



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
HELD ELECTRONICALLY FROM CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, OCTOBER 25, 2021 AT 5:30 PM**

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

The City of North Vancouver acknowledges that this Council meeting is held on the traditional territories of the Squamish and Tsleil-Waututh Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, October 25, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, October 18, 2021

**PUBLIC HEARING – North Shore Neighbourhood House Site
200-236 East 1st Street and 207-225 East 2nd Street**

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8867” (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, Land Use Designation and Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8868” (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, CD-737) would amend the Official Community Plan and Zoning Bylaws to facilitate phased redevelopment of the site to include a new North Shore Neighbourhood House, senior respite care facility, a new expanded Derek Inman Park and affordable rental housing.

Information Report, October 19, 2021 – “Information Report on 200-236 East 1st Street and 207-225 East 2nd Street (North Shore Neighbourhood House Site)”

Bylaw Nos. 8867 and 8868 to be considered under Items 3 and 4.

AGENDA

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

BYLAWS – THIRD READING

3. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8867” (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, Land Use Designation and Permitted Height Change)

RECOMMENDATION:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8867” (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, Land Use Designation and Permitted Height Change) be given third reading.

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8868” (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, CD-737)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8868” (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, CD-737) be given third reading.

5. “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869” (Derek Inman Parklands Adjustment)

RECOMMENDATION:

THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869” (Derek Inman Parklands Adjustment) be given third reading.

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, we ask that everyone pre-register to be placed on the speaker's list. The pre-registration form is available at cnv.org/PublicHearings, or speakers can pre-register by contacting the Corporate Officer'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 time to contact all participants and provide them with call-in/online access instructions.

Comments from the public must specifically relate 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 Mayor (Chair) will ask if anyone else from the public has new information to provide. Speakers who have not pre-registered will also have an opportunity to provide input at cnv.org/PublicHearings. Call-in details will be displayed on-screen at the Public Hearing (watch web livestream). Once all registered speakers have provided input, the Mayor will call for a recess to allow additional speakers time to phone in.

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS (continued)

Everyone will 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.

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 ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, OCTOBER 18, 2021**

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
H. Reinhold, Deputy Director, Strategic and Corporate Services
L. Sawrenko, Director, Finance
L. Garber, Deputy Director, Finance
M. Epp, Director, Planning and Development
A. Devlin, Acting Deputy Director, Planning and Development
Y. Zeng, Manager, Development Planning
R. de St. Croix, Manager, Long Range and Community Planning
D. Johnson, Development Planner
E. Macdonald, Planner
C. Alexander, Planner
M. Wray, Planner
K. Montgomerie, Planner
B. van der Heijden, Planner
A. Dempster, Planning Technician
K. Magnusson, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Deputy Director, Community and Partner Engagement
H. Turner, Director, North Vancouver Recreation and Culture

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

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Girard

1. Regular Council Meeting Agenda, October 18, 2021

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor McIlroy

2. Special Regular Council Meeting Minutes, September 29, 2021

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES – Continued

Moved by Councillor Girard, seconded by Councillor McIlroy

3. Special Regular Council Meeting Minutes, October 4, 2021

CARRIED UNANIMOUSLY

Moved by Councillor Girard, seconded by Councillor McIlroy

4. Special Regular Council Meeting Minutes, October 8, 2021

CARRIED UNANIMOUSLY

PROCLAMATION

Mayor Buchanan declared the following proclamation:

Waste Reduction Week – read by Councillor McIlroy

PUBLIC INPUT PERIOD

Nil.

Councillor Valente recused himself at 5:33 pm, declaring a potential conflict of interest with respect to Item 5 – “Taxation Exemption Bylaw, 2021, No. 8871”.

CONSENT AGENDA

Moved by Councillor Bell, seconded by Councillor Girard

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

CARRIED UNANIMOUSLY
(by members remaining)

START OF CONSENT AGENDA

BYLAW – ADOPTION

- *5. “Taxation Exemption Bylaw, 2021, No. 8871”

Moved by Councillor Bell, seconded by Councillor Girard

THAT “Taxation Exemption Bylaw, 2021, No. 8871” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)
(by members remaining)

CONSENT AGENDA – Continued

CORRESPONDENCE

- *6. Board in Brief, Metro Vancouver Regional District, September 24, 2021
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

Moved by Councillor Bell, seconded by Councillor Girard

THAT the correspondence from Metro Vancouver, dated September 24, 2021, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

(CARRIED UNANIMOUSLY)
(by members remaining)

END OF CONSENT AGENDA

Councillor Valente returned to the meeting at 5:34 pm.

PUBLIC HEARING – 705 West 3rd Street

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735) and “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 5:34 pm and reconvened at 7:07 pm.

BYLAWS – THIRD READING

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735) be given third reading.

CARRIED

Mayor Buchanan, Councillor Back and Councillor Valente are recorded as voting contrary to the motion.

BYLAWS – THIRD READING – Continued

8. “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments) be given third reading.

CARRIED

Mayor Buchanan, Councillor Back and Councillor Valente are recorded as voting contrary to the motion.

PUBLIC HEARING – 2762 Lonsdale Avenue

Moved by Councillor Bell, seconded by Councillor Back

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) and “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 7:29 pm and reconvened at 9:00 pm.

BYLAWS – THIRD READING

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740)

Moved by Councillor McIlroy, seconded by Councillor Hu

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be given third reading.

CARRIED UNANIMOUSLY

10. “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments)

Moved by Councillor McIlroy, seconded by Councillor Hu

THAT “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) be given third reading.

CARRIED UNANIMOUSLY

BYLAWS – THIRD READING – Continued

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738)

Moved by Councillor Valente, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738) be given third reading.

CARRIED UNANIMOUSLY

REPORT

12. 2021-2030 Revised Financial Plan – File: 05-1715-20-0020/2021

Report: Chief Financial Officer and Director, Finance, October 6, 2021

Moved by Councillor McIlroy, seconded by Councillor Hu

PURSUANT to the report of the Chief Financial Officer and Director, Finance, dated October 6, 2021, entitled “2021-2030 Revised Financial Plan”:

THAT the amendments to the 2021-2030 Capital Plan for “Harry Jerome Community Recreation Centre” (Project #45232), “Silver Harbour” (Project #45293) and “Lawn Bowling” (Project #45292) be endorsed;

AND THAT “Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881” (Revised Financial Plan) be considered.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881” (Revised Financial Plan)

Moved by Councillor McIlroy, seconded by Councillor Hu

THAT “Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881” (Revised Financial Plan) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor McIlroy, seconded by Councillor Hu

THAT “Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881” (Revised Financial Plan) be given third reading.

CARRIED UNANIMOUSLY

REPORTS

14. Harry Jerome Community Recreation Centre – Project Update and Next Steps
– File: 02-0800-30-0028/1

Report: Deputy Director, Strategic and Corporate Services, October 12, 2021

Moved by Councillor McIlroy, seconded by Councillor Hu

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, dated October 12, 2021, entitled “Harry Jerome Community Recreation Centre – Project Update and Next Steps”:

THAT staff be authorized to advance the construction tender for the “Site Preparation and Excavation” scope of work for the Harry Jerome Community Recreation Centre project with contract award to be held until full project funding is in place;

THAT the funding reallocation be approved for the purposes of advancing the Harry Jerome Community Recreation Centre site power modifications, as follows:

NVRCC Fibre Net Connect HJ&CT (Project 40346)	\$35,000
2019 NVRCC Equipment (Project 40372)	\$30,000
NVRCC Buildings 2018 (Project 45272)	\$155,026
NVRCC John Braithwaite Rec Centre (Project 45285)	\$37,101
NVRCC Facility Access Control (Project 45290)	\$60,000
2020 NVRCC – HJ Major Repairs (Project 45313)	\$21,045
Total:	\$338,172

AND THAT staff report back with a Class A estimate to seek approval to advance the full Harry Jerome Community Recreation Centre project to construction, inclusive of Silver Harbour Seniors’ Activity Centre, with project funding in place.

CARRIED UNANIMOUSLY

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting continue past 10:30 pm.

CARRIED UNANIMOUSLY

15. NVRC Interim Recreation and Culture Service Plan – File: 01-0360-20-0074/2021

Report: Director, North Vancouver Recreation and Culture, October 13, 2021

Moved by Councillor Girard, seconded by Councillor Back

PURSUANT to the report of the Director, North Vancouver Recreation and Culture, dated October 13, 2021, entitled “NVRC Interim Recreation and Culture Service Plan”:

THAT the report be received for information and filed.

CARRIED UNANIMOUSLY

REPORTS – Continued

16. Lower Lonsdale Business Improvement Area Service Bylaw Renewal
– File: 01-0230-20-0026/2021

Report: Deputy Director, Community and Partner Engagement, October 5, 2021

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated October 5, 2021, entitled “Lower Lonsdale Business Improvement Area Service Bylaw Renewal”:

THAT “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879” be considered.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

17. “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879”

Moved by Councillor Girard, seconded by Councillor Valente

THAT “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879” be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Girard, seconded by Councillor Valente

THAT “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879” be given third reading.

CARRIED UNANIMOUSLY

REPORT

18. Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment – File: 13-6520-20-0056/1

Report: Planner 2, October 6, 2021

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated October 6, 2021, entitled “Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment”:

THAT the following bylaws be considered and referred to a Public Hearing:

Continued...

REPORT – Continued

18. Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment – File: 13-6520-20-0056/1 – Continued
- “Official Community Plan Bylaw, No. 8400, Amendment Bylaw, 2021, No. 8757” (A Bylaw to Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary); and
 - “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758” (New Residential Levels in the Duplex Special Study Area, RT-1);

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

CARRIED UNANIMOUSLY

BYLAWS – FIRST AND SECOND READINGS

19. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8757” (Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8757” (Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary) be given first and second readings.

CARRIED UNANIMOUSLY

20. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758” (New Residential Levels in the Duplex Special Study Area – Northern Part, RT-1)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758” (New Residential Levels in the Duplex Special Study Area – Northern Part, RT-1) be given first and second readings.

CARRIED UNANIMOUSLY

REPORT

21. Rezoning Application: 322 West 14th Street (Farid Sayari / Royal Palace Construction and Design) – File: 08-3400-20-0019/1

Report: Planner 1, October 6, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Planner 1, dated October 6, 2021, entitled “Rezoning Application: 322 West 14th Street (Farid Sayari / Royal Palace Construction and Design)”:

Continued...

REPORT – Continued

21. Rezoning Application: 322 West 14th Street (Farid Sayari / Royal Palace Construction and Design) – File: 08-3400-20-0019/1 – Continued

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873” (Farid Sayari / Royal Palace Construction and Design, 322 West 14th Street, CD-739) be considered and the Public Hearing be waived;

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

THAT the community benefits listed in the report section Density Bonus and Community Benefits be secured through agreements at the applicant’s expense and to the satisfaction of staff;

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

22. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873” (Farid Sayari / Royal Palace Construction and Design, 322 West 14th Street, CD-739)

Moved by Councillor Bell, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873” (Farid Sayari / Royal Palace Construction and Design, 322 West 14th Street, CD-739) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting continue past 11:00 pm.

CARRIED UNANIMOUSLY

REPORT

23. Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741) – File: 08-3400-20-0058/1

Report: Planner 2, October 6, 2021

Moved by Councillor Hu, seconded by Councillor Bell

PURSUANT to the report of the Planner 2, dated October 6, 2021, entitled “Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877” (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741) be considered and referred to a Public Hearing;

Continued...

REPORT – Continued

23. Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741) – File: 08-3400-20-0058/1 – Continued

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

THAT staff be directed to receive and review detailed drawings for the proposal;

THAT all conditions noted in the report section Project Conditions be addressed prior to the scheduling of a Public Hearing;

THAT the community benefits listed in the report section, Density Bonus and Community Benefits, be secured through agreements at the applicant's expense and to the satisfaction of staff;

THAT all conditions noted in the report section Project Conditions be addressed prior to the scheduling of a Public Hearing and that the condition for the required Housing Agreement also include provisions to require that a non-profit third party be engaged to screen applicants for mid-market rental units;

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

24. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877” (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741)

Moved by Councillor Hu, seconded by Councillor Bell

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877” (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741) be given first and second readings.

CARRIED UNANIMOUSLY

REPORT

25. Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update
– File: 09-3900-30-0004/1

Report: Planner 1, October 6, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Planner 1, dated October 6, 2021, entitled “Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update”:

Continued...

REPORT – Continued

25. Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update
– File: 09-3900-30-0004/1 – Continued

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882” (Third Party Rooftop Antenna Systems) be considered and referred to a Public Hearing;

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

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

26. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882” (Third Party Rooftop Antenna Systems)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882” (Third Party Rooftop Antenna Systems) be given first and second readings.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Girard, seconded by Councillor Hu

THAT the meeting adjourn.

CARRIED UNANIMOUSLY



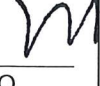
The meeting adjourned at 11:17 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

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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: Emma Chow, Planner 2

Subject: REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT: 200-236 EAST 1ST STREET AND 207-225 EAST 2ND STREET (NORTH SHORE NEIGHBOURHOOD HOUSE SITE)

Date: September 22, 2021 File No: 08-3400-20-0028/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated September 22, 2021, entitled "Rezoning and Official Community Plan Amendment: 200-236 East 1st Street and 207-225 East 2nd Street (North Shore Neighbourhood House Site)":

THAT "Official Community Plan Bylaw, 2014, No.8400, Amendment Bylaw, 2020, No. 8867" (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, Land Use Designation and Height) be considered and referred to a Public Hearing;

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8868" (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, CD-737) be considered and referred to a Public Hearing;

THAT "Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869" (Derek Inman Parklands Adjustment) be considered;

THAT staff be directed to initiate an Alternative Approval Process regarding "Parks Dedication Bylaw, 1972, No. 4932, Amendment Bylaw, 2021, No. 8869" (Derek Inman Parklands Adjustment); and

AND THAT Development Guidelines (Attachment 8) be approved to guide future phases of design development.

ATTACHMENTS

1. Context Map (CityDocs [2088537](#))
2. Architectural Plans, dated June 2021 (CityDocs [2062024](#))
3. Public Consultation Summary (CityDocs [2088935](#))
4. Advisory Body Resolutions (CityDocs [2097673](#))
5. "Official Community Plan Bylaw, 2014, No.8400, Amendment Bylaw, 2020, No. 8867" (CityDocs [2087778](#))
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8868" (CityDocs [2088083](#))
7. Park Dedication Amendment Bylaw No. 8869 (CityDocs [2087444](#))
8. Development Guidelines (CityDocs [2078206](#))

SUMMARY

The purpose of this report is to present a rezoning application for the North Shore Neighbourhood House (NSNH) site for Council consideration. Staff presents a high-level redevelopment concept in this report and recommends consideration of the bylaws for the rezoning and Official Community Plan (OCP) amendment, as well as initiation of the process for the park boundary adjustment.

The proposal consists of replacing existing civic, residential and park uses with a re-designed park and two new buildings that will house a significant amount of affordable rental housing, a respite care facility and a new NSNH facility. To facilitate this development, bylaw amendments are recommended as follows:

- OCP: to adjust location of *Parks, Recreation and Open Space* designation within the site, change *School and Institutional* designation to *Mixed Use Level 4A* designation and limit building height to 55.0 metres.
- Zoning: to change P-1, P-2 and M-4 zoning to a newly created CD zone based on LL-4 zoning and secure the following as part of the rezoning:
 - Right of Way along St. Georges Avenue
 - Development Covenant
 - Servicing Agreement
 - Community Energy Agreement
 - Heritage Conservation Strategy
- Park: to adjust location and boundary of Derek Inman Park, resulting in a net increase of dedicated park area.

Redevelopment of the site is envisaged as a "community hub" and aims to provide an attractive and accessible urban environment with integrated services and enhanced public spaces to serve the needs of the greater community. The rezoning would include a Development Covenant to ensure that subsequent development stages, including detailed design, meet the objectives for this neighbourhood hub concept.

Park boundary adjustment requires an alternative approval process, concurrent with the rezoning process as described in this report.

BACKGROUND

Applicant:	City of North Vancouver
Architect:	HCMA Architecture + Design
Official Community Plan Designation:	School and Institutional; Parks, Recreation and Open Space
Existing Zoning:	P-1 and P-2 Public Use and Assembly; M-4 Industrial-Commercial
Applicable Guidelines:	N/A

In 2019, Council directed staff to explore the feasibility of replacing the aging NSNH facility and integrating non-market housing and other non-profit components in partnership with Catalyst Community Developments Society (Catalyst), The Health and Home Care Society of BC (Care BC), and Hollyburn Family Services (Hollyburn).

In June 2020, Council directed staff to explore site planning and initiate processes for an OCP Bylaw Amendment, Zoning Bylaw Amendment, and park boundary adjustment to support the phased redevelopment of the site. These regulatory changes, including public consultation, are the subject of this report.

Proposed Site Programming

The “neighborhood hub” concept intends to offer significant synergies and a complementary mix of community uses, encompassing multiple facilities, programs and amenities, including:

- Affordable (below-market) rental housing;
- Child care and child development support programs;
- Adult day and overnight respite care facility;
- Youth and senior programs;
- Wellness and recreation activities;
- Food bank and food security programs;
- A redesigned Derek Inman Park.

Site and Operational Requirements

Key parameters for site development programming are:

- Maintain NSNH operation throughout project phasing;
- Preserve overall dedicated park area through the park boundary adjustment;
- Maximize potential for provision of approximately 260 units of new affordable housing;
- Provide an 18,000-square foot single-storey respite care facility with ground-level access, secure outdoor space, HandyDART pick-up area and patient rooms with good access to light;
- Provide a new 30,000-square foot space for NSNH, with a prominent civic presence, strong relationship to the park and dedicated outdoor daycare space with good solar access.

