.
 1335 Fernwood Crescent
 North Vancouver, B.C.
 V2P 1K2
 804 929 0776
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L-2 Rev. 2
 21 June, 2019
 Sheet 2 of 7



View Port: Scale Inserted at 1/16th

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EAST 3RD STREET

PRELIMINARY PLANT SCHEDULE PROPOSED AS NEW TREES AND PLANTS

QUAN.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	REMARKS
-------	----------------	-------------	----------------	---------

QUAN.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	REMARKS
POSSIBLE SELECTION OF FRUIT TREES FOR THE INFANT TODDLER PLAY AREA				
M	2	Malus	2.0m ht - 8/80	Grafted HT: 3 to 5M SP: 1.25 to 2.5M Nursery Grown, FuJ, Red Montross, Honey Crisp, Strudman
MF	1	Malus fusca	3.0m cal - 8/80	HT: 2-12M SP: 6M
PA	1	Prunus avium	2.0m ht - 8/80	Grafted HT: 2.5 to 3M SP: 1.25 to 2.5M
P	1	Pyrus	2.0m ht - 8/80	Nursery Grown, Rubinor, Stella Von or Logan Grafted HT: 3 to 2M SP: 1.25 to 2.2M
NATIVE TREE (HERITAGE, Provincial Floral Emblem)				
CH	1	Cornus nuttallii	2.0m ht - 8/80	HT: 2M to 18M SP: 5 to 18m
ROSES FOR ARBOURS (Depending on availability)				
R	4	Rose John Cabot	John Cabot Rose	#2 pot 40cm ht/spr Nursery available, fragrant and climbing HT: 2.4M SP: 1.0M, 3m @ shade
R	2	Rose Christine de Falmagne (Alternatives: Joseph's Coat Golden Cascade New Dawn Pinote)	Christine de Falmagne Rose	#2 pot 40cm ht/spr Nursery available, fragrant and climbing HT: 4.0M SP: 2M, shade, rose into red
BERRIES				
Native				
	Amelanchier alnifolia	Saskatoon Serviceberry	100M POTS TYPICALLY	
	Rubus spectabilis	Samberry		
	Rubus parviflorus	Thumberry		
	Sambucus racemosa	Red Elderberry		
Edible				
	Assortment of Blueberries	Red Currant	Boysen Berry	Young Berry
	Vaccinium Sunshine Blue	White Currant	Straw Berry	Toy Berry
	Rosa Blueberry	Strawberry	Raspberry	Marion Berry
	Blueberry Legacy	Logan Berry	White Alpine	Gooseberry
ASSORTMENT OF WILDFLOWERS AND HARDY ORNAMENTALS THAT ARE DROUGHT TOLERANT AND NON-INVASIVE				
	Poppies	Sheets Daisies	Rubebucks	Forget-me-nots
	Crocus	Hardy asters	Camas	Forget-me-nots
	Forget-me-nots			

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350 2nd Street East,
NORTH VANCOUVER

project number: 19-002

no.	date	issue
01	1 MARCH 2019	For Review
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06	27 MAY 2020	Third Submission
07	06 JUNE 2020	Remove Existing Sheds

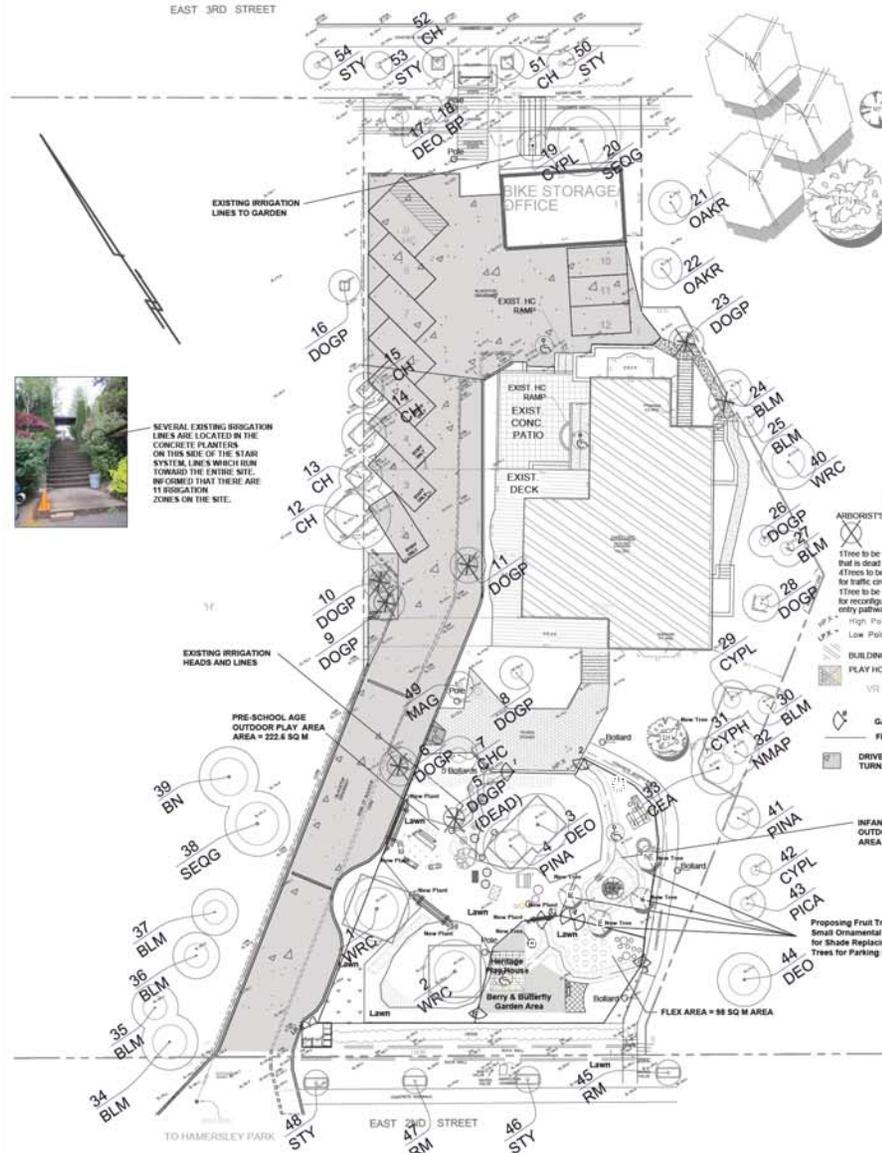
Preliminary
Planning
Plan,
Existing
Trees &
Proposed
Planting
Enhancements



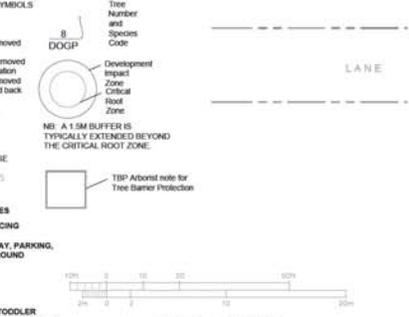
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North Vancouver, B.C.
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L-4 Rev. 2

21 June, 2019
Sheet 4 of 7



LEGEND



ARBORIST'S EXISTING TREE KEY

CODE	TREE SPECIES
BLM	Acer macrophyllum
NMAP	Acer planirostres
BP	Betula pendula
LEA	Ledum atarctica
DEO	Deodar
CYPL	Chamaecyparis lawsoniana
CYPH	Chamaecyparis obtusa
DOGP	Cornus pacifica
BN	Juglans chera
PICA	Picea abies
PINA	Pinus nigra
CHC	Prunus cerasifera
CH	Prunus spp.
QROB	Quercus robur
SEOG	Sequoia seedling giganteum
STY	Shiras japonicus
WRC	Thuja plicata

View Port: Scale Inserted at 1/16th

PRELIMINARY NOT FOR CONSTRUCTION



View Port: Scale Inserted at 1/16th

To Compare the Lighting Plan to Anticipated Play Circulation Patterns Please refer to L-3, Proposed Play Activity Zones Play Circulation



View Port: Not to scale



SKETCH OF PROPOSED LIGHTING ENHANCEMENTS, ELEVATIONS, SKETCHES, DETAILS



Photos of Existing Stair to East 3rd Street

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project number: 19-002

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07	06 JUNE 2020	Remove Existing Sheds

Plan View of Proposed Lighting Enhancements, Elevations, Sketches, Details



Donna M. Rooman, M.B.C.S.A.
 Our Designs Landscape Architects & Associates Inc.
 1335 Fernwood Crescent
 North Vancouver, B.C. V2P 1A2
 804 929 0776
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L-6 Rev. 2

21 June, 2019
 Sheet 6 of 7



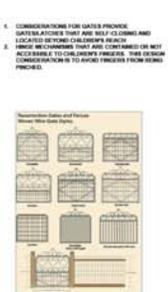
View Port: Scale Inserted at 1/16th

FENCING



- CONSIDERATIONS FOR FENCING:**
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 - b. FENCING MATERIAL: FENCING MATERIAL SHOULD BE DURABLE AND WEATHER RESISTANT.
 - c. FENCING HEIGHT: FENCING HEIGHT SHOULD BE 5' HIGH NON-CLIMBABLE FENCING.
 - d. FENCING COLOR: FENCING COLOR SHOULD BE BLACK COLOUR POWDER COATING OF METAL AND STRUCTURAL COMPONENTS.
 2. CONSIDERATIONS FOR GATES: GATES SHOULD BE 5' HIGH NON-CLIMBABLE GATES WITH A SELF-CLOSING MECHANISM AND A LOCKING MECHANISM.
 3. CONSIDERATIONS FOR PLAY AREAS: PLAY AREAS SHOULD BE 10' HIGH NON-CLIMBABLE FENCING WITH A SELF-CLOSING MECHANISM AND A LOCKING MECHANISM.
 4. CONSIDERATIONS FOR DRIVEWAYS: DRIVEWAYS SHOULD BE 5' HIGH NON-CLIMBABLE FENCING WITH A SELF-CLOSING MECHANISM AND A LOCKING MECHANISM.

GATES



- CONSIDERATIONS FOR GATES:**
1. CONSIDERATIONS FOR GATES INCLUDE:
 - a. GATE DESIGN: GATE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S FENCING BY-LAW AND SHOULD BE SUBMITTED TO THE CITY OF VANCOUVER FOR REVIEW AND APPROVAL.
 - b. GATE MATERIAL: GATE MATERIAL SHOULD BE DURABLE AND WEATHER RESISTANT.
 - c. GATE HEIGHT: GATE HEIGHT SHOULD BE 5' HIGH NON-CLIMBABLE GATES.
 - d. GATE COLOR: GATE COLOR SHOULD BE BLACK COLOUR POWDER COATING OF METAL AND STRUCTURAL COMPONENTS.
 2. CONSIDERATIONS FOR PLAY AREAS: PLAY AREAS SHOULD BE 10' HIGH NON-CLIMBABLE FENCING WITH A SELF-CLOSING MECHANISM AND A LOCKING MECHANISM.
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 NORTH VANCOUVER

project number: 19-002

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06	27 MAY 2020	Third Submission
07	06 JUNE 2020	Rezonning Applic. Third Submission Remove Existing Sheets

FENCING & GATES



Donna M. Rooman,
 M.B.C.S.A.
 Our Design
 Landscape Architects
 & Associates Inc.
 1335 Fernwood Crescent
 North Vancouver, B.C.
 V2P 1A2
 804 929 0776
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L-7 Rev. 2

21 June, 2019
 Sheet 7 of 7

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350 East 2nd Street Rezoning Application

Development Information Session Summary Report

Event Date: November 26, 2019
Time: 6:00 PM – 9:00 PM
Location: John Braithwaite Community Centre, North Vancouver
Attendance: 6 members of the public signed in.
Comments: 8 comment sheets submitted. 4 e-mails were submitted.

Meeting Purpose:

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

Notification:

In accordance with City of North Vancouver policies:

Invitation Brochures

Invitations and informational packages were delivered to 181 addresses within a 40m radius from the site, meeting City requirements. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, November 20, 2019 and Friday, November 22, 2019. A copy of the ad is included in Appendix A: Notification.

Attendance:

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

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

City of North Vancouver:

- Sean Galloway, Manager of Planning

Project Team presenters included:

- Thomas Grimwood, Architect
- Michael Oord, QRD (Hamersley) Development Inc.

Facilitators:

- Katrina May, Katrina May Consulting

Overview:

The meeting was held in a Public Information Session format. Meeting participants could browse the display boards and engage with the project team directly. The facilitator listened for questions and comments and noted them on a flip chart for all to see.

A planned presentation and facilitated question and answer period did not take place as members of the public were able to speak directly with the project team. The facilitator heard several questions and comments about the project and recorded them on a flip chart.

The participants were invited to submit written comments to the facilitator or to the municipal planner. Two comment forms were submitted, as well as one email to the applicant and municipal planner.

The key themes of the evening were related to a discussion on the demand for childcare in the area, interest in the programming details, as well as questions on the proposed interior and exterior design changes that may impact the heritage nature of Hamersley House. An adjacent neighbor raised concerns over potential noise generated by the children, and a concern that this noise may negatively affect their property value and ability to enjoy quiet time while at home. Overall, the proposed childcare facility, historical landscaping, new playground features and minor design changes to the heritage character of Hamersley House were well received.

Public Dialogue:

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

- Q1** Where is the demand for childcare coming from? I don't know anyone with kids in this neighbourhood.
- A1** There is a significant shortage of childcare in the City and District of North Vancouver, and across the Metro Vancouver region.
- C2** I'm concerned about the noise.
- C3** I'm concerned about my property value going down.
- Q4** My wife and I live nearby and are hoping to have kids soon. We are interested in this childcare facility, what ages will it accommodate?
- A4** There will be space and programming for infants through to school age children.
- Q5** What changes to the heritage character are happening on the outside and the inside?
- A5** The exterior of the building will for the most part be left intact. There will be a new wood stair at the back of the building added, not visible from the street, along with another half flights of stairs and a new exterior door, which will serve as new exits and will create a safer situation for the children. Guardrails will be heightened (with glass additions) and the walkway will be brought up to code. The interior changes are being kept to a minimum and include new sinks and toilets and heightened guardrails (with glass).

Q6 It would be great if you could document and/or frame some of the historical information on Hamersley House and display it at the house for public interest.

A6 This is a great idea that we will certainly look into implementing. Historical research on Hamersley House has been documented in our Heritage Advisory Commission Report, that we could draw from.

Q7 How many square feet is the facility?

A7 It is approximately 10,000 square feet.

Comment Sheet and Email Summary

Participants were invited to submit comments for a two-week response period after the meeting. Two comment sheets were submitted, as well as one email. The written comments received were mixed. There is support for childcare in the community and for the proposed programming. There is also concern by surrounding neighbours of the noise impacts generated by the children playing. The applicant responded by informing that children will be brought outside during designated play periods, from approximately 9:30 AM – 11 AM and 3:00 PM – 4:30 PM, from Monday to Friday only.

Conclusion

The purpose of this development information session was to present to neighbours the proposed rezoning application and the childcare concept at Hamersley House, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 181 invitations were distributed by hand to the surrounding community, and 6 community members signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. Two comment forms were submitted as well as 1 email to the applicant and municipal planner.

The public could participate in this process in three ways:

- browsing boards
- talking to the project team and City Planner
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and City planner a variety of specific questions, mostly related to childcare demand, programming, proposed design changes to the heritage-designated Hamersley House, and concern over noise impacts. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News November 20, 22, 2019

A14 | COMMUNITY

nsnews.com northshorenews WEDNESDAY, NOVEMBER 20, 2019

PUBLIC HEARING
Maximum House Size
in the Single-Family
Residential One Acre
Zone (RS-1)
ZONING BYLAW AMENDMENT

What: A Public Hearing for Bylaw 8400, a proposed amendment to the Zoning Bylaw, to create a maximum principal building (house) size within the Single-Family Residential One Acre Zone (RS-1).

When: 7pm, Tuesday, November 26, 2019.

Where: Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC

What changes are proposed?

Bylaw 8400 proposes to amend the District's Zoning Bylaw to create a maximum principal building (house) size of 540 m² (5,813 sq. ft.) within the Single-Family Residential One Acre Zone (RS-1). This proposed maximum house size would **not** include floor space that is commonly exempted (e.g. basements, garages, balconies, small sheds), as long as it complies with existing zoning regulations. No changes are proposed to the floor space exemptions referenced above. Detailed information on floor space exemptions and residential zoning is available on the District of North Vancouver website: DNV.org/zoning.

How can I provide input?

We welcome your input Tuesday, November 26, 2019, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at DNV.org/public_hearing from November 12, 2019 to November 26, 2019. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

Questions?
 Adam Wright,
 Community Planner
 604-990-3657
wrighta@dnv.org



LITTLE MOUNTAIN, BIG BRASS Musicians Brian G. Froerer, Don Harder, Mac McManus and Roxie Giles get ready for their band's birthday bash. To mark the group's 25th year, the Little Mountain Brass Band is set to celebrate with the music of Handel, John Williams, and Holst at an afternoon concert Sunday, Nov. 24 at Mt. Seymour United Church at 1200 Parkgate Ave. Admission by donation. PHOTO MIKE WAKEFIELD

COMMUNITY BULLETIN BOARD

PAWS 4 STORIES: Paws 4 Stories is a St. John Ambulance Therapy Dog Community Service that is designed to assist in helping to improve reading skills of children. In this

program, children have the opportunity to read to a friendly, certified therapy dog. Ages 6-12. Sessions are 20 minutes in length. Children can sign up for a maximum of three sessions

each. Registration is first-come, first-served, though priority will be given to those who have not participated before. 4:30-5:30 p.m. Nov 21, North Vancouver District Public Library (Parkgate branch), 3675 Banfill Court, North Vancouver. For information: 604-990-5800, cmns@nvdpl.ca

Developer Information Session

Early Public Input Opportunity - Development Application
 350 East 2nd Street

PROPOSAL:

QRD (Hammersley) Development Inc. is proposing to change the portion of the site designated Residential Level 5 in the Official Community Plan (OCP) to Mixed-Use Level 1 to permit a 77-space commercial child care in the heritage designated building. A parking variance from the required 18 spaces to 11 spaces is requested. Limited exterior changes are proposed to the heritage building.

The applicant will be hosting a Developer Information Session where interested members of the public will have the opportunity to learn about and respond to the application.

Date: Tuesday, November 26, 2019, 6pm - 9pm
 Place: John Braithwaite Community Centre



Project Location

Applicant Contact
 NAME: Michael Oord
 COMPANY: QRD (Hammersley) Development Inc.
 EMAIL: michael.oord@groverelliott.ca
 PHONE: 604-418-8100

City of North Vancouver Contact
 141 West 14th Street
 North Vancouver, BC V7M 1H9
 604-983-7357
planning@cnv.org

A6 |

nsnews.com northshorenews FRIDAY, NOVEMBER 22, 2019

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--	---

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Developer Information Session
Early Public Input Opportunity - Development Application
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Place: John Braithwaite Community Centre



Project Location

<p>Applicant Contact NAME: Michael Oord COMPANY: QRD (Hammersley) Development Inc. EMAIL: michael.oord@groverelliott.ca PHONE: 604.418.8100</p>	<p>City of North Vancouver Contact 141 West 14th Street North Vancouver, BC V7M 1H9 604-983-7357 planning@cnv.org</p>
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PUBLIC HEARING NOTICE

Proposed Zoning Amendment and Development Permit for Rodgers Creek

WHAT: The public hearing regarding proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5044, 2019; Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5045, 2019; and Phased Development Agreement Authorization Bylaw No. 5041, 2019, previously scheduled for November 19, 2019 has been rescheduled to December 3, 2019 in order to meet statutory notification requirements. A public meeting will be held concurrently.

WHEN: 6 p.m. on Tuesday, December 3, 2019

WHERE: Municipal Hall Council Chamber, 750 17th Street

SUBJECT LANDS: Areas 5 and 6 of Rodgers Creek. The subject lands are shown shaded to the right.

PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5044, 2019: would amend the existing zoning for Areas 5 and 6 of Rodgers Creek (Comprehensive Development Zone 3) to allow an increase in maximum height from 12 to 16 storeys, an increase in the "for sale" residential units from 493 to 699 (206 additional) enabled by decreasing units sizes (i.e. no increase in floor area) and an increase in density to allow up to 275 secured rental units, including up to 150 units on the District-owned parcel (Lot 11 of Area 6).

PROPOSED OFFICIAL COMMUNITY PLAN BYLAW NO. 4985, 2018, AMENDMENT BYLAW NO. 5045, 2019: would increase the maximum number of dwellings for Rodgers Creek to enable the proposed zoning amendments.

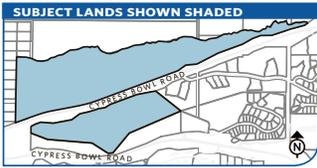
PROPOSED PHASED DEVELOPMENT AGREEMENT AUTHORIZATION BYLAW NO. 5041, 2019: would secure all outstanding amenities that have yet to be delivered for Rodgers Creek and the proposed community amenity contributions offered as part of the rezoning application, along with green building and adaptable housing commitments.

PROPOSED DEVELOPMENT PERMIT 19-061: would amend the existing development permit (16-079) for Area 6 of Rodgers Creek to enable subdivision of the lands, including environmental requirements related to tree removal and protection, wildfire management and creek protection. The proposed changes to the subdivision include extension of two multi-family housing parcels, the creation of a parcel for rental housing, consolidation and re-subdivision of the existing four single-family parcels into 10 smaller parcels and extension of Uplands Way to connect to Cypress Bowl Road.

COUNCIL WELCOMES YOUR INPUT: All persons who believe their interest in property is affected by the proposed bylaws and development permit will be given an opportunity to be heard and to present written submissions respecting matters contained in the proposed bylaws and development permit at the public hearing and concurrent public meeting. Prior to the public hearing and concurrent public meeting you may provide your submission: via email to mayorandcouncil@westvancouver.ca; via mail to Municipal Hall, 750 17th Street, West Vancouver BC V7V 3T3; or deliver to Legislative Services c/o Municipal Services Centre (main floor). Please provide written submissions by 3 p.m. on December 3, 2019, to ensure their inclusion in the public information package for Council's consideration. After the public hearing has closed no further submissions can be considered by Council.

MORE INFORMATION: The proposed bylaws, development permit and relevant documents that Council may consider in deciding whether to adopt the proposed bylaws and approve the development permit may be inspected at Municipal Hall from October 31 to December 3, 2019 (Monday-Friday, except statutory holidays, 8 a.m. to 4:30 p.m.), at the Memorial Library or at the public hearing and concurrent public meeting.

QUESTIONS? Michelle McGuire, Manager of Current Planning and Urban Design: mmcguire@westvancouver.ca | 604-925-7059

westvancouver.ca
f t v WestVanDistrict
westvancouver

Notification Sign



Notification Flyers



CURRENT PHOTO

Developer Information Session

Early Public Input Opportunity
Development Application
350 East 2nd Street

Date: Tuesday, November 26, 2019
Time: 6pm - 9pm
Place: John Braithwaite Community Centre



Location Plan

PROPOSAL:

QRD (Hammersley) Development Inc. is proposing to change the portion of the site designated Residential Level 5 in the Official Community Plan (OCP) to Mixed-Use Level 1 to permit a 77-space commercial child care in the heritage designated building. A parking variance from the required 18 spaces to 11 spaces is requested. Limited exterior changes are proposed to the heritage building.

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Applicant Contact

NAME: Michael Oord
COMPANY: QRD (Hammersley)
Development Inc.
EMAIL: michael.oord@groverelliott.ca
PHONE: 604.418.8100

City of North Vancouver Contact

141 West 14th Street
North Vancouver, BC V7M 1H9
604-983-7357
planning@cnv.org

Developer Information Session

Early Public Input Opportunity - Development Application
350 East 2nd Street

PROPOSAL:

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Date: Tuesday, November 26, 2019, 6pm - 9pm
Place: John Braithwaite Community Centre



Project Location

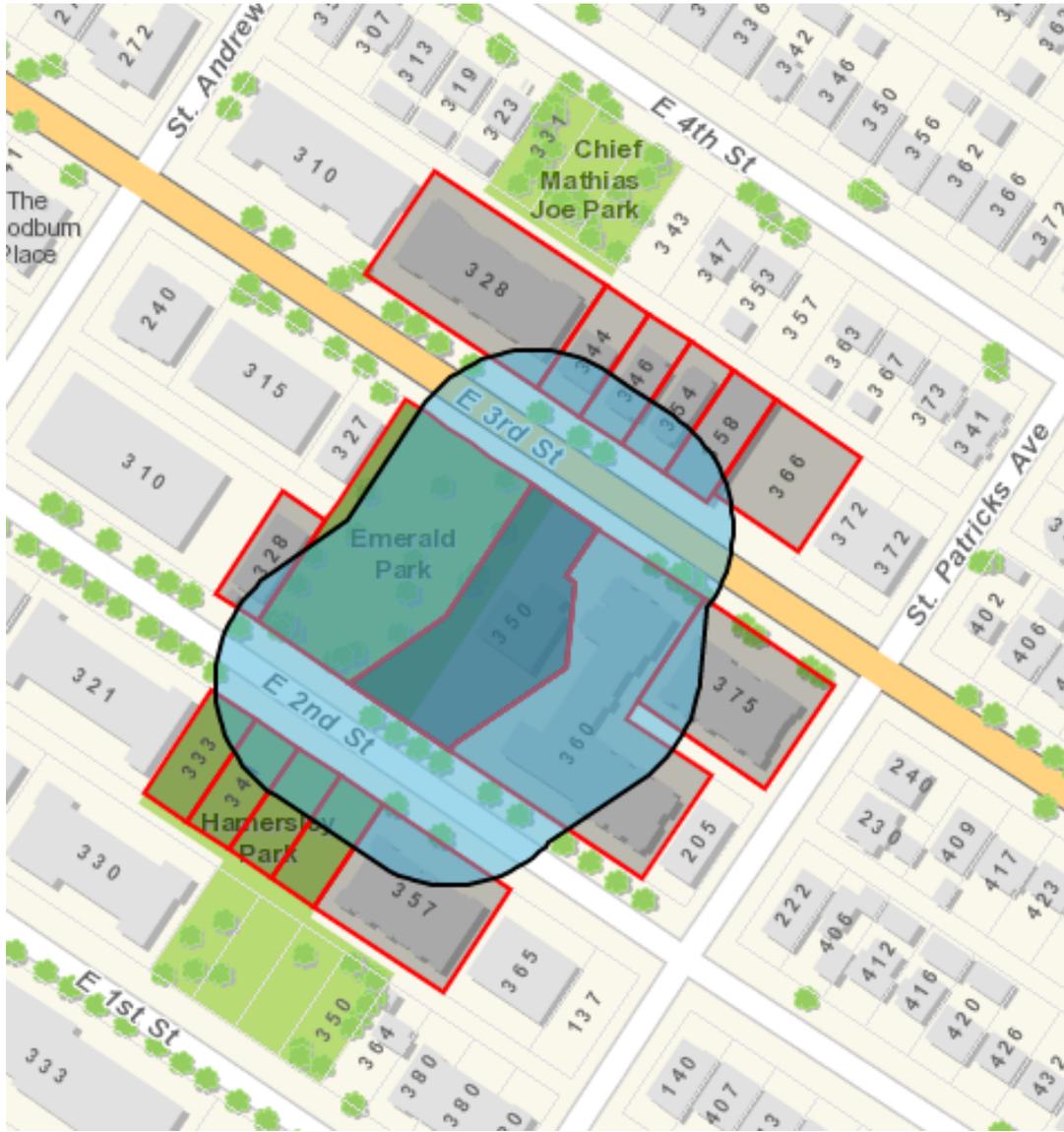
Applicant Contact

NAME: Michael Oord
COMPANY: QRD (Hamersley)
Development Inc.
EMAIL: michael.oord@groverelliott.ca
PHONE: 604.418.8100

City of North Vancouver Contact

141 West 14th Street
North Vancouver, BC V7M 1H9
604-983-7357
planning@cnv.org

Notification Area Map



350 East 2nd Street Hamersley House

Presented July 2020
Planning & Development Department

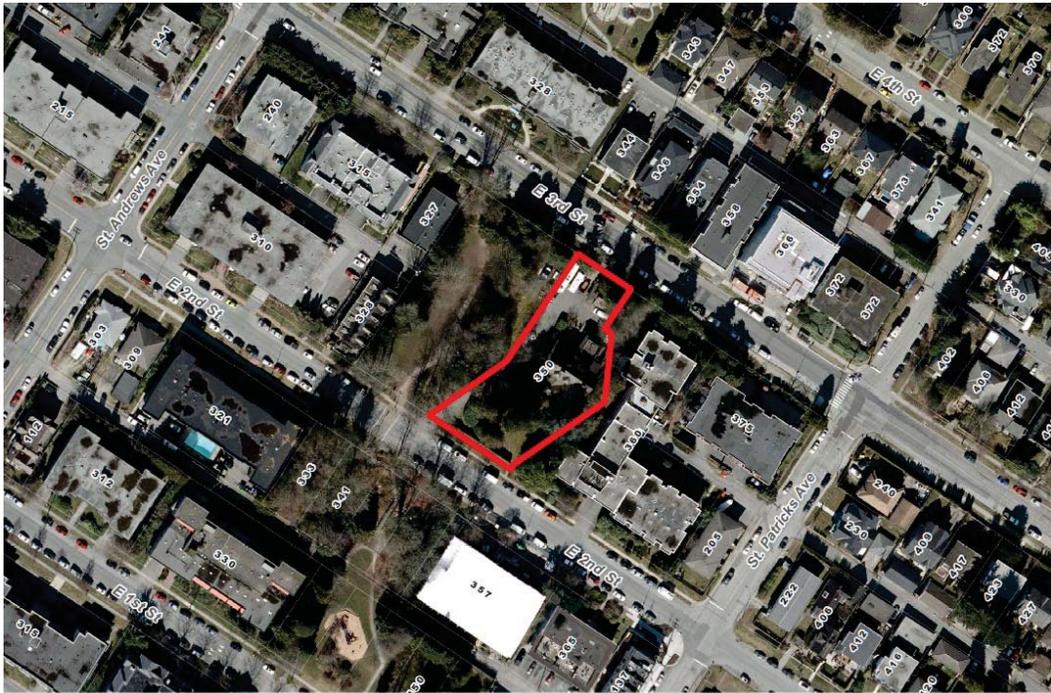


Project Description

- Designated Municipal Heritage Site
- Change of Use – no additional floor area
- Child Care Facility for up to 77 children
 - 36 infant / toddler
 - 41 age 3 years to school age



Site Context



Official Community Plan

Existing:

Park & Residential Level 5



Proposed:

Park & Mixed-Use Level 1

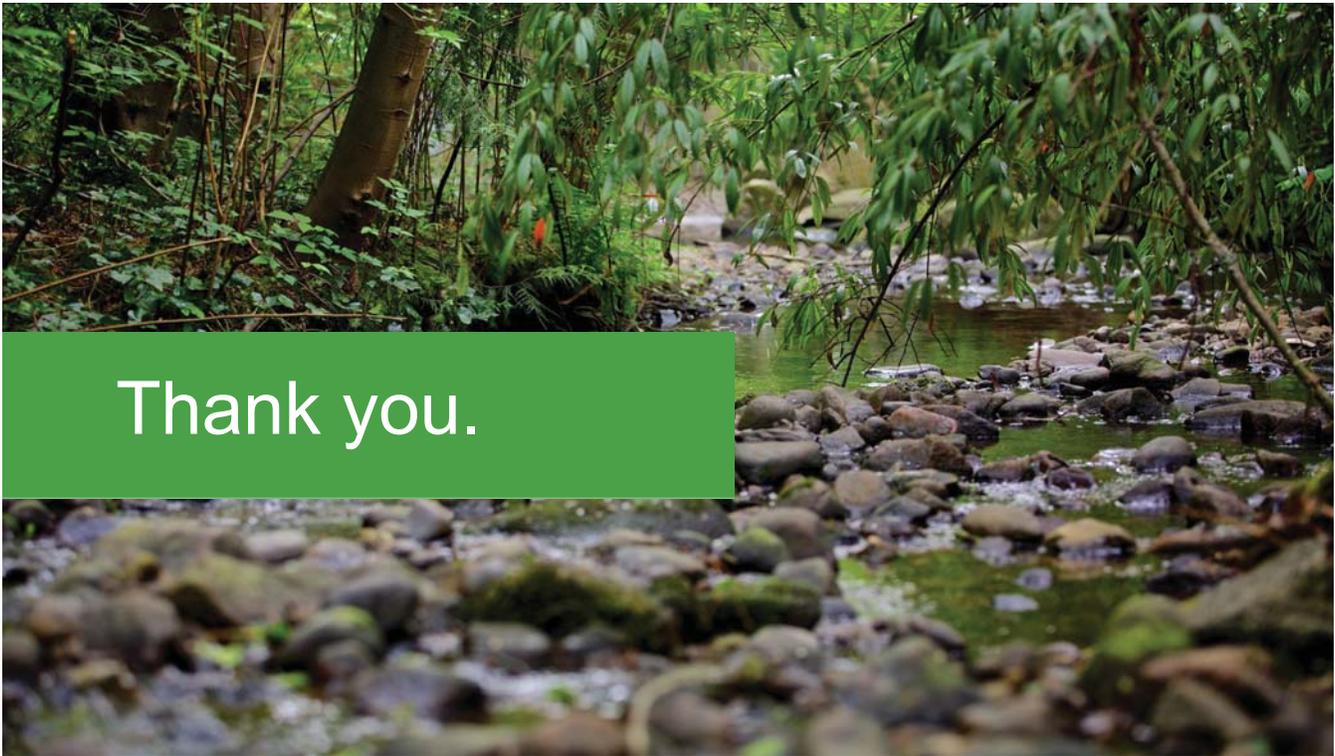


Public Engagement

- Developer Information Session (DIS) held late 2019
- Feedback at the DIS and subsequent feedback received includes:
 - Need for child care in this area
 - Concerns about noise and traffic impacts on neighbours

Conclusion

- Provides services in close proximity to growing neighbourhood
- Contributes right-of-way to future transit route & supports transit use
- Appropriate use of Heritage building & pastoral landscaping
- Provides 77 child care spaces
- Supported by policy frameworks



city
of north
vancouver



Public Hearing
City of North Vancouver

Hamersley House
350 East 2nd, North Vancouver, BC
JULY 20th, 2020

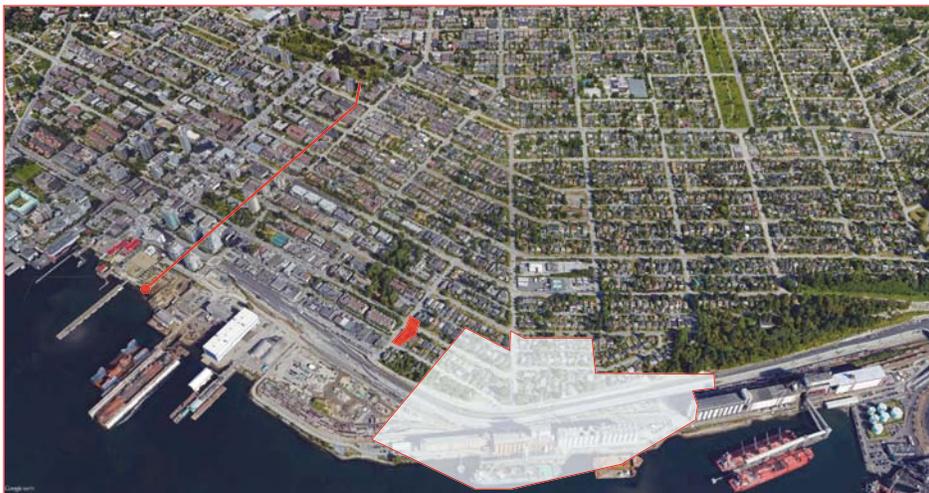
CRP:
Grimwood Architecture

Architect:
SCOTT Architecture

Landscape:
OUR DESIGNS LANDSCAPE ARCHITECTS & ASSOCIATES INC.

Heritage
Leslie Gilbert Heritage Consultant

A. NEIGHBOURHOOD CONTEXT



HAMERSLEY HOUSE

- 26,000 SQ. FT LOT
- CENTRALLY LOCATED
- RAPIDBUS TRANSIT ACCESS ALONG EAST 3RD STREET
- THREE BLOCKS FROM LONSDALE AVENUE
- 15 MINUTE WALK TO LONSDALE QUAY

C. SITE PHOTOS



HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

JULY 20, 2020

D. SITE DESCRIPTION

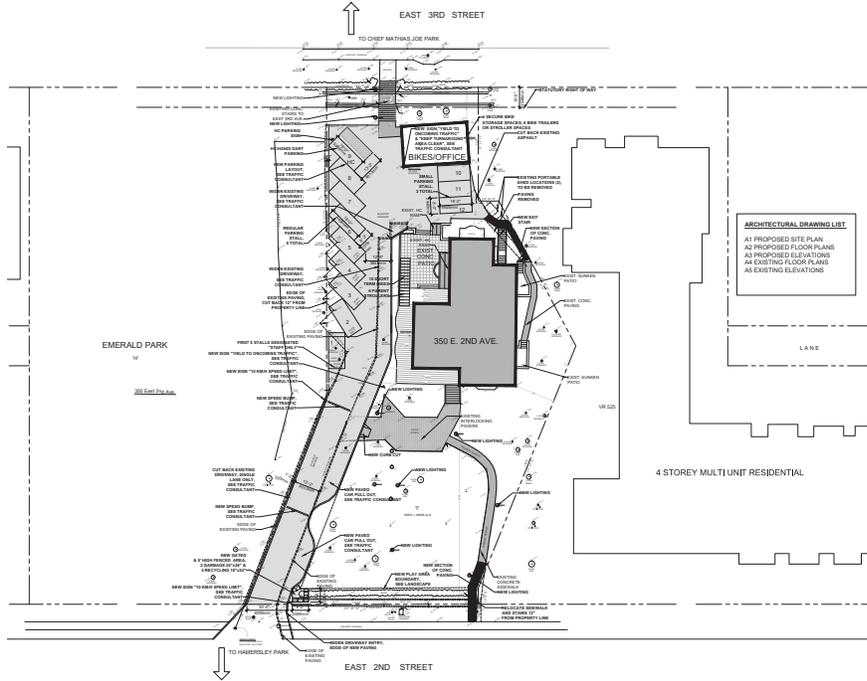


- THE HAMERSLEY HOUSE, CONSTRUCTED BETWEEN 1902 AND 1904, IS CONSIDERED TO BE AN IMPORTANT HISTORIC BUILDING WITH SIGNIFICANT HISTORIC AND SOCIAL COMMUNITY HERITAGE VALUE.

HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

JULY 20, 2020

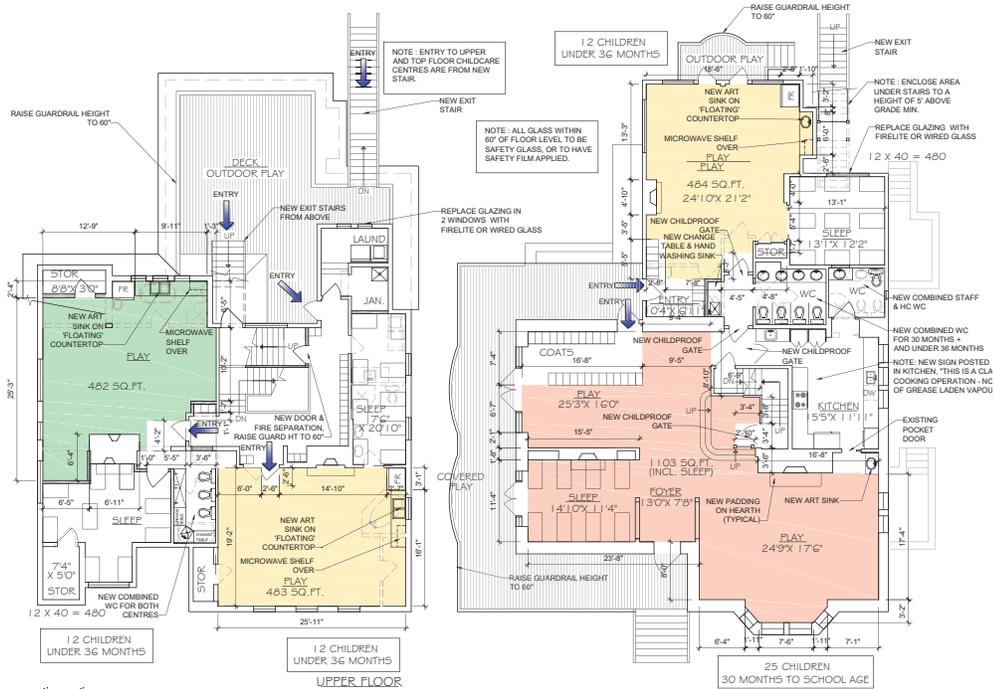
F. ARCHITECTURAL SITE PLAN



HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

JULY 20, 2020

G. ARCHITECTURAL FLOOR PLANS



HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

JULY 20, 2020

H. ARCHITECTURAL ELEVATIONS



HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

JULY 20, 2020

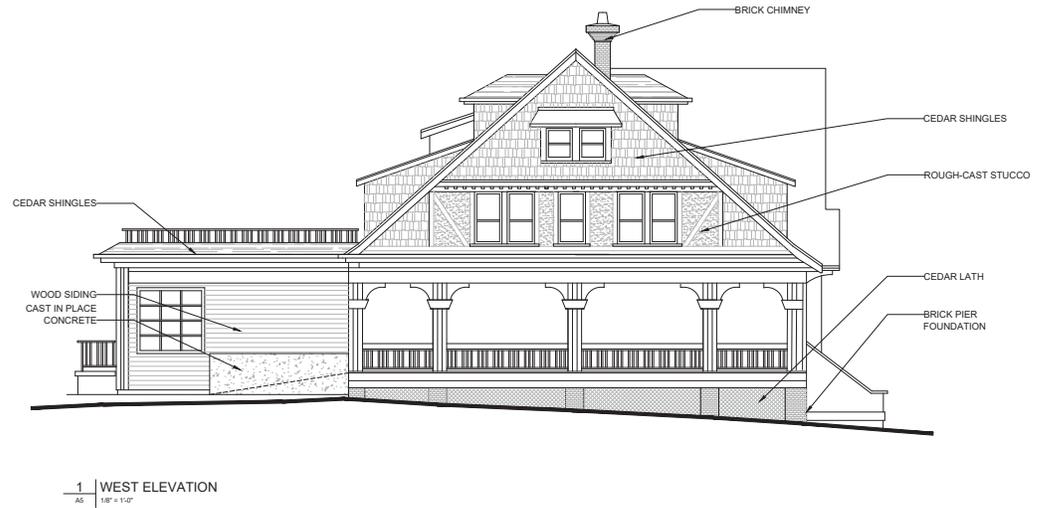
I. ARCHITECTURAL ELEVATIONS



HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

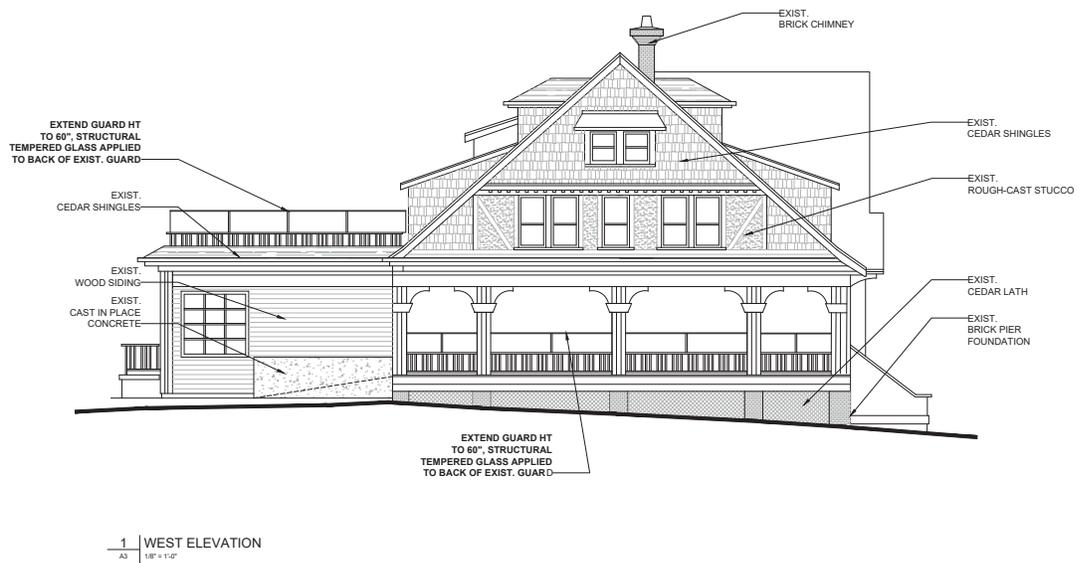
JULY 20, 2020

H. ARCHITECTURAL ELEVATIONS



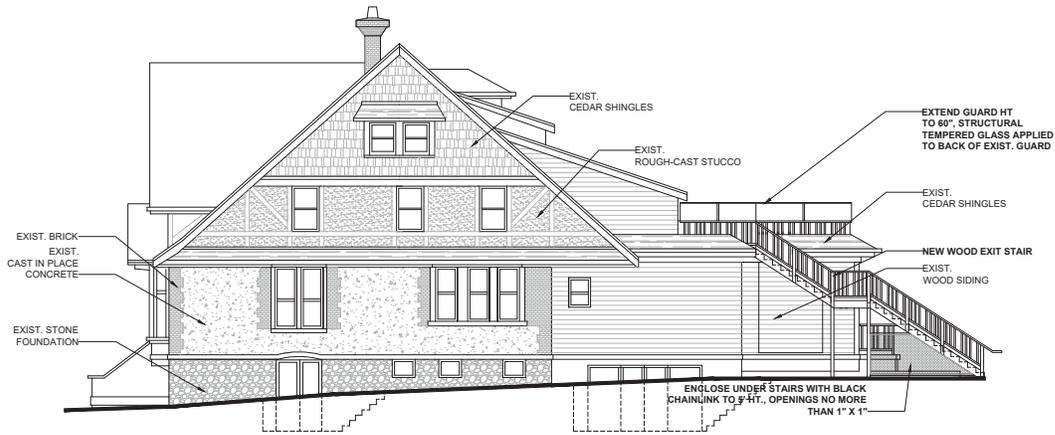
HAMERSLEY HOUSE JULY 20, 2020
350 East 2nd
North Vancouver BC

H. ARCHITECTURAL ELEVATIONS



HAMERSLEY HOUSE JULY 20, 2020
350 East 2nd
North Vancouver BC

I. ARCHITECTURAL ELEVATIONS



HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

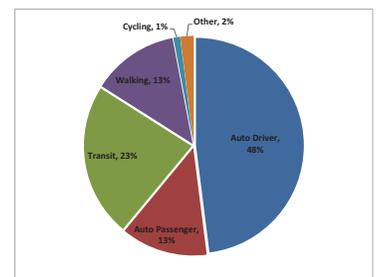
JULY 20, 2020

J. TRANSPORTATION CONTEXT

- EXISTING AREA TRAVEL CHARACTERISTICS INCLUDE A HIGH NON-AUTO MODE SHARE
- APPROXIMATELY 40 TWO-WAY VEHICLE TRIPS DURING THE PEAK HOURS
- 20 DROP OFF / PICK UP TRIPS PER PEAK HOUR OR ONE CAR COMING TO DROP OFF / PICK UP EVERY 3 MINUTES
- 12 VEHICLE PARKING SPACES, SECURE
- WEATHER PROTECTED BIKE AND STROLLER STORAGE



Figure 3.1: Existing Mode Share for Central Lonsdale



HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

JULY 20, 2020

K. CHILD CARE NEEDS IN LOWER LONSDALE

- CHILDREN UNDER SCHOOL AGE, I.E. 0 TO 4 YEARS OLD MAKE UP 35% OF THE CHILD POPULATION IN NORTH VANCOUVER
- 75% OF PARENTS IN THE CITY OF NORTH VANCOUVER NEED FULL-DAY CHILDCARE SERVICES DURING BUSINESS HOURS AND 76% OF PARENTS BELIEVE THAT THERE IS AN INADEQUATE SUPPLY OF CHILDCARE TO MEET THEIR NEEDS.
- WAITLISTS ARE OVER 12 MONTHS FOR INFANT / TODDLER SPACES IN THE CITY OF NORTH VANCOUVER.



HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

JULY 20, 2020

L. CHILD CARE PROGRAM HIGHLIGHTS

- CREATION OF 77 NEW CHILDCARE SPACES (36 INFANT / TODDLER, 41 AGE 3 TO SCHOOL AGE SPACES)
- CREATE STABLE, SALARIED POSITIONS FOR CHILDCARE EDUCATORS
- BURSARY PROGRAM FOR FAMILIES WITH FINANCIAL NEED
- PILOT A FLEXIBLE CHILDCARE PROGRAM
- LOCAL CHILDCARE PROVIDER WITH OVER 15 YEARS OF EXPERIENCE



HAMERSLEY HOUSE
350 East 2nd
North Vancouver BC

JULY 20, 2020

From: Jennifer Paton <patonj@dnv.org>
Sent: July-09-20 4:22 PM
To: Meg Wray <mwray@cnv.org>
Subject: Referral 350 E 2nd St

Dear Ms. Wray,

Your referral of a spot OCP amendment for the Hamersley House in the City of North Vancouver at 350 E 2nd St has been forwarded to Planning. Given the location of the site, the District has no input on this bylaw.

Best regards,

Jennifer Paton
Assistant General Manager, Planning



355 West Queens Road
North Vancouver, BC V7N 4N5
patonj@dnv.org
604-990-2319



Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

From: John Healey <>
Sent: July-04-20 12:17 PM
To: Submissions
Cc: Theodorica Angeles
Subject: Re: Official Community Plan Amendment Bylaw, 2020, No. 8782 and Zoning Amendment Bylaw, 2020, No. 8783.

John Healey
The Hendricks - VR125
309-357 East 2nd Street
North Vancouver, B.C.

City Of North Vancouver
141 West 14th St.
North Vancouver, B.C. V7M 1H9

Dear Sirs:

Re: Official Community Plan Amendment Bylaw, 2020, No. 8782 and Zoning Amendment Bylaw, 2020, No. 8783.

I have grave concerns that this proposed child care facility will destroy the quiet enjoyment of the homes and apartments of the neighbouring community.

There are many items for consideration:

- On site parking for 10 - 12 staff
- Hours of operation
- Traffic: congestion on 2nd Street and 3rd St. for drop off and pickup of 77 children within a short? time period. Street parking limitations for resident use vs. commercial use by the clients of the day care.
- Access from 3rd Street on feeder Avenues.
- Fire and Service access.
- Local Park use - safety and supervision.
- Noise abatement , sound systems, music etc., outdoor activities, toys and child disagreements.

As a close neighbour of this site I have the prospect of enduring great inconvenience as well as financial loss of property value if the residential zoning of the subject property is altered to accommodate this commercial venture. Please vote NO.