The affordable housing providers (Catalyst and Hollyburn) will be relying on higher-level government funding and financing tools, subject to associated requirements that may have implications on building size, construction type, as well as affordability levels.

Design and Phasing Considerations

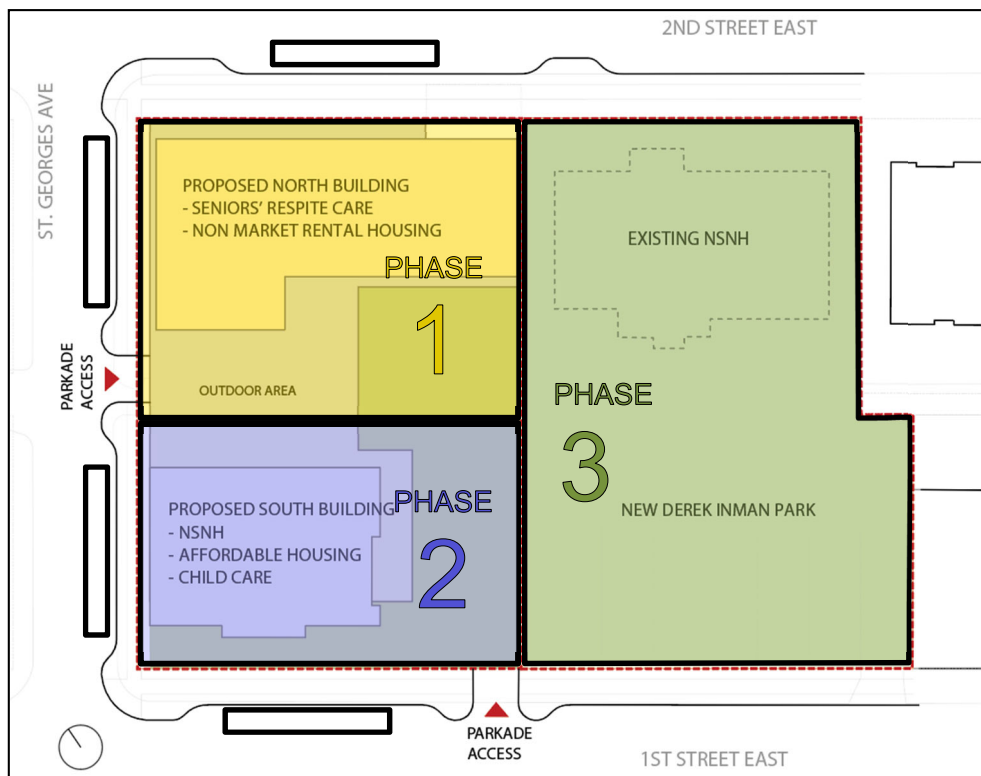
The development of the overall site is anticipated to be undertaken in three phases (see Figure 1). Site preparation works would be required in advance of commencing Phase 1.

For the first phase, located on the northwest corner of the site, affordable housing and a senior respite care facility are to be delivered. Both Catalyst and Care BC are ready to proceed to the design stage and have access to senior government funding/preferential financing. The existing NSNH would remain operational in Phase 1, with their outdoor daycare space relocated.

For the second phase, located on the southwest corner of the site, the design and delivery of a new NSNH would be City led, in coordination with NSNH as service provider. The affordable housing component is anticipated to be undertaken in partnership with Hollyburn. Hollyburn is currently in the process of securing funding prior to advancing next steps.

For the third phase, on the east side of the site, the design and delivery of a new Derek Inman Park would occur following the demolition of the existing NSNH.

Figure 1 Proposed Development Phasing



DISCUSSION

Project Description

Site Context and Existing Uses

The proposed site is approximately 8,730 square metres in area and located in Lower Lonsdale, east of St. Georges Avenue with East 2nd Street to the north and East 1st Street to the south. The site is within 400 metres of a RapidBus stop, 800 metres of the SeaBus, and in close proximity to the Lonsdale commercial corridor and employment areas of East Esplanade (Figure 1).

The predominant uses of the site and surrounding area are civic, park, apartment residential and light industrial. Existing buildings (and significant building heights) and uses of the site and its immediate surroundings are described in Table 1 below.

Figure 2 Site Context

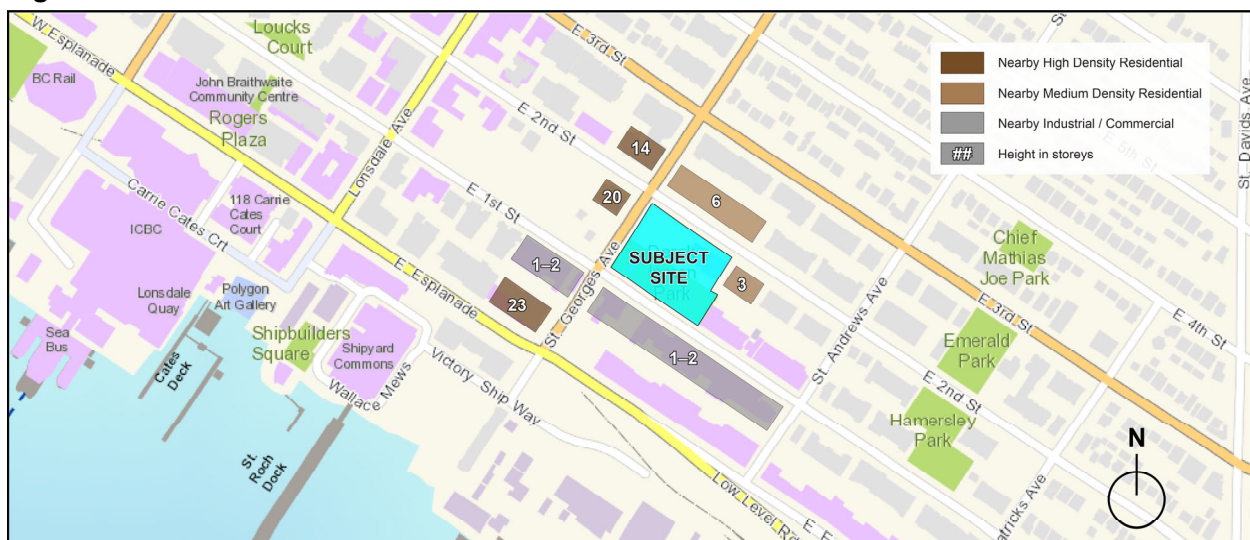


Table 1. Existing Uses

Location	Address	Description	Zoning
Phase 1 (Figure 1)	207 E 2 nd St and western portion of 225 E 2 nd St	Community gardens and outdoor child care space (NSNH)	P-1 and P-2
Phase 2 (Figure 1)	Western portion of Derek Inman Park	Community gardens, residential* and park	M-4 and P-1
Phase 3 (Figure 1)	Eastern portions of 225 E 1 st St and Derek Inman Park	NSNH facility and park (tennis courts)	P-1 and P-2
North of site	222 E 2 nd St	Rental apartment residential (6 storeys)	CD-715
East of site	245 E 2 nd St and 238-240 E 1 st St	Apartment residential and industrial (M-4)	RM-1 and M-4
South of site	86 St Georges Ave and 211-235 E 1 st St	Industrial (M-4)	CD-348, CD-387 and M-4
Southwest of site	181 E 1 st St	Industrial (M-4)	M-4

Location	Address	Description	Zoning
West of site	178 E 1 st St and 145 St Georges Ave	Vacant lot and apartment residential (20 storeys)	LL-3 an LL-5
Northwest of site	172 E 2 nd St	Retail service and apartment residential (14 storeys)	LL-5

*The Phase 2 site contains a tenanted heritage character house, the Allen Residence, which is discussed in the ‘Planning Analysis’ section below.

Proposal

The proposal includes:

Phase 1 – A six-storey building consisting of a senior respite care facility on the ground floor and affordable rental housing above;

Phase 2 – An 18-storey building consisting of the new NSNH facility on the first three storeys and affordable rental housing above; and

Phase 3 – A new Derek Inman Park

A total density of 2.8 Floor Space Ratio (FSR) for the entire site is proposed.

Policy Context

The subject site has OCP land use designations of *School and Institutional* for the northern portion and *Parks, Recreation and Open Space* for the southern portion. These designations do not have any building height limits nor allow for residential use. While most of the proposed uses conform to the OCP, an amendment is required to: 1) facilitate the proposed park boundary adjustment, 2) allow for the proposed affordable housing and 3) specify maximum building height for the proposal.

The *Mixed Use Level 4A* designation is appropriate for the Lower Lonsdale location and would facilitate the proposed combination of uses. The OCP density for this designation would allow for density up to 3.6 FSR (2.6 + 1.0 bonus). A building height limit of 55 metres is proposed for this designation to accommodate the proposed buildings.

Figure 3 Official Community Plan Amendment



PLANNING ANALYSIS

The site is at a prime location in the City's urban core, ideally situated to provide a transition from dense urban development to medium-density residential development in the outlying areas. Strategic intensification will allow efficient use of the site and further serve the community's needs.

The purpose of this application is to set a regulatory framework that would support the proposed phased redevelopment of the site. At this point, only high-level development concepts are reviewed. See below for discussion.

Overall Development Principles and Guidelines

Development of the site is guided by Council-endorsed high-level principles, which include: 1) contributing to the neighbourhood, 2) providing a distinct identity for the emerging community hub and 3) utilizing equitable, inclusive and sustainable design.

Following these guiding principles, working with the architect team and taking into consideration comments from Advisory Bodies and the public, staff have established a set of Development Guidelines (Attachment 8). Adherence to the Guidelines will be secured by a Development Covenant prior to adoption of the rezoning bylaw to ensure that subsequent development stages, including detailed design, meet the objectives for this neighbourhood hub concept.

Site Activation and Public Realm

Siting of the proposed buildings and uses emphasizes accessibility, permeability (to facilitate pedestrian circulation through the site) and street activation, while mitigating view and shadow impacts.

The new NSNH would remain the main community anchor of the site and continue to serve as a community destination. It would feature gathering nodes around the facility and adjacent the park to foster socializing, recreation and play. Visual and physical integration between the two buildings, the park and adjacent areas will be important for overall site accessibility and recognition as a community hub.

Site design aims to enhance the public realm and create a unique and welcoming NSNH identity. There will be a high degree of transparency for public-facing facades and special architectural consideration given to the entrance of the NSNH.

Building corners at East 1st Street and East 2nd Street along St. Georges Avenue will provide a prominent visual reference for the development. Building design at these corners will be enhanced to provide a sense of arrival, wayfinding elements and contribute to the public realm.

Figure 4 Site Concept (Looking Towards Lonsdale Avenue)



Building Form and Massing

The intent is that building massing and locations respect neighbouring context, where higher buildings are located to the west and lower buildings are located to the north and east.

The north quadrant features a six-storey building (up to 20.8 metres in height), which would be lower than the newly constructed six-storey building across the street along East 1st Street.

For the south quadrant, an 18-storey building (up to 55 metres in height) is proposed to house the new NSNH and affordable housing. This taller building is proposed at the down slope of the site to be compatible with adjacent towers (including a 20-storey tower) across from St. Georges Avenue and to minimize view and shadow impacts.

Solar studies have shown that the proposed siting, height and massing have minimal shadowing on adjacent buildings and the proposed Derek Inman Park.

To further limit the potential shadow impacts, staff recommend the Development Guidelines include a maximum lot coverage of 37% for the tower portion of the south building. This translates to a tower floor plate size of approximately 810 square metres.

For both buildings, the Development Guidelines call for appropriate design strategies and building articulation to break down the apparent massing, create visual interest and avoid blank walls.

The new Derek Inman Park location on the eastern half of the site will also provide a substantial buffer between the proposed buildings and the existing lower density ones to the north and east.

Overall, the proposed building heights and locations, along with park buffer, would provide an appropriate massing transition from the high-density and industrial development to the west and south to the mid-rise apartments to the north and east, and the low-density residential development several blocks further northeast of the site.

Figure 5 Conceptual Streetscape Including Entrance to North Shore Neighbourhood House



Density

The minimum programming requirements for the new NSNH and the respite care facility total about 0.6 FSR. The proposed affordable housing component that can be accommodated within the mid-rise and high-rise buildings has a total of 2.2 FSR.

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the OCP, allows for up to 3.6 FSR for the proposed *Mixed Use Level 4A* designation. Section 5 of the Policy notes that Council may consider a density bonus for provision of on-site Community Amenities based on community needs, especially in unique circumstances. This proposal is a unique collaboration between the City and non-profit partners to deliver a valuable neighbourhood hub on City-owned lands. In addition to significant new non-profit housing, the hub encompasses multiple important Community Amenities, including community recreation facilities, child care facilities, civic and institutional uses and community meeting spaces.

Based on the high-level massing concepts and programming needs, a total maximum density of 2.8 FSR over the entire site is proposed, well within the 3.6 FSR allowed under the OCP *Mixed Use Level 4A* designation.

Character House

The existing house, known as the Allen Residence, is located in the southeast corner of the site (within the Phase 2 area) and is listed on the City's Heritage Register as a category 'B' building but is not designated as protected heritage property. Buildings in this category are considered to have heritage merit, but alterations do not generally require Council consideration. Built in 1905, this house has gone through several alterations over the years.

A condition assessment is underway to determine its structural integrity and feasibility for retention and relocation. Staff are also exploring opportunities to either retain it on site (i.e. another location closer to the future park) or commemorate the building through design elements in the new development. A Heritage Conservation Strategy may be required at a later stage of the development.

Existing Trees

Maintaining a mature urban tree canopy is an important public objective. For this site, an arborist report shows the majority of trees on site (88%) are of poor to moderate health. This is mostly due to asymmetric growth from limited root areas or pruning and topping for Hydro. These trees will be removed.

Five healthy trees were identified with good retention value. In particular, three firs along East 2nd Street may be kept as a group as they are located on the perimeter and appear sufficiently distanced from the proposed building site.

When healthy trees are located within the footprint of the future buildings, they may also have to be removed, however, every effort will be made to retain healthy trees where adjustment of the building design is feasible. In any event, new substantial replacement trees will be required to be planted on site, contributing to the long term health of the urban tree canopy.

Community Gardens

There are two existing community gardens located on-site: Lower Lonsdale Community Gardens in the northwest corner of the site and Charros Community Garden on the southwest corner of the site. As part of Phase 1, the Lower Lonsdale Community

Garden will be relocated to City-owned lands nearby. In coordination with Phase 2 planning, staff will continue to work with Charros Community Garden on future potential sites for relocation. Lastly, potential for new community garden space will be explored as part of Phase 3 through the design process of the new Derek Inman Park.

Derek Inman Park

The dedicated area of the existing Derek Inman Park will be preserved and added to in the redesigned park. The current dedicated area is 3,067 square metres and the proposed will be 3,974 square metres. The new park design process will involve comprehensive public participation to capture community needs and ideas. Site planning currently includes an enhanced park entrance along the East 1st Street frontage and the design will ensure accessible entry points from the streets and adjoining buildings.

To facilitate the new park, the “Parks Dedication Bylaw, 1972, No. 4392” will need to be amended to remove park dedication from the western portion of the existing park and add dedication to the eastern portion of the north adjacent lot (Figure 6). Such changes in park dedication will also involve an Alternative Approval Process (AAP) to ascertain electorate support. The AAP, as set out in the Community Charter, provides opportunity for eligible electors to express their opinion for the proposal. If less than 10% of electors are opposed, Council may adopt the amendment.

Figure 6 Park Dedication Amendment



Parking, Circulation and Access

Particular care will be given to circulation and access points to ensure they are adequately designed for all, with additional consideration for two main user groups: children and seniors.

All passenger loading areas will be located on East 1st Street or East 2nd Street to avoid traffic impacts on St. Georges Avenue. The respite care facility will require a sidewalk encroachment for an entrance canopy on East 2nd Street to meet operational requirements.

The existing lane that runs east-west through the site will need to be decommissioned. A new lane, dedicated at subdivision, will be constructed to run north-south on the lot addressed 236 East 1st Street (this property is already used for access, but is not currently dedicated lane).

The proposed housing development for Phase 1 will require a variance to reduce required parking by 40%. This variance is supported by a Transportation Study that cites two recent studies showing considerably lower vehicle ownership rates for affordable rental households and those within 800 metres of rapid transit. Staff would support this variance if a Transportation Demand Management Plan is provided in lieu of the required parking to promote and facilitate alternative modes of travel.

The respite care facility is expected to generate very low cycle mode share. Bicycle parking requirements for the respite care facility will be varied to waive provision of short-term stalls and reduce number of secure stalls to 1 stall per 250 square metres.

Off-Site Works

In addition to on-site advanced preparation works, which includes decommissioning of the existing lane (relocation of storm water, gas, electrical and telecommunications infrastructure), off-site works will be required as part of each phase. Off-site works will include scope to address traffic impacts, servicing upgrades, frontage improvements and connection to Lonsdale Energy Corporation (LEC).

Staff is seeking Council direction to secure the following as conditions of this rezoning:

- Right-of-way along St Georges Avenue to facilitate quality streetscape;
- Servicing Agreement;
- Community Energy Agreement.

STATUTORY REVIEW

The *Local Government Act* section 475(2)(b) specifies entities that may require opportunity for consultation during consideration of an OCP amendment. As part of meeting this requirement, an early referral was sent to the North Vancouver School District 44. School District 44 responded in support of the proposal, especially with respect to the strengthening of support and connections for youth and the general North Shore region.

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.

ADVISORY BODY INPUT

The application has been referred to five advisory bodies: Social Planning Advisory Committee (SPAC), Integrated Transportation Committee (ITC), Advisory Planning Commission (APC), Advisory Design Panel (ADP) and the Heritage Advisory Commission (HAC). All advisory bodies, except SPAC, unanimously carried resolutions in support of the application.

SPAC received the referral and discussed social planning aspects of the proposal (i.e. park relocation, community gardens, affordable housing, community services and hub concept) but did not move any resolutions.

The ITC made the following additional comment:

- The Committee suggested prioritizing the transportation needs of residents and visitors with the highest mobility needs, such as some seniors and their caregivers.

The APC recommended approval subject to:

- Consider sustainability options in all facets of development from an early stage;
- Consider long term operation viability and sustainability objectives;
- Consider how parking will shape transportation choices;
- Early input from the community is recommended; and
- Keep the spirit of the NSNH through development and recognize support in the community.

Both the ADP and the HAC look forward to seeing the progress of the project through the design stages. The HAC supports a Heritage Conservation Strategy for the Allen Residence and would like to see the NSNH redevelopment explore opportunities for retaining or commemorating the house on-site.

COMMUNITY CONSULTATION

Over the past year, a number of community engagement activities have taken place to help shape project vision and conceptual site design. Further to the staff update provided in May, additional survey results and general feedback have been received (full consultation summary in Attachment 3). To date, the project has received a total of 218 survey responses, 63 feedback emails and two petitions.

The majority of survey responses felt that the proposed design met site development principles of: 1) contributing to the neighbourhood, 2) providing a distinct identity for the

emerging community hub and 3) utilizing equitable, inclusive and sustainable design. A large number of submissions were particularly supportive of the provision of affordable housing and a central community hub of services, programs and amenities.

Top concerns, based on frequency of occurrence within comments, and staff's response to each concern are as follows:

Loss of Park Area

Concern around loss of park space was one of the key themes that emerged from engagement feedback. In particular, comments expressed concern around the loss of the tennis courts and space for relaxation and children's playground.

Staff Response

The proposal will increase dedicated park area by over 900 square metres and provide public participation opportunities to help shape a new park space that would better serve the needs of the community.

Community Gardens Relocation

The majority of comments around the gardens were about the relocation and retaining opportunities for social engagement on-site.

Staff Response

Staff have been working closely with the Lower Lonsdale Community Gardens and the North Shore Community Garden Society (Charros Community Garden) to ensure an appropriate relocation process that would relocate the gardens within Lower Lonsdale. Possibility for future community garden space on site will be explored in the design process of the new Derek Inman Park.

Building Height and OCP

The concerns around building height included impacts on views and sunlight, and setting an undesirable development precedence (i.e. height and density) for the neighbourhood. Deviation from the OCP was often cited as the reason for opposition to the building height, with a general perception that the proposal would increase maximum building height allowed in the OCP.

The two petitions were both in opposition to changing the OCP for increased height for the main reason of not wanting to set development precedence. One petition was paper with 9 signatures from Lower Lonsdale residents. The other petition was digital with over 700 signatures, mostly from North Vancouver, and some from across Canada and other countries.

Staff Response

Staff worked with project partners and architects on iterations of site planning, regulatory framework and design principles to help mitigate public concerns received and maintain positive outcomes for the community.

The proposed height is to achieve desirable levels of housing affordability and meet programming and funding requirements, while being mindful of potential neighbourly

impact. The proposed buildings were strategically sited and designed to ensure minimal change to views and shading on surrounding areas, and provide an appropriate transition to adjacent development (20- and 14-storey apartment towers and industrial uses).

With respect to OCP height limits, the current land use designations do not have any limits. The proposal includes a limit of 55 metres to facilitate cost-effective construction of affordable housing and is well within the density allowed under the proposed OCP *Mixed Use Level 4A* designation.

Alternative Height Option for Phase 2

Overall, staff recommend that Council proceed with bylaw amendments as outlined in this report as significant efforts have been undertaken to mitigate potential neighbourly impact. However, staff have also explored a lower-height development scenario for Phase 2. In this scenario, a nine-storey affordable housing portion would sit on top of the proposed three-storey NSNH facility, for a total of 12 storeys. This is a significant compromise on the delivery of affordable housing.

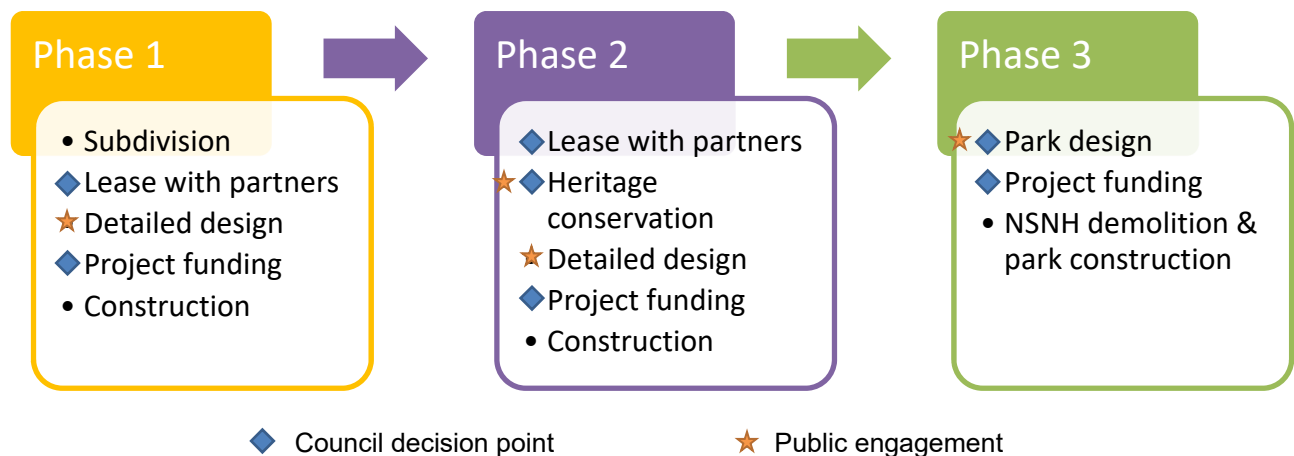
A 12-storey alternative would reduce number of units by an estimated 40% and considerably increase construction cost per square foot. Also, a shorter building will likely require a larger floorplate that may cover part or all of the child care outdoor space, and may have more impact on views and shading. Consequently, this option would require that the limit on floorplate area be reviewed and increased.

Should Council wish to explore this alternate option, the following resolution is in order:

THAT staff proceed with processing a rezoning and Official Community Plan amendment for the North Shore Neighbourhood House Site with consideration of a maximum of 12-storey development for Phase 2 (NSNH and affordable housing), for a total of 38 metres.

NEXT STEPS

If Council proceeds with the proposed bylaw amendments, Council decision points and further public engagement will be required throughout subsequent development steps:



The proposed Development Covenant for this rezoning will require completion of the following before issuance of a Building Permit:

- Subdivision to acquire lane dedication and facilitate lease agreements with non-profit partners;
- Housing Agreement/Section 219 Covenant;
- Submission of designs and plans for approval in accordance with Development Guidelines.

SUSTAINABILITY COMMENTS

The City will demonstrate leadership in environmental stewardship and sustainable building. The NSNH development is committed to incorporating high quality green building and infrastructure, including use of the LEC district energy system. Partners will be strongly encouraged to augment energy performance beyond Step 3. The Development Guidelines are in alignment with the OCP's Sustainable City Framework, prioritizing green spaces, heritage values, green building and infrastructure, active transportation, energy efficiency and housing affordability and diversity.

FINANCIAL IMPLICATIONS

Should the project phases advance, the City as the owner of the land, and as a development partner, will have financial interests to consider, including the cost of advanced site preparation works (decommissioning the existing east-west lane) as well as redevelopment costs related to NSNH and Derek Inman Park. With advancement and future detailing of each phase, staff will report back to Council with any lease negotiations and anticipated costs to be borne by partners and/or by the City.

It should be noted that the rezoning is to facilitate the project to proceed. However, in no way does the rezoning obligate Council to proceed with the proposed development or fetter Council's decisions regarding lease negotiations.

INTER-DEPARTMENTAL IMPLICATIONS

The multi-faceted NSNH project incorporates staff input from Planning & Development, Strategic & Corporate Services, Engineering, Parks & Environment, Finance and the City Solicitor.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The NSNH site redevelopment proposal directly addresses priorities of the *2018-22 Council Strategic Plan*, especially those related to 'A City for People' and 'A Liveable City'. These priorities call for increasing number of below market and rental housing units, improving access to child care, more residents with safe and convenient access to transit and active transportation infrastructure, and supporting transition to LEC. Also in reference to these strategic priorities, the proposal is in alignment with the preliminary


vision and goals of the upcoming *Community Wellbeing Strategy*, *Environment Strategy* and *Mobility Strategy*.

The proposal is supported by OCP housing and community wellbeing objectives (1.5.2, 1.5.5, 1.5.7, 3.1.6) to meet identified housing needs and assist organizations that provide community supports. The proposal also addresses a number of objectives and actions for the *Housing Action Plan*, including collaboration with non-profit partners to deliver new non-profit housing on City-owned lands.

CONCLUSION

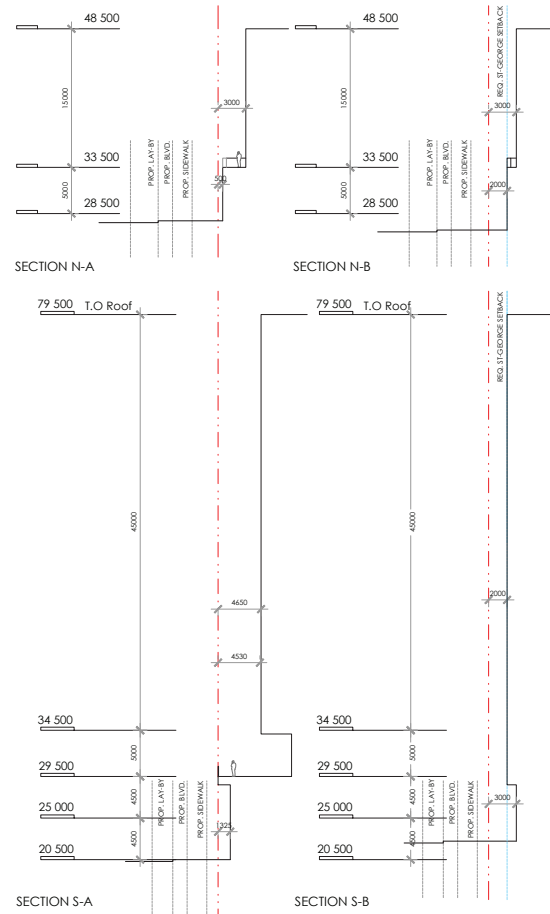
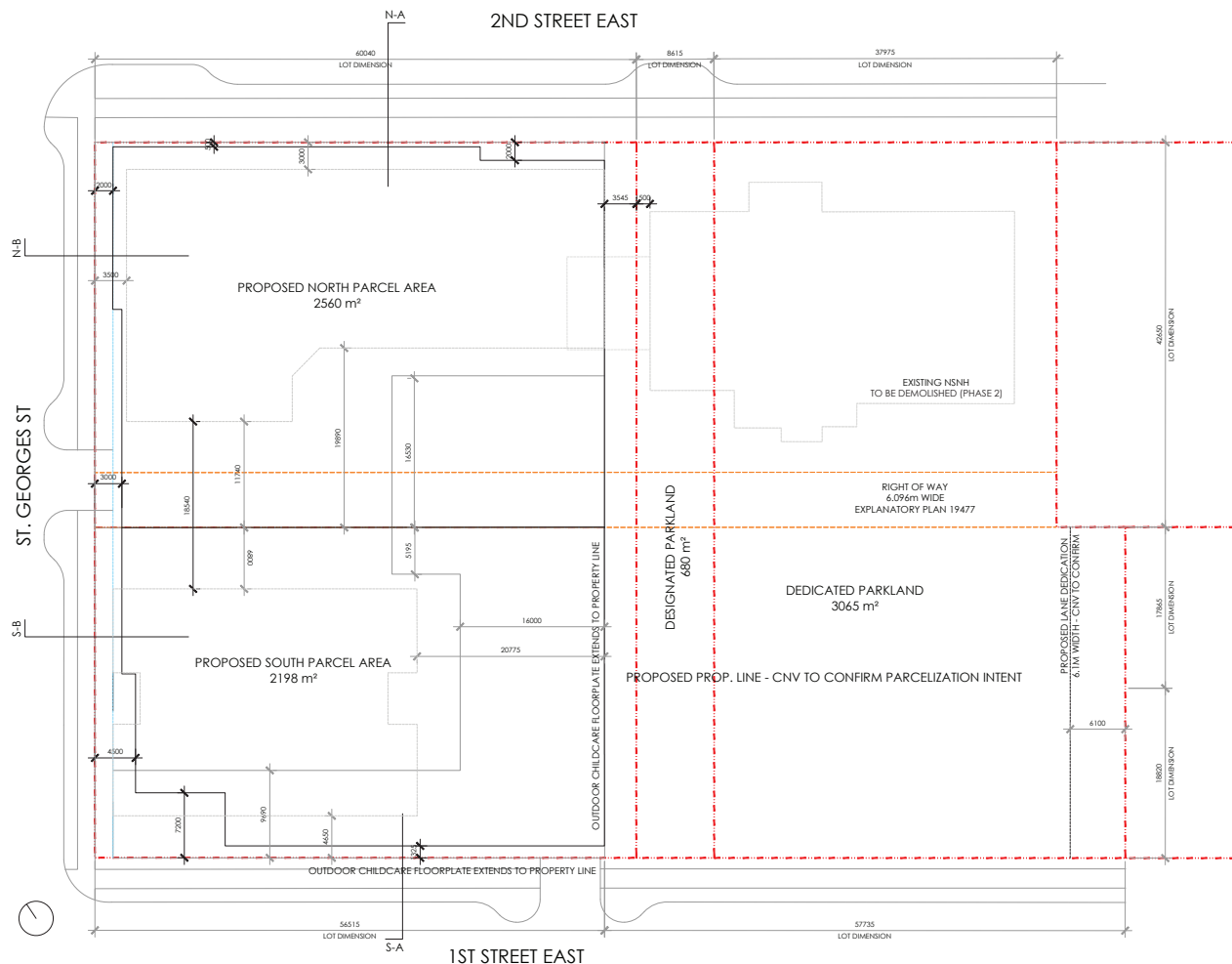
The proposal will provide delivery of a significant amount of affordable housing, a respite care facility, the replacement of the NSNH facility delivering child care and other important community services and programs, as well as a new Derek Inman Park. The proposed regulatory changes will provide the framework needed to ensure development proceeds in alignment with community goals, incorporating further public engagement, to create a distinctive neighbourhood hub that benefits generations to come.

RESPECTFULLY SUBMITTED:



Emma Chow
Planner 2





SETBACK PLANS
SCALE: 1:250

LEGEND	
REQUIRED SETBACKS*	Linetype
East 1st Street	0.0 m -
East 2nd Street	0.0 m -
Saint-George Street	2.0 m -
Streetwall Setbacks	CNV TO CONFIRM -
Yard	0.0 m -
Park	0.0 m -
Building outline at grade**	—
Building outline at 29.5m	—
Building outline at 33.5m	—
Right of Way	- - - - -
Legal Boundaries	· · · · ·

* CNV to confirm.
** Outline of building above sloped grade. Includes vehicle access ramp & ramp retaining wall.