Please note that I have not yet been able to reoccupy 309-357 2nd St. due to the Fire repairs that have just been completed.

Sincerely,
John Healey
Current address: 4497 Keith Road, West Vancouver, B.C. V7W 2M4

From: Richard and Patricia <>
Sent: July-06-20 12:07 PM
To: Submissions
Subject: 350 East 2nd Street

The City of North Vancouver with the rest of the Country and the rest of the world is in a health emergency. The proven way to slow down the spread is physical distancing and yet the City and Developers want to jam and cram more people in buildings. The water restrictions have been posted. The Hospital, Medical, Police and other services are overwhelmed with wait times placing any one n need on more physical and mental harm. The pretense of affordable housing is untrue or affordable for whom? The pretense that more buildings hence more income keeps taxes down is UNTRUE. Being “green” but limited parking is NOT TRUE. This proposed redevelopment is unesseccasry.

Patricia Walden
626 W 23rd Street
North Vancouver BC

From: J. Amanat <>
Sent: July-11-20 6:55 PM
To: Submissions
Subject: Plan to change zoning bylaw for 350 east 2nd street in north vancouver!

Respected Sir, Madame,

My name is Monick Bahrami I am the owner of suite 212 - 360 East 2nd Street in North Vancouver. Opening a day care will affect my living as my balcony faces the building and I am very much against opening the day care.

I am against any bylaw zoning changes to 350 east 2nd street.

This is a residential area and that is the reason we bought our apartment to stay away from the noise. Please consider this and stop any changes to the bylaw.

Please contact me @ <> if you need more information.

Thanks,
Monick Bahrami
212-360 East 2nd Street
North Vancouver



NOTICE OF PUBLIC HEARING

WHO: Grimwood Architecture
WHAT: Official Community Plan Bylaw, 2020, No. 8400, Amendment Bylaw, 2020, No. 8782 Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783 (CD-427 Text Amendment) for **350 East 2nd Street**
WHEN: Monday, July 20, 2020 at 5:30 pm
HOW: View the meeting online at cnv.org/LiveStreaming

Notice is hereby given that Council will consider:

Official Community Plan Amendment Bylaw, 2020, No. 8782 and Zoning Amendment Bylaw, 2020, No. 8783

to rezone the subject property to permit a child care facility for up to 77 children. This change of use would allow the child care facility to be located in the Hamersley Designated Heritage building. The application requires a change of OCP Designation, on a portion of the site, from Residential Level 5 to Mixed-Use Level 1.

As City Hall remains closed to the public, the Public Hearing will be held electronically via "WebEx". All persons who believe their interest in property may be affected by the proposed bylaws will be afforded an opportunity to speak at the Public Hearing and/or by email or written submission. To ensure all submissions are available for Council at the Public Hearing, certain deadlines have been implemented.

For email submissions (preferred): include your name and address and send to input@cnv.org **no later than 12:00 noon on Monday, July 20, 2020.**

For written submissions: include your name and address and mail or deposit into a drop-box at City Hall **no later than 4:00 pm on Friday, July 17, 2020.** Written submissions are subject to a 24-hour quarantine period before being opened due to COVID-19.

To speak at the Public Hearing, pre-registration is required by completing an online form at cnv.org/PublicHearings. Persons can also pre-register by phoning Julie Peters at 604-990-4230 and providing contact information so call-in instructions can be forwarded to you. **All pre-registration must be submitted no later than 12:00 noon on Monday, July 20, 2020.**

In order to accommodate any last minute speakers with new information to provide, please phone 604-990-4230 and a staff member will provide instructions on how to call in to add comments.

Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

The proposed Official Community Plan and Zoning Amendment Bylaws, background material and presentations of staff and the applicant will be available for viewing on Friday, July 10, 2020 online at cnv.org/PublicHearings.

Please direct any inquiries to Meg Wray, Planner, at mwray@cnv.org or 604-982-3989.

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



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8782

A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”

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 **“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street, Land Use Designation Change)**.
2. “Official Community Plan Bylaw, 2014, No. 8400” is amended as follows:
 - A. In Schedule A “Land Use” by reclassifying the following property:

Lot	Block	D.L.	Plan
I	143	274	LMP53860

from Parks, Recreation, and Open Space and Residential Level 5 to Parks, Recreation, and Open Space and “Mixed-Use Level 1” as indicated in Schedule A.

READ a first time on the 22nd day of June, 2020.

READ a second time on the 22nd day of June, 2020.

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

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

MAYOR

CITY CLERK

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8783

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. 8783” (Thomas Grimwood / Grimwood Architecture, 350 East 2nd Street, CD-427 Text Amendment)**.
2. Comprehensive Development 427 Zone (CD-427) of Part 11, Division V: Comprehensive Development Regulations, Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:

A. By deleting the following paragraph:

“In the CD-427 Zone, permitted Uses, regulations and permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that for Buildings built prior to 1910:”

and replacing it with the following:

“In the CD-427 Zone, permitted Uses, regulations and permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:”

B. By deleting subsection (1) in its entirety and replacing it with the following:

(1) The permitted Principal Uses shall be limited to:

(a) Child Care Use, subject to section 507(5) of the Bylaw, except that:

(i) section 507(5)(a) shall be varied to allow storage and office supporting the Principal Use to be within an Accessory Building;

(ii) the maximum number of children in care at any one time specified under section 507(5)(h) shall be varied to allow for a maximum of 77 children;

(b) One-Unit Residential Use;

(c) Residential Care Facility Use;

C. By deleting subsection (2) in its entirety and replacing it with the following:

(2) The permitted Accessory Uses shall be as in the RS-1 Zone, except that:

(a) Section 507(11)(b) shall be waived;

- D. By deleting subsection (4) in its entirety and replacing it with the following:
- (4) The Principal Building shall be sited as in the RS-1 zone, except that:
 - (a) The Principal Building shall be sited not less than 19.5 metres (64 feet) from the Rear Lot Line;
- E. By deleting subsection (6) in its entirety and replacing it with the following:
- (6) The total floor area of all Accessory Buildings on the Lot shall not exceed 110 square metres (1184 square feet) and a maximum of one Accessory Building shall not exceed a height of two Storeys;
- F. By deleting subsection (7) in its entirety and replacing it with the following:
- (7) Parking standards shall comply with Part 9 of this Bylaw, except that:
 - (a) section 906(2) shall be varied to allow a maneuvering aisle width of 3.86 metres (12.67 feet) for two-way traffic;
 - (b) section 906(5)(a) shall be varied to allow a driveway width of 4.0 metres (13.1 feet) for two-way traffic;

READ a first time on the 22nd day of June, 2020.

READ a second time on the 22nd day of June, 2020.

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

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

MAYOR

CITY CLERK



Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
CITY CLERK'S DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Karla Graham, City Clerk

Subject: 2009 MAHON AVENUE – REQUEST FOR RECONSIDERATION OF
REMEDIAL ACTION ORDER (DEMOLITION AND SITE CLEAN-UP)

Date: July 13, 2020 File No: 09-3900-01-0001/2020

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

RECOMMENDATION

PURSUANT to the report of the City Clerk, dated July 13, 2020, entitled “2009 Mahon Avenue – Request for Reconsideration of Remedial Action Order (Demolition and Site Clean-up)”:

THAT pursuant to Section 78 of the *Community Charter* and the request attached as Attachment #1 from Trevor Warrington, the registered owner (the “Owner”) of property having a civic address of 2009 Mahon Avenue, North Vancouver, legally described as: Lot 27, Block 4, District Lot 548, Plan 3846; PID: 004-812-603 (the “Property”), Council reconsider the remedial action order imposed by Council on June 22, 2020, as set out in the Minutes of the June 22, 2020 meeting, which are attached as Attachment #2;

AND THAT upon reconsidering the remedial action order and hearing any representations made by the Owner, Council confirm the remedial action order of June 22, 2020.

ATTACHMENTS

1. Letter from registered owner requesting reconsideration dated July 9, 2020 (Doc. 1929785)
2. Excerpt from the Minutes of Council Meeting, June 22, 2020 (Doc. 1928156)
3. *Community Charter*, Division 12 Section 72-80 (Doc 1921868)

SUMMARY

The purpose of this report is to provide Council with the Owner's request for reconsideration of a remedial action order imposed by Council on June 22, 2020 in relation to the Property and to provide the Owner with the opportunity to make representations to Council as required by Section 78 of the *Community Charter*.

BACKGROUND

As set out in the report of the Manager, Bylaw Services, to Council dated June 10, 2020, the Property has a long history of bylaw violations and City actions to address such violations that began when the Owner acquired the Property in 1985.

On June 22, 2020, Council declared the main building and debris on the Property as a nuisance pursuant to Section 74 of the *Community Charter*. These matters or things are a nuisance and are so dilapidated and unclean as to be offensive to the community. Council also imposed remedial action requirements on the Owner in respect of the Property pursuant of Section 72 of the *Community Charter*. The requirements set out in the remedial action order are to be completed within 45 days of June 24, 2020, being the date that notice of the order was provided to the Owner.

The resolutions adopted by Council on June 22, 2020 in respect of the Property are as follows:

“PURSUANT to the report of the Manager, Bylaw Services, dated June 10, 2020, entitled “2009 Mahon Avenue – Remedial Action Order (Demolition and Site Clean-Up)” and whereas Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or other structure, including a requirement to remove or demolish the building or structure where it is a nuisance or is so dilapidated or unclean as to be offensive to the community:

THAT Council, after considering the above-referenced report and viewing the photographs of property having a civic address of 2009 Mahon Avenue, North Vancouver, legally described as: Lot 27, Block 4, District Lot 548, Plan 3846; PID: 004-812-603 (the “Property”):

- i. DECLARES, pursuant to the authority provided in Section 74 of the *Community Charter*, that the fire-damaged structure of the main house on the Property (the “Main Building”) and the surrounding construction debris and refuse identified in the photographs at Attachment #1 to the report (the “Debris”) are a nuisance and are so dilapidated and unclean as to be offensive to the community; and
- ii. IMPOSES, pursuant to the authority provided in Section 72 of the *Community Charter*, the following remedial action requirements (the “Remedial Action Order”) to be completed by the registered owner in fee simple of the Property (the “Owner”) at his sole cost within 45 days,

commencing on the date that notice of this Remedial Action Order is sent to the Owner:

- Completion of demolition of the Main Building and the foundation of the Main Building;
- Removal of all components of the Main Building, its foundation and the Debris from the Property and disposal of such material at an appropriate disposal facility; and
- Following the demolition and removal of the Main Building and its foundation and the Debris, filling in and covering the excavated area and levelling the area to a natural state.

THAT Council direct the Manager, Bylaw Services, to provide notice pursuant to the requirements of Section 77 of the *Community Charter*, of the Remedial Action Order to the Owner and to each holder of a registered charge in relation to the Property whose name is included on the assessment roll.

THAT Council set the time limit for a notice to request Council reconsideration of the Remedial Action Order at 14 days commencing on the date that notice of the Remedial Action Order is sent to the Owner.

AND THAT Council, in the event that the Owner has not fully complied with the Remedial Action Order within 45 days of the date that notice of the Remedial Action Order is sent to the Owner, authorize staff and contractors of the City to take all appropriate actions in accordance with Section 17 of the *Community Charter*, including carrying out any and all of the requirements set out in the Remedial Action Order, with all costs incurred by the City to be at the expense of the Owner and recoverable from the Owner in accordance with Sections 17, 80, 258 or 259 of the *Community Charter*.”

COMMUNITY CHARTER REQUIREMENTS FOR NOTICE AND RECONSIDERATION

Sections 77 and 78 of the *Community Charter* require that the City must notify property owners and certain other registered charge holders of Council’s decision to impose remedial action requirements. Notice of the remedial action order was hand delivered to the Owner on June 25, 2020. A title search for the Property shows that there are numerous charges registered against the Property, including several judgments and two mortgages. Staff have provided all registered charge holders with a copy of the notice given to the Owner.

Under Section 78 of the *Community Charter*, a person affected by remedial action requirements, such as the Owner, may request that Council reconsider the decision and have an opportunity to make representations to Council. The minimum time period that Council can set for such a request is 14 days unless there is a significant risk to health and safety, which is not the current case. Council set the time period for notice of

reconsideration at 14 days. The request for reconsideration provided by the Owner was submitted within 14 days.

Council is now required to consider the request of the Owner and either confirm, amend or cancel the remedial action order, as set out in Section 78 of the *Community Charter*. Once a decision is made, Council must provide notice to the Owner and any registered charge holders whose name is included on the assessment roll of the decision.

REQUEST FROM OWNER

At present, the Owner is in the process of demolishing the main building and removing the debris from the Property. However, as indicated in the letter, the Owner is seeking to retain a portion of the main building (the front right hand side measuring approximately 14.5' across and 8' deep and its underlying foundation). Staff do not support retaining this portion of the structure. The Owner also requests that Council remove the requirement to fill in and level the area to a natural state and suggests that the Owner add a secondary fence in front of the excavation. The Owner states that he intends to rebuild the house on the Property as soon as permitted and that placing and then removing the fill would be an unnecessary expense. There is no set timeline for this to occur, the Owner has not applied for a building permit, and staff are concerned about how long the excavation would remain unfilled, which could create a hazard and cause additional offense to the community.

The Owner is essentially seeking an amendment to the order, which is within Council's purview to consider under the provisions of the *Community Charter*. Staff recommend that Council confirm the previously adopted remedial action order to ensure that the Property is remediated in a timely manner so that it is no longer offensive to the community. However, if Council wishes to amend the order to accommodate the request of the Owner, staff suggest the following optional resolution to replace the second active clause in the staff recommendation:

“AND THAT upon reconsidering the remedial action order and hearing any representations made by the Owner, Council amend the remedial action order in respect of the Property to impose the following requirements:

- Completion of demolition of the Main Building and its foundation, except for the front right hand side, including the entryway into the home measuring approximately 14.5' across and 8' deep and the foundation of that portion of the Main Building;
- Removal of all components of the Main Building, its foundation and the Debris from the Property and disposal of such material at an appropriate disposal facility; and
- Following the demolition and removal of the Main Building and its foundation and the Debris, installing a secondary fence at the front of the excavation to the satisfaction of the Chief Building Official.”

The remainder of the resolutions adopted by Council on June 22, 2020 would remain in effect, including that the requirements are completed within 45 days from June 25, 2020. There is no further right to reconsideration of the remedial action order under the provisions of the *Community Charter*.

FINANCIAL IMPLICATIONS

As noted in the report of June 10, 2020, a preliminary estimate of costs to carry out the requirements of the remedial action order is between \$30,000 and \$40,000 based on the current state of the Property. This amount may now be decreased given the work that has occurred, and further decreased if the order is amended as requested by the Owner, but staff do not have an estimate for that work. If the Owner defaults on carrying out the remedial action order, then pursuant to the resolutions adopted by Council, the City may act to complete the remedial action requirements and the costs can be charged back to the Owner under Section 17 of the *Community Charter*. Any costs associated with the proposed demolition that remain unpaid as of December 31, 2020 may be added to the taxes for the Property itself. Actions may also be taken to recover costs pursuant to Sections 80, 258 and 259 of the *Community Charter*.

INTER-DEPARTMENTAL IMPLICATIONS

The City Clerk continues to work with Bylaw Services, the City Solicitor, Fire Department and Planning and Development Department staff on this matter.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

A livable City includes robust and complete neighborhoods. The resolutions previously adopted by Council imposing the remedial action order aligns with a Livable City.

RESPECTFULLY SUBMITTED:



Karla Graham
City Clerk

Trevor Warrington
2009 Mahon Ave.
North Vancouver BC
[REDACTED]

July 9, 2020

To: City Clerk/Council for the City of North Vancouver

RE: FILE NO: 09-3900-01-0001/2020

Request for Council to reconsider and amend Remedial Action Order for Property at 2009 Mahon Ave, North Vancouver, BC.

It is my intention once I complete the demolition of my home that I will initiate the process to apply for a building permit to rebuild. I hope that you can understand this process has been very difficult for me; I have owned and lived in this home since I was 25 years old in 1984. I would like to retain a small portion of my home that is undamaged and incorporate it into the parameters of my new home. The section I would like to retain is the front right hand side that includes the entry way into my home, which is approximately 14.5' across and 8' deep and the section of foundation under this portion. Which was replaced in early 1990's to current building standards.

As I intend to start building the home as soon as I am permitted, I am requesting the requirement to fill in the excavated area and levelling the area to a natural state to be removed as this would create prohibitive unnecessary work and expense. When I applied for my

demolition permit I was asked to provide \$10,000 deposit to cover the costs of replacement (if damaged) of the trees that I had planted and maintained over the years on the boulevard in front of my home. I also paid for a professional arborist report to determine which trees could be removed and ~~then~~ would make my property more accessible to do the work ahead of me. I then found that removal of the trees would entail another process to notify the community and have their input before any decision could be reached. To simplify matters I elected to fence the entire group of trees to maintain protective coverage as required and get on with the demolition process. The city set aside this issue until the building permit process. By virtue of the front boulevard being almost completely blocked off from the front of the property by the protective fence it is now prohibitive to introduce a large volume of fill. It is also unnecessary as what would be required to fill in would subsequently have to be removed to facilitate new footings. This would create additional expenses and a delay in the building process.

The ~~building~~ property is already fenced however if the order to fill the excavated area is based on risk, a secondary fence could be placed at the front of the excavation which would be approximately 18 inches and the grade tapers to 0 inches at the rear. This would also prevent unwanted sedimentary flow into drainage system and adjacent properties by not introducing additional

foreign soil.

Yours sincerely,

Trevor Warrington

Paul DM



Bylaw Services
2020-July 09
330pm

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JUNE 22, 2020**

REPORT

15. 2009 Mahon Avenue – Remedial Action Order (Demolition and Site Clean-Up)
– File: 09-3900-01-0001/2020

Report: Manager, Bylaw Services, June 10, 2020

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Manager, Bylaw Services, dated June 10, 2020, entitled “2009 Mahon Avenue – Remedial Action Order (Demolition and Site Clean-Up)” and whereas Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or other structure, including a requirement to remove or demolish the building or structure where it is a nuisance or is so dilapidated or unclean as to be offensive to the community:

THAT Council, after considering the above-referenced report and viewing the photographs of property having a civic address of 2009 Mahon Avenue, North Vancouver, legally described as: Lot 27, Block 4, District Lot 548, Plan 3846; PID: 004-812-603 (the “Property”):

- i. DECLARES, pursuant to the authority provided in Section 74 of the *Community Charter*, that the fire-damaged structure of the main house on the Property (the “Main Building”) and the surrounding construction debris and refuse identified in the photographs at Attachment #1 to the report (the “Debris”) are a nuisance and are so dilapidated and unclean as to be offensive to the community; and
- ii. IMPOSES, pursuant to the authority provided in Section 72 of the *Community Charter*, the following remedial action requirements (the “Remedial Action Order”) to be completed by the registered owner in fee simple of the Property (the “Owner”) at his sole cost within 45 days, commencing on the date that notice of this Remedial Action Order is sent to the Owner:
 - Completion of demolition of the Main Building and the foundation of the Main Building;
 - Removal of all components of the Main Building, its foundation and the Debris from the Property and disposal of such material at an appropriate disposal facility; and
 - Following the demolition and removal of the Main Building and its foundation and the Debris, filling in and covering the excavated area and levelling the area to a natural state;

Continued...

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JUNE 22, 2020**

REPORTS – Continued

15. 2009 Mahon Avenue – Remedial Action Order (Demolition and Site Clean-Up)
– File: 09-3900-01-0001/2020 – Continued

THAT staff be directed to provide notice pursuant to the requirements of Section 77 of the *Community Charter*, of the Remedial Action Order to the Owner and to each holder of a registered charge in relation to the Property whose name is included on the assessment roll;

THAT Council set the time limit for a notice to request Council reconsideration of the Remedial Action Order at 14 days, commencing on the date that notice of the Remedial Action Order is sent to the Owner;

AND THAT Council, in the event that the Owner has not fully complied with the Remedial Action Order within 45 days of the date that notice of the Remedial Action Order is sent to the Owner, authorize staff and contractors of the City to take all appropriate actions in accordance with Section 17 of the *Community Charter*, including carrying out any and all of the requirements set out in the Remedial Action Order, with all costs incurred by the City to be at the expense of the Owner and recoverable from the Owner in accordance with Sections 17, 80, 258 or 259 of the *Community Charter*.

CARRIED UNANIMOUSLY



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Paul Duffy, Manager, Bylaw Services

Subject: 2009 MAHON AVENUE – REMEDIAL ACTION ORDER (DEMOLITION & SITE CLEAN-UP)

Date: June 10, 2020 File No: 09-3900-01-0001/2020

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

RECOMMENDATION

PURSUANT to the report of the Manager, Bylaw Services, dated June 10, 2020, entitled “2009 Mahon Avenue – Remedial Action Order (Demolition & Site Clean-up)” and whereas Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or other structure, including a requirement to remove or demolish the building or structure where it is a nuisance or is so dilapidated or unclean as to be offensive to the community:

THAT Council, after considering the above-referenced report and viewing the attached photographs of property having a civic address of 2009 Mahon Avenue, North Vancouver, legally described as: Lot 27, Block 4, District Lot 548, Plan 3846; PID: 004-812-603 (the “Property”):

- i. DECLARES, pursuant to the authority provided in Section 74 of the *Community Charter*, that the fire-damaged structure of the main house on the Property (the “Main Building”) and the surrounding construction debris and refuse identified in the photographs at Attachment #1 to the report (the “Debris”) are a nuisance and are so dilapidated and unclean as to be offensive to the community; and
- ii. IMPOSES, pursuant to the authority provided in Section 72 of the *Community Charter*, the following remedial action requirements (the “Remedial Action Order”) to be completed by the registered owner in fee simple of the Property (the “Owner”) at his sole cost within 45 days,

commencing on the date that notice of this Remedial Action Order is sent to the Owner:

- Completion of demolition of the Main Building and the foundation of the Main Building;
- Removal of all components of the Main Building, its foundation and the Debris from the Property and disposal of such material at an appropriate disposal facility; and
- Following the demolition and removal of the Main Building and its foundation and the Debris, filling in and covering the excavated area and levelling the area to a natural state.

THAT Council direct the Manager, Bylaw Services to provide notice pursuant to the requirements of Section 77 of the *Community Charter*, of the Remedial Action Order to the Owner and to each holder of a registered charge in relation to the Property whose name is included on the assessment roll.

THAT Council set the time limit for a notice to request Council reconsideration of the Remedial Action Order at 14 days commencing on the date that notice of the Remedial Action Order is sent to the Owner.

AND THAT Council, in the event that the Owner has not fully complied with the Remedial Action Order within 45 days of the date that notice of the Remedial Action Order is sent to the Owner, authorize staff and contractors of the City to take all appropriate actions in accordance with Section 17 of the *Community Charter*, including carrying out any and all of the requirements set out in the Remedial Action Order, with all costs incurred by the City to be at the expense of the Owner and recoverable from the Owner in accordance with Sections 17, 80, 258 or 259 of the *Community Charter*.

ATTACHMENTS

1. Photos of 2009 Mahon Taken on June 6th, 2020 (Doc [#1921689](#))
2. Community Charter Division 12 Section 72-80 (Doc [#1921868](#))

SUMMARY

The purpose of this report is to seek Council's direction to declare the Main Building and Debris located on the Property as a nuisance and as so dilapidated and unclean as to be offensive to the community, and to impose the requirements comprising the Remedial Action Order on the Owner to ensure that the Property is no longer a nuisance or offensive to the community.

BACKGROUND

The Property has a long history of Bylaw violations and City actions to address such violations that began when the Owner acquired the Property in 1985. The house was

heated with a wood burning stove and firewood is stored on site. The Owner operates a home-based tree service business. As a result of his business of tree removals, the Owner had a tendency to bring materials back to the Property for storage and repurposing. That business also uses several vehicles that have been parked on the street in the vicinity of the Property. At times, outdoor work in the yard and on the street has occurred in contravention of municipal Bylaws.

Previous enforcement issues include:

- repeated unsightly premises;
- work without permit;
- wood burning furnace installation without permit and not in compliance with the Building Code;
- electrical, plumbing and gas code violations;
- construction in contravention of the Zoning Bylaw;
- storage of materials on City roadway;
- use of City street for lumber milling;
- business licence fees unpaid for several years; and
- parking violations.

Enforcement action with the Owner in the past has resulted in limited success because there has only ever been minimal response on his part to achieve compliance, followed by a return to the contravening activity over time.

The City has issued fines in the past and has pursued legal action against the Property Owner. This includes filing a petition seeking a BC Supreme Court Injunction in 1985 related to the wood burning furnace, which was successfully obtained. Further legal action was pursued in 1993 for unlawful work being conducted on a City street. A Notice of Contravention was filed in the Land Title Office in 1996. Further legal action occurred in 1998 to address building deficiencies.

DISCUSSION ON CURRENT STATE OF THE PROPERTY

A fire occurred on the Property in September 2018, the second to occur at the Property. The City has repeatedly provided the Owner with information and deadlines on how to remedy the outstanding safety concerns and Bylaw violations at the Property. In August 2019, after numerous correspondence and deadlines, the Owner brought the Property back into compliance with Bylaws by removing a considerable amount of debris and began the process of applying for a demolition permit.

On October 2, 2019, a permit was issued to the Owner to demolish the Main Building on the Property. This initial permit expired on February 2, 2020 with minimal progress and before the demolition permit was extended, the Owner was asked to provide a rationale as to why an extension was required.

In part, the Owner provided the following; "I was not actually ready to demolish the structure, but did so to show/satisfy the City I was serious in the intention to demolish the structure". Under proposed completion time, the Owner wrote; "3 months."