STREETWALL SECTIONS
SCALE: 1:250

DESCRIPTION DATE

North Shore Neighbourhood House Test-fits

225 2nd St E
North Vancouver

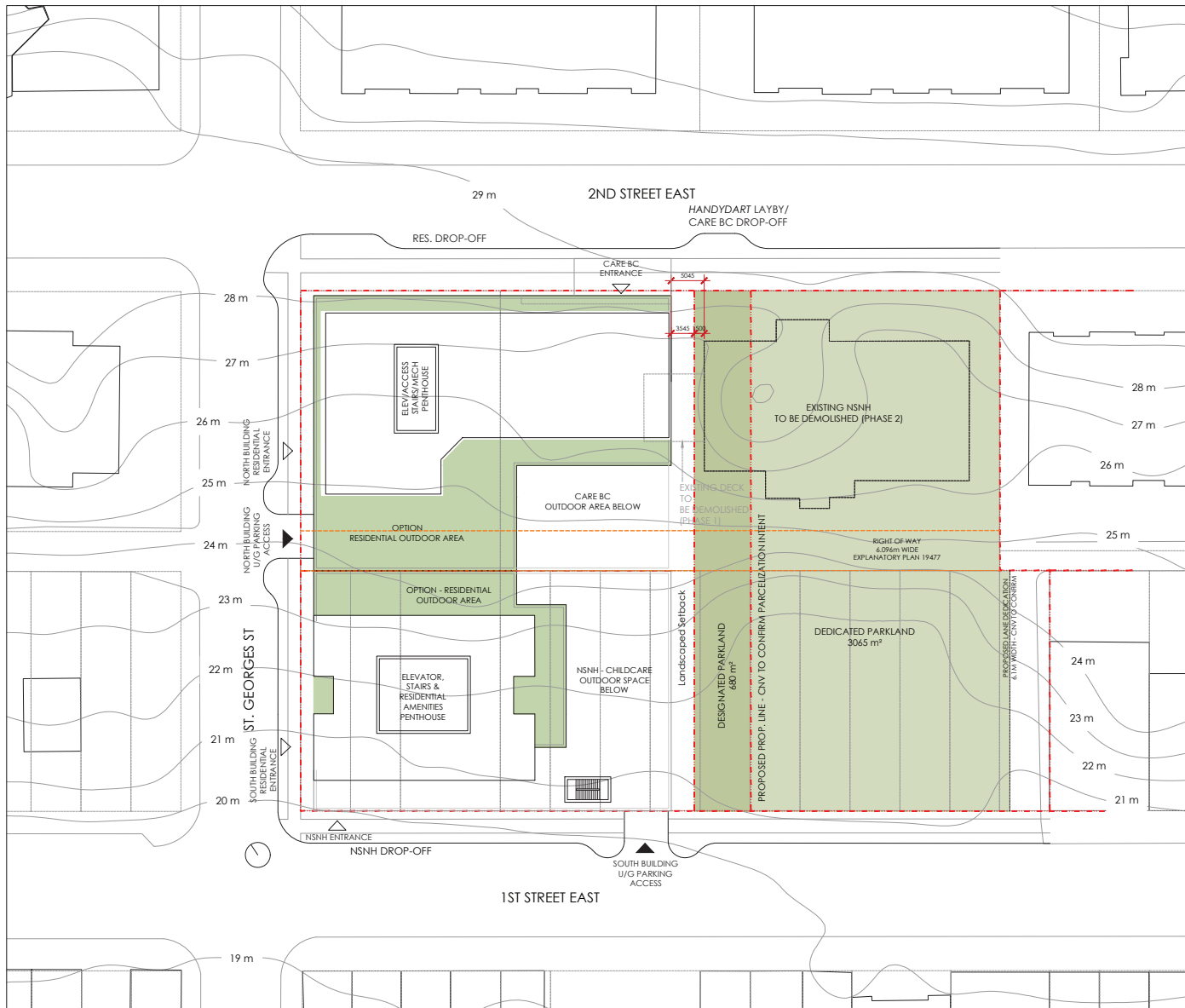
PROJECT #: 19062

For Reference Only
SETBACKS PLAN

Saint-George Entrance Scheme

ASK00

SCALE: INDICATED



SITE PLAN
SCALE: 1:300

BUILDING STATISTICS
(PER FLOOR GFA NEXT PAGE)

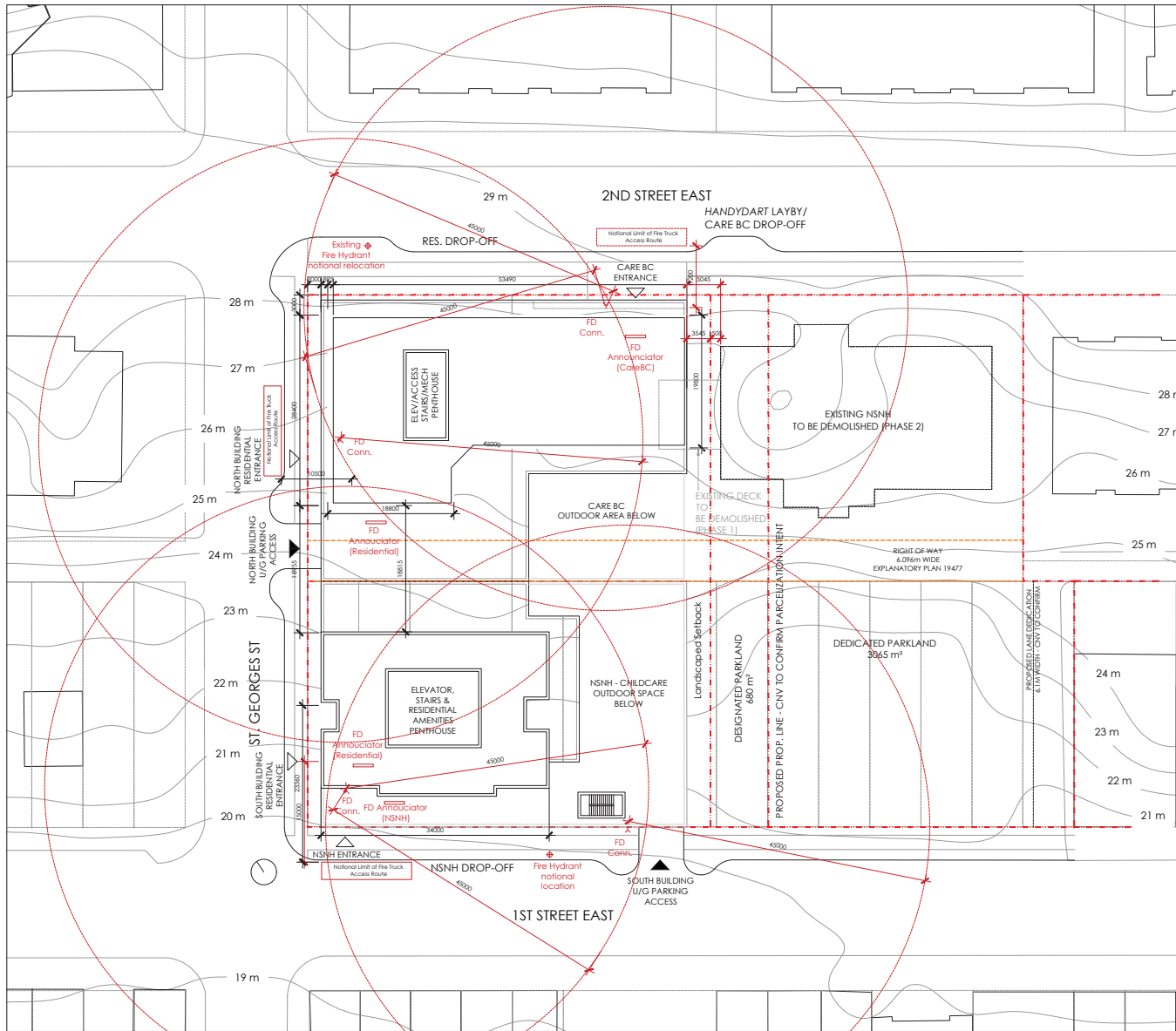
North Building	
Height : ± 20.8m (from 2nd East St.)	
1 Storey Care BC	
5 Storeys Affordable Housing Units	
Care BC: 18 Residential Care Bed	
Housing : 89 units	
10x Studio (11%)	
50x 1 BDRM (56%)	
14x 2 BDRM (16%)	
15x 3 BDRM (17%)	
GFA (building total)*	8176 m²
Care BC	1796 m ²
Shared	139 m ²
Residential	6241 m ²
Residential per Floor plate	
Net/Gross Efficiency :	86%
Total units net/Total res. gross	5200/6241 = 83.3

South Building	
Height : ± 59.0m (from 1st East St.)	
3 Storeys NSNH + Childcare	
15 Storeys Affordable Housing	
Units	
Housing : 179 units	
120x 1 BDRM (67%)	
45x 2 BDRM (25%)	
14x 3 BDRM (8%)	
GFA (building total)*	14 845 m²
NSNH + Childcare	3096 m ²
Residential	11749 m ²
Residential per Floor plate	
Net/Gross Efficiency :	87%
Total units net/Total res. gross	10159/11749 = 86.4

Site-wide FSR	
Total GFA*	23 021 m²
Site Area**	8 728 m²
FSR	2.63

* All areas approximate. Preliminary Exclusions list per CNV Zoning Bylaw 6700 - further review required to determine detailed list of exclusions.

** inc. north & south lot + all dedications (lane dedication, park dedication, park designation)



BUILDING GFA PER FLOOR*

PRELIMINARY AREAS - Lower Parking level		
North Building	South Building (parkade)	
GFA (total)	-	GFA (total) 56 m ²
		Elev.Stairs shafts 56 m ²
PRELIMINARY AREAS - Upper Parking level		
North Building	South Building	
GFA (total)	-	GFA (total) 56 m ²
		Elev.Stairs 56 m ²
PRELIMINARY AREAS - NSNH Ground Floor		
North Building	South Building	
GFA (total)	85 m²	GFA (total) 1222 m ²
Shared Residential	35 m ²	NSNH Residential 1032 m ²
	50 m ²	Residential 190 m ²
PRELIMINARY AREAS - NSNH Ground Floor		
North Building	South Building	
GFA	211 m²	GFA (total) 1198 m ²
Shared area Residential	37 m ²	NSNH Residential 1131 m ²
	174 m ²	Residential 67 m ²
AREAS - Care BC & Childcare level		
North Building	South Building	
GFA (total)	1935 m²	GFA (total) 1000 m ²
AREAS - Towers levels		
North Building	South Building	
GFA (total all floors)	5945 m²	GFA (total all floors) 11 749 m ²
<small>(5x typical res floor - 1x amenity room)</small>		
<small>(15x typical res floor-1 amenity room)</small>		
GFA (per typ. floor)	1203 m²	GFA (per typ. floor) 789 m ²

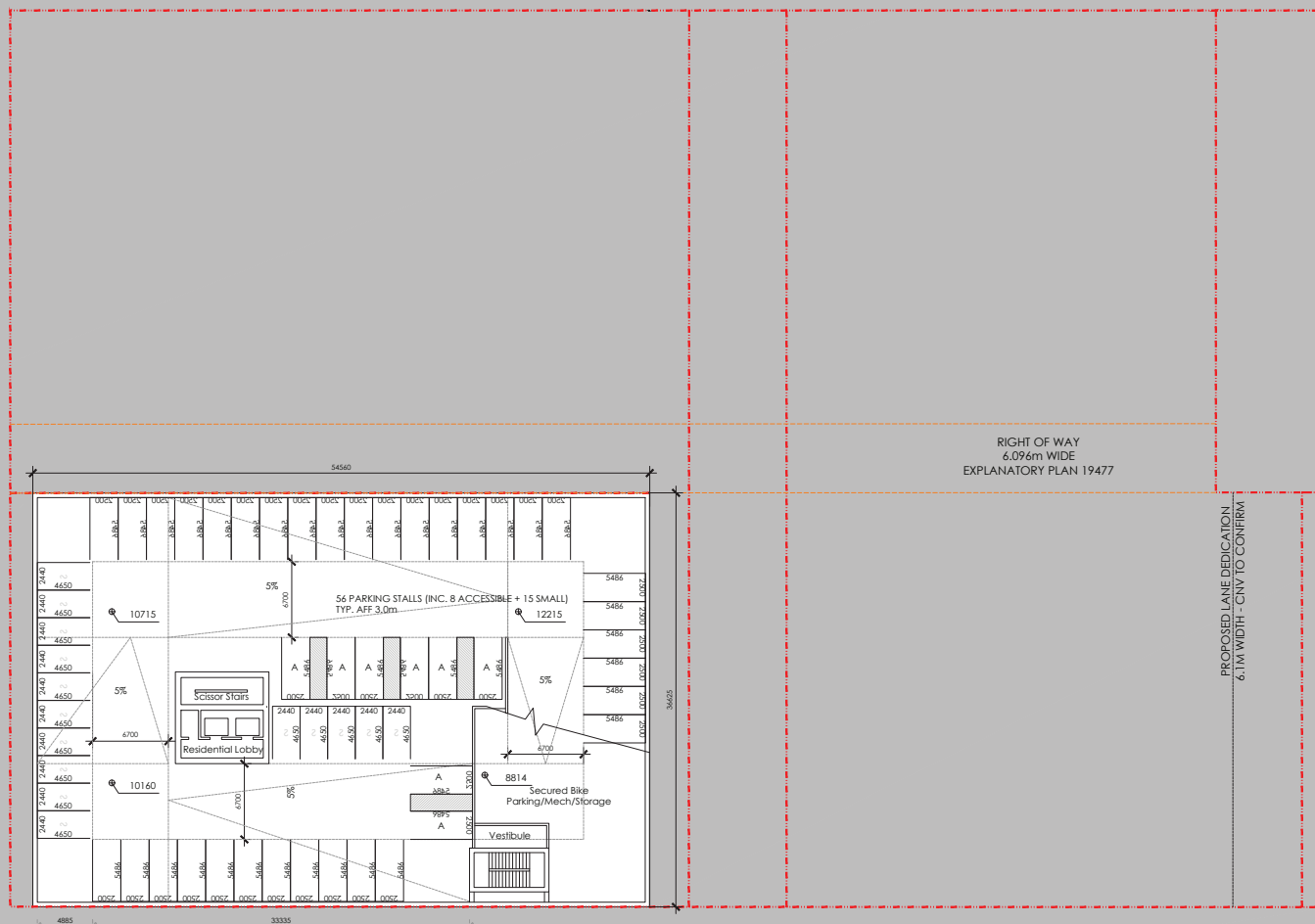
* All areas approximate. Preliminary Exclusions list per CNV Zoning Bylaw 6700 - further review required to determine detailed list of exclusions.

FIRE RESPONSE PLAN

SCALE: 1:300

UNDERGROUND AREA

UNDERGROUND AREA



RIGHT OF WAY
6.096m WIDE
EXPLANATORY PLAN 19477

PROPOSED LANE DEDICATION
6.1M WIDTH - CNV TO CONFIRM

PARKING REQUIREMENT

North Building	
CARE BC	Vehicle Parking : 8-12 Stalls (inc. 1 acc.) Bike Parking : TBD (Pending Staffing req.)
Housing	
Vehicle Parking	: 0.4 Stalls/Unit, inc visitor 0.4 x 89 = 36 Stalls (inc 4 acc.)
Bike Parking	: 1.5 Bikes/Unit = 134 secure bike parking
LOADING (PER CNV ZONING BY-LAW): (1) 9' x 30' x 13.75' spaces/15,000sf gfa of commercial, civic or industrial use*	
CARE BC (19,335 SF): 2 loading spaces	
HOUSING: 0 - Zoning does not require loading spaces; assume shared-use with care bc	

NORTH BUILDING PROVISIONS

Vehicle Parking : 46 stalls (inc. 8 accessible)
Loading : 2 designations

South Building	
NSNH + CHILDCARE	
Vehicle Parking	: 25 Stalls Bike Parking : 1/250 m ² = 12 secure bike stalls
Housing	
Vehicle Parking	: 0.4 Stalls/Unit, inc visitor 0.4 x 179 = 72 Stalls (inc 8 acc.)
Bike Parking	: 1.5 Bikes/Unit = 270 secure bike parking
LOADING (PER CNV ZONING BY-LAW): (1) 9' x 30' x 13.75' spaces/15,000sf gfa of commercial, civic or industrial use*	
NSNH + CHILDCARE (33,325 SF): 3 loading spaces*	
HOUSING: 0 - Zoning does not require loading spaces; assume shared-use with care bc	
*CNV to confirm req. & location shown is acceptable	

SOUTH BUILDING PROVISIONS

Vehicle Parking : 97 stalls (inc. 10 acc. + 21smL)
Loading : 2 designations

PRELIMINARY AREAS - Lower Parking level	
North Building	South Building (parkade)
GFA (total)	GFA (total) 56 m ²
	Elev.Stairs shafts 56 m ²
	Excl. from GFA (total)* 1939 m ²
	Parkade 1865 m ²
	Basement Lobby 23 m ²
	Bike Parking/Mech/Elec 30 m ²
	Unexcavated 21 m ²

DESCRIPTION DATE

North Shore Neighbourhood House Test-fits

225 2nd St E
North Vancouver

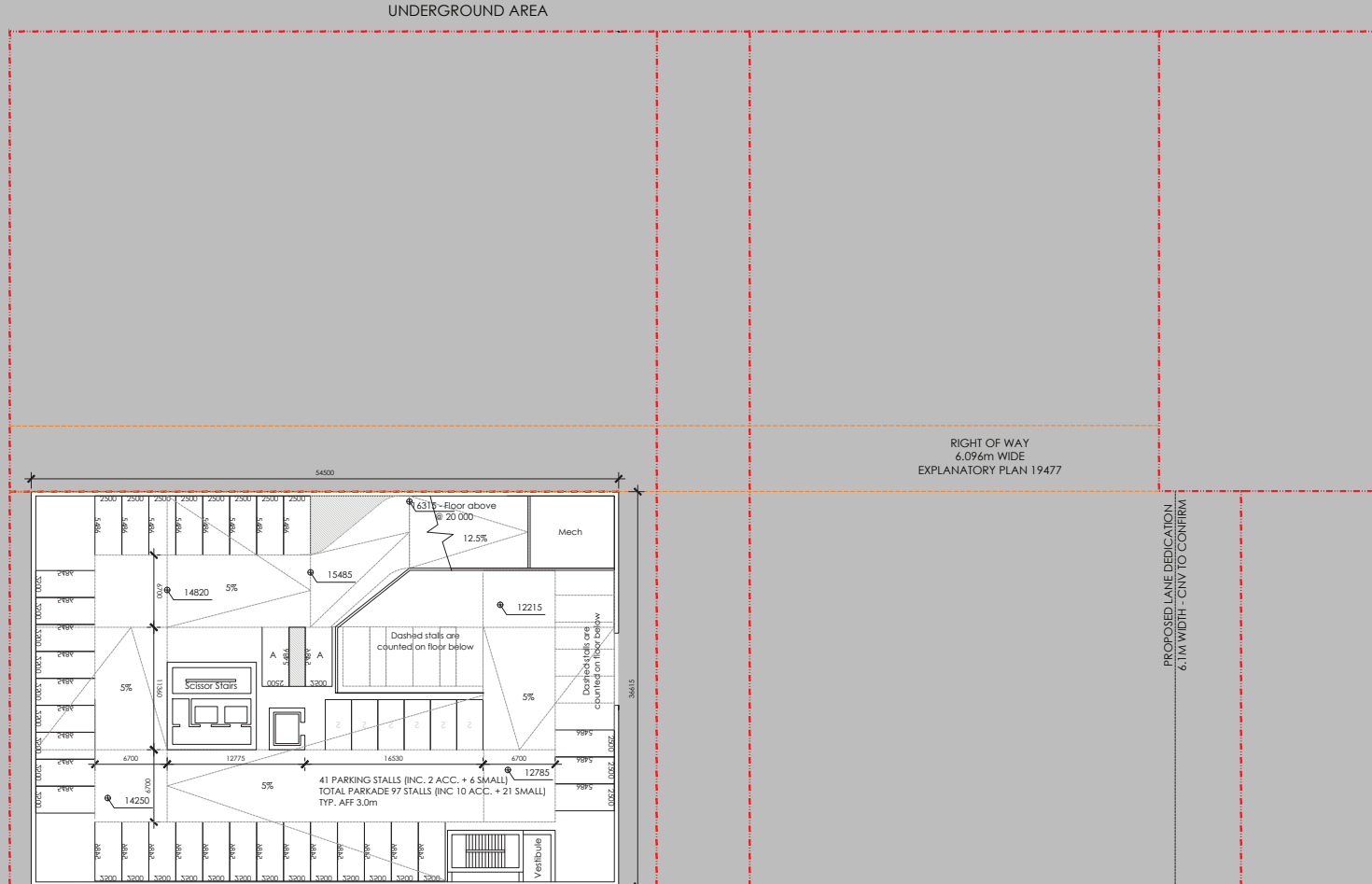
PROJECT #: 19062

For Reference Only
Lowest Parking Level Plan

Saint-George Entrance scheme

ASK1B

UNDERGROUND AREA



PRELIMINARY AREAS - Upper Parking level	
North Building	South Building
GFA (total)	GFA (total) 56 m ²
	Elev. Stairs 56 m ²
	Excl. from GFA (total)* 1939 m ²
	Parkade 1916 m ²
	Basement Lobby 23 m ²

* Preliminary figures to be confirmed during 2020. Further review required to determine detailed fit of locations.