As a result, a demolition permit extension was granted on February 27, 2020 with an expiry date on May 10, 2020. A further extension to June 22, 2020 was permitted so that the demolition work could continue while staff prepared this report to Council. Staff have visited the Property regularly, with the last visit being on June 6, 2020, to confirm that the demolition has not been completed.

Under the *Community Charter*, the City can exercise some powers in regards to hazardous or nuisance properties. Specifically, Section 74 of the *Community Charter* provides that Council may declare that buildings, structures or erections of any kind or a similar matter or thing may be declared as nuisances, or that they are so dilapidated and unclean that they are offensive to the community. Council has latitude with regards to determining what matters or things in relation to a property constitute a nuisance or are offensive to the community and Council should exercise a standard of reasonableness in assessing whether matters or things are a nuisance or are offensive. In the present case, as evidenced by the photographs set out in Attachment #1, it is staff's view that the Main Building and Debris located on the Property are dilapidated and unclean to the extent that they are offensive to the community, especially when considered in the context of the surrounding neighborhood which is an area of well-maintained single-family residences, and are a nuisance. Staff do not believe that the garage structure at the rear of the Property is dilapidated or offensive and so are of the opinion that this building should be allowed to remain on the Property. As such, staff recommend that Council make the declaration set out in the Recommendation to declare the Main Building and the Debris as a nuisance.

Section 72 of the *Community Charter* provides that Council may impose remedial action requirements on property owners, lessees or occupiers of land in relation to, among other things, matters or things referred to in Section 74. Such actions may include requirements for a person to remove or demolish a matter or thing; fill it in, cover it or alter it; or bring it up to a standard set out in a Bylaw. Council must require that such requirements be carried out within a specified time period of not less than 30 days from the date that notice of the requirements is provided to the Owner. The Owner is currently in the process of demolishing the Main Building on the Property and it is expected that this work will be completed at some stage. However, given the history of the Property and the inability of the Owner to carry out remedial work in a thorough and reasonably timely manner, City staff are of the opinion that a remedial action order is necessary to ensure that the remedial work is actually completed. As such, staff recommend that Council impose the remedial action requirements set out in the Recommendation.

REQUIREMENTS FOR NOTICE AND RECONSIDERATION

Sections 77 and 78 of the *Community Charter* require that the City must notify property owners and certain other registered charge holders of Council's decision to impose remedial action requirements. A title search for the Property shows that there are numerous charges registered against the Property, including several judgments and two mortgages. If Council imposes the requirements set out in the Recommendation, notice will be provided as required under the *Community Charter*.

Under Section 78 of the *Community Charter*, a person affected by remedial action requirements, such as the Owner, may request that Council reconsider the decision and have an opportunity to make representations to Council. The minimum time period that Council can set for such a request is 14 days unless there is a significant risk to health and safety, which is not the current case. As such, staff recommends that Council set the time period for notice of reconsideration to be 14 days.

FINANCIAL IMPLICATIONS

A preliminary estimate of costs to carry out the requirements of the Remedial Action Order is between \$30,000 and \$40,000 based on the current state of the Property. If the Owner defaults on carrying out the Remedial Action Order, then pursuant to the Recommendation, the City may act to complete the remedial action requirements and the costs can be charged back to the Owner under Section 17 of the *Community Charter*. Any costs associated with the proposed demolition that remain unpaid as of December 31, 2020 may be added to the taxes for the Property itself. Actions may also be taken to recover costs pursuant to Sections 80, 258 and 259 of the *Community Charter*.

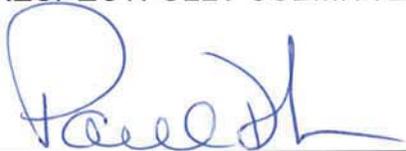
INTER-DEPARTMENTAL IMPLICATIONS

Bylaw Services staff are working with the City Solicitor, Fire Department and Planning and Development Department staff on this matter.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

A livable City includes robust and complete neighborhoods. This recommendation aligns with a Livable City.

RESPECTFULLY SUBMITTED:



Paul Duffy
Manager, Bylaw Services

Photos of 2009 Mahon Avenue Taken on June 6, 2020 at 9:10 am by Bylaw Officer Crookes

South Side of Residence



North Side of Residence



Top Floor of Residence



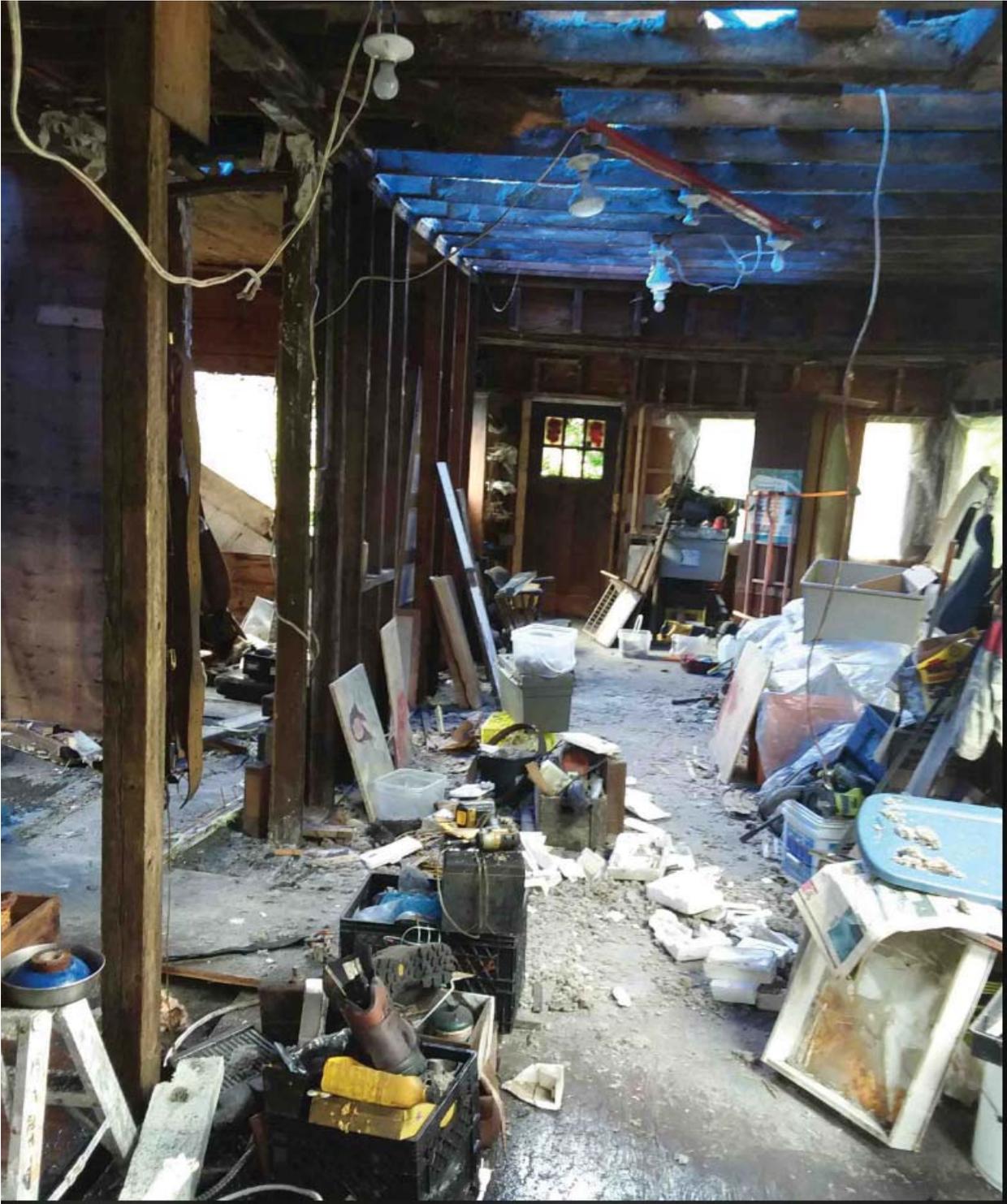
Top Floor of Residence



Top Floor looking to Rear of Residence



Main Floor of Residence



In Laneway behind Residence



Division 12 – Remedial Action Requirements

Council may impose remedial action requirements

- 72** (1) A council may impose remedial action requirements in relation to
- (a) matters or things referred to in section 73 [*hazardous conditions*],
 - (b) matters or things referred to in section 74 [*declared nuisances*], or
 - (c) circumstances referred to in section 75 [*harm to drainage or dike*].
- (2) In the case of matters or things referred to in section 73 or 74, a remedial action requirement
- (a) may be imposed on one or more of
 - (i) the owner or lessee of the matter or thing, and
 - (ii) the owner or occupier of the land on which it is located, and
 - (b) may require the person to
 - (i) remove or demolish the matter or thing,
 - (ii) fill it in, cover it over or alter it,
 - (iii) bring it up to a standard specified by bylaw, or
 - (iv) otherwise deal with it in accordance with the directions of council or a person authorized by council.
- (3) In the case of circumstances referred to in section 75, a remedial action requirement
- (a) may be imposed on the person referred to in that section, and
 - (b) may require the person to undertake restoration work in accordance with the directions of council or a person authorized by council.

Hazardous conditions

- 73** (1) Subject to subsection (2), a council may impose a remedial action requirement in relation to any of the following:
- (a) a building or other structure, an erection of any kind, or a similar matter or thing;
 - (b) a natural or artificial opening in the ground, or a similar matter or thing;
 - (c) a tree;
 - (d) wires, cables, or similar matters or things, that are on, in, over, under or along a highway;

- (e) matters or things that are attached to a structure, erection or other matter or thing referred to in paragraph (a) that is on, in, over, under or along a highway.
- (2) A council may only impose the remedial action requirement if
- (a) the council considers that the matter or thing is in or creates an unsafe condition, or
 - (b) the matter or thing contravenes the Provincial building regulations or a bylaw under section 8 (3) (l) [*spheres of authority – buildings and other structures*] or Division 8 [*Building Regulation*] of this Part.

Declared nuisances

- 74** (1) A council may declare that any of the following is a nuisance and may impose a remedial action requirement in relation to the declared nuisance:
- (a) a building or other structure, an erection of any kind, or a similar matter or thing;
 - (b) a natural or artificial opening in the ground, or a similar matter or thing;
 - (c) a drain, ditch, watercourse, pond, surface water, or a similar matter or thing;
 - (d) a matter or thing that is in or about any matter or thing referred to in paragraphs (a) to (c).
- (2) Subsection (1) also applies in relation to a thing that council considers is so dilapidated or unclean as to be offensive to the community.

Harm to drainage or dike

- 75** A council may impose a remedial action requirement if a person has
- (a) obstructed, filled up or damaged a ditch, drain, creek or watercourse that was constructed or improved under this Act or the [Local Government Act](#), or
 - (b) damaged or destroyed a dike or other drainage or reclamation work connected with it.

Time limit for compliance

- 76** (1) The resolution imposing a remedial action requirement must specify the time by which the required action must be completed.

(2) Subject to section 79 [*shorter time limits in urgent circumstances*], the time specified under subsection (1) must not be earlier than 30 days after notice under section 77 (1) [*notice to affected persons*] is sent to the person subject to the remedial action requirement.

(3) The council may extend the time for completing the required action even though the time limit previously established has expired.

Notice to affected persons

77 (1) Notice of a remedial action requirement must be given by personal service or by registered mail to

- (a) the person subject to the requirement, and
- (b) the owner of the land where the required action is to be carried out.

(2) In addition, notice of the remedial action requirement must be mailed to

- (a) each holder of a registered charge in relation to the property whose name is included on the assessment roll, at the address set out in that assessment roll and to any later address known to the corporate officer, and

- (b) any other person who is an occupier of that land.

(3) A notice under this section must advise

- (a) that the person subject to the requirement, or the owner of the land where the required action is to be carried out, may request a reconsideration by council in accordance with section 78 [*person affected may request reconsideration*], and

- (b) that, if the action required by the remedial action requirement is not completed by the date specified for compliance, the municipality may take action in accordance with section 17 [*municipal action at defaulter's expense*] at the expense of the person subject to the requirement.

Person affected may request reconsideration by council

78 (1) A person who is required to be given notice under section 77 (1) [*notice to affected persons*] may request that the council reconsider the remedial action requirement.

(2) Subject to section 79 [*shorter time limits in urgent circumstances*], a request under subsection (1) must be made by written notice provided within

14 days of the date on which the notice under section 77 (1) was sent or a longer period permitted by council.

(3) If the council receives a notice that complies with subsection (2), it must provide the person with an opportunity to make representations to the council.

(4) After providing the opportunity referred to in subsection (3), the council may confirm, amend or cancel the remedial action requirement.

(5) Notice of a decision under subsection (4) must be provided in accordance with section 77 (1) and (2) [*notice to affected persons*].

Shorter time limits in urgent circumstances

79 If the council considers that there is a significant risk to health or safety if action is not taken earlier, the resolution imposing the remedial action requirement may

(a) set a time limit under section 76 [*time limit for compliance*] that is shorter than the minimum otherwise applicable under subsection (2) of that section, and

(b) set a time limit for giving notice under section 78 [*persons affected may request reconsideration*] that is shorter than the limit otherwise applicable under subsection (2) of that section.

Recovery of municipal costs through sale of property

80 (1) This section applies to remedial action requirements in relation to the following:

(a) matters or things referred to in section 73 (1) (a) [*unsafe and non-complying structures*];

(b) matters or things referred to in section 74 (1) (a) [*nuisances in relation to structures*];

(c) matters or things referred to in section 74 (1) (d) [*nuisances in relation to things in or near structures*] that are in or about a matter or thing referred to in section 74 (1) (a).

(2) Subject to this section, if a remedial action requirement has not been satisfied by the date specified for compliance, the municipality may sell the matter or thing in relation to which the requirement was imposed or any part or material of it.

- (3) The earliest date on which the municipality may sell property referred to in subsection (2) is the later of
- (a) the date specified for compliance, and
 - (b) 60 days after the notice under section 77 (1) [*notice to affected persons*] is given.
- (4) If a municipality sells property under this section, it
- (a) may retain from the proceeds
 - (i) the costs incurred by the municipality in carrying out the sale, and
 - (ii) if applicable, the costs incurred by the municipality in exercising its power under section 17 [*municipal actions at defaulter's expense*] that have not yet been paid by the person subject to the requirement, and
 - (b) must pay the remainder of the proceeds to the owner or other person lawfully entitled.
- (5) For certainty, the authority under this section is in addition to that provided by section 17 [*municipal action at defaulter's expense*].

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Christopher French, Planning Assistant, Transportation
Andrew Devlin, Manager, Transportation Planning

Subject: STREET AND TRAFFIC BYLAW UPDATES

Date: July 6, 2020 File No: 16-8330-01-0001/2020

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

RECOMMENDATION

PURSUANT to the report of the Planning Assistant, Transportation, and the Manager, Transportation Planning, dated July 6, 2020, entitled “Street and Traffic Bylaw Updates”:

THAT the following bylaws be considered:

- “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2020, No. 8786” (Transit Lanes and Electric Vehicles Charging Parking); and
- “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8787” (Street and Traffic Bylaw – Updates to Fines).

ATTACHMENTS

1. Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2020, No. 8786 (Transit Lanes and Electric Vehicles Charging Parking) (CityDoc #1927364)
2. Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8787 (Street and Traffic Bylaw – Updates to Fines) (CityDoc #1927365)

BACKGROUND

The City has recently introduced a number of initiatives to increase the safety, convenience, reliability, and accessibility of the City’s transportation system, including the installation of transit priority measures, including transit-only lanes and delivering electric vehicle charging infrastructure. Amendments to the City’s Street and Traffic Bylaw, No. 6234 and Bylaw Notice Enforcement Bylaw, No. 8675 are warranted to

ensure clarity exists around applicable rules, regulations, and enforcement pertaining to these new components of the City's transportation system.

DISCUSSION

Recommended amendments to the City's Street and Traffic Bylaw 1991, No. 6235 and the City's Bylaw Notice Enforcement Bylaw 2018, No. 8675 are outlined in the report attachments and summarized, in turn, below.

Transit Lanes

The introduction of dedicated transit lanes across the City will create space for transit and cyclists to move around the City in ways that are safe and reliable. Amendments included in Street and Traffic Bylaw 1991, No. 6234, Amendment Bylaw 2020, No. 8786 (Attachment 1) provide definition for this new facility type in the City's transportation system and clarifies that designated transit lanes are for the exclusive use of public transit vehicles and cyclists only.

New fines for impeding a transit lane are proposed in Bylaw Notice Enforcement Bylaw 2019, No. 8675, Amendment Bylaw 2020, No. 8786 (Attachment 2) to facilitate compliance and support enforcement of these new regulations. The proposed fines and penalties are set to be comparable with similar infractions in the City and other jurisdictions in Metro Vancouver and Canada.

Parking in Designated Electric Vehicle Charging Spaces

The amendments included in Street and Traffic Bylaw 1991, No. 6234, Amendment Bylaw 2020, No. 8786 (Attachment 1) are intended to clarify that only electric vehicles are permitted to park or stop in designated electric vehicle charging spaces on-street or in City-owned or managed off-street parking facilities. These amendments will support reliable access to the City's growing network of electric vehicle charging infrastructure, which is a key strategy to facilitate the transition to less carbon-intensive vehicles in the City.

New fines for parking in a designated electric vehicle charging space are proposed in Bylaw Notice Enforcement Bylaw 2019, No. 8675, Amendment Bylaw 2020, No. 8787 (Attachment 2) to facilitate compliance and support enforcement of this new regulation. The proposed fines and penalties are set to be comparable with similar infractions in the City and other jurisdictions in Metro Vancouver and Canada.

INTER-DEPARTMENTAL IMPLICATIONS

The proposed bylaw amendments were prepared by Planning and Development staff, in coordination with staff from Engineering, Parks & Environment and Bylaw Services.

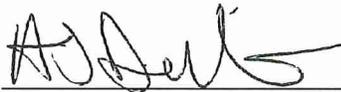
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The recommended bylaw amendments outlined in this report support a number of key goals in the City's Official Community Plan, including prioritizing walking, cycling, transit and goods movement over single-occupancy vehicles (Goal 2.1) and supporting a safe, accessible, resiliency, and affordable transportation system (Goal 2.3).

RESPECTFULLY SUBMITTED:



For _____
Christopher French
Planning Assistant – Transportation



Andrew Devlin, MCIP, RPP
Manager, Transportation Planning

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8786

A Bylaw to amend “Street and Traffic Bylaw, 1991, No. 6234”

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 **“Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2020, No. 8786” (Transit Lanes and Electric Vehicles Charging Parking)**.
2. “Street and Traffic Bylaw, 1991, No. 6234” is amended as follows:
 - A. By adding the following definition in section 302:

“Transit Lane” means any portion of a roadway designated by the City Engineer for the exclusive use of public transit vehicles and Cycles.
 - B. By adding the following subsection to Part 4 – Traffic Control:

411 Transit Lanes

General purpose motor vehicle traffic is prohibited from traveling or stopping in designated Transit Lanes, unless for the purpose of turning onto an intersecting street, roadway, or driveway.
 - C. By adding the following subsections to Section 501:

.25 on any portion of a street that is designated as a Transit Lane.
 - D. By adding the following subsection to Section 508 – Power to Establish Restrictive Parking Zones:

.3 Parking in Electric Vehicle Charging Spaces

No person shall park a motor vehicle in an on-street or City owned parking space equipped with an Electric Vehicle Charging Station unless the motor vehicle fits the definition of an Electric Vehicle as set out in Section 302 of this bylaw.

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

MAYOR

CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8787

A Bylaw to amend “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”

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 **“Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2020, No. 8787” (Street and Traffic Bylaw – Updates to Fines)**.
2. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675” is amended as follows:
 - A. By adding the following sections:

Bylaw	Description	Section	A1 Compliance Agreement Available	A2 Penalty	A3 Early Payment Penalty	A4 Late Payment Penalty	A5 Compliance Agreement Discount
Street & Traffic Bylaw No. 6234	Impeding Permitted Traffic in a Transit Lane	501.25	No	\$120	\$100	\$150	N/A
Street & Traffic Bylaw No. 6234	Improper Use of an Electric Vehicle Parking Space	521	No	\$50	\$40	\$80	N/A

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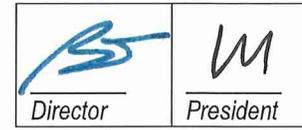
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ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK

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T 604.983.7312 F 604.985.9417 E info@LonsdaleEnergy.ca
141 West 14th Street, North Vancouver BC V7M 1H9

REPORT

To: Mayor Linda Buchanan and Members of Council
From: Ben Themens, Director, LEC
SUBJECT: 2020 ANNUAL GENERAL MEETING
Date: July 13, 2020

RECOMMENDATION:

PURSUANT to the report of the Director of Lonsdale Energy Corp., dated July 13, 2020, entitled, "2020 Annual General Meeting":

THAT the 2019 Financial Statements be received and filed;

THAT the attached proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corp. (Attachment 2) be endorsed;

AND THAT the Mayor and City Clerk be authorized to sign and seal the said resolution.

ATTACHMENTS:

1. Financial Statements of Lonsdale Energy Corp. for the period ended December 31, 2019, made up of the Statement of Financial Position, Statement of Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows
2. Proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corp. (in lieu of the annual general meeting)
3. Historical Data for 2004 – 2019 Years of Operation
4. Summary of LEC Statistics, as of December 31, 2019

PURPOSE:

This report provides information concerning Lonsdale Energy Corp.'s (LEC) 2019 activities and presents the audited Financial Statements for that year. It recommends that a resolution be adopted by the City of North Vancouver, sole shareholder of LEC, in lieu of holding an annual general meeting.

DISCUSSION:

Review of 2019 Activity

LEC was incorporated on July 7, 2003. In November of that year, the Company started to provide heat for hydronic space heating and domestic hot water to buildings within the City. Since its inception, LEC has grown to provide reliable and reasonably priced thermal energy and cooling services to its customers grouped in four service areas. LEC's statements comply with the International Financial Reporting Standards (IFRS).

The following accounts were added to the LEC network in 2019:

Lower Lonsdale Lower Lonsdale

- Pipe Shop Cooling (115 Victory Ship Way)
- Promenade (119 West Esplanade)
- The Shipyards Heating (125 Victory Ship Way)
- The Shipyards Cooling (125 Victory Ship Way)
- The Shipyards Ice Rink Heat Recovery (125 Victory Ship Way)
- West Third (177 West Third Street)

Central Lonsdale Service Area

- Belaire Apartments (1549 Chesterfield Avenue)

Harbourside Service Area

- Five Points (711 W 14th Street)
- St. Thomas Aquinas Secondary School (541 West Keith Road)

Moodyville Services Area

- Founders Block North (533 East 3rd Street)
- Green (709 East 3rd Street)
- Founders Block South (528 East 2nd Street)
- The Morrison (645 East 3rd Street)

The four Moodyville buildings add approximately 300 residential units to the service area increasing it to 400 and make up a majority of the 560 units added in 2019.

With the addition of these 13 accounts in 2019, LEC's distribution network has 93 energy transfer stations delivering heating and cooling services to 87 separate premises. LEC's network services approximately 6.6 million sq. ft. of properties

including 5,479 households, as well as various commercial and institutional premises. **Attachment 4** provides additional statistics on LEC.

During 2019 LEC added over 1 km of distribution piping worth \$3.4 million to its district energy system (DES). Approximately 400 meters were constructed on St. Georges Avenue between 6th Street and 3rd Street. With the completion of this project, the four service areas of the DES are completely interconnected. Interconnection not only creates redundancy and resilience for LEC's system by allowing thermal energy to be transferred from mini-plants amongst its different service areas, it also allows for the transfer of thermal energy from sustainable sources to be used beyond a single service area, increasing utilization of alternative sources by more customers. For example, on warm summer days when cooling demand is high, the heat recovery system as part of the district cooling service to the Shipyard's precinct has the capability to heat LEC's entire heating customer base with no supplemental heat production from other mini-plants. Without interconnection, the recovered heat energy in excess of the Lower Lonsdale service area demand would need to be rejected and therefore wasted. Interconnection of service areas is also extremely important to maximize future heat recovery from the North Shore Wastewater Treatment Plant (NSWWTP).

In addition to the above, LEC completed or made significant progress on several sections of distribution piping to reach new customer(s) including East 15th Street from Lonsdale Ave. to St. Georges Ave. and up to 1549 St. Georges Ave. (250m); Chesterfield Ave. from 15th Street to 16th Street (120m); and Ridgeway Ave. from 3rd Street to 2nd Street (100m). Remaining additions were of smaller lengths including connections to new buildings. .

The majority of LEC's plant and equipment growth during 2019 (approximately \$785,000) was from the construction of the energy transfer stations within customer buildings. These stations allow for the transfer of thermal energy between LEC's DES and the customer's in-building heating system which brings thermal energy to individual units. In 2019, LEC also started work on the addition of two boilers at Mini-Plant 2 (161 W 2nd Street) to meet future demand for its growing customer base. The installation of these boilers was completed in February 2020. LEC also began servicing the ice rink at the Shipyards Commons through the use of a CO2 chiller. The waste heat from the ice rink system is captured and put back in the DES. The Company completed its first Network Transfer Station at 160 East 6th Street (NTS2) in April 2019. This station facilitates the transfer of energy between service areas without compromising the integrity of LEC's distribution system as a result of large differences in pressure due to elevation differentials between service areas.

With the completion of a \$100,000 network control and automation upgrade at MP4, LEC completed upgrades to its control systems in the Harbourside and Central Lonsdale service areas which began in 2017 (Lower Lonsdale upgrades were completed in 2015). The completion of these upgrades provide LEC with much greater control and management of its system and provide an abundance of valuable performance data to better serve customers, improve system efficiency, and prioritize the use of the most appropriate available energy source.