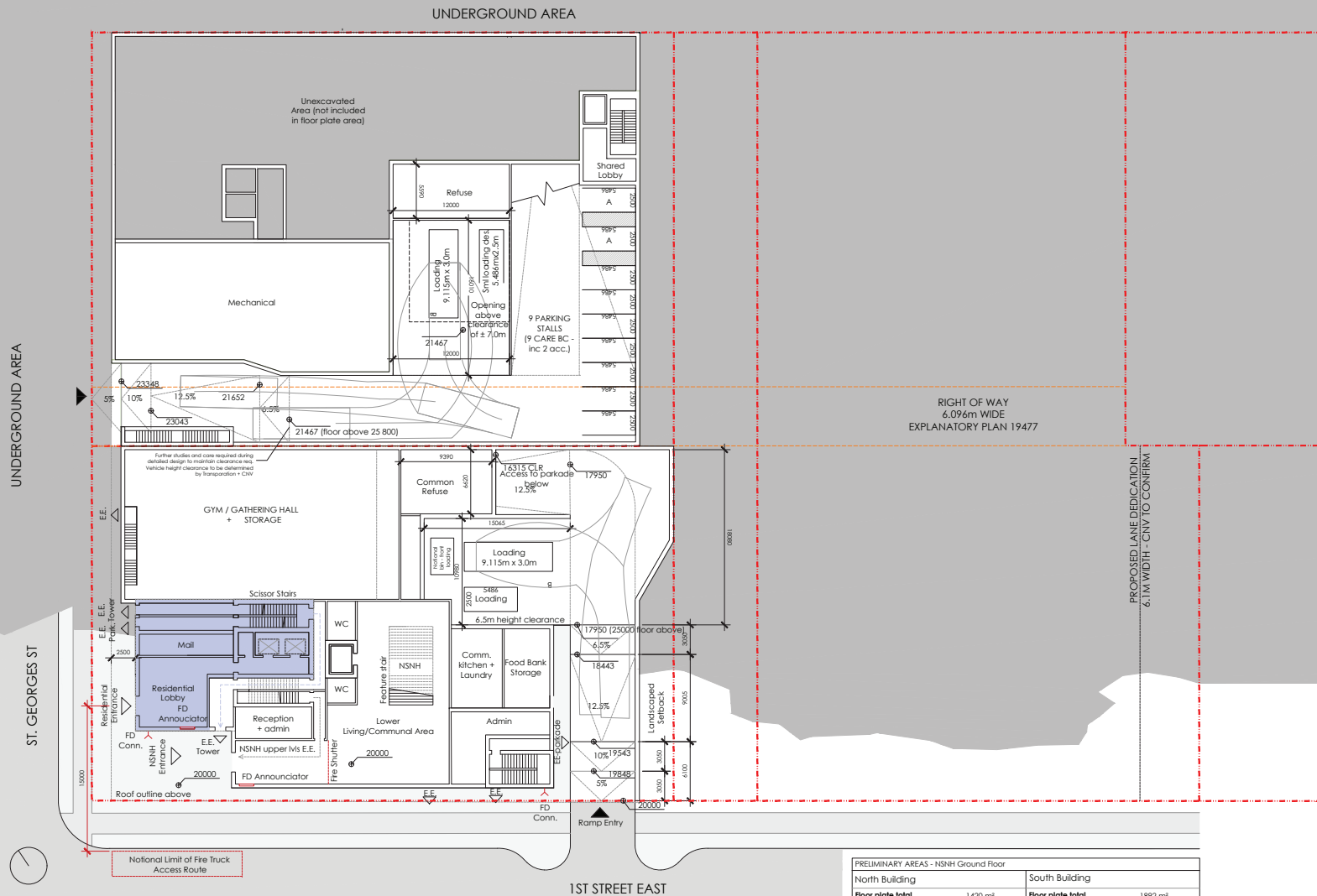
DESCRIPTION DATE

North Shore Neighbourhood House Test-fits

225 2nd St E
North Vancouver

PROJECT #: 19062

For Reference Only
Upper Parking Level Plan



PRELIMINARY AREAS - NSNH Ground Floor			
North Building		South Building	
Floor plate total	1420 m ²	Floor plate total	1892 m ²
GFA (total)	85 m²	GFA (total)	1222 m²
Shared	35 m ²	NSNH	1032 m ²
Residential	50 m ²	Residential	190 m ²
Excl. from GFA (total)*	942 m²	Excl. from GFA (total)*	569 m²
Parkade	647 m ²	Parkade access	255 m ²
Basement Lobby/Storage	40 m ²	Refuse	65 m ²
Loading & Refuse	235 m ²	Loading	350 m ²
Mech	393 m ²		

* Preliminary Exclusions list per CNV zoning Bylaw #100 - further review required to determine detailed list of exclusions

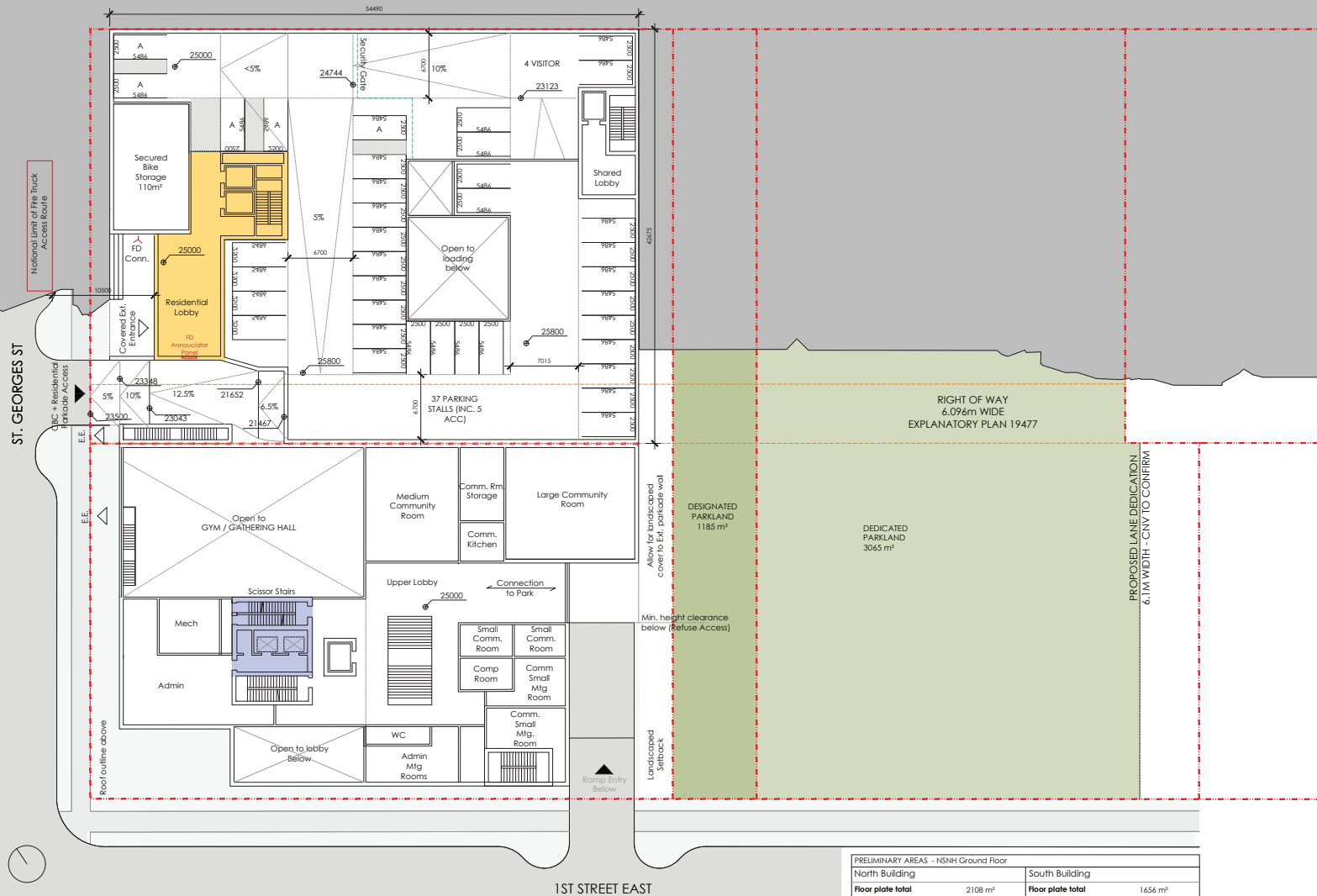
DESCRIPTION DATE

North Shore Neighbourhood House Test-fits

225 2nd St E
North Vancouver

PROJECT #: 19062

For Reference Only
NSNH - Ground Floor plan



PRELIMINARY AREAS - NSNH Ground Floor	
North Building	South Building
Floor plate total 2108 m²	Floor plate total 1656 m²
GFA (total incl. option) 211 m²	GFA (total) 1198 m²
Shared area 37 m²	NSNH Residential 1131 m²
Residential 174 m²	Residential 67 m²
Excl. from GFA (total)* 1897 m²	Excl. from GFA (total)** 458 m²
Parkade 1650 m²	Open to below area** 458 m²
Loading + Refuse 178 m²	* CHV to confirm open to below excluded for intended zoning
Storage/Bike Storage/Mech 69 m²	

Preliminary Exclusions list per CHV Zoning Bylaw #700. Further review required to determine detailed list of exclusions

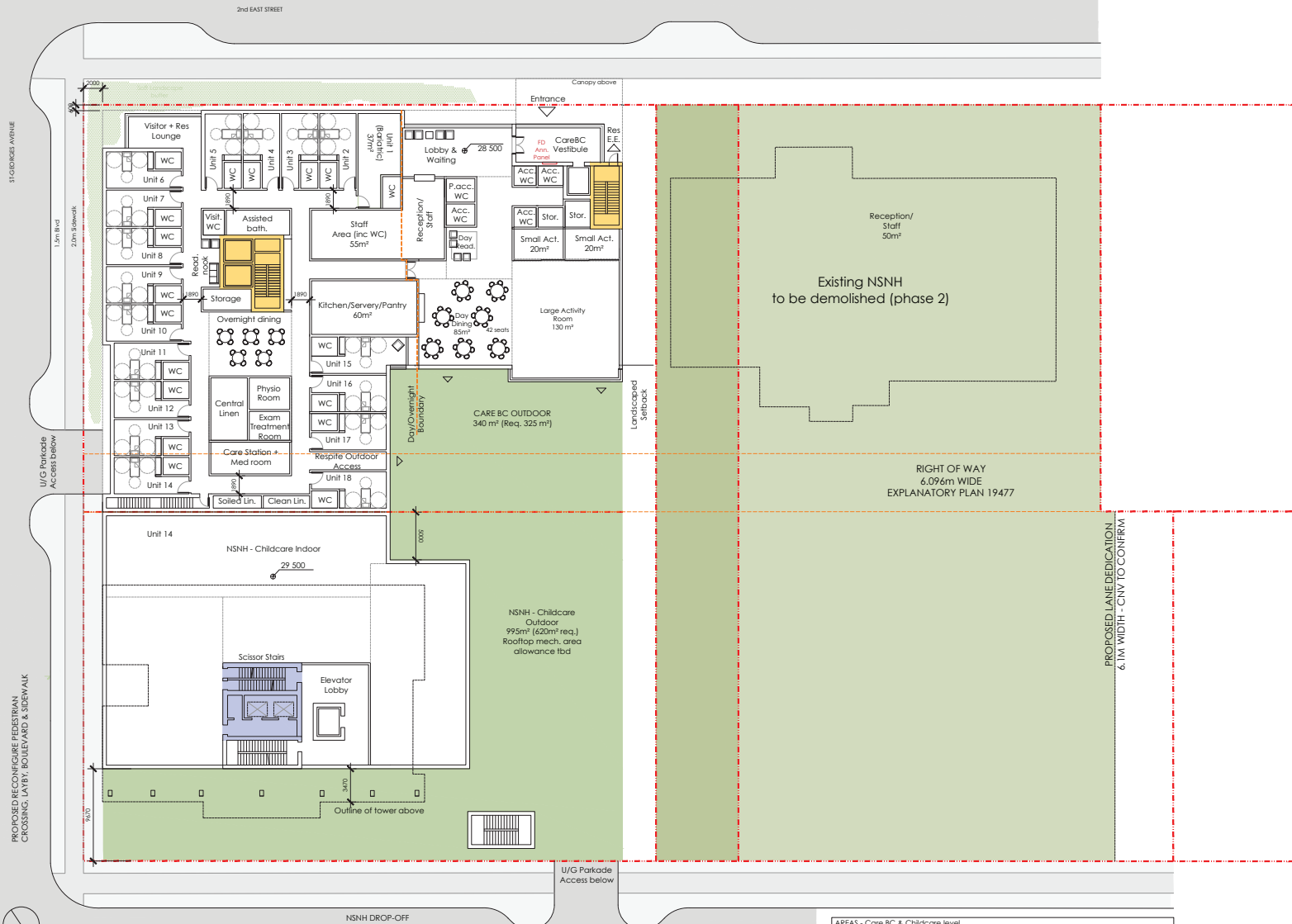
DESCRIPTION DATE

North Shore Neighbourhood House Test-fits

225 2nd St E
North Vancouver

PROJECT #: 19062

For Reference Only
Parking Plan
NSNH - Upper Floor plan



AREAS - Care BC & Childcare level			
North Building		South Building	
Floor plate total	2275 m ²	Floor plate total	1995 m ²
GFA (total)	1935 m²	GFA (total)	1000 m²
Care BC Residential	1796 m ²	Childcare Residential	933 m ²
Shared Areas	72 m ²		67 m ²
Excl. from GFA (total)*	340 m²	Excl. from GFA (total)*	995 m²
Outdoor area	340 m ²	Outdoor area	995 m ²

* Preliminary calculations list per CNV zoning bylaw 6700 - further review required to determine detailed list of exclusions
 ** Room areas shown on plans are approximated for indicative purposes