Review of 2019 Financial Performance

The financial statements of Lonsdale Energy Corp. (**Attachment 1**) provide the financial information of the business for the benefit of the sole shareholder, the City, and other stakeholders. LEC is reporting a profit of \$724,724 for the year ended December 31, 2019. This is greater than 2018's results (\$580,598) and the third year in a row that LEC has earned a profit. It should be noted that with the addition of the 2019 net income, LEC is able to report a significant amount of retained earnings (\$697,052) for the first time since the Company's inception. During LEC's startup years (2004-2008), the Company incurred losses creating a deficit while establishing a customer base. From 2009-2014 the Company grew and began earning a modest income and decreasing the deficit. However, in 2015 non-recurring expenses resulting from obligations under a finance lease with Corix Utilities Inc. caused an increase in the deficit. In 2016, LEC once again saw a modest income. In the past three years, as the Company has continued to expand and mature, LEC has been able to eliminate the deficit and accumulate retained earnings to the benefit of its shareholders. For more details, a historical summary of LEC's financial results is provided in **Attachment 3**.

During 2019, the Company made additions of approximately \$4.5 million to plant and equipment and \$137,000 to software. The amount is required to maintain service to approximately 5,500 households and numerous commercial and institutional spaces. This growth in assets is matched by a growth in liabilities, primarily made up of loans from the City. LEC provided a schedule for reimbursement of City loans in July 2019 which projected complete repayment by 2038. In the schedule, LEC committed to principal payments of approximately \$530,000 in 2019 (including loans to the City and FCM) and dividends to the City of \$30,100. In 2019, LEC exceeded these commitments with actual payments of \$681,000 and dividends of \$30,100. The schedule also projected interest expenses of \$680,000, however successful cash flow management, has kept interest payments at \$655,000 in 2019.

LEC's revenue increased by 28% from 2018 to 2019, this is a result of the addition of the above-mentioned new connections and rate increases to the meter and capacity charges. Through the addition of new customers, new technologies (such as automation system enhancement), and new practices, LEC continues to increase the efficiency of its DES. Expenses are also managed by taking advantage of the fact that plants are interconnected and contracting the purchase of natural gas based on daily Sumas rates at two of LEC's plants. Monitoring daily pricing fluctuation, plants are prioritized to take advantage of the best available price each day. This reduces LEC's cost of sales.

Increased operating expenses on the Statement of Comprehensive income align with the growth of the DES. The addition of more boilers, energy transfer stations, and ancillary plants like NTS2, increases the costs of operating and maintaining the system. The aging of some of the system components also increases the need for maintenance and repairs. LEC has increased equipment preventative maintenance which increases operating costs. However, it should be noted that proactive maintenance helps mitigate the potential of large repair costs resulting from equipment major repair or replacement.

General and administrative expenses have increased by approximately 30% (Note 13 of the Financial Statements provides a breakdown of the functional areas of these

expenses), which is a combination of a general increase in costs, additional staff for the operation and administration of the Company, and the introduction of rent payments for office space and an additional IT support contract.

The Company was able to maintain a profit margin (Net income / Revenue) of 14% in 2018 and 2019 despite an increase in operating costs. This level of profit has been maintained by the additional revenue and contributions from the expansion of LEC's customer base, as well as management practices including natural gas purchase strategies, increased efficiency measures, cash flow management, and preventative maintenance.

Outlook for 2020

During 2020 LEC is expected to maintain a high rate of customer connections. As of June 30, 2020, LEC has connected five buildings and forecasts five additional connections by year-end. This will bring the total buildings served by LEC to 97. Three of the new buildings are of significant size adding several new residential units to the DES: 1441 St. Georges Ave. (Chard) – 255 units; 108 West 13th Street (The Lonsdale) – 144 rental units; and 128 East 8th Street (Crest) – 179 units.

During the first six months of 2020, LEC has completed distribution piping on East 15th Street from Lonsdale Ave. to St. Georges Ave. and up 1549 St. Georges Ave.; Bewicke Ave. from 14th to 15th Street; and East 8th Street from St. Georges Ave. to 128 E 8th Street. LEC also assisted the City by replacing distribution piping as a part of the Mosquito Creek bridge replacement project. The Company plans to complete the following DES sections this year: Chesterfield Ave. from 16th Street to 1730 Chesterfield Ave.; East 20th Street from Lonsdale Ave. to 125 East 20th Street; and East 12th Street from St. Georges Ave. to 129 East 12th Street.

LEC will be conducting work on a number of ancillary equipment sites to its plants and distribution system during 2020. This includes the construction of another network transfer stations at 717 Chesterfield Avenue (NTS1) to facilitate the transfer of energy between Central Lonsdale and Harbourside. The Company will also be building two booster pump stations to counter the pressure loss caused by long sections of distribution system piping. Booster Pump Station 1 (BPS1) located at 541 W Keith Road will enhance the future conveyance of thermal energy from the NSWWTP. Construction of BPS1 will depend on the NSWWTP's construction progress. Construction of Booster Pump Station 2 (BPS2) is currently in progress. Located at 366 East 3rd Street, it will increase the pressure in the supply line servicing the Moodyville service area.

While LEC is always aiming to maintain its cost advantage in relation to stand-alone in-building technologies, LEC is optimistic that it will be able to continue generating significant profits in 2020. A recently approved rate freeze through to November 1, 2021 will impact profitability. However, this rate freeze provides LEC customers with certainty and stability in the face of the economic and financial hardships of COVID-19. The impact of the rate freeze will be partially mitigated by the addition of new buildings and the delay of the NSWWTP construction. As per LEC's report presented at the July 24, 2017 Council meeting, LEC has implemented annual 5% Capacity Charge increases since 2017 as part of a five year plan to fund additional costs of the future NSWWTP heat recovery project. NSWWTP construction delays allow the postponement

of the annual rate increases. Profits will continue to be used to reimburse LEC's debt obligations to the City and fund the implementation of lower greenhouse gas (GHG) energy sources.

Alternative Energy Sources

LEC is continuously exploring new ways to innovate and enhance the sustainability of the DES. Currently, LEC's alternative energy sources include a solar thermal panel array on the roof of the Library, a geo-exchange field under and around the School District 44 head office, as well as recovery of rejected heat from the cooling process used in LEC's cooling services at the School District 44 head office and the Shipyard's precinct including the newly constructed ice rink. These energy sources are used in priority and directly offset energy that would otherwise be generated by using natural gas fired boilers in LEC's system.

On October 5, 2017, LEC entered into a Thermal Energy Sale and Purchase Agreement with the Greater Vancouver Sewerage & Drainage District (GVS&DD). Under the agreement, GVS&DD is to recover heat from the treated sewage effluent which will then be distributed through LEC's DES. GHG reductions resulting from this heat recovery will allow LEC to supply a considerably larger amount of low-carbon energy to its customers (20,000-30,000 MWh) and displace 7,200 tonnes of emissions per year (as estimated by the GVS&DD). This represents approximately half of the 60,000 MWh delivered by LEC in 2019. LEC received Council's approval on July 24, 2017 for a loan of \$3.6 million to fund the capital cost of the distribution system to link the Harbourside service area with the future NSWWTP. Upon completion, LEC will be responsible for the heat recovery plant's operating and electricity costs.

The reduction of the use of natural gas boilers is an increasing priority for LEC as it continues to focus on reducing the use of fossil fuels. However, the significantly higher capital and operating costs of alternative energy projects makes their financial viability challenging, particularly when considering the past decade's low natural gas prices. As owner/operator, LEC must complete rigorous financial analysis of such projects before making any investment recommendations.

Annual General Meeting

Legislation requires that each year the Company hold an Annual General Meeting (AGM) so that its shareholders can approve the Company's financial statements; appoint the Directors and Auditors; and conduct any other business that the situation may require. Alternatively, the shareholders may consent in writing to the business required to be transacted at the AGM. Accordingly, a consent resolution has been submitted so that the shareholder may consent to the resolutions to be passed at an AGM (**Attachment 2**).

It should be noted that the consent resolution names BDO Canada LLP as auditors of the Company until the next annual reference date or until a successor is appointed. In 2016, the City and LEC issued a Request for Proposal of Professional Audit Services for the audit of the 2016 to 2020 Financial Statements. After conducting the selection process, a Unanimous Consent Resolution of the Shareholders appointed BDO Canada LLP as the auditors of the Company.

Nomination of the Directors

Article 18.1 of the Articles of the Company specifies the officers that must be appointed to the Company as follows: a Chairperson of the Board, a Vice-Chairperson, a President and a Secretary-Treasurer.

A Unanimous Consent Resolution of the Shareholder dated December 21, 2018 appointed Leanne McCarthy and Jessica McIlroy to the LEC Board. The proposed Unanimous Consent Resolutions of the Shareholder of LEC (**Attachment 2**) has been prepared on the same basis as previous years and references LEC's Officers as follows:

Name	Office
Leanne McCarthy	Chairman of the Board and President
Jessica McIlroy	Vice-Chair and Director At Large
Ben Themens	Executive Director and Secretary-Treasurer

Note that the title Executive Director is meant to recognize the fact that this director is involved in the Company's day-to-day management and operations. It also aligns with the title of Director currently in use by most of the City department's heads. The title Director at Large recognizes the fact that while not being specifically involved in the Company's operations, the appointee represents the customers' broader interests.

Amount Due to the City of North Vancouver

On June 29, 2012 the City received a loan of \$2,000,000 under the Green Municipal Investment Fund Project Loan through the Municipal Finance Authority ("MFA") to finance eligible capital costs. Funding was transferred to LEC who is responsible for principal and interest payments. As of December 31, 2019, the loan had an outstanding balance of approximately \$684,287. The final principal payment of this loan is scheduled for 2022.

On August 1, 2018, the City authorized a five-year demand term loan maturing on August 1, 2023, and bearing an interest rate of 2.65% per annum. The total authorized amount of this loan is \$33,661,966. This replaced and consolidated funding previously approved by Council for various capital projects authorized from 2013 to 2018. As of December 31, 2019, the amount owed to the City against the loan was \$25,623,086.

On July 15, 2019 the Company was authorized to borrow an additional \$1,681,000 from the City bearing the same interest rate and terms as the above loan for additional capital projects scheduled into 2021. This increases the total funding available to the Company from the City to \$35,342,966.

In a report to Council dated June 6, 2017 entitled "2017-2018 LEC Construction Program Financing", the Company informed Council of its intention to cease using its operating revenue for the purpose of funding capital expansions and major upgrades. This practice was implemented to enhance transparency as moving forward LEC would borrow funding for future capital projects making Council aware of significant capital projects for the Company. Operating revenue could then be targeted toward the payment of interest and the principal of existing loans. A report to Council on July 9,

2019 provided an updated loan repayment schedule which indicated that the Company intended to allocate \$1.210 million for this purpose in 2019. This was achieved through payment of \$654,777 in interest to the City and principal payments throughout 2019 totaling \$680,779. With total interest and principal payments of \$1.336 million, LEC exceeded its 2019 target by approximately \$126,000. In addition to these payments, administrative services as well as maintenance and operation activities provided by the City are reimbursed on a quarterly basis.

At year-end, LEC had approximately \$897,000 in cash. This amount includes approximately \$719,000 of cash disbursements from the above mentioned loans. The latter amount is to be used solely on capital projects specified in the loan agreements. The difference of \$178,000 reflects LEC's available working capital as of December 31, 2019. At the end of 2019 LEC was in the middle of large capital projects on 15th Street and the addition of two boilers at MP2. These large disbursements at the end of the year make up a majority of the above noted cash dedicated to capital projects.

FINANCIAL IMPLICATIONS:

Discussed throughout the report.

INTER-DEPARTMENTAL IMPLICATIONS

LEC works in constant cooperation with City departments. LEC is involved in the review of rezoning and building permit applications of buildings with a floor area exceeding 1,000 square meters. All LEC distribution system projects are reviewed by the Engineering, Parks and Environment department to ensure good coordination between LEC and the City. The City Finance department is also involved in the invoicing of all City charges recoverable from LEC.

RESPECTFULLY SUBMITTED BY:



Ben Themens, MBA, P.Eng., CPA, CGA
Director, LEC

Financial Statements of

LONSDALE ENERGY CORP.

Year ended December 31, 2019



Tel: 604 688 5421
Fax: 604 688 5132
vancouver@bdo.ca
www.bdo.ca

BDO Canada LLP
600 Cathedral Place
925 West Georgia Street
Vancouver BC V6C 3L2 Canada

Independent Auditor's Report

To the Shareholders of Lonsdale Energy Corp.

Opinion

We have audited the financial statements of Lonsdale Energy Corp. (the "Entity"), which comprise the Statement of Financial Position as at December 31, 2019, and the Statements of Comprehensive Income, Changes in Equity and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2019, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia
July 13, 2020

LONSDALE ENERGY CORP.

Statement of Financial Position

December 31, 2019, with comparative information for 2018

	Note	2019	2018
Assets			
Current Assets:			
Cash		\$ 896,635	\$ 817,106
Accounts receivable	5	1,333,640	1,057,351
Prepaid expenses		57,328	61,040
		<u>2,287,603</u>	<u>1,935,497</u>
Plant and equipment	6	34,325,528	31,198,418
Supplies for the distribution system	6	436,624	578,279
Software assets	7	581,881	530,468
Debt Reserve Fund	8(c)	20,000	20,000
		<u>\$ 37,651,636</u>	<u>\$ 34,262,662</u>
Liabilities and Shareholder's Equity			
Current liabilities:			
Accounts payable and accrued liabilities		\$ 494,592	\$ 659,220
Due to the City of North Vancouver	8(a)	522,235	559,040
Current portion of Loan from City of North Vancouver	8(a)	405,790	494,982
Security deposits		330,059	230,059
Current portion of loan from Green Municipal Investment Fund	8(c)	219,210	210,779
Current portion of deferred contributions	9	686,794	561,405
		<u>2,658,680</u>	<u>2,715,485</u>
Loan from City of North Vancouver	8(b)	25,217,296	22,798,944
Loan from Green Municipal Investment Fund	8(c)	465,077	684,287
Deferred contributions	9	6,501,798	5,949,785
		<u>34,842,851</u>	<u>32,148,501</u>
Shareholder's equity:			
Share capital	10	2,000,010	2,000,010
Contributed surplus		111,723	111,723
Retained earnings (deficit)		697,052	2,428
		<u>2,808,785</u>	<u>2,114,161</u>
Commitments and contingencies (note 13)			
		<u>\$ 37,651,636</u>	<u>\$ 34,262,662</u>

See accompanying notes to financial statements.

Approved on behalf of the Board:

 Director

 Director

LONSDALE ENERGY CORP.

Statement of Comprehensive Income

Year ended December 31, 2019, with comparative information for 2018

	<i>Note</i>	2019	2018
Revenue	12	\$ 5,297,998	\$ 4,132,957
Cost of sales		2,125,632	1,678,140
		3,172,366	2,454,817
Operating expenses:			
Plant operation and maintenance		335,474	218,812
Depreciation		1,456,913	1,206,818
General and administrative	13	766,138	587,399
		2,558,525	2,013,029
Contributions and financing costs:			
Contributions	9 & 12	688,149	571,832
Finance income		77,511	65,426
Finance costs	8(b) & 8(c)	(654,777)	(498,448)
		110,883	138,810
Net income and comprehensive income		\$ 724,724	\$ 580,598

See accompanying notes to financial statements.

LONSDALE ENERGY CORP.

Statement of Changes in Equity

Year ended December 31, 2019, with comparative information for 2018

	Share capital	Contributed surplus	Retained earnings (deficit)	Shareholder's equity
Balance, December 31, 2017	\$ 2,000,010	\$ 111,723	\$ (578,170)	\$ 1,533,563
Net income and comprehensive income	-	-	580,598	580,598
Balance, December 31, 2018	2,000,010	111,723	2,428	2,114,161
Net income and comprehensive income	-	-	724,724	724,724
Cash dividends			(30,100)	(30,100)
Balance, December 31, 2019	\$ 2,000,010	\$ 111,723	\$ 697,052	\$ 2,808,785

See accompanying notes to financial statements.

LONSDALE ENERGY CORP.

Statement of Cash Flows

Year ended December 31, 2019, with comparative information for 2018

	2019	2018
Cash provided by (used in)		
Operations:		
Net income	\$ 724,724	\$ 580,598
Adjustments for:		
Depreciation	1,456,913	1,206,818
Recognition of deferred contributions	(686,794)	(561,405)
Net finance cost	577,267	433,022
Loss on disposal of property and equipment	-	-
Change in non-cash operating working capital:		
Accounts receivable	(276,289)	(39,073)
Prepaid expenses	3,712	1,294
Accounts payable and accrued liabilities	(164,628)	(158,948)
Security deposits	100,000	(32,441)
Net cash from operating activities	1,734,905	1,429,865
Investing:		
Purchase of plant and equipment (including supplies for the distribution system put into use)	(4,498,624)	(6,320,877)
Change in supplies for distribution system	141,655	(75,000)
Purchase of software assets	(136,812)	(163,056)
Interest received	77,510	65,426
Net cash used in investing activities	(4,416,271)	(6,493,507)
Financing:		
Contributions received	1,364,196	704,218
Repayments of loans from the City of North Vancouver	(635,880)	(233,000)
Proceeds from loans from the City of North Vancouver	2,928,235	4,427,600
Dividends paid to the City of North Vancouver	(30,100)	-
Interest paid	(654,777)	(498,448)
Principal payments on Green Municipal Investment Fund loan	(210,779)	(202,672)
Net cash from financing activities	2,760,895	4,197,698
Increase (decrease) in cash	79,529	(865,944)
Cash, beginning of year	817,106	1,683,050
Cash, end of year	\$ 896,635	\$ 817,106

See accompanying notes to financial statements.

LONSDALE ENERGY CORP.

Notes to Financial Statements

Year ended December 31, 2019

1. Reporting entity:

Lonsdale Energy Corp. (the "Company") is domiciled in Canada and was incorporated under the Business Corporations Act (British Columbia) on July 7, 2003 and commenced development activities thereafter and commercial operations on March 1, 2004. The address of the Company's registered office is 141 West 14th Street North Vancouver, British Columbia, V7M 1H9. The Company is a wholly owned subsidiary of The Corporation of the City of North Vancouver (the "City"). Since inception, the efforts of the Company have been devoted to the development and operation of a district energy system in the City of North Vancouver. Under Section 149(1)(d) of the Income Tax Act, the Company is exempt from income and capital taxes by virtue of the fact that it is a wholly owned subsidiary of the City.

2. Basis of presentation:

(a) Statement of compliance:

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS).

The financial statements were authorized for issue by the Board of Directors on July 13, 2020.

(b) Basis of measurement:

The financial statements have been prepared on the historical cost basis on a going concern basis. The going concern basis of presentation assumes the Company will continue in operation for the foreseeable future and will be able to realize its assets and settle its liabilities and commitments in the normal course of business.

Management believes that, based on its current cash flow forecasts and continued and on-going financing from the City, when and if required, to fund future capital requirements that the Company will be able to operate for the foreseeable future.

(c) Presentation of financial statements:

The Company uses a classified statement of financial position. The statement of financial position distinguishes between current and non-current assets and liabilities. Current assets and liabilities are those expected to be recovered or settled within twelve months from the reporting date and non-current assets and liabilities are those where the recovery or settlement is expected to occur more than twelve months from the reporting date. The Company classifies the statement of comprehensive income using the function of expense method, which classifies expenses according to their functions, such as costs of operation or administrative activities.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

2. Basis of presentation (continued):

(d) Functional and presentation currency:

These financial statements are presented in Canadian dollars, which is the Company's functional currency.

(e) Judgements and estimates:

The preparation of the financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:

Note 5 - valuation of accounts receivable (note 15)

Note 6 - useful lives of plant and equipment (note 4(a)(iii))

Note 7 - useful lives of software assets (note 4(b))

3. Adoption of new accounting standards:

Accounting standards, interpretations and amendments impacting the Company that will be adopted for accounting years beginning on or after January 1, 2019, and which have given rise to changes in the Company's accounting policies are:

- IFRS 16 *Leases* (IFRS 16)

IFRS 16 *Leases*

Effective January 1, 2019, IFRS 16 has replaced IAS 17 *Leases* and IFRIC 4 *Determining whether an Arrangement Contains a Lease*.

This standard introduces a single lessee accounting model and requires a lessee to recognize assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. A lessee is required to recognize a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments.

This standard substantially carries forward the lessor accounting requirements of IAS 17, while requiring enhanced disclosures to be provided by lessors. The Company does not have leasing activities acting as a lessor.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

3. Adoption of new accounting standards (continued):

Other areas of the lease accounting model have been impacted, including the definition of a lease. Transitional provisions have been provided.

Impacts of adopting IFRS 16 on the Company's financial statements on January 1, 2019.

The adoption of IFRS 16 did not result in any material changes to the Company's financial statements.

4. Significant accounting policies:

(a) Plant and equipment, supplies for the distribution system:

(i) Recognition and measurement:

Items of plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets include the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and borrowing costs on qualifying assets.

The supplies for the distribution system are capital items, not for resale, which have yet to be used in the construction of the distribution system infrastructure, and accordingly are not amortized until installed and available for use.

Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

Gains and losses on disposal of an item of plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of plant and equipment, and are recognized net within other income in profit or loss.

(ii) Subsequent costs:

The cost of replacing a part of an item of plant and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day-to-day servicing of plant and equipment are recognized in profit or loss as incurred.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

4. Significant accounting policies (continued):

(iii) Depreciation:

Depreciation is calculated over the depreciable amount, which is the cost of an asset less its residual value.

Depreciation is recognized in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

Depreciation of the various components of the general equipment and sections of the distribution system starts once a component/section is available for use at the following rates on a straight line basis for the current and comparative periods:

Asset	Rate
Distribution system	2.5%
General equipment	5%

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted if appropriate.

(b) Software assets:

The software assets are integral to the functionality of related equipment. Software assets are recognized at cost, net of accumulated amortization and accumulated impairment losses, if any. Software assets, less their estimated residual values, are amortized on a straight-line basis. Depreciation of the software assets starts once the software is available for use at the following rate on a straight line basis for the current and comparative periods:

Asset	Rate
Software	10%

The estimated useful lives, amortization method, and residual value of each asset are evaluated annually or more frequently if required, and are adjusted, if appropriate.

(c) Revenue recognition:

The Company recognizes revenue when it transfers control over a promised good or services, which constitutes a performance obligation under the contract, to a customer and where the Company is entitled to consideration as a result of completion of the performance obligation. Depending on the terms of the contract with the customer, revenue recognition can occur at a point in time or over time. When a performance obligation is satisfied, revenue is measured at the transaction price that is allocated to that performance obligation. Revenue is recognized over time generally using output as a measure or progress (i.e. kilowatt hours

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

4. Significant accounting policies (continued):

delivered) as the Company's customers simultaneously receive and consume energy. Energy sales are based on fixed rates and meter readings and are billed on a cyclical basis. Revenue is accrued for energy delivered but not yet billed where collection of the relevant receivable is probable, persuasive evidence of an arrangement exists and the sales price is fixed or determinable.

Application fee revenues are based on a percentage of the value of a development. Revenue is earned over time on an accrual basis upon providing services.

(d) Government grants:

Government grants are recognized initially as deferred contributions at fair value when there is reasonable assurance that they will be received and the Company will comply with the conditions associated with the grant. Grants that compensate the Company for operating expenses incurred are initially deferred and recognized in profit or loss as other income in the same periods in which the expenses are recognized. Grants that compensate the Company for the cost of an asset are initially deferred and recognized in profit or loss on a systematic basis consistent with the depreciation of the of the asset, over the useful life of the asset when put into use.

(e) Finance income and finance costs:

Finance income comprises of interest on funds invested. Interest income is recognized as it accrues in profit or loss, using the effective interest method.

Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions, and impairment losses recognized on financial assets. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in profit or loss using the effective interest method.

(f) Financial instruments:

(i) Financial assets:

The Company has the following financial assets: cash and accounts receivables.

The Company initially recognizes cash and accounts receivable on the date on which they are originated. Cash and accounts receivable are initially measured at fair value and are subsequently classified and measured at amortized cost, using the effective interest rate method, because they meet the solely payments of principal and interest criterion and are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows. The carrying amount is reduced through the use of a loss allowance and the amount of the related loss allowance is recognized in profit or loss. Subsequent recoveries of receivables and unbilled service revenue previously provisioned are credited to profit or loss.

Due to its short term nature, the carrying amounts of accounts receivable and unbilled service revenue approximates their fair value.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

4. Significant accounting policies (continued):

(f) Financial instruments (continued):

(ii) Financial liabilities:

The Company initially recognizes financial liabilities on the date that they are originated. All other financial liabilities are recognized initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

The Company derecognizes a financial liability when its contractual obligations are discharged, cancelled or expire.

The Company has the following financial liabilities: accounts payable and accrued liabilities, due to the City of North Vancouver, security deposits, loan from City of North Vancouver, and loan from the Green Municipal Investment Fund.

Other financial liabilities

Such financial liabilities are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortized cost using the effective interest method.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

(iii) Share capital:

Common shares

Common shares are classified as equity. Incremental costs directly attributable to the issue of common shares are recognized as a deduction from equity.

(g) Impairment:

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

4. Significant accounting policies (continued):

(g) Impairment (continued):

The Company's corporate assets do not generate separate cash inflows. If there is an indication that a corporate asset may be impaired, then the recoverable amount is determined for the CGU to which the corporate asset belongs.

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. The impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

(h) New standards and interpretations not yet adopted:

The following is a summary of recent relevant accounting pronouncements which have not yet been adopted by the Company:

(i) IAS 1 *Presentation of Financial Statements* and IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors*

In October 2018, the IASB issued amendments to IAS 1 and IAS 8 *Definition of Material*. The amendments clarify and align the definition of 'material' and provide guidance to help improve consistency in the application of that concept whenever it is used in IFRS.

(ii) IFRS 3 *Business Combinations*

As part of the 2015-18 Annual Improvements Cycle, an amendment, *Definition of business* clarifies "A company remeasures its previously held interest in a joint operation when it obtains control of the business."

The Company has assessed IFRS 3, IAS 1 and IAS 8 and does not expect the new standards will have a material impact on in its consolidated financial statements for the annual period beginning on January 1, 2020.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

5. Accounts receivable:

	2019	2018
Trade receivables	\$ 1,141,525	\$ 880,499
Sales tax receivable	192,115	176,852
	<u>\$ 1,333,640</u>	<u>\$ 1,057,351</u>

The Company settles the receivables due from the City separate from its payment of the amounts due to the City. As a result, the outstanding receivables and payables due from/to the City are recorded on a gross basis.

The aging of trade receivables at the reporting date was:

	2019	2018
(a) Utilities		
Current	\$ 660,500	\$ 511,522
Past due 30-60 days	259,381	173,790
Past due 60-90 days	48,782	9,313
Past due greater than 90 days	29,878	2,865
(b) Application fees		
Current	\$ -	\$ -
Past due 30-60 days	-	-
Past due 60-90 days	606	394
Past due greater than 90 days	19,719	38,274
(c) Other		
Current	\$ 975	\$ 43,730
Past due 30-60 days	108,105	100,611
Past due 60-90 days	-	-
Past due greater than 90 days	13,579	-
	<u>\$ 1,141,525</u>	<u>\$ 880,499</u>

(a) Utilities

Included in utilities are trade receivables for the monthly provision of space heating, space cooling and domestic hot water services.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

5. Accounts receivable (continued):

(b) Application fees

Included in application fees are trade receivables for 0.15% of the construction value of new developments connecting to the Company's district energy system. These trade receivables cover multiple phases of development and the developers are offered the option of paying fees separately by phase. Phased payments can result in the potential for longer aging of trade receivables. These trade receivables are still expected to be collected within one year.

(c) Other

Included in other are trade receivables such as the non-refundable connection fees from new customers or contributions from developers for extended distribution piping as part of the initial connection of a building to the system.

The Company measures the loss allowance at an amount equal to the lifetime expected credit loss (ECL) for accounts receivables. The ECL is an estimation of loss in the event of default of the accounts receivable arising from default events occurring in the lifetime of the instrument. The lifetime ECL is estimated based on historical default rates and forward looking trends in the energy and real estate industry.

No loss allowance has been made in relation to the collectability of accounts receivable as at December 31, 2019 and 2018 as the impact is expected to be trivial.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

6. Plant and equipment:

	Distribution system	General equipment	Total
<u>Cost</u>			
Balance as at December 31, 2018	\$ 22,404,951	\$ 15,637,729	\$ 38,042,680
Additions	3,422,718	1,075,906	4,498,624
Disposal	-	-	-
Balance as at December 31, 2019	\$ 25,827,669	\$ 16,713,635	\$ 42,541,304
<u>Accumulated depreciation</u>			
Balance as at December 31, 2018	\$ 2,443,829	\$ 4,400,433	\$ 6,844,262
Depreciation	564,675	806,839	1,371,514
Disposal	-	-	-
Balance as at December 31, 2019	\$ 3,008,504	\$ 5,207,272	\$ 8,215,776
<u>Net book value</u>			
At December 31, 2018	\$ 19,961,122	\$ 11,237,296	\$ 31,198,418
At December 31, 2019	22,819,165	11,506,363	34,325,528

Supplies for the distribution system represent plant and equipment which have not been installed or used for the district energy system as at December 31, 2019. In addition, they are not being amortized.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

7. Software assets:

Cost

Balance, at December 31, 2018	\$ 691,761
Additions	136,812
Balance, at December 31, 2019	\$ 828,573

Accumulated Depreciation

Balance, at December 31, 2018	\$ 161,293
Depreciation	85,399
Balance, at December 31, 2019	\$ 246,692

Net book value

At December 31, 2018	\$ 530,468
At December 31, 2019	\$ 581,881

In 2014, the Company initiated the replacement and upgrade of the central control system in the Lower Lonsdale service area as well as acquiring a new financial reporting system. The new financial reporting system was put into service in March 2015 and is being amortized over its estimated useful life of 10 years. The control system was put into service in July 2016 and is being amortized over its estimated useful life of 10 years.

In 2017, the Company undertook further controls upgrades for the Harbourside and Central Lonsdale service areas. The control system in Harbourside was put into service in September 2017, the Central Lonsdale system was completed and put into service in January 2019.

8. Due to the City of North Vancouver:

(a) Due to the City of North Vancouver:

The amount due to the City of \$522,235 (2018 - \$559,040) is used to cover operating and financing expenses incurred by the City on behalf of the Company. The amounts outstanding as at 2019 are expected to be repaid as part of the ongoing operations of the Company. The amount due to the City is non-interest bearing, unsecured and due on demand.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

8. Due to the City of North Vancouver (continued):

(a) Due to the City of North Vancouver (continued):

In addition to the amount due to the City, \$405,790 (2018 - \$494,982) of the principal loan amount is included in the current liabilities this amount is expected to be reimbursed by the Company within one year. In 2019, \$635,880 was reimbursed to the City in payment of the principal of a City loan.

All of the Company's shares are owned by the City, the parent organization. The full financial statements of the City are publicly available and produced by the City.

(b) Loans from the City of North Vancouver:

	2019	2018
Demand promissory note (i)	\$ 25,623,086	\$ 23,293,926
Demand promissory note (ii)	-	-
	<u>\$ 25,623,086</u>	<u>\$ 23,293,926</u>

(i) On August 1, 2018 a new five-year demand term loan was issued by the City. This Promissory Note replaced and nullified all previous Promissory Notes issued by the City to the Company. The loan matures on August 1, 2023 and bears interest at 2.65% per annum. As at December 31, 2019 an amount of \$25,623,086 had been drawn by the Company. Additional funding is available to the Company under the terms of the agreement to a maximum of \$33,661,966.

(ii) On July 15, 2019 the Company was authorized to borrow an additional \$1,681,000 from the City. The loan bears interest at 2.65% per annum. As at December 31, 2019 no amount had been drawn by the Company on this loan. This Promissory Note carries the same terms as the Promissory Note in *Note 8.(b)(i)*.

Although the term loans are due on demand, with the exception of an amount of \$405,790, the amounts have been classified as a non-current liability as the City has, as approved by council, committed to providing the Company with a twelve month notice period for any reimbursements of the loan requested in advance of the planned repayment schedule.

The interest expense of \$648,777 (2018 - \$492,448) related to the due to the City of North Vancouver are included in finance costs in the Statement of Comprehensive Income.

The loans are secured by an interest in all of the Company's current and future property, including plant and equipment, supplies for the distribution system and other related assets.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

8. Due to the City of North Vancouver (continued):

(c) Loan from Green Municipal Investment Fund:

On June 29, 2012, the City received a loan of \$2,000,000 under the Green Municipal Investment Fund Project Loan through the Municipal Finance Authority ("MFA") to finance Eligible Costs incurred related to the capital projects undertaken by the Company. The loan bears interest at the ten year Government of Canada bond yield rate in effect at the date of request of the disbursement less 1.5% (effective interest rate of 0.3%) and is payable semi-annually and matures on the tenth anniversary of the loan date. As a condition to receive the loan, the Company made a debt reserve deposit payment of \$20,000 to the MFA on behalf of the City which is recorded in other assets on the statement of financial position.

The annual principal payments to the MFA are held in a sinking fund deposit account which accrues interest income based on actuarial estimates. The total principal repayments made including the interest income earned on the sinking fund deposit will be used to retire the loan on June 29, 2022. The difference between the actuarial and actual interest income earned during the term will be paid by or reimbursed to the Company.

The City assumed this loan on behalf of the Company. The City then loaned the proceeds of the loan to the Company with terms consistent with the MFA. The principal payments of this loan are made by the Company directly to the MFA which results in the reduction to the amounts owed by the Company to the City. The loan is subject to certain financial and non-financial covenants. As at December 31, 2019, the City and Company were in compliance with these covenants.

Future principal repayments, including actuarial adjustments of \$184,542 (2018 - \$228,739), on this loan over the next three years are as follows:

2020	\$	219,210
2021		227,979
2022		237,098
	\$	684,287

The interest expense of \$6,000 (2018 - \$6,000) is included in finance costs in the Statement of Comprehensive Income.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

9. Deferred contributions:

	2019	2018
(a) Green Municipal Investment Fund Project Grant	\$ 986,662	\$ 1,068,480
(b) Gas Tax Agreement – Innovation Fund	773,242	797,640
(c) Infrastructure Stimulus Fund Grant	79,645	81,728
(d) Solar Water Installation	136,601	150,261
(e) Contributions from developers and new customers	5,187,878	4,385,788
(f) Contributions from utility company	24,564	27,293
	7,188,592	6,511,190
Current portion	(686,794)	(561,405)
Non-current portion	\$ 6,501,798	\$ 5,949,785

(a) Green Municipal Investment Fund Project Grant:

In 2005, the City and the Federation of Canadian Municipalities (FCM) entered into an agreement whereby FCM provides a grant from the Green Municipal Investment Fund. The grant provides for 25% of the eligible costs, to a maximum of \$2,000,000, related to the construction of the mini-plants, distribution system and project soft costs such as those related to intangible assets, development costs and pre-operating costs. The Company has received the maximum eligible grant of \$2,000,000.

The contribution is recognized over the useful life of the related assets. The portion of the grant that is not recognized as revenue is recorded as deferred contribution.

The following table summarizes the amount recognized as of December 31:

	2019	2018
Deferred contribution - FCM Grant, beginning of year	\$ 1,068,480	\$ 1,150,298
Revenue recognized from grant	(81,818)	(81,818)
Deferred contribution - FCM Grant, end of year	\$ 986,662	\$ 1,068,480

(b) Gas Tax Agreement - Innovation Fund:

In 2009, the City and the Union of British Columbia Municipalities (UBCM) entered into an agreement whereby UBCM provided a grant from the Gas Tax Innovation Fund. The grant provides for 100% of the eligible costs, to a maximum of \$973,750 related to the construction of a section of the distribution system in Central Lonsdale.

The contribution is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date the section covered under the grant is available for use. The portion of the grant that is not recognized as revenue is recorded as deferred contribution.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

9. Deferred contributions (continued):

(b) Gas Tax Agreement - Innovation Fund (continued):

The following table summarizes the amount recognized as of December 31:

	2019	2018
Deferred contribution - Gas Tax Grant, beginning of year	\$ 797,640	\$ 822,038
Revenue recognized from grant	(24,398)	(24,398)
Deferred contribution - Gas Tax Grant, end of year	\$ 773,242	\$ 797,640

(c) Infrastructure Stimulus Fund Grant:

In 2011, the City and the Province of British Columbia (Province) entered into agreement whereby the Province provides a grant from the Infrastructure Stimulus Fund. The grant provides for 66.66% of the eligible costs, to a maximum of \$83,332 related to the construction of a section of the distribution system in Central Lonsdale. The maximum contribution of \$83,332 was received in 2011.

The contribution is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date the section completed under the grant is available for use. Depreciation of this section of the distribution system started to be recognized as of November 1, 2017 resulting in the commencement of revenue recognition.

The following table summarizes the amount recognized as of December 31:

	2019	2018
Deferred contribution - Infrastructure grant, beginning and end of year	\$ 81,728	\$ 83,103
Revenue recognized from grant	(2,083)	(1,375)
Deferred contribution – Infrastructure Stimulus Fund Grant, end of year	\$ 79,645	\$ 81,728

(d) Solar Water Installation:

In 2010, the City transferred the ownership of the Solar Panels to the Company which involved the transfer of all costs incurred and contributions received that were associated with the project.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

9. Deferred contributions (continued):

(d) Solar Water Installation (continued):

The City had incurred a total of \$347,150 in project costs and received two grant contributions from the Federal Government and the Province towards the project for a total of \$273,202. The contributions are recognized over the useful life of the solar panels at rate of 5% per year.

The following table summarizes the amount recognized as of December 31:

	2019	2018
Deferred contribution - Solar Water Installation, beginning of year	\$ 150,261	\$ 163,921
Revenue from contributions recognized	(13,660)	(13,660)
Deferred contribution - Solar Water Installation, end of year	\$ 136,601	\$ 150,261

(e) Contributions from developers and new customers:

The Company recognizes as a contribution from developers the amounts reimbursed by developers to the Company for costs to construct or acquire property and equipment. Revenue is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date a section is available for use.

The Company also includes in the contributions from developers and new customers the non-refundable connection fees or general contributions received as part of the initial connection of a building to the system. These fees and general contributions are linked to the cost of the initial connection including installation of the building heat exchanger. The contributions are recognized over the useful life of the general equipment at a rate of either 2.5% or 5% per year from the date of connection of the building. This amount includes compensation of \$98,493 and \$23,676 received in 2016 and 2017 respectively, from the City for service connection rebates granted to rental buildings.

The following table summarizes the amount recognized as of December 31:

	2019	2018
Deferred contribution from developers and new customers, beginning of year	\$ 4,385,788	\$ 4,118,994
Contributions	1,364,196	704,218
Revenue recognized from contributions	(562,106)	(437,424)
Deferred contribution, end of year	\$ 5,187,878	\$ 4,385,788

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

9. Deferred contributions (continued):

(f) Contribution from utility company:

In 2009, the City received funding under the Efficient Boiler Program administered by Fortis Gas Inc. of \$54,586. The contribution is recognized over the useful life of the boilers at a rate of 5% per year.

The following table summarizes the amount recognized as of December 31:

	2019	2018
Deferred contribution from utility company, beginning of year	\$ 27,293	\$ 30,022
Revenue recognized from contributions	(2,729)	(2,729)
Deferred contribution from utility company, end of year	\$ 24,564	\$ 27,293

10. Share capital:

The authorized capital of the Company consists of an unlimited number of voting common shares without par value. As of December 31, 2019, a total of \$2,000,010 (2018 - \$2,000,010) shares were issued and outstanding to the Company's sole shareholder, the City.

There were no changes in share capital during the year.

Dividends issued amounted to \$30,100, were approved by the board on April 26, 2019, and were paid to the City.

11. Related parties:

The City has incurred expenses, including sales taxes, on behalf of the Company in the year of approximately \$1,288,943 (2018 - \$1,263,124) by providing staff, purchasing material and installing and operating the distribution system for the Company's benefit. These expenses are included in Plant operation and maintenance, General and administrative, and additions to Plant and equipment. Of this amount \$172,891 (2018 - \$271,651) has been capitalized to plant and equipment. Specifically, City staff has been involved in designing, purchasing materials for and installing and operating components of the distribution system. The Company made \$46,200 (2018 - \$0) in rent payments to the City included in the incurred expenses for use of a portion of the building at 141 West 14th Street for office space. These costs have been charged to the Company by the City on a cost recovery basis. Included in revenue for 2019 is \$221,190 (2018 - \$204,053) for heating and cooling services rendered by the Company to the City.

Included in the services provided to the Company by the City is key management personnel compensation, comprised of the executive director, deputy director, manager - engineering, two project engineers, construction manager, senior energy specialist – hydrogen, and accountant.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

11. Related parties (continued):

These key management personnel are directly employed by the City and contracted to the Company based on an allocation of their compensation. For the year ended December 31, 2019, key management personnel compensation of \$951,957 (2018 - \$874,142) was included in the costs charged to the Company by the City.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

12. Revenue:

	<i>Note</i>	2019	2018
Revenue from contracts with customers			
Energy sales		\$5,297,998	\$4,132,957
Current portion of contributions			
Contributions from government	9(a)-(d)	\$121,959	\$121,251
Contributions from developers	9(e)	111,193	112,534
Connection fees	9(e)	158,192	130,595
Application fees	9(e)	292,721	194,295
Contributions from utility companies	9(f)	2,729	2,729
Total current portion of contributions		\$686,794	\$561,405
Miscellaneous revenue		1,355	10,427
Total contributions and miscellaneous revenue		\$688,149	571,832
Total revenue		\$5,986,147	4,704,789

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

13. General and administrative expenses:

	2019	2018
Administrative support	\$22,600	\$39,434
Financial services	6,622	3,879
Insurance	111,147	104,563
IT Support	30,896	16,107
Miscellaneous	14,285	7,029
Professional services	56,757	53,010
Rent	46,200	-
Salaries	477,631	363,377
Total general and administrative expenses	\$766,138	587,399

14. Commitments and contingencies:

- (a) As at December 31, 2019, the Company has approximately \$466,463 (2018 - \$1,028,831) in open purchase and work orders relating to plant and equipment.
- (b) As a condition of the Green Municipal Investment Fund Project Loan from the MFA (note 8(c)), the City executed a demand note in connection with the loan whereby the City may be required to lend certain amounts to the MFA. The demand note relating to the loan is \$66,291. The demand note is contingent in nature and is therefore not recorded as a liability.
- (c) On October 5, 2017, the Company entered in an agreement with Greater Vancouver Sewerage and Drainage District for the purchase of thermal energy from the new North Shore wastewater treatment plant currently under construction. Under the agreement, the Company will be obligated to purchase minimal quantities of energy from the new plant at a mutually agreed upon date between both parties when thermal energy will be available. The cost of this future energy is based on an agreed upon pricing model.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

15. Fair values:

Financial Assets and Liabilities:

The Company uses the following hierarchy to determine and disclose fair value of financial instruments:

Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities;

Level 2 – Inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly; and

Level 3 – Inputs that are not based on observable market data, which are unobservable inputs.

If the inputs used to measure the fair value of an asset or a liability might be categorized in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company does not have any financial assets or liabilities that are carried at fair value.

The fair values of cash, accounts receivable, accounts payable and accrued liabilities, due to the City of North Vancouver, and security deposits approximate their carrying values due to their short term nature.

The fair value of the loan from the City of North Vancouver is equal to its carrying amount as the loan is due on demand.

The fair value of the loan from the Green Municipal Investment Fund at year end is \$661,941 (2018 - \$842,925) and is classified as level 3.

16. Financial risk management:

Overview

The Company has exposure to the following risks from its use of financial instruments:

- operational risk
- credit risk
- liquidity risk
- market risk

Risk management framework:

Management has overall responsibility for the establishment and oversight of the Company's risk management framework.

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

16. Financial risk management (continued):

Operational risk:

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Company's operations.

The Company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to senior management. This responsibility is supported by the development of overall Company standards for the management of operational risk in the following areas:

- requirements for appropriate segregation of duties, including the independent authorization of transactions;
- requirements for the reconciliation and monitoring of transactions;
- compliance with regulatory and other legal requirements;
- documentation of spending authority;
- ethical and business standards; and
- risk mitigation, including insurance when this is effective.

Credit risk:

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. Management has established a credit policy under which each new customer and developer must provide a security deposit that is held for 18 months following the issuance of a building occupancy permit.

As at December 31, 2019, \$63,176 (2018 - \$41,139) of accounts receivable exceeded 90 days.

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

16. Financial risk management (continued):

Liquidity risk:

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The financial statements have been prepared on a going concern basis, which contemplates the realization of assets and the settlement of liabilities in the normal course of business. The Company anticipates that its cash flows from operations and current grant agreements will be sufficient to satisfy its current obligations. The City provides financing to the Company through its formal related party loan which has a specified rate of interest and is repayable on demand with, as approved by council, a twelve month notice period for any reimbursements of the loan requested in advance of the planned repayment schedule.

As at December 31, 2019, all financial liabilities, except for the loan from the Green Municipal Investment Fund and the loan from City of North Vancouver, have been classified as current as they are contractually due within the next fiscal year.

As at December 31, 2019	Carrying amount	Total contractual cash flows	Less than one year	1 to 5 years	More than 5 years
Loan from Green Municipal Investment Fund	\$ 684,287	\$ 693,287	\$ 219,210	\$ 474,077	\$ -
Loan from City of North Vancouver	25,623,086	25,623,046	405,790	25,217,296	-

As at December 31, 2018	Carrying amount	Total contractual cash flows	Less than one year	1 to 5 years	More than 5 years
Loan from Green Municipal Investment Fund	\$ 895,066	\$ 916,066	\$ 216,779	\$ 699,287	\$ -
Loan from City of North Vancouver	23,293,926	23,293,926	494,982	22,798,944	-

LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2019

16. Financial risk management (continued):

Market risk:

Market risk is the risk that changes in market prices, such as energy prices, interest rates and other rate risks, will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

- *Interest rate risk:*

In respect of financial assets, the Company's policy is to invest cash at fixed rates of interest in order to maintain liquidity. The loan from the Green Municipal Investment Fund and the loan from City of North Vancouver bear a fixed rate of interest. The loan from City of North Vancouver is maturing on August 1, 2023 and the Company is cognizant that the interest rate may be adjusted in line with market pricing at that time.

17. Capital management:

The Company's objective when managing capital is to safeguard the Company's ability to continue as a going concern to sustain future development of the business, so that it can provide returns for the shareholder and benefits for other stakeholders.

The Company considers the items included in shareholder's equity as capital. There were no changes in the Company's approach to capital management during the year.

18. Subsequent event note:

Subsequent to year end, the impact of COVID-19 in Canada and on the global economy increased significantly. As the impacts of COVID-19 continue, there could be specific impact on the Company, its citizens, employees, suppliers and other third party business associates that could impact the timing and amounts realized on the Company's assets and future ability to deliver services and projects. At this time, the full potential impact of COVID-19 on the Company is not known. Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The Company's ability to continue delivering non-essential services and employ related staff will depend on the legislative mandates from the various levels of government. The Company will continue to focus on collecting receivables, managing expenditures, and, if necessary, leveraging existing reserves and investigate available credit facilities to ensure it is able to continue providing essential services to its citizens.

**UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER
OF
LONSDALE ENERGY CORP.
(the "Company")**

in lieu of the annual general meeting

The undersigned, being the sole shareholder of the Company entitled to vote at an annual general meeting, hereby consents to and adopts in writing the following resolutions:

RESOLVED THAT:

1. the financial statements of the Company for the period ended December 31, 2019, made up of statement of financial position, statement of comprehensive income, statement of changes in equity and statement of cash flows as at the end of that period and the report of the auditors thereon are hereby received and filed;
2. all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;
3. the number of Directors of the Company is hereby fixed at 3;
4. the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:

Jessica McIlroy	Leanne McCarthy	Ben Themens
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5. BDO Canada LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the Directors; and
6. June 15, 2020 be and is hereby selected as the annual reference date for the Company for its current annual reference period.

DATED as of July 20, 2020.