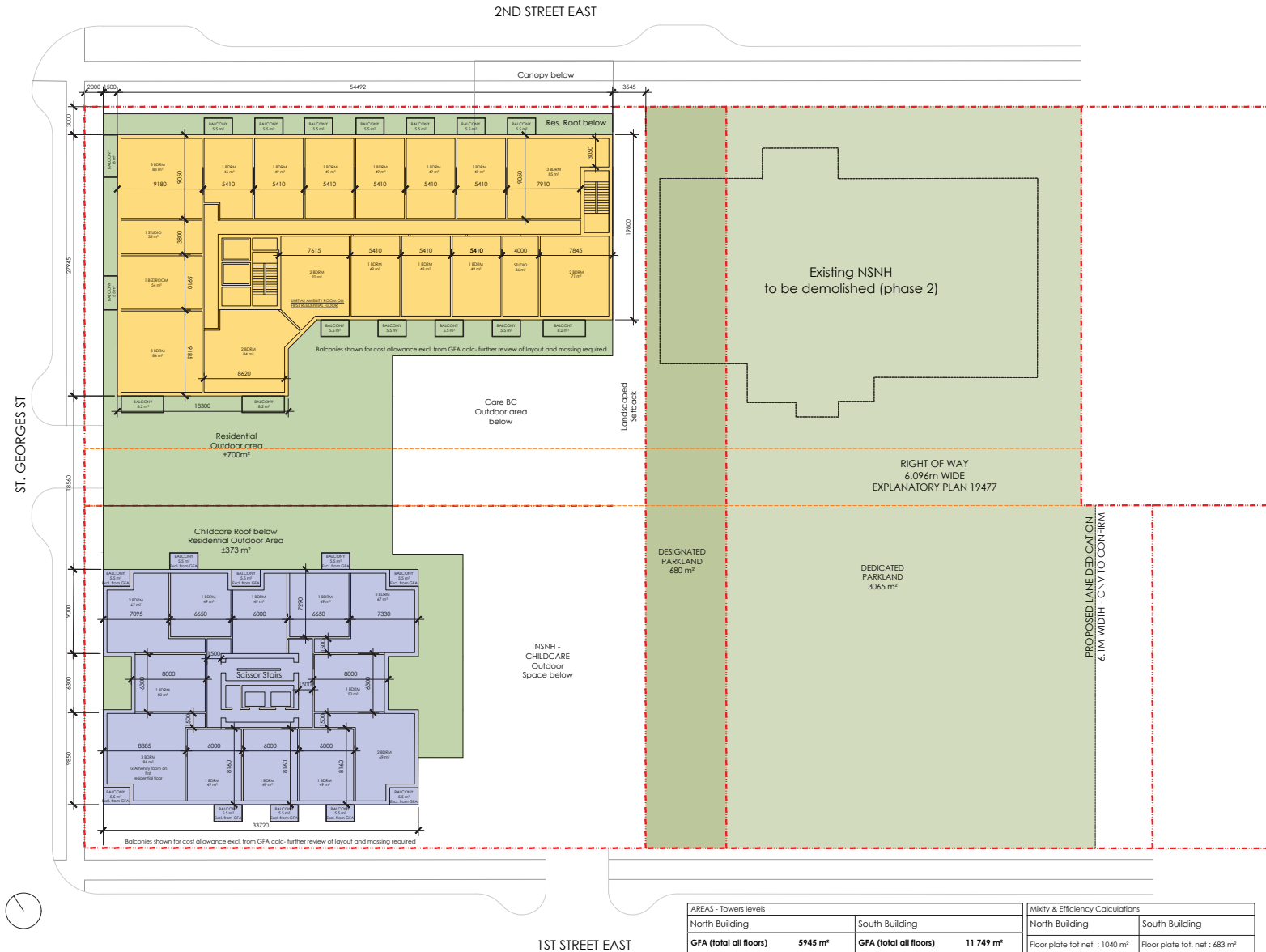
DESCRIPTION DATE

North Shore Neighbourhood House Test-fits

225 2nd St E
North Vancouver

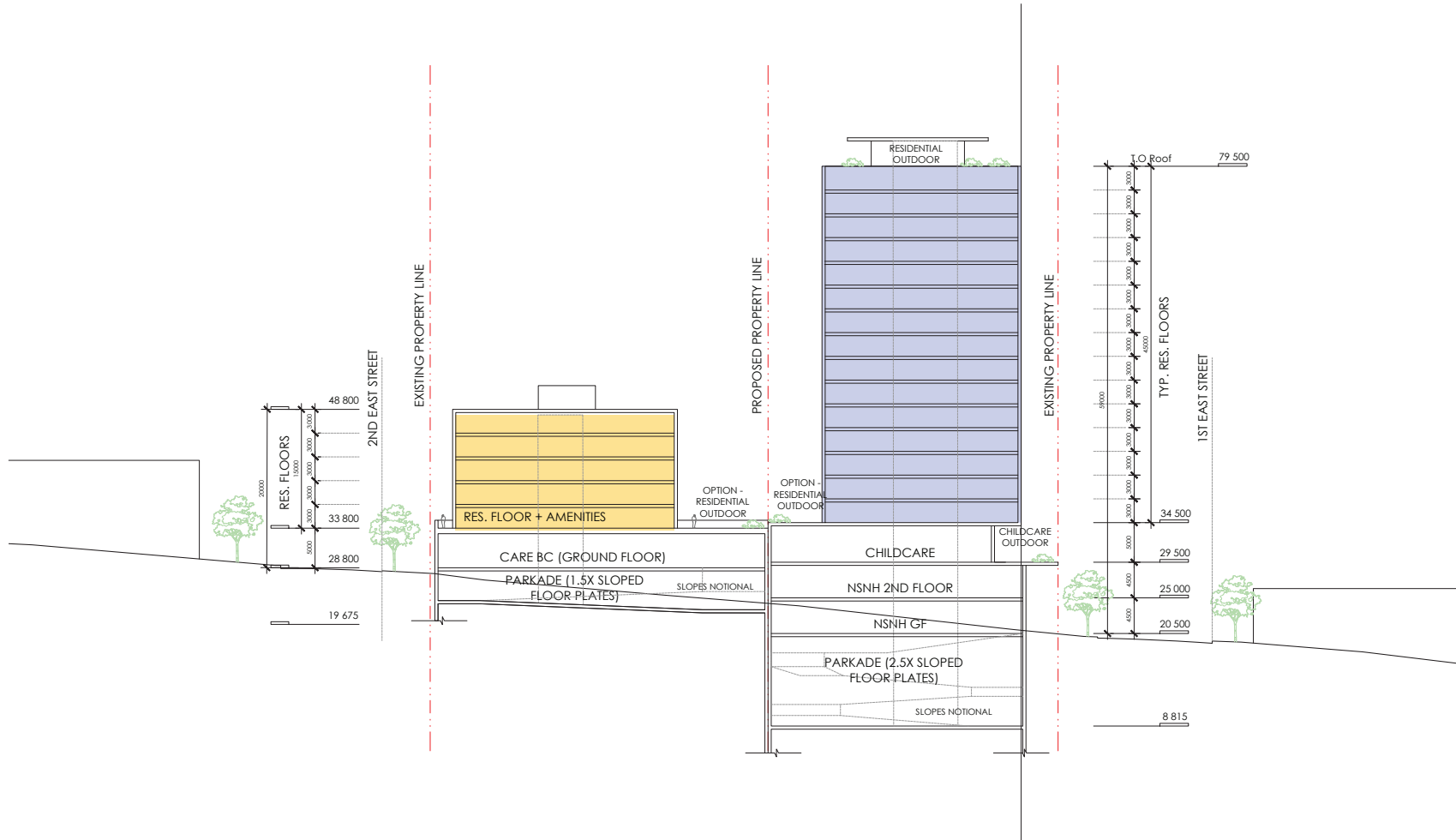
PROJECT #: 19062

For Reference Only
CBC - Main Floorplan NSNH - Childcare plan



AREAS - Towers levels		Mixity & Efficiency Calculations	
North Building	South Building	North Building	South Building
GFA (total all floors) 5945 m ² <small>(1x typical res floor - 1x amenity room)</small>	GFA (total all floors) 11 749 m ² <small>(1.5x typical res floor - 1x amenity room)</small>	Floor plate tot. net : 1040 m ² Floor plate GFA : 1203 m ² Efficiency : 86%	Floor plate tot. net : 683 m ² Floor plate GFA : 789 m ² Efficiency : 87%
GFA (per typ. floor) 1203 m ²	GFA (per typ. floor) 789 m ²		
Excl from GFA (total)* 850 m ²	Excl from GFA (total)* 509 m ²		
Outdoor area 700 m ²	Outdoor area 373 m ²	10x Studio (11%)	120x 1 BDRM (67%)
Amenity room (1st res. lvl.) 150 m ²	Amenity room (1st res. lvl.) 86 m ²	50x 1 BDRM (56%)	45x 2 BDRM (25%)
Balconies 100 m ²	Balconies 50 m ²	14x 2 BDRM (16%)	14x 3 BDRM (8%)
		15x 3 BDRM (17%)	

* Preliminary Exclusions list per CNV Zoning Bylaw 6703 - further review required to determine detailed list of exclusions



#	DESCRIPTION	DATE

North Shore Neighbourhood House Test-fits

225 2nd St E
North Vancouver

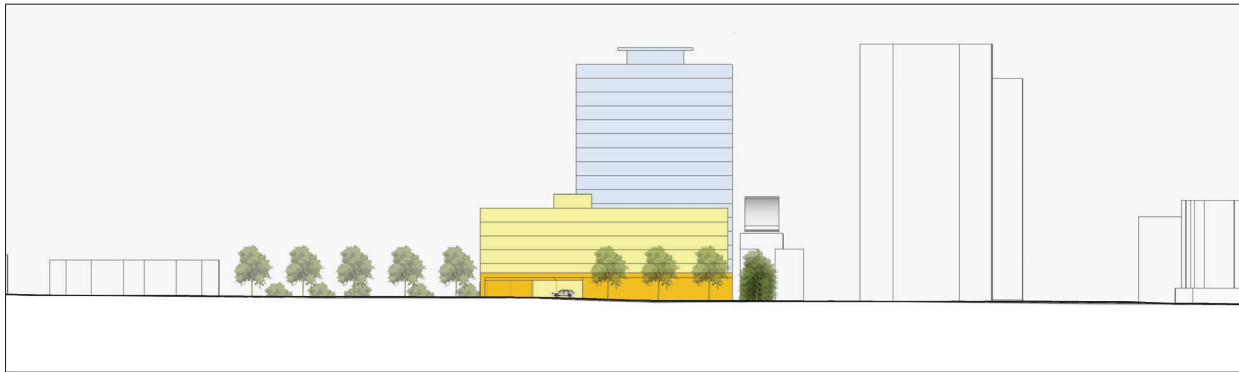
PROJECT #: 19062

For Reference Only
North-South Section

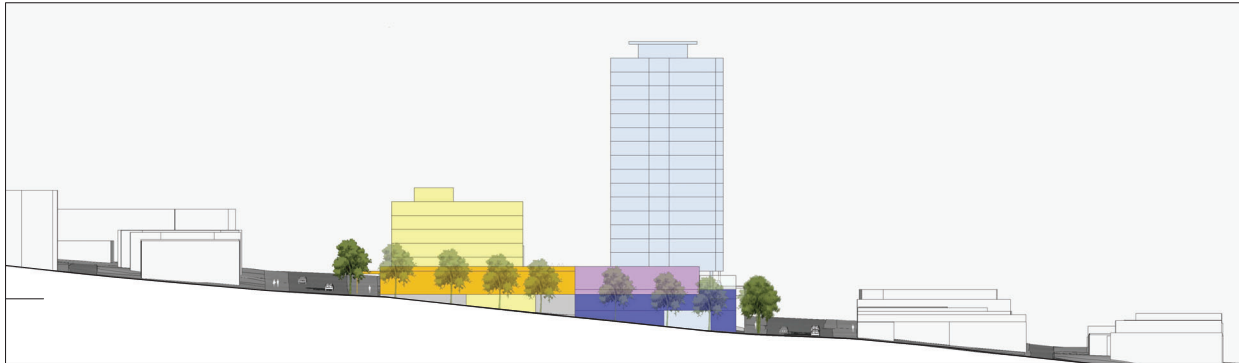
Saint-George
Entrance Scheme

ASK7B

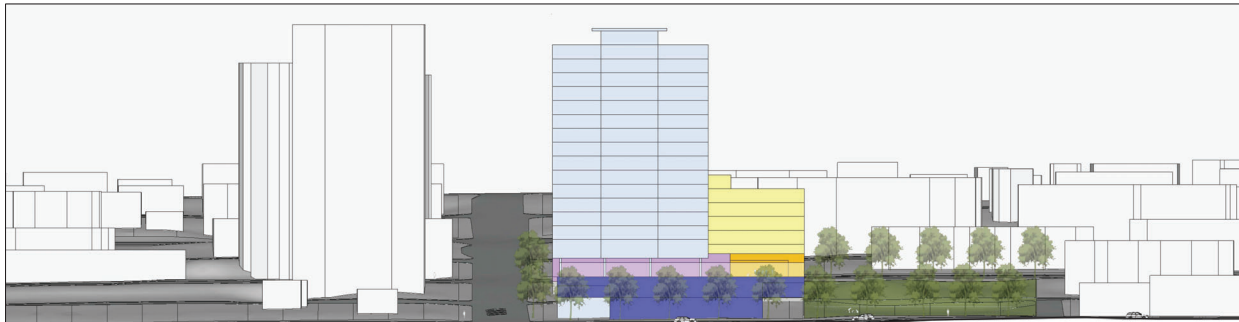
SCALE: 1:250



West Elevation - St-Georges Avenue
1:500



West Elevation - St-Georges Avenue
1:500



South Elevation - 1st East
1:500

*Elevations for reference only. Generated from massing model - minor discrepancies may occur between plan drawings & massing model due to the nature of those digital drawings. Drawings to scale.



#	DESCRIPTION	DATE
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**North Shore
Neighbourhood
House Test-fits**

225 2nd St E
North Vancouver

PROJECT #: 19062

For Reference Only
**Schematic
Street
Elevations**



NE Street View - 2nd East St



SW Street Corner View - St-George ave & 1st East St

#	DESCRIPTION	DATE

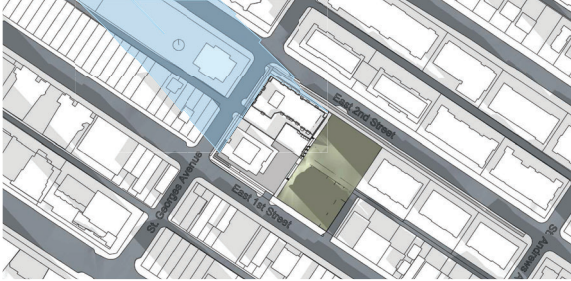
**North Shore
Neighbourhood
House Test-fits**

225 2nd St E
North Vancouver

PROJECT #: 19062

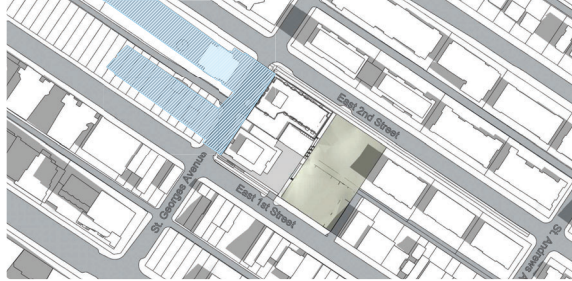
For Reference Only
**Schematic
Massing -
Perspective
views**

Winter Solstice - December 21st



9:00am

Equinox - September 21st

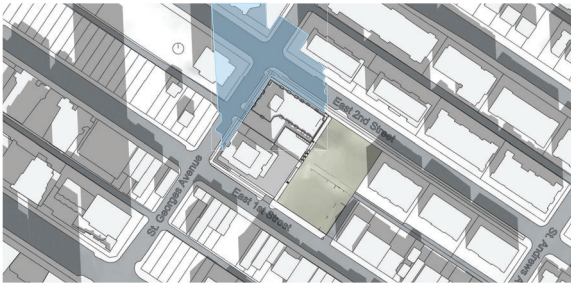


9:00am

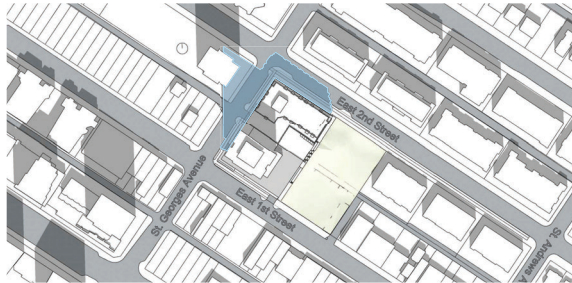
Summer Solstice - June 21st



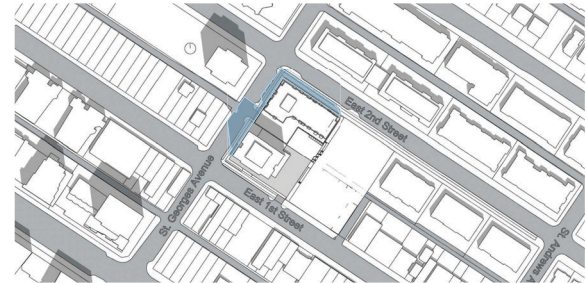
9:00am



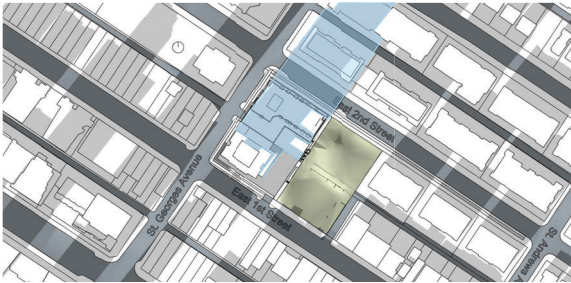
12:00pm



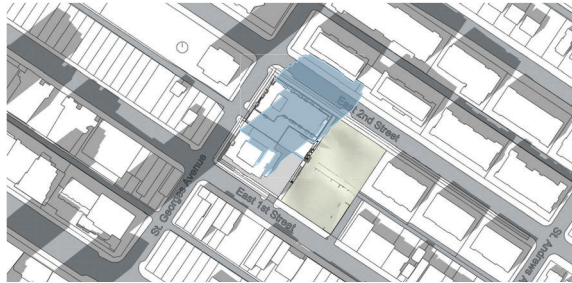
12:00pm



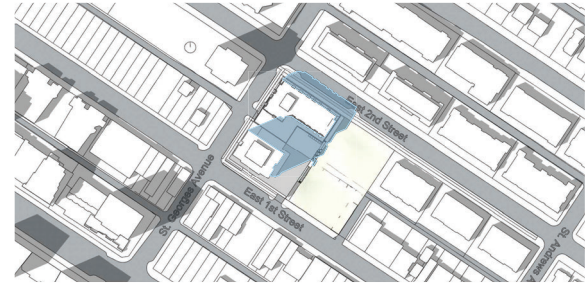
12:00pm



3:00pm



3:00pm



3:00pm



DESCRIPTION DATE

North Shore
Neighbourhood
House Test-fits

225 2nd St E
North Vancouver

PROJECT #: 19062

For Reference Only
Solar Studies



**PLANNING & DEVELOPMENT DEPARTMENT
PLANNING**

CITY OF NORTH VANCOUVER T 604 983 7357
 141 WEST 14TH STREET F 604 985 0576
 NORTH VANCOUVER PLANNING@CNV.ORG
 BC / CANADA / V7M 1H9 CNV.ORG

North Shore Neighbourhood House Site Redevelopment Preliminary Engagement - Public Consultation Summary Report

Background:

Public consultation survey responses for the North Shore Neighbourhood House (NSNH) Site Redevelopment concept closed on June 11th, 2021. Over 200 survey responses were received, in addition to 60+ emails received prior to (and after) the survey window closed. This report will summarize the key themes that emerged from the survey data, as well as the email feedback staff have received.