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

Mayor Linda Buchanan

Karla Graham, City Clerk

Historical Data for 2004 - 2019 Years of Operations

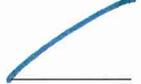
Income Statement line description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Revenue	\$ 176,707	\$ 409,108	\$ 415,741	\$ 630,088	\$ 1,016,118	\$ 1,158,110	\$ 1,434,108	\$ 1,562,007	\$ 1,693,413	\$ 2,038,134	\$ 2,594,229	\$ 2,647,001	\$ 2,838,793	\$ 3,900,077	\$ 4,132,957
Cost of Sales	\$ 66,777	\$ 187,089	\$ 245,839	\$ 299,299	\$ 479,519	\$ 469,707	\$ 722,351	\$ 752,254	\$ 747,330	\$ 965,876	\$ 1,261,027	\$ 1,175,841	\$ 1,196,282	\$ 1,538,595	\$ 1,678,140
Gross profit	\$ 109,930	\$ 222,019	\$ 169,902	\$ 330,789	\$ 536,599	\$ 688,403	\$ 711,757	\$ 809,753	\$ 946,083	\$ 1,072,258	\$ 1,333,202	\$ 1,471,160	\$ 1,642,511	\$ 2,361,482	\$ 2,454,817
Plant Operation and Maintenance	\$ 19,087	\$ 91,585	\$ 95,244	\$ 98,149	\$ 114,689	\$ 138,289	\$ 143,305	\$ 191,350	\$ 212,842	\$ 289,346	\$ 310,795	\$ 289,127	\$ 225,115	\$ 134,380	\$ 218,812
Depreciation	\$ 68,531	\$ 114,823	\$ 127,777	\$ 146,220	\$ 212,246	\$ 293,444	\$ 273,586	\$ 309,667	\$ 430,542	\$ 564,686	\$ 693,517	\$ 795,568	\$ 886,925	\$ 1,064,736	\$ 1,206,818
General and Administrative	\$ 98,268	\$ 145,543	\$ 172,968	\$ 140,987	\$ 173,957	\$ 146,916	\$ 185,574	\$ 188,783	\$ 309,926	\$ 445,511	\$ 361,409	\$ 348,892	\$ 497,248	\$ 405,632	\$ 587,399
Total - Operating Expenses	\$ 185,886	\$ 351,951	\$ 395,989	\$ 385,356	\$ 500,892	\$ 578,649	\$ 602,465	\$ 689,800	\$ 953,310	\$ 1,299,543	\$ 1,365,721	\$ 1,433,587	\$ 1,609,288	\$ 1,604,748	\$ 2,013,029
Income (loss) before other expenses	\$ (75,956)	\$ (129,932)	\$ (226,087)	\$ (54,567)	\$ 35,707	\$ 109,754	\$ 109,292	\$ 119,953	\$ (7,227)	\$ (227,285)	\$ (32,519)	\$ 37,573	\$ 33,223	\$ 756,734	\$ 441,788
Contributions		\$ 60,136	\$ 259,458	\$ 38,804	\$ 63,416	\$ 117,389	\$ 120,875	\$ 146,532	\$ 174,480	\$ 211,010	\$ 225,615	\$ 232,648	\$ 260,629	\$ 357,676	\$ 571,832
Finance income		\$ 23,432	\$ 22,037	\$ 24,530	\$ 17,321	\$ 5,111	\$ 11,171	\$ 15,742	\$ 25,121	\$ 32,071	\$ 34,429	\$ 27,172	\$ 27,691	\$ 42,975	\$ 65,426
Finance costs	\$ (111,951)	\$ (207,481)	\$ (194,850)	\$ (34,141)	\$ (123,277)	\$ (125,421)	\$ (128,876)	\$ (131,322)	\$ (139,585)	\$ (157,986)	\$ (214,870)	\$ (253,282)	\$ (302,870)	\$ (357,790)	\$ (498,448)
Subtotal	\$ (111,951)	\$ (123,913)	\$ 86,645	\$ 29,193	\$ (42,540)	\$ (2,921)	\$ 3,170	\$ 30,952	\$ 60,016	\$ 85,095	\$ 45,174	\$ 6,538	\$ (14,550)	\$ 42,861	\$ 138,810
Income before non-recurring expenses	\$ (187,907)	\$ (253,845)	\$ (139,442)	\$ (25,374)	\$ (6,833)	\$ 106,833	\$ 112,462	\$ 150,905	\$ 52,789	\$ (142,190)	\$ 12,655	\$ 44,111	\$ 18,673	\$ 799,595	\$ 580,598
Non-recurring expenses															\$ (1,030,721)
Net Income and Comprehensive Income	\$ (187,907)	\$ (253,845)	\$ (139,442)	\$ (25,374)	\$ (6,833)	\$ 106,833	\$ 112,462	\$ 150,905	\$ 52,789	\$ (142,190)	\$ 12,655	\$ (986,610)	\$ 18,673	\$ 799,595	\$ 580,598
Cash Dividends															
Total Net Accumulated Surplus (loss)	\$ (277,787)	\$ (531,632)	\$ (671,074)	\$ (696,448)	\$ (703,281)	\$ (596,449)	\$ (483,987)	\$ (333,082)	\$ (280,293)	\$ (422,483)	\$ (409,828)	\$ (1,396,438)	\$ (1,377,765)	\$ (578,170)	\$ 2,428
Sales (kW.hr)	1,175,900	3,630,109	4,981,300	6,828,400	11,063,030	14,120,569	18,737,975	22,847,087	23,945,719	27,921,503	31,254,231	32,401,971	37,787,274	49,502,564	53,625,648

Summary of LEC Statistics
As of December 31, 2019

• Total square footage of buildings served:	6,576,117	square feet
• Square footage of new buildings connected in 2019:	874,105	square feet
• Total number of customer accounts served:	93	
○ Residential Buildings	41	
○ Mixed Residential / Commercial	20	
○ Commercial (including 2 hotels)	19	
○ Institution	7	
○ Cooling	6	
• New customer accounts connected in 2019:	13	
• Total number of residential suites connected:	5,479	
• New residential suites connected in 2019:	560	
• Total number of boilers installed in LEC Mini-Plants:	30	
• Number of new boilers installed in 2019:	2	
• Trench kilometers of distribution system:	12.6	kilometers
• Kilowatt-hours of heating delivered to customers in 2019:	59,275,173	kW.h
• Kilowatt-hours of cooling delivered to customers in 2019:	881,670	kW.h
• Total Heating Capacity	28	MW

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Ben Themens, Director of Finance

Subject: 2020 Project Plan – Funding Appropriations #2049 – #2050

Date: July 14, 2020 File No: 05-1610-01-0001/2020

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

RECOMMENDATION:

PURSUANT to the report of the Director of Finance, dated July 14, 2020 entitled “2020 Project Plan – Funding Appropriations #2049 – #2050”:

THAT funding for two Harry Jerome Community Recreation Centre projects and one Memorial Community Recreation Centre project excluded from appropriations included in the report entitled “2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789” discussed at the Regular Council Meeting held July 13, 2020, be funded as proposed in the report submitted at that time.

ATTACHMENT

1. Report of the Director of Finance, dated July 15, 2020 entitled “2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789” (CityDoc #[1930891](#))

DISCUSSION

At the Regular meeting of Council held on July 13, 2020, Council deferred making a decision regarding the following projects from the list of funding appropriations proposed in the report:

- | | |
|---|----------|
| 1) Harry Jerome Community Recreation Centre
– Minor 4-year Pool Shutdown | \$50,000 |
| 2) Harry Jerome Community Recreation Centre | \$40,000 |
| 3) Memorial Community Recreation Centre | \$10,000 |

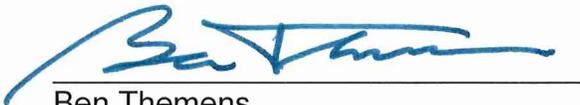
Funding appropriation details and project scope are provided in Attachment #1.

A decision regarding these appropriations was deferred until an opportunity was provided for Council to discuss the projects with staff of the North Vancouver Recreation and Culture Commission. Staff are scheduled to attend the July 20, 2020 meeting to discuss the projects with Council.

FINANCIAL IMPLICATIONS

Funding is included in the 2020 Project Budget or has been made available from completed projects and is available for appropriation.

RESPECTFULLY SUBMITTED



Ben Themens
Director of Finance



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Ben Themens, Director of Finance

Subject: 2020 Project Plan – Funding Appropriations #2049 – #2055 and
Bylaw No. 8789

Date: July 8, 2020 File No: 05-1705-30-0019/2020

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

RECOMMENDATION:

PURSUANT to the report of the Director of Finance, dated July 8, 2020 entitled “2020 Project Plan – Funding Appropriations #2049 – #2055 and Bylaw No. 8789”:

THAT (Funding Appropriation #2049) an amount of \$58,054 be appropriated from the General Building Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2050) an amount of \$442,601 be appropriated from the Tax Sale Land Interest Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2051) an amount of \$75,000 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2052) an amount of \$140,050 be appropriated from the Carbon Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2053) an amount of \$2,741,667 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2054) an amount of \$9,833 be appropriated from the Marine Drive Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2055) an amount of \$129,346 be appropriated from the General Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789” (2020 Project Plan Funding) a Bylaw to appropriate an amount of \$148,500 from DCC (Transportation) Reserve Fund to fund 2020 Project Plan, be considered;

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

ATTACHMENT

1. 2020 Project Budget Funding Allocation Detail by Source (CityDoc #1928421)
2. 2020 Project Sheets (CityDoc #1928521)
3. Draft Bylaw No. 8789 (CityDoc#1928078)
4. Information Report from the Director of Recreation & Culture, entitled “Additional Information on 2020 Capital Projects for Harry Jerome and Memorial Community Recreation Centres”, dated June 10, 2020
5. Information Report from the Manager, Engineering Planning and Design, entitled “Mosquito Creek Bridge Replacement – 2020 Funding Appropriation”, dated July 8, 2020 (CityDoc# 1926138)

DISCUSSION

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

FINANCIAL IMPLICATIONS

Funding is included in the 2020 Project Budget or has been made available from completed projects and is available for appropriation.

RESPECTFULLY SUBMITTED



Ben Themens
Director of Finance

2020 PROJECT BUDGET
FUNDING ALLOCATION
DETAIL BY SOURCE

Attachment # 1

Funding from Reserves**General Building Reserve Fund - Appropriation # 2049****Manager**

Harry Jerome Community Recreation Centre - Minor 4-year Pool Shutdown	50,000	HOU, GARY
Memorial Community Recreation Centre	8,054	HOU, GARY
	58,054	

Total General Building Reserve Fund - Appropriation # 2049

58,054

Tax Sale Land Reserve Fund - Interest - Appropriation # 2050

Harry Jerome Community Recreation Centre	40,000	HOU, GARY
Memorial Community Recreation Centre	1,946	HOU, GARY
Electric Vehicle Strategy Implementation	65,000	FORSYTH, PAUL
Child Care Strategy Implementation Projects	40,000	EVANS, HEATHER
Major Structure Rehabilitation	75,000	WILLOCK, BRIAN
Street Light and Traffic Signal Aging Pole Replacement	220,654	KUZMANOVSKI, KLIMENT
	442,601	

Total Tax Sale Land Reserve Fund - Interest - Appropriation # 2050

442,601

Sustainable Transportation Reserve Fund - Appropriation # 2051

INSTPP Implementation (Previously known as North Shore Transportation Improvements)	75,000	DEVLIN, ANDREW
	75,000	

Total Sustainable Transportation Reserve Fund - Appropriation # 2051

75,000

Carbon Fund - Appropriation # 2052

Electric Vehicle Strategy Implementation	140,050	FORSYTH, PAUL
	140,050	

Total Carbon Fund - Appropriation # 2052

140,050

Civic Amenity Reserve Fund - Appropriation # 2053

New Sidewalks to Complete Pedestrian Network	151,500	HALL, JUSTIN
Mosquito Creek Bridge	2,390,167	WILLOCK, BRIAN
Active & Safe Routes to School Implementation	200,000	HALL, JUSTIN
	2,741,667	

Total Civic Amenity Reserve Fund - Appropriation # 2053

2,741,667

Marine Drive Reserve Fund - Appropriation # 2054

Mosquito Creek Bridge	9,833	WILLOCK, BRIAN
	9,833	

Total Marine Drive Reserve Fund - Appropriation # 2054

9,833

General Reserve - Appropriation # 2055

Street Light and Traffic Signal Aging Pole Replacement	129,346	KUZMANOVSKI, KLIMENT
	129,346	

Total General Reserve Fund - Appropriation # 2055

129,346

Transportation DCC Fund - Bylaw 8789

New Sidewalks to Complete Pedestrian Network	148,500	HALL, JUSTIN
	148,500	

Total Transportation DCC Fund - Bylaw 8789

148,500

Total Funding From Reserves**3,745,050**

Project Name:	Harry Jerome Community Recreation Centre - Minor 4-year Pool Shutdown							2020 - 2029 Project Plan				
Department:	NVR&CC							Project Type: Maintenance & Replacement				
Project Manager:	Gary Houg							Date: 31-Jul-19 Base Program				
Description:	A pool shutdown is required to allow for regular repairs to pool water circulation, filtration & disinfection systems, pool tank tiles, overhead lighting, pool chamber ventilation systems, etc., which cannot take place without the pool tank being drained and the pool chamber being unoccupied. The shutdown scope of work will be to ensure that the pool facility will be able to continue reliable and safe operation for the next one to four years.											
Purpose:	To perform regular repairs in the pool tank and pool chamber that cannot take place without the pool water being drained and the pool chamber closed to the public. The scope will be limited to ensuring that the pool is operational for the next one to four years.											
Alignment With Official Community Plan:	OCP Goal 5.2: Support, enhance and maintain recreation as a vital aspect of a healthy community; Objective 5.2.1: Operate, maintain and improve the provision of indoor and outdoor recreation facilities.											
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all. Harry Jerome CRC provides an opportunity for people to connect with others and to pursue various activities to support their health and well-being.											
Outcome: (Customer Satisfaction)	Safe, reliable, continuous delivery of community recreation programs, preservation of building condition, and upkeep in standards of appearance.											
Impact If Project Does Not Proceed:	Unplanned interruptions to community recreation programs. Public dissatisfaction with safety, reliability, condition and appearance of buildings. Decrease in revenues as patrons go elsewhere to have their needs met. Decrease in recreation programs & service to the public and an increase in maintenance costs as building systems age.											
External Funding :	N/A							Specify Funding Agency/Program: N/A				
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	Deteriorating and decreasing performance of aging building systems (e.g. HVAC, plumbing, lighting, power) will translate to gradually increasing energy consumption and GHG emissions. Well maintained buildings will operate at optimum levels and result in some reduction of GHG emissions.											
Milestones:	Work to be done in 2020.							Director Approval: Approved by H. Turner November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

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

Project Name:	Memorial Community Recreation Centre		Project Type:	2020 - 2029 Project Plan Maintenance & Replacement								
Department:	NVR&CC		Date:	18-Jul-18 Base Program								
Project Manager:	Gary Houg											
Description:	Funding requirements for capital improvements from 2020 to 2029.											
Purpose:	To estimate funds required over a 10 year period. Funding is intended to cover only those extraordinary items that arise to ensure uninterrupted building operations. Funding is not at a level necessary to achieve any extension of the remaining serviceable life. Funding is suspended after 2023 in anticipation that the building will be replaced as a result of the Harry Jerome Complex redevelopment.											
Alignment With Official Community Plan:	OCP Goal 5.2: Support, enhance and maintain recreation as a vital aspect of a healthy community; Objective 5.2.1: Operate, maintain and improve the provision of indoor and outdoor recreation facilities.											
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all. Memorial CRC provides an opportunity for people to connect with others and to pursue various activities to support their health and well-being.											
Outcome: (Customer Satisfaction)	Reliable, continuous delivery of community recreation programs, preservation of building condition, and upkeep in standards of appearance.											
Impact If Project Does Not Proceed:	Decrease in recreation programs & service to the public and an increase in maintenance costs as building systems age.											
External Funding :	N/A		N/A		Specify Funding Agency/Program:							
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	Well maintained buildings will operate at optimum levels and result in some reduction of GHG emissions.											
Milestones:	Work to be done in 2020.							Director Approval: Approved by H. Turner November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular		-	-	-	-	-	-	-	-	-	-	-
Temporary		-	-	-	-	-	-	-	-	-	-	-
Total Staffing		-	-	-	-	-	-	-	-	-	-	-

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

Project Name:	Harry Jerome Community Recreation Centre		Project Type:	2020 - 2029 Project Plan Maintenance & Replacement								
Department:	NVR&CC		Date:	31-Jul-19 Base Program								
Project Manager:	Gary Houg											
Description:	Funding requirements for capital improvements from 2020 to 2029.											
Purpose:	To estimate funds required over a 10 year period. Funding is intended to cover only those extraordinary items that arise to ensure uninterrupted building operations. Funding is not at a level necessary to achieve any extension of the remaining serviceable life. Funding is suspended after 2023 in anticipation that the building will be replaced as a result of the Harry Jerome Complex redevelopment.											
Alignment With Official Community Plan:	OCP Goal 5.2: Support, enhance and maintain recreation as a vital aspect of a healthy community; Objective 5.2.1: Operate, maintain and improve the provision of indoor and outdoor recreation facilities.											
Strategic Plan :	A City for People - is welcoming, inclusive, safe, accessible and supports the health and well-being of all. Harry Jerome CRC provides an opportunity for people to connect with others and to pursue various activities to support their health and well-being.											
Outcome: (Customer Satisfaction)	Reliable, continuous delivery of community recreation programs, preservation of building condition, and upkeep in standards of appearance.											
Impact If Project Does Not Proceed:	Decrease in recreation programs & service to the public and an increase in maintenance costs as building systems age.											
External Funding :	N/A		N/A		Specify Funding Agency/Program:							
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	Well maintained buildings will operate at optimum levels and result in some reduction of GHG emissions.											
Milestones:	Work to be done in 2020.							Director Approval: Approved by H. Turner November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular		-	-	-	-	-	-	-	-	-	-	-
Temporary		-	-	-	-	-	-	-	-	-	-	-
Total Staffing		-	-	-	-	-	-	-	-	-	-	-

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

Project Name:	Electric Vehicle Strategy Implementation											2020 - 2029 Project Plan					
Department:	Planning & Development: Transportation											Project Type:					
Project Manager:	Paul Forsyth (Caroline Jackson)											Date: 25-Jul-19		New Initiative		New Capital Asset	
Description:	This project will implement priority electric vehicle charging infrastructure recommendations identified in the 2018 Electric Vehicle Strategy, endorsed by Council in September 2018.																
Purpose:	If the City is to meet its community GHG reduction targets of 80% by 2040 and net zero by 2050, provision of charging infrastructure both for the community and for the City fleet is critical. The project includes feasibility study and implementation funding for the provision of public and City fleet and staff charging infrastructure. The project also includes funding towards improving access to home and workplace charging for the public.																
Alignment With Official Community Plan:	This project supports the City's greenhouse gas reduction targets, policies and actions as stated in the City's OCP.																
Strategic Plan :	This project directly supports Council's Liveable City priorities as identified in the City's Strategic Plan.																
Outcome: (Customer Satisfaction)	To avoid catastrophic climate change the City must demonstrate leadership in its own operations while reducing barriers to a low carbon transition for the community. This project will accomplish both through growing the City's electric vehicle charging infrastructure network.																
Impact if Project Does Not Proceed:	Without the provision of necessary public charging infrastructure, congestion at the City's existing charging stations will continue to increase and fewer residents will be able to make the transition to electric vehicles. Without charging infrastructure for fleet vehicles, the City's operational emissions will continue to increase and the City will fail to meet its corporate climate action target.																
External Funding :	<i>Federal Contribution</i>				<i>Secured Contribution</i>				Specify Funding Agency/Program: Federal and Provincial (Natural Resources Canada, Province of British Columbia through Plugin BC)								
GHG Implications:	This project will reduce the City's corporate operations and community-wide emissions through supporting the transition to vehicles powered by renewable electricity. The project will also improve local air quality through reducing local air pollution from harmful chemicals and particulate matter. The City's fleet represents 30% of its annual operations emissions while passenger vehicles account for 43% of the annual community-wide emissions.																
Milestones:												Director Approval: Approved by M.Epp November 20, 2019					
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL					
Funding Requirements																	
City Funding (Fund Appropriation)	\$ 210,000	\$ 205,050	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,050					
External Funding/Contributions		\$ 100,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000					
Total Project Expenditures	\$ 210,000	\$ 305,050	\$ 155,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 460,050					
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)																	
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Staffing (FTE)																	
Regular	-	-	-	-	-	-	-	-	-	-	-	-					
Temporary	-	-	-	-	-	-	-	-	-	-	-	-					
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-					

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

Project Name:	Child Care Strategy Implementation Projects							2020 - 2029 Project Plan				
Department:	Planning & Development							Project Type: Other Projects				
Project Manager:	Heather Evans							Date: 25-Jul-19 New Initiative				
Description:	The City of North Vancouver's Child Care Strategy is scheduled for completion in late 2017. This strategy will provide direction for the City's future efforts and resources to address child care needs, and will position the City as an active and collaborative child care partner in the community. The requested funds would take the next steps, by enabling the City to act on some priority directions and recommendations that are identified in the strategy.											
Purpose:	The requested funding for Child Care Strategy Implementation Projects would: - Position the City to leverage anticipated federal and provincial funding opportunities and programs for provision of child care; - Enable the City to act on key recommendations and priority areas in the plan, and help to achieve the city's objectives and targets for child care; - Ensure that the City is effectively allocating resources (financial, as well as City facilities and lands as appropriate) toward improving child care opportunities in areas and neighbourhoods with priority needs.											
Alignment With Official Community Plan:	Implementation of the Child Care Strategy takes action on child care challenges and trends noted in the OCP, and addresses OCP Community Well-Being - Goal 3.1: "Enhance well being and quality of life for all community members."											
Strategic Plan :	Supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.											
Outcome: (Customer Satisfaction)	Sufficient provision of child care spaces contributes to the city's objectives for a family-friendly city by attracting and retaining families with children. Implementation of the Child Care Strategy will coordinate the city's and other partners' efforts to provide child care spaces and services in an efficient manner. An adequate supply of high quality of child care is known to improve children's developmental progress and long term outcomes. In addition, child care has a direct positive impact on the local economy and labour force participation.											
Impact If Project Does Not Proceed:	Without funding for implementation projects, some key opportunities within the Child Care Strategy may not be able to proceed and implementation would be limited in scope to activities and projects that do not require City funds. Also, the City would not be as well-positioned to benefit from provincial and federal funding and project opportunities.											
External Funding :	N/A							Specify Funding Agency/Program: The scope of provincial program(s) and extent of available funding is not yet known. Federal funds may also be available; to be determined.				
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fuel, Facilities and equipment	Providing child care in the urban core and close to schools reduces the need for car trips to access childcare, thus reducing GHG's.											
Milestones:	1. Engagement and partnership with key partners in the child care sector; 2. Achieving targets for child care spaces and meeting identified child care needs in the community and 3. Accountability reporting and Council support / direction throughout project(s) implementation.							Director Approval: Approved by M. Epp November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

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

Project Name:	Major Structure Rehabilitation											2020 - 2029 Project Plan
Department:	Engineering: Streets											Project Type:
Project Manager:	Brian Willock											On-Going Program/Project
	Date: 4-Jul-19											Base Program
Description:	Inspection and minor rehabilitation, maintenance, and repairs of bridges, major retaining walls, and other major structures.											
Purpose:	To maintain and repair the condition of the City's bridges, major retaining structures and other structural works to acceptable standards .											
Alignment With Official Community Plan:	Chapter 2 supports a safe, accessible, resilient and affordable transportation system; Chapter 8 employ a proactive approach to infrastructure maintenance and upgrades.											
Strategic Plan :	This supports a Connected City .											
Outcome: (Customer Satisfaction)	Regular maintenance and repairs to the City's structures will keep them safe and serviceable and will extend their useful life and thereby defer the cost of replacement.											
Impact If Project Does Not Proceed:	If the damaged girder is not repaired on the Marine Drive over Mosquito Creek Bridge then load limits may be required which could restrict large vehicles such as buses and trucks from using Marine Drive. For all bridges generally, failing to address defects as they arise can result in accelerated deterioration that lead to more extensive and costly repairs or even replacement.											
External Funding :	N/A											Specify Funding Agency/Program:
	N/A											
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Timely rehabilitation and repair of all bridges will extend the useful life thereby deferring the GHG effects of new construction.											
Milestones:	Updated condition assessment and maintenance/rehabilitation plan for all major bridges as well as specific repairs to Marine Drive over Mosquito Creek Bridge.							Director Approval: Approved by D. Pope November 20, 2019				
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)	\$ 1,170,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 750,000
External Funding/Contributions	\$ 1,028,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ 2,198,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 750,000
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-

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

Project Name:	Street Light and Traffic Signal Aging Pole Replacement											2020 - 2029 Project Plan					
Department:	Engineering: Traffic											Project Type:		Maintenance & Replacement			
Project Manager:	Kliment Kuzmanovski											Date:		4-Jul-19		Base Program	
Description:	Replacement of deteriorated street light and traffic signal poles as prioritized based on 2018 condition assessment results. Detailed information CityDoc 1835155 and CityDocs 1835148																
Purpose:	The City's inventory of street light and traffic signal poles comprises approximately 1300 poles with no dedicated funding for capital replacement of deteriorated poles. This funding will provide regular and on-going budget to replace deteriorated poles.																
Alignment With Official Community Plan:	This project supports the goals of Section 8.2: Employ a proactive approach to infrastructure maintenance and upgrades.																
Strategic Plan :	This supports a Connected City																
Outcome: (Customer Satisfaction)	Poles are replaced before they fail due to structural deterioration. Protect public safety and organizational reputation.																
Impact If Project Does Not Proceed:	Poles will continue to be replaced on a reactive basis (ie. when they fail) and funded from the program budget.																
External Funding :	N/A						N/A						Specify Funding Agency/Program:				
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Minimal GHG impacts																
Milestones:	Replacement of approximately 25 poles annually based on condition and additionally 10 signal poles in the first 2 years of the program.											Director Approval: Approved by D. Pope November 20, 2019					
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL					
Funding Requirements																	
City Funding (Fund Appropriation)	\$ 200,000	\$ 350,000	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,250,000					
External Funding/Contributions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Total Project Expenditures	\$ 200,000	\$ 350,000	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,250,000					
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)																	
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Staffing (FTE)																	
Regular	-	-	-	-	-	-	-	-	-	-	-	-					
Temporary	-	-	-	-	-	-	-	-	-	-	-	-					
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-					

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Project Name:	INSTPP Implementation (Previously known as North Shore Transportation Improvements)											2020 - 2029 Project Plan		
Department:	Planning & Development: Transportation											Project Type:		Other Projects
Project Manager:	Michael Epp											Date: 4-Jul-19		New Initiative
Description:	The funding will be used to advance initiatives identified through the INSTPP process. This includes contribution to the on-going administration of the INSTPP staff and steering committees, advocacy and partner funding for near-term priority studies and staff salary to support advancement of initiatives.													
Purpose:	Through municipal collaboration advance joint North Shore transportation initiatives and individual municipal initiatives.													
Alignment With Official Community Plan:	2.3.5 - Collaborate with neighbouring municipalities and other levels of government to improve the safety, security, accessibility and connectivity of the transportation system within the City and the North Shore; 2.3.10 - Coordinate with neighbouring municipalities and other levels of government on key road network improvements to facilitate pedestrian, cycling, transit, goods, emergency and vehicle movements in the City and the North Shore; 7.2.1 - Seek partnerships and collaboration with the business community, academic institutions, non-profit organizations, neighbouring municipalities, other governments and the Squamish Nation to achieve mutual economic development objectives;													
Strategic Plan :	A Connected City - the projects will explore and pursue innovative solutions to transportation challenges, and continue to intergrate land use and transportation planning to support connectivity across the region.													
Outcome: (Customer Satisfaction)	Shared tri-municipal prioritization of INSTPP's near-term goals and advancement of key studies including rapid transit technical feasibility for future crossing of Burrard Inlet and for planned B-Line corridors through CNV.													
Impact If Project Does Not Proceed:	Lack of a long term solution to address North Shore transportation issues, continued increased congestion at two bridge heads and on the network													
External Funding :	N/A				N/A				Specify Funding Agency/Program:					
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily	By promoting a sustainable transportation system that supports a compact, complete community and is safe, accessible, resilient, and affordable, the community's GHG emissions will decrease.													
Milestones:												Director Approval: Approved by M. Epp November 21, 2019		
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL		
Funding Requirements														
City Funding (Fund Appropriation)	\$ -	\$ 175,000	\$ 175,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 950,000		
External Funding/Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Project Expenditures	\$ -	\$ 175,000	\$ 175,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 950,000		
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)														
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Staffing (FTE)														
Regular	-	-	-	-	-	-	-	-	-	-	-	-		
Temporary	-	-	-	-	-	-	-	-	-	-	-	-		
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-		

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

Project Name:	New Sidewalks to Complete Pedestrian Network											2020 - 2029 Project Plan	
Department:	Engineering: Streets											Project Type:	New Capital Asset
Project Manager:	Justin Hall											Date: 4-Jul-19	New Initiative
Description:	Construction of new sidewalks where there are currently gaps in the City's pedestrian network and sidewalks are missing along the entire block, particularly in school areas and along walking school routes. The location of new sidewalk projects is selected through a prioritization exercise, which includes assessing the following conditions: pedestrian safety (traffic volume, truck traffic, missing sidewalks on one or both sides of the street), proximity to schools, proximity to transit, and potential pedestrian use and alignment with the OCP (evaluation process developed in the Long Term Transportation Plan).												
Purpose:	To complete the pedestrian network and encourage walking as a healthy, sustainable form of exercise and transportation and provide a safe and serviceable surface. City-initiated sidewalk projects were previously implemented through the Local Area Service Program; however, in early 2015 Council directed staff to implement new sidewalk projects through the City capital planning process.												
Alignment With Official Community Plan:	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; 2.1.2. Invest in pedestrian and cycling facilities on the routes to and around schools, and work with the North Vancouver School District to promote active transportation, healthy lifestyles, and sustainable travel behaviour among children and youth; 2.3.8. Encourage transportation options that reduce fossil fuel use, such as walking, cycling, transit, carpooling, and low-emission vehicles.												
Strategic Plan :	Supports a Connected City . Provides active and sustainable ways for people to move to, from and within the City safely and efficiently. Results in safe accessibility, improved walking and active transportation mode split.												
Outcome: (Customer Satisfaction)	A safe and attractive facility for pedestrians to encourage walking as a preferred mode of transportation.												
Impact If Project Does Not Proceed:	Pedestrian Network will remain incomplete and needs of pedestrians will not be met, discouraging them from walking as a form of transportation and/or exercise.												
External Funding :	N/A											Specify Funding Agency/Program:	
GHG Implications:	Construction of concrete sidewalks generates significant GHGs both from the production of the portland cement used to make concrete. However, encouraging walking may reduce travel by vehicle which will decrease GHGs.												
Milestones:	Selected sections of sidewalks will be completed in the year of funding.											Director Approval: Approved by D. Pope November 20, 2019	
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ 900,000	\$ 300,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 4,800,000	
External Funding/Contributions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ 900,000	\$ 300,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 4,800,000	
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		7%	7%	7%	7%	7%	7%	7%	7%	7%	7%		
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ 1,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	
Total	\$ (1,000)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	0.1500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	
Total Staffing	0.1500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	

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

Project Name:	Mosquito Creek Bridge											2020 - 2029 Project Plan	
Department:	Engineering: Streets											Maintenance & Replacement	
Project Manager:	Brian Willock											Project Type:	
	Date: 4-Jul-19											Base Program	
Description:	Replacement of the Marine Drive Bridge over Mosquito Creek. Project has already received funding from City, TransLink, Province of BC, and Government of Canada.												
Purpose:	Additional Funding required replace the existing bridge which was constructed in 1952 and is at end of service life. The contract to replace the bridge has been tendered and awarded in 2019 with additional funding required in 2020 to take project to completion.												
Alignment With Official Community Plan:	This project supports the goals of Chapter 8 Municipal Services and Infrastructure to employ a proactive approach to infrastructure maintenance and upgrades as well as Chapter 2 Transportation, Mobility and Access to support a safe, accessible, resilient and affordable transportation system.												
Strategic Plan :	This project supports a Connected City by providing improved pedestrian and cycling facilities as well as dedicated transit lanes on Marine Drive, in addition to a new trail connection along Mosquito Creek.												
Outcome: (Customer Satisfaction)	Timely replacement of a bridge which has reached the end of its useful life will protect public safety and will reduce the likelihood of service disruption due to flooding and earthquake while also enhancing transportation choices with improved pedestrian and cycling infrastructure as well as dedicated transit lanes/queue jumpers. The final design also provides a new trail connection under the new bridge along Mosquito Creek. Bridge will be demolished and constructed in two halves in order to maintain traffic along Marine Drive throughout construction.												
Impact If Project Does Not Proceed:	Contract to replace existing bridge has been awarded. If additional funds are not available in 2020, the existing contract may have to be cancelled and the project reconsidered to reduce costs and/or deferred until additional funds become available.												
External Funding :	N/A											Specify Funding Agency/Program:	
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	N/A												
Milestones:	Detailed design is complete and construction contract awarded. Utility relocations to start summer 2019, prefabricated bridge components will be manufactured in winter 2019/2020 with construction of new bridge to be complete December 2020.											Director Approval: Approved by D. Pope November 20, 2019	
	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL	
Funding Requirements													
City Funding (Fund Appropriation)	\$ 6,552,333	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000	
External Funding/Contributions	\$ 5,518,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Expenditures	\$ 12,070,666	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000	
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)													
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Staffing (FTE)													
Regular	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary	-	-	-	-	-	-	-	-	-	-	-	-	
Total Staffing	-	-	-	-	-	-	-	-	-	-	-	-	

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

Project Name:	Active & Safe Routes to School Implementation		2020 - 2029 Project Plan	
Department:	Engineering: Streets		Project Type:	New Capital Asset
Project Manager:	Justin Hall	Date:	4-Jul-19	New Initiative
Description:	This project will implement the infrastructure improvement recommendations from Planning's work on school travel plans to facilitate the use of active and transit oriented modes. This will include new sidewalk connections, new or improved crossings and signal work to improve safety and create new connections.			
Purpose:	To facilitate the implementation of infrastructure improvements recommended by school travel plans at north Vancouver schools. . To make streets safer and preserve and enhance the liveability of neighbourhoods and to encourage walking and cycling to schools.			
Alignment With Official Community Plan:	2.1 "Prioritize walking, cycling, transit and goods movement over single occupancy vehicle;" 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; 2.1.2. Invest in pedestrian and cycling facilities on the routes to and around schools, and work with the North Vancouver School District to promote active transportation, healthy lifestyles, and sustainable travel behaviour			
Strategic Plan :	Supports a Connected city by implementing safe and active routes to schools.			
Outcome: (Customer Satisfaction)	Climate change mitigation is a key priority both locally and globally, as the City works toward our goal of net zero emissions by 2050. Through implementation of this project, transportation related greenhouse gas emissions and air pollutants are expected to decline, improving local air quality and reducing carbon dioxide emissions.			
Impact If Project Does Not Proceed:	Without a concerted transportation demand management program, the City's community greenhouse gas emissions will likely continue to rise and contribute to global climate change. Also, lower active transportation and transit mode share within the City; less use of new and existing active transportation facilities; increased traffic congestion.			
External Funding :	N/A		Specify Funding Agency/Program:	
GHG Implications: Discuss GHG considerations for all projects. Provide figures for Fleet, Facilities and any project with readily available information.	Approximately half of the City's community greenhouse gas emissions are attributed to transportation. This program is expected to reduce our community's GHG emissions, by encouraging people to walk, bike, use transit and ride share while discouraging from driving alone.			
Milestones:	Consultation and design - spring 2020; Construction - summer 2020 & 2021			Director Approval: Approved by D. Pope November 20, 2019

	2010-2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget	TOTAL
Funding Requirements												
City Funding (Fund Appropriation)		\$ 200,000	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 900,000
External Funding/Contributions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Expenditures	\$ -	\$ 200,000	\$ 300,000	\$ 50,000	\$ 900,000							
Overhead Staffing (Engineering/Facilities) Specify as a percentage of funds appropriated		7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Impact on Operations/Maintenance (Incremental to 2018 Base Year Operating Budget)												
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses net of recoveries (Include staffing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staffing (FTE)												
Regular	-	-	-	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	-	-	-	-	-	-
Total Staffing		0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8789

**A Bylaw to authorize the expenditure of monies from the
Development Cost Charge (Transportation) Reserve Fund
for the 2020 Project Plan Appropriations.**

WHEREAS the entire City is listed in “Development Cost Charges Bylaw, 2016, No. 8471” as an area where development cost charges for transportation will be levied;

AND WHEREAS the development of highway facilities, other than off street parking, is a capital cost permitted to be paid using Development Cost Charge funds under Section 566 of the *Local Government Act*;

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

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charge (Transportation) Reserve Fund Bylaw, 2020, No. 8789**” (2020 Project Plan Funding).
2. The following amount is hereby appropriated from the Development Cost Charge (Transportation) Reserve Fund for the purpose of funding:
 - A. \$148,500 for the “New Sidewalks to Complete Pedestrian Network” project.

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

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

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

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

MAYOR

CITY CLERK

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Michael D. Epp, Director, Planning and Development

Subject: NORTH SHORE RENT BANK PROJECT GRANT

Date: July 8, 2020 File No: 10-5040-01-0001/2020

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

RECOMMENDATION

PURSUANT to the report of the Director, Planning and Development, dated July 8, 2020, entitled "North Shore Rent Bank Project Grant":

THAT staff be directed to bring forward an appropriation request for a grant of \$75,000 from the Affordable Housing Reserve Fund to expand the administrative and loan capacity of the North Shore Rent Bank Project for eligible City of North Vancouver residents;

AND THAT staff work with the Harvest Project to finalize an agreement on terms and conditions of the City's funding including reviewing rent bank eligibility criteria, the proportion of City funding that can be allocated to administrative overhead, and reporting requirements.

ATTACHMENTS:

1. Correspondence from Harvest Project dated July 8, 2020 – (Doc# [#1929198](#))

BACKGROUND

At the regular meeting of Council held May 25th, 2020, Council endorsed COVID-19 adaptation and recovery principles and a framework for immediate and medium-term actions and supportive policy changes. This included direction to report back on the potential to augment the capacity of the North Shore Rent Bank Project as follows:

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

DISCUSSION

Increasing the loan capacity of the North Shore Rent Bank supports Council's COVID-19 adaptation and recovery framework and complements senior government efforts to prevent homelessness.

The North Shore Rent Bank Project is an initiative of the Harvest Project, a City core funded agency providing a range of social services and supports to clients on the North Shore who are experiencing difficult life circumstances. The North Shore Rent Bank Project provides low-cost loans to residents who are at risk of eviction and/or disconnection of essential utilities due to a temporary or unexpected financial crisis. The North Shore Rent Bank is the newest of the eight active rent banks in the province, which began offering loans in 2019. It is delivered by the Harvest Project as part of an integrated approach with clients which includes connecting loan applicants to a range of supports such as counselling, grocery support, job search coaching, etc. This integrated approach is unique amongst rent banks.

The North Shore Rent Bank is part of the BC Rent Bank Coalition, an initiative arising from the recommendations of the 2018 Provincial Rental Housing Task Force. It receives funding from the Province of BC, the Government of Canada and private donations and has confirmed funding of approximately \$100,000 from these sources.

Existing Tenant Supports and Emerging Conditions

Several initiatives have provided supports to tenants and landlords during the COVID-19 crisis, significantly dampening the immediate effects. These include:

- the state of emergency order which includes a temporary suspension on evictions in B.C.;
- a freeze on rent increases in B.C. while the emergency order is in effect;
- the B.C. Temporary Rental Supplement Program, which provides a supplement directly to landlords of up to \$500 for low and moderate-income renters who have lost income as a result of COVID-19 for the months of April through August 2020;
- the Canada Emergency Response Benefit (CERB) and the Canada Emergency Student Benefit which provide benefits of \$2,000 per month and is available for a maximum of 24 weeks.

As a result of these initiatives, rates of non-payment of rent and impact for low and moderate income renters have been considerably less than initially feared in B.C. A survey conducted by the Urban Development Institute indicated that 86% of tenants were able to pay rent in full in May, with the remainder paying partially, deferring rent or being unable to pay. Given the ongoing significant levels of unemployment, there is a

reasonable expectation that the number of individuals facing tenuous housing situations will increase, particularly as supports for tenants and restrictions on evictions are eased.

The City's Affordable Housing Reserve Fund (AHRF) allows for interest earned on the fund to be allocated to non-capital housing related matters through Housing Initiatives Grants.

Proposed Partnership

Staff propose a City grant of \$75,000 be offered to the Harvest Project to augment the North Shore Rent Bank. Typical loans offered by the bank range from \$1,400 to \$2,000 depending on family size, and the bank has seen the majority of the loans repaid. The City's support would significantly increase lending capacity of the program.

Harvest's integrated approach includes significant work with each potential client to ensure they are aware of and utilizing other available supports prior to receiving a loan. One two-day per week staff person currently administers the program including assisting and screening prospective clients, advocating for their interests and mediating client issues with landlords and others. A small portion of the funds provided by the City would support additional staffing to scale the program, with the majority of the funds applied directly to augmenting loan capacity. It is proposed that a partnering agreement be negotiated with the North Shore Rent Bank including reporting requirements, conditions on the use of funds, and directing the funds provided by the City to CNV residents (the program serves the entire North Shore). Staff would also review any changes required to program eligibility to ensure flexibility for the duration of the COVID-19 pandemic.

FINANCIAL IMPLICATIONS

Interest earned on the Affordable Housing Reserve Fund principal in 2019 was \$139,400. The total balance of the AHRF as of May 2020 was approximately \$6.1m. Staff recommends that the City allocate \$75,000 in 2020 from this funding source to expand the administrative and loan capacity of the North Shore Rent Bank Project.

The Harvest Project receives core funding from the City of North Vancouver (\$10,200 in 2019).

INTER-DEPARTMENTAL IMPLICATIONS

This report was reviewed interdepartmentally with input from Finance and Legal Services.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The City's pandemic response framework outlines a multi-stage approach to action, with Stage two ("Quick Adaptations") focused on immediate actions, and includes the following principles for action:

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.

The proposal is consistent with these principles.

The proposal supports the following goals and objectives in the City's Housing Action Plan:

Goal: To build partnerships with and capacity of non-profit organizations, community partners, the development sector, and housing stakeholders to collectively respond to housing issues in the City of North Vancouver.

Objective: To support the funding of and utilization of monies in the Affordable Housing Reserve Fund (AHRF) to facilitate affordable housing projects, initiatives, and research to advance housing diversity and affordability in the City.

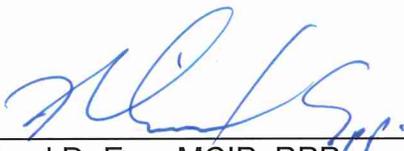
And the following Official Community Plan policy:

OCP 3.1.6 Assist organizations and individuals that provide community supports through the responsible allocation of City resources.

The proposal is consistent with Council's Strategic Plan which envisions "A City for People" with a focus on inclusivity and equity.

The Housing Initiatives Grant Program guidelines were adopted by Council in 1997 and indicate a \$10,000 typical range for grants from the AHRF for one-time projects. Council has discretion to grants funds beyond this amount and has used these funds in the past for a range of initiatives, grants and studies supporting the City's housing objectives. Staff are working towards updating the Housing Initiatives Grant Program Guidelines and the Affordable Housing Reserve Fund Terms of Reference, as an action item arising from the Housing Action Plan.

RESPECTFULLY SUBMITTED:



Michael D. Epp, MCIP, RPP
Director, Planning and Development



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1073 Roosevelt Cres.
North Vancouver BC
Canada V7P 1M4

Tel: 604.983.9488
Fax: 604.987.5813

www.harvestproject.org

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Mr. Michael Epp
Director Planning and Development
City of North Vancouver
141 West 14th Street
North Vancouver, BC
V7M 1H9

July 8th, 2020

Dear Michael,

Thank you so much for taking the time to discuss potential collaboration between the City of North Vancouver and Harvest Project's North Shore Rent Bank with us.

We are excited about the possibility of developing a homelessness prevention partnership. This document will outline an overview of the North Shore Rent Bank, its eligibility criteria, funding sources, administrative expenses including staffing costs and the geographic breakdown of Rent Bank clientele.

We have also provided some additional information on the North Shore Rent Bank that might be helpful for your presentation and the resulting discussion at the Council meeting on July 20, 2020 (Please see attached Exhibit I).

North Shore Rent Bank Overview

The North Shore Rent Bank is intended to support people who are usually able to afford rent, but due to temporary financial crisis have been made vulnerable – and find themselves without adequate funds monthly expenses. The main goal of the North Shore Rent Bank is to prevent homelessness. We strive to act as an alternative to high-interest, 'pay-day loans' which many low to moderate renters in financial crisis are too often forced to turn to, and which could add a heavy weight to their financial crisis, as opposed to alleviating their financial duress.

Launched by Harvest Project in early 2019 with an initial fund of \$15,000, the North Shore Rent Bank:

- Is a homelessness prevention tool to support low- to moderate-income renters
- Provides financial assistance, in the form of non-interest bearing repayable loans, to households at risk of eviction for reasons such as non-payment of rent or non-payment of utilities
- Can also assist with the security deposit for individuals moving from unsafe and unsustainable housing to more stable housing arrangements
- Operates within the existing integrated and holistic supports of Harvest Project's Client Care Program, which also provides client coaching, financial literacy training, food, clothing and other services such as counselling



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The first year of operation for the North Shore Rent Bank was a pilot project run "off the side of the desk" within Harvest Project. The pilot project was considered a success. During this period, the Rent Bank had 89 enquiries, 58 loan assessments, 16 loan applications and made 13 loans. The total dollar amount of loans placed was just over \$15,000 and helped 26 individuals remain housed.

The Rent Bank, now a distinct operation within Harvest Project, will build on this success in the coming year. A Board of Advisors will provide oversight and also act as the Credit Committee. Additional funding has been received and/or approved (see below). With this existing funding, the North Shore Rent Bank is budgeting to place \$76 199.47 loans and/or grants within the current fiscal year.

Eligibility Criteria

You asked about the eligibility criteria for Rent Bank loans. The following is a summary of the criteria in our policies. An applicant for a loan:

- Must be 19 years of age or older
- Must be a North Shore resident
- Must have legal status in Canada
- Has an income level does not exceed the North Shore Rent Bank's limit
- Must have income sufficient to cover other living expenses
- Does not have excessive outstanding debts or undischarged bankruptcies
- Has a current bank account and can provide 3 months (90 days) of banking statements
- Is able to demonstrate a temporary financial need or crisis
- Is able to demonstrate housing will be stabilized for a minimum of 90 days
- Must provide Proof of Tenancy (i.e. Rental/Tenancy/Lease agreement; Eviction Notice; Utility Notice of Disconnection; Rent Receipts (at least three) or Rental Payment Record (provided by landlord); Recent household utility bills (Hydro & Fortis); or Confirmation from Landlord or Property Management Company verifying rental or housing arrangement



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Funding Sources

The North Shore Rent Bank has received, or received approval for, funding totalling \$99 280. This amount has been received from private donations, the Province of British Columbia and the Government of Canada.

- **Private Donations** - Funding received from private donations totals \$15 000
- **Province of British Columbia** - As part of Budget 2019, the Province granted \$10 million to the Greater Vancouver Community Assistance Foundation (GVCAF), a non-profit foundation associated with Vancity Credit Union, to develop a sustainable, province-wide rent bank system. To date, the North Shore Rent Bank has received \$15 000 indirectly from the Province through GVCAF and an additional \$23 000.
- **Government of Canada** – In response to the COVID-19 crisis, the Government of Canada’s Reaching Home initiative has provided \$200,000 to rent banks in B.C. for grants to supplement Rent Bank loans. The North Shore Rent Bank has received \$11 570 of these funds and has received approval for an additional \$34 710.

We would see a partnership with the City of North Vancouver as an important complement to these other funding sources for loans, grants and staffing expenses for the North Shore Rent Bank. The City of North Vancouver and Harvest Project both share a vision for a healthier city.

Staffing and Administrative Overhead

Operating within the existing infrastructure of Harvest Project, the Rent Bank’s staffing and administrative expenses can be kept low. The Financial Case Worker (The “FCW” who is the Rent Bank’s loan officer) has until recently been a combination of paid and volunteer work. To the end of April 2020, the total spent on staffing has been \$4515.44, and the total spent on administrative expenses has been \$3137.85.

Our fiscal year starts on May 1st. For this current fiscal year, the Rent Bank will have a paid the FCW working two days per week for a budgeted expense including benefits of approximately \$17,000. Administrative costs for the year are estimated to be about \$2500 - \$4000. Up to half of the time and effort of the FCW is spent on client advocacy and information sharing apart from the issuing of loans. The cost of staffing and administrative expenses represents an expense percentage of approximately 20%.

The above numbers are based on existing funding. In the event that the City of North Vancouver chooses to enter into a partnership with the North Shore Rent Bank, we would propose to work with you to determine a revised budget for loans and grants as well as determining an appropriate increase in staffing/administrative expenses.



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Clientele from the City of North Vancouver

We can provide an estimated percentage of clients served in the City of North Vancouver versus other parts of the North Shore. Currently, Harvest Project serves approximately 300 clients in its overall Client Care Program. Of this number, 55% of our clients indicate that they are residents of the City of North Vancouver. The balance includes 32% from the District of North Vancouver, 12% from the District of West Vancouver and 1% from other areas. So far of these clients, those who have accessed the rent bank are 75% from the City of North Vancouver, 25% from the District of North Vancouver and less than 1% have been supported to move outside the North Shore.

Concluding Remarks

Michael, we want to thank you again for your interest in the North Shore Rent Bank. There is a significant need for homelessness prevention tools on the North Shore, a situation that has become increasingly dire due to the economic crisis that has arisen from COVID-19.

We are very excited about the possibility of partnering with the City of North Vancouver in this venture.

If you have any questions or require any additional information, please don't hesitate to contact Ian Wright at (604) 689-1000.

Yours very truly,


Gary Ansell
Executive Director
Harvest Project
604-983-9488 x 313
garya@harvestproject.org



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NORTH SHORE RENT BANK

Exhibit I

What is the North Shore Rent Bank?

Launched by Harvest Project in early 2019 with an initial (start-up) fund of \$15 000, the North Shore Rent Bank is a homelessness prevention tool that supports low- to moderate-income renters. The North Shore Rent Bank provides financial assistance, in the form of non-interest bearing repayable loans, to households at risk of eviction for reasons such as non-payment of rent or non-payment of utilities. The Rent Bank can also assist people moving from unsafe or unsustainable housing to a more stable housing arrangement. The North Shore Rent Bank operates within Harvest Project's existing holistic support Client Care Program, which also provides client coaching, financial literacy training, food, clothing and other services, such as counselling.

Who does the North Shore Rent Bank serve?

The North Shore Rent Bank aims to support people who are usually able to afford rent, but due to temporary financial crisis, find themselves without adequate funds for monthly expenses. The main goal of the North Shore Rent Bank is to prevent homeless and encourage long-term financial planning for clients. The majority of individuals who receive a Rent Bank loan do not qualify for traditional loans from banks, due to either a poor credit score, unstable work, and/or not having collateral to guarantee the loan. Criteria for loan eligibility includes low income, legal status in Canada, proof of tenancy, two pieces of valid ID and evidence of repayment capacity.

What does a North Shore Rent Bank loan pay for?

What a Rent Bank loan can pay for is determined based on an individual's or family's needs assessment for housing. Interest-free Rent Bank loans can amount to a maximum of \$2,000 for families and \$1,400 for individuals and can be used for such things as:

- Rent arrears (by far the most common)
- First month's (and sometimes last month's) rent to help a person get into housing
- Moving costs associated with an individual moving into more affordable housing (least common)
- Essential utilities back payment, or "arrears" (such as power company and gas supplier)



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How is eligibility assessed?

For the North Shore Rent Bank, individuals or families are typically referred to the Rent Bank by a Harvest Project Client Care Manager, based on a pre-assessment of suitability during Harvest Project's intake process.

Alternatively, a pre-assessment form can be completed and submitted online. Pre-assessments are reviewed by the Rent Bank's Financial Case Worker to ensure the individual meets basic eligibility requirements.

Individuals that meet the basic requirements typically meet with the Financial Case Worker to discuss why they need the rent bank loan, complete next step paperwork, and provide necessary documentation and ID information. The applicant may also meet with other Harvest Project staff for services such as coaching, financial literacy training, food, clothing or counselling.

What services does the North Shore Rent Bank provide other than loans?

Operating within Harvest Project, the North Shore Rent Bank provides far more services than only interest-free loans. The North Shore Rent Bank can provide the following services to both successful loan applicants and individuals who do not qualify for a Rent Bank loan:

1. Coaching, financial literacy training, food, clothing, counselling, transportation support, etc.
2. Identify government subsidies, programs, and/or benefits that individuals may be eligible for and help complete paperwork for applicants who are not able to complete the forms themselves.
3. Advocate on behalf of individuals to the Residential Tenancy Board (RTB, landlords, or utilities corporations.
4. Mediate conversations between tenants and their landlords or property managers.
5. Support individuals that need to move from unsafe or unsustainable housing by providing them with a list of available, low-cost rental units and/or supporting them more robustly with their housing search.

Can the North Shore Rent Bank issue grants?

In order to address the needs of members of the North Shore community who have been hit particularly hard by the COVID-19 crisis, the North Shore Rent Bank will, in certain circumstances and for a limited period of time, be able to issue grants in connection with its loans. The ability to issue grants with the loan applications is available until September 30, 2020 and is made possible through funding from our partners, the Government of Canada and the Greater Vancouver Community Entity (CE) Lu'ma Native BCH Housing Society.