Methodology & Overview of Key Themes:

As part of the approach to analyzing the survey and email feedback received, the NSNH team established 14 preliminary themes based on prior consultation and feedback, that would capture the community's most prevalent concerns in response to the initial design concept. These themes are as follows:

1. Height of proposed tower(s)
2. Impact to views
3. Loss/relocation of community gardens
4. Deviation from the Official Community Plan (OCP)
5. Inadequate parking and traffic congestion
6. Straying from the neighbourhood character
7. Setting the development precedence
8. Densification of site
9. Loss of park space and amenities
10. Impacts to property values
11. Loss of trees on site
12. Loss of the heritage house
13. Pedestrian and general safety
14. Negative impact of below-market housing

In addition to these pre-established themes, a few others emerged through the survey responses regarding:

- Shadows and loss of sunlight on the park
- Site selection, and potential to utilize nearby City-owned lands such as the 100s block along East 1st Street
- Skepticism raised around the proposed idea of 'affordability', and in particular, what 'affordable' means, who qualifies, and if the design concept as a whole could actually achieve the goal of providing affordable units.

In addition to the above themes, the City also received a large number of responses in general support, (roughly a quarter of the survey responses) which included support in regards to:

- Provision of affordable housing
- Benefits of a central community 'hub'
- Programming of the park and amenities
- The City's collaboration with non-profit organizations
- Site and/or building design
- Height of the proposed tower(s)

Public Consultation Statistical Breakdown:

The City received 218 survey responses and more than 60 emails as of the survey closing date.

In follow up to the City's Virtual Information Session presentation on May 13th, 2021; (see Virtual Information Session Presentation; City Docs #2088678), the online survey asked community members to answer whether or not the initial site concept was able to achieve the three Site Development Principals established by the NSNH team:

1. *Contributing to the neighbourhood*
2. *A distinct identity for the emerging community hub*
3. *Equitable, inclusive and sustainable design*

A breakdown of the 218 survey responses to these questions are as follows:

Q1: Have we achieved our first site principle?

- Yes: 57.3% (122 responses)
- No: 42.7% (91 responses)
- *5 skipped responses*

Q2: Have we achieved our second site principle?

- Yes: 57.1% (117 responses)
- No: 42.9% (88 responses)
- *13 skipped responses*

Q3: Have we achieved our third site principle?

- Yes: 59.1% (117 responses)
- No: 40.9% (81 responses)
- *20 skipped responses*

Q4: We will be redesigning Derek Inman Park as part of this project. What types of activities do you currently enjoy there? (Check all that apply)

- Relaxation: 126
- Playground: 75
- Picnic: 71
- Gardening: 69
- Tennis Courts: 63

- Other: 36
- 40 skipped responses

Despite the majority of comments objecting the design, based off the above survey polls at least, there appears to be a general recognition that this proposed concept was able to achieve the above site principles. See attached NSNH Site – Survey Summary Report (City Docs #2088684) for the Communications team’s full survey report, which includes additional information regarding the above data, as well as webpage and social media statistics. This data includes information confirming that – as expected – the majority of survey respondents are residents of the City or District of North Vancouver (as per page 2 of NSNH Site – Survey Summary Report; City Docs #2088684).

In addition to the four survey questions, the survey also included additional sections for community members to elaborate further on these site principles, as well as the future programming for the new Derek Inman Park. As expected, the body of written feedback received was substantial, and informed the basis of this public consultation analyses.

See Table 1.1 below for the statistical breakdown of both the survey and email responses received. The table is organized by key concerns, with columns for: (1) the percentage of all responses that referenced a particular key concern; and (2) total times each key concern was referenced throughout all responses.

Table 1.1: Breakdown of received email and survey response data by theme

Key Concerns (order by most frequently referenced):	% referenced within all survey/email responses:	Total times referenced via survey/email responses:
1. Height of proposed tower(s)	42%	116
2. Impact to views	25%	68
3. Loss/relocation of community gardens	21%	57
4. Deviation from the Official Community Plan (OCP)	16%	45
5. Inadequate parking and traffic congestion	16%	45
6. Straying from the neighbourhood character	16%	43
7. Setting the development precedence	12%	34
8. Densification of site	10%	28
9. Loss of park space and amenities	9%	24
10. Impacts to property values	7%	18
11. Site selection	5%	14
12. Loss of sunlight / shadows from tower(s)	4%	12
13. Loss of trees on site	4%	10
14. Skepticism of rental access	3%	9
15. Loss of the heritage house	3%	8
16. Pedestrian and general safety	3%	7
17. Negative impact of below-market housing	2%	6

*218 total survey responses;
63 total email responses*

Public Consultation Feedback Summary:

Based off the data from Table 1.1, the most frequently voiced concerns that emerged were in regards to the proposed tower 18-storey height at an overwhelming rate, as well as impact to views from adjacent properties and the relocation of the existing community gardens.

Comments regarding other key concerns would also allude back to the tower height as the root concern. This included the majority of comments pertaining to: the expectation of maintaining OCP-permitted height; parking and traffic congestion; neighbourhood character; development precedence; loss of sunlight and shadows; property values; and most commonly, impact to views. These particular concerns would often emerge as a perceived outcome of the principal issue on tower height.

Furthermore, the majority of comments referencing the community gardens cited the importance of retaining opportunities for social engagement, especially for older demographics. This will likely continue as a prominent theme when evaluating the future programming of Derek Inman Park, as well as the overall function of the NSNH site as a 'community hub'.

In addition to the key concerns outlined under Table 1.1, multiple community members had also expressed concerns regarding the site selection, and why the City chose not to utilize nearby City-owned lands such as the 100s block along East 1st Street. There was also skepticism raised around the proposal of providing 'affordable' and 'below market rentals'. In particular, how these would be defined, what demographics may qualify, and if the design as a whole could actually realistically achieve the goal of providing affordable units.

Various emails, including a petition to stop the development, were also submitted to the Mayor and Council. Similarly to the key themes reflected above, the majority of these emails from local community members voiced objection towards the proposed tower, divergence from the OCP, and the overall site concept.

Nonetheless, as indicated earlier there was still a large number of survey respondents in general support of the project. Most commonly, this included positive feedback regarding the proposed tower height in relation to nearby developments, provision of much-needed affordable housing, the implementation of a hub for the community, as well as the City's collaborative approach with non-profit organizations. Another interesting note is that several respondents advocated that the proposed tower height actually be increased, in order to accommodate more affordable units.

Next Steps:

The information gathered from this collection of survey data will help to inform staff's presentation of the development for council consideration, as well as the anticipated public hearing scheduled for fall of 2021. The NSNH team will continue to engage with community members on an ongoing basis and ensure that feedback is actively included as part of the review.

ADVISORY BODY RESOLUTIONS
Regarding North Neighbourhood House Redevelopment - PLN2020-00012

Advisory Planning Commission – April 14, 2021

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for the North Shore Neighbourhood House Site Redevelopment and recommends approval subject to resolution of the following to staff's satisfaction:

- Consider sustainability options in all facets of development from an early stage;
- Consider long term operation viability and sustainability objectives;
- Consider how parking will shape transportation choices;
- Early input from the community is recommended; and
- Keep the spirit of the NSNH through development and recognize support in the community.

AND THAT the Commission wishes to thank the applicant for their presentation.

Carried Unanimously

Integrated Transportation Committee – June 2, 2021

THAT the Integrated Transportation Committee has reviewed the North Shore Neighbourhood site redevelopment with regards to transportation and parking and supports the project to date. The committee makes the following additional comments:

- The Committee suggested prioritizing the transportation needs of residents and visitors with the highest mobility needs, such as some seniors and their caregivers.

CARRIED UNANIMOUSLY

Advisory Design Panel – July 7, 2021

THAT the Advisory Design Panel has reviewed the initial project information for the North Shore Neighbourhood House redevelopment project and is satisfied with moving the project forward to rezoning.

The Panel looks forward to seeing the progress of the project through the design stages.

Carried Unanimously

Heritage Advisory Commission – August 24, 2021

BE IT RESOLVED THAT the Heritage Advisory Commission, having reviewed the presentation from the City of North Vancouver regarding the Allen Residence in relation to the North Shore Neighbourhood House Hub project, thanks the applicant for thoroughly addressing the concerns raised at the Commission's July meeting and supports the phased strategy for the project and further investigation of the future of the Allen Residence.

AND FURTHER, the Commission supports the draft "Allen Residence Relocation Strategy Terms of Reference" with the following revisions:

- Rename the "Allen Residence Relocation Strategy Terms of Reference" to replace the word "Relocation" with "Heritage Conservation";
- Reframe the Terms of Reference around a more fulsome range of conservation options, including retention in-situ;
- Include a recommended criteria for a potential location of the Allen Residence in order of priority:
 - a) Retain the Allen Residence in situ;
 - b) Retain the Allen Residence within the eastern half of the site as part of the redesign of Derek Inman Park;
 - c) Relocate the Allen Residence within the Lower Lonsdale area;
 - d) Relocate the Allen Residence within the City of North Vancouver;
 - e) Relocate the Allen Residence within the North Shore;
 - f) As a last option, relocate the Allen Residence outside of the North Shore.
- During the heritage assessment, further explore and include the character defining elements of the Residence that could be preserved or commemorated.

CARRIED UNANIMOUSLY

Public Hearing: North Shore Neighbourhood House Site



Presented October 25, 2021
Development Planning



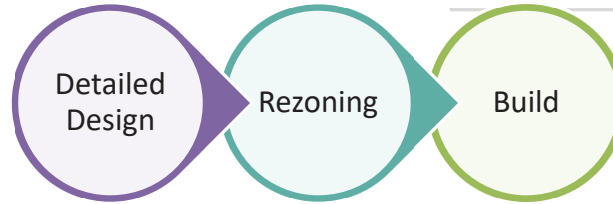
Introduction

- North Shore Neighbourhood House (NSNH):
 - Replacement needed in short-term
- City-owned lands
- Non-profit partners
- Community hub
- Shell rezoning

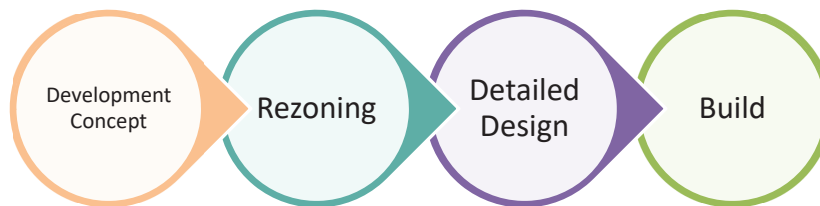


Introduction

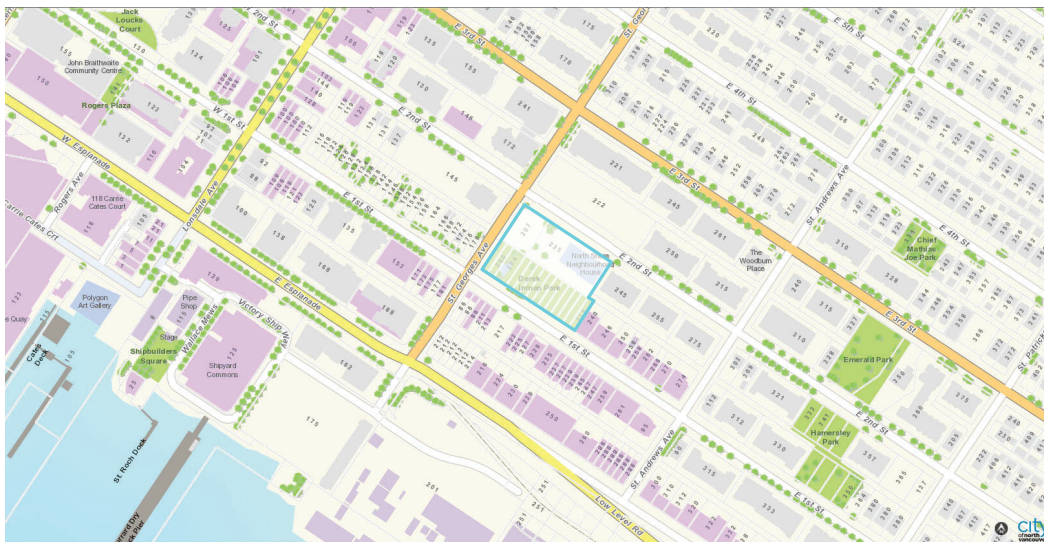
THE USUAL REZONING



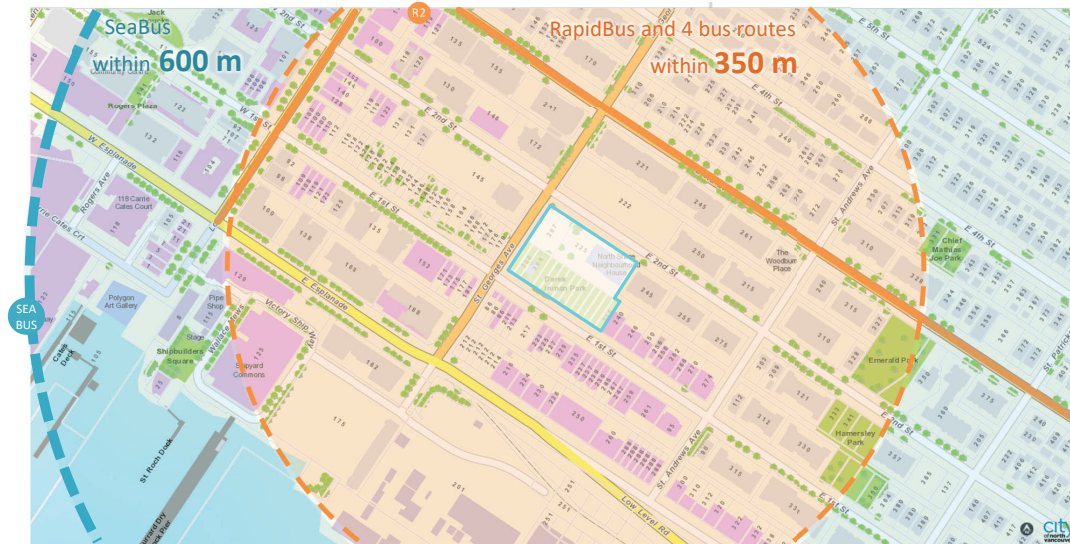
SHELL REZONING



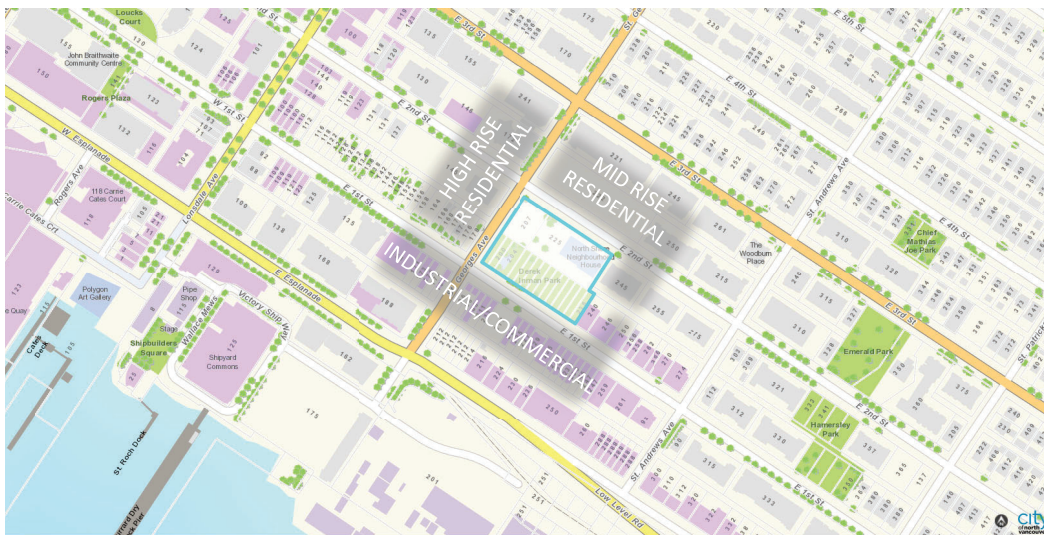
Location



Neighbourhood Context



Neighbourhood Context



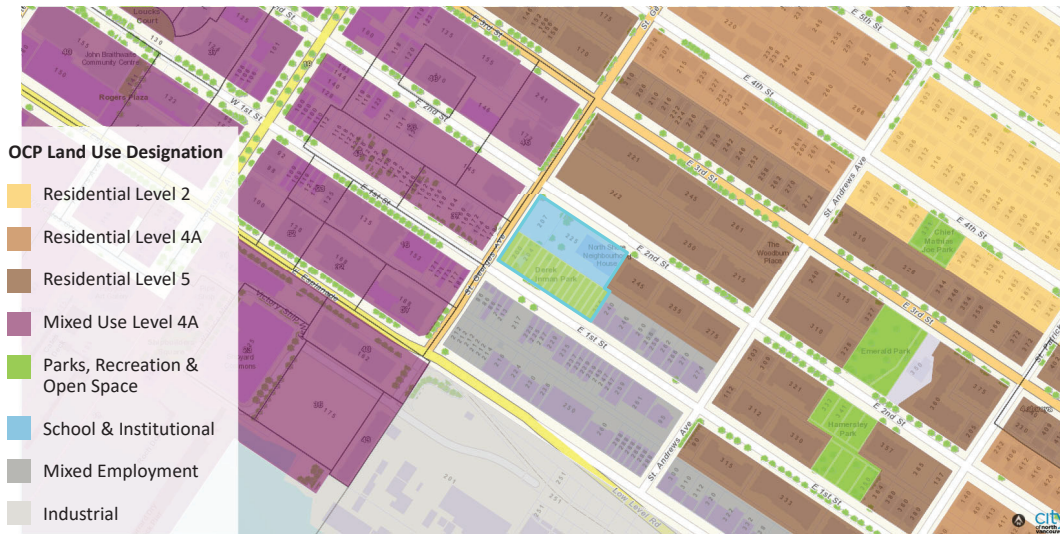
Neighbourhood Context



Neighbourhood Context



Policy Context



Policy Context

OCP:

1.5.5 Identify **City-owned lands** with opportunities for non-profit housing, housing demonstration projects, and supportive housing for seniors and individuals with special needs

1.5.7 Continue to provide a range of affordable housing options along the housing spectrum, including shelters and safe houses; low-barrier housing; transitional/temporary housing; supportive housing; and independent living options with priority given to locating such housing in **transit-accessible areas**



Policy Context

- *Housing Action Plan:*
 - Shovel-Ready Projects
 - City-owned lands
 - Non-profit partners
 - Senior government funding
- 10-year affordable rental demand*:
 - 820 units needed
 - Less than 200 units approved



*Based on 2016 Regional Affordable Housing Strategy

Proposal

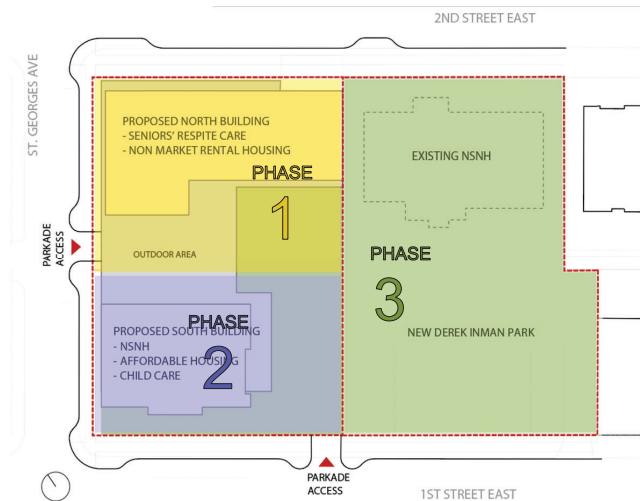
Community Hub Concept



Proposal

Site Requirements:

- 18,000 ft² single-storey respite care
- 30,000 ft² new NSNH
- Solar access
- Maintain NSNH operation
- Timing of available funding



Policy Analysis

2018-22 Council Strategic Plan:

- A Liveable City:
 - Access to transit and active transportation infrastructure
 - Transition to LEC
- A City for People:
 - More below market housing units
 - Improve access to childcare
 - Expand rental housing stock

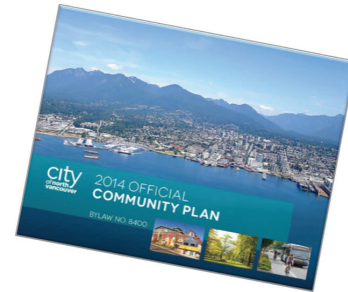


Policy Analysis

OCP:

1.5.2 Increase the amount of **affordable and adequate accommodation** for lower income households (including non-market housing) in an effort to meet the Metro Vancouver Housing Demand Estimates articulated for the City over the next 10 years

3.1.6 Support community partners in providing a full continuum of **support services** to address issues related to mental health, addictions, health services, housing, employment, and food security; and to provide assistance for homeless people to facilitate their transition to independent living



OCP Amendment

- Up to 3.6 FSR



Zoning Amendment

- CD zone (LL-4 base)
- Principal uses:
 - Residential Care Facility
 - Civic
 - Child Care
 - Apartment Residential
- 2.8 FSR
- 40% parking variance



Park Dedication Amendment

Alternative Approval Process:

- Ensure approval
- Public notice
- 30-days response period



Site + Building Design

Guiding Principles:

- Contributing to the neighbourhood
- Providing a distinct identity for the emerging community hub
- Utilizing equitable, inclusive and sustainable design

Development Guidelines

Contributing to the neighbourhood:

- Site activation
- Enhanced public realm
- Mindful of neighbourly affects
 - Solar access
 - View impacts



Development Guidelines

Providing a distinct identity for the emerging community hub:

- Integrate with park
- Gathering nodes
- Maximize transparency
- Unique architectural treatment



Development Guidelines

Utilizing equitable, inclusive and sustainable design:

- Sustainable development:
 - Urban tree canopy
 - LEC
 - Heritage
 - Step 3 or higher
- Safety and accessibility
- Travel Demand Management



Conditions of Rezoning

- Development covenant:
 - Development guidelines
 - Housing agreement
 - Subdivision
- Right-of-Way
- Servicing agreement
- Community Energy Agreement

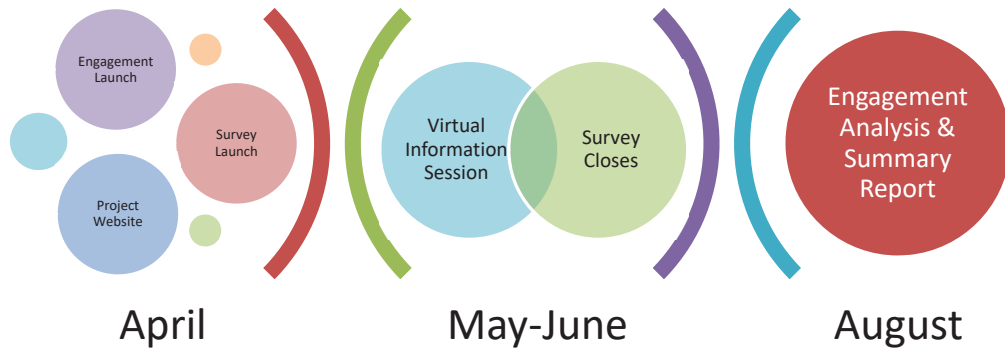


Advisory Bodies

- In support:
 - Advisory Planning Commission
 - Integrated Transportation Committee
 - Advisory Design Panel
 - Heritage Advisory Commission
- Discussed:
 - Social Planning Advisory Committee



Community Consultation



Community Consultation

Top concerns:

- Park loss
- Community gardens
- Building height



Community Consultation

Park loss:

- Green space
- Playground
- Tennis Courts

Response:

- Adding dedicated park area
- Community engagement for park redesign



Community Consultation

Community gardens:

- Within neighbourhood
- Social opportunities

Response:

- Relocation within area
- Support from both community garden associations
- Potential gardens in new park



Community Consultation

Building height:

- Increasing OCP height
- Solar access
- Views

Response:

- OCP height limited, not increased
- Height for affordability
- Mitigation measures



Community Consultation

Building height:

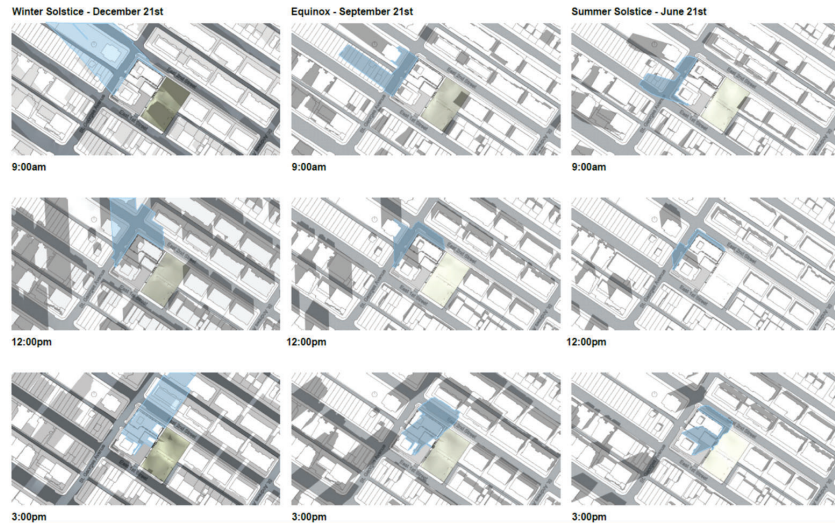
- OCP & Zoning:
 - 55 m height limit for Site B only
- Development Guidelines:
 - Site buildings for minimal impacts
 - Limit tower floorplate size



Community Consultation

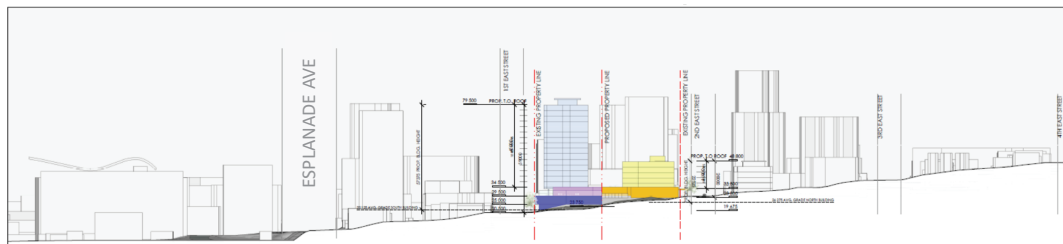
Building height:

- Solar study

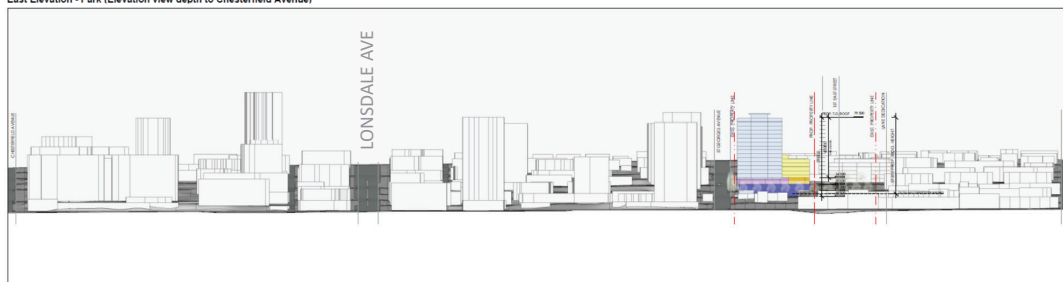


Community Consultation

Building Height: Context Elevations



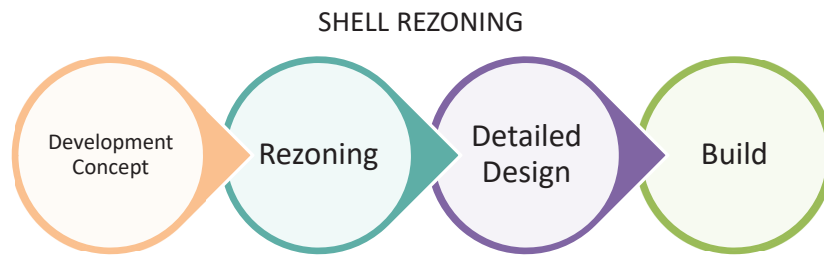
East Elevation - Park (Elevation view depth to Chesterfield Avenue)



South Elevation - Esplanade Avenue East

Next Steps

- Shell rezoning:
 - Council discretion not fettered



Next Steps



Conclusion

- NSNH site proposal:
 - Housing need
 - Community services
 - Appropriate site
 - Meets objectives:
 - OCP
 - Housing Action Plan
 - Council Strategic Plan



Thank you.

June 1, 2021

Received June 7, 2021
PH - NSNH Site

City of North Vancouver
141 West 14th Street
North Vancouver, B.C.
V7M 1H9

To: Her Worship, Mayor Linda Buchanan
Councillors Holly Back, Don Bell, Angela Girard, Tina Hu, Jessica McIlroy, and Tony Valente

Dear Mayor and Council:

Re: North Shore Neighbourhood House Site Redevelopment (HUB) Proposal

We are writing on behalf of Strata VR 749 Custer Court at 220 East 4th Street, North Vancouver, V7L 1H9 which has 28 owners. Our purpose in writing is to ask Mayor and Council to direct City staff to review the option of moving the HUB proposal from its current location to City owned property on the north side of the 100 block of East 1st Street. This property is approximately the same size as the HUB proposal (if the parking lot located on the west side is included) and is already designated as 4B high density and would allow for a more mixed-use site. This designation could allow for the building of two high rise towers that could offer what the HUB site does and much more.

During the HUB May 13th, 2021 Virtual Information Session, Urban Planner Mike Friesen, stated that City staff were not looking at the 100 block site because Council had only asked them to look at the HUB site and that staff were not ready to look at alternatives. We feel that this is short sighted as there are more exciting opportunities with moving the proposal to the 100 block site. These are as follows:

1. Inclusion of an urban Kindergarten to 7 elementary school:
 - In 2016, Councillor Back stated *"The increasing enrolment is evidence families are moving into Lower Lonsdale. We definitely are going in the right direction. A new school could be located in a development. It might be a far-out idea, but if we could get maybe a smaller (school) space in one of the amenity spaces in some of these condos – if that's where the kids are actually living."*
 - In 2016, then Councillor Buchanan directed staff to work with the school district to continue planning for a new school to address future growth in Lower Lonsdale. She stated *"We are seeing that young families are wanting to live in the city, and we want them here. New developments in Lower Lonsdale and Moodyville will provide housing options for young families that are close to services, shopping, and active transportation."* She added *"It's a great place to be and there will be challenges moving forward with a new school, especially with high land costs, that will require out-of-the-box thinking."* Such as urban schools.
 - In an address to City Council on November 14th, 2016, School District Superintendent Mark Pearmain advised that if the upward enrolment trend continues, North Vancouver's waterfront district will need a Kindergarten to Grade 7 school in five to eight years.
 - Urban schools in high rise buildings are not new and have been very successful in London, Chicago, and other cities around the world. The Parish plans for the rebuilding of St. Mary's Elementary School on Joyce Street in Vancouver include plans that will make it the second school in Vancouver with residential units on top of the building.

2. A 2018 North Vancouver Childcare Strategy Needs Analysis Report Study identified that among parents and guardians who were asked to provide their views on the supply of childcare services in the City of North Vancouver, a majority of respondents believed that there is an inadequate supply of childcare services to meet their needs (76%). The biggest childcare space needs appear to be for school age and Infant / toddler child populations.
3. The Childcare Strategy Needs Analysis Report Study also identified that child poverty is an issue that affects some neighbourhoods more than others. Child poverty is concentrated in the lower and central Lonsdale area, with child poverty rates reaching as high as 29% in some parts of the Lower Lonsdale area. According to School District data, many schools are expected to face increasing enrolment pressures, meaning the size of the child population is slated for growth, and alongside this growth, it is reasonable to expect the poverty and vulnerability trends noted above to continue, in some proportion, to growth rates.
4. The NSNH currently offers day care for toddlers to 3-year-olds. A new expanded space could be located in one of the two towers which would allow for day care for older children. The added benefit would be that parents would be able to “drop-off” toddlers at the same location as their school age children if an urban school were located on the same site. This site would also allow NSNH to expand their before, after and holiday care for school age children 5 to 12 years.
5. In 2023 the Province of BC is moving responsibility for childcare from the Ministry of Children and Family Development to the Ministry of Education. This change will mean that some childcare centres will be operating out of schools. This is also a compelling factor in moving the proposed HUB development site to the 100 block site.
6. Retention and/or expansion of the community gardens located on the HUB site would allow the NSNH or urban school to expand the current edible program and allow for students to be involved in growing food at a location close to their school. Studies of providing urban gardens to school children show that:
 - Gardening in the urban school setting provides students access to healthy fresh foods in otherwise inaccessible neighborhoods.
 - In certain communities where food deserts are prevalent, these community gardens provide a nutritional avenue for students and their families.
 - Students learn how to grow fresh fruits and vegetables, some of which are new to their palate, while teachers provide information about healthy eating.
 - Children who benefit from having a school garden also have a better relationship with food thanks to the increase in fruit and vegetable consumption.
 - Partnering schools have reported increased student participation and better standardized test scores as just some of the benefits from using school gardens as a teaching tool.

- According to the Western Growers Foundation, students become participants in environmental stewardship when introduced to agricultural practices.
7. The additional tower on the 100 block site would allow for more market priced housing which would improve the cost/benefit ratio and allow Catalyst Community Development, Care BC, and Hollyburn Family Services Society to support marginalized groups by providing more income based below market rental units, respite care facilities and access to sustainable affordable housing.
 8. The relocation of the HUB proposal would mean that the NSNH would be able to move into new facilities in stage one and the current site would still allow for the construction of a 6-story rental/market priced housing, allow for improvements to the Derek Inman Park and retain the much-used tennis courts which are not being retained in the current proposal.


On April 19th, 2021, Mike Friesen stated to Council that *“The project is really about creating a more equitable, inclusive and sustainable community”*.

We, the undersigned on behalf of Custer Court owners, feel that moving the proposal to the 100 block site could provide this and much more. It would showcase that the City of North Vancouver really is:

- A city for People (that) is welcoming, inclusive, safe accessible and supports the health and well being of all.
- A livable city (that) leads the way in climate action and acts as a steward of the environment for future generations.
- A vibrant city where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history.
- A connected city (that) provides active and sustainable ways for people and goods to move to, from and within the city safely and efficiently.
- A prosperous city (that) supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.

Thank you for your consideration. We look forward to the response from Mayor and Council.

Custer Court Strata Council:



Miles Brook (President)



Andy Smitten



Dawn McKenna



Mike Tanner

If you wish to contact Custer Court, please contact Mike Tanner at <>

From: Mike Friesen
Sent: July-16-21 2:11 PM
To: Ginny Phillips; nsnhdevelopment
Cc: Clerks
Subject: RE: redevelopment proposal North Shore Neighbourhood House

Hello Mr./Ms. Phillips,

Thank you for taking the time to contact the City with your comments. We've noted your concerns regarding: the need to explore alternative sites; the NSNH not being included in the first phase of the development; the importance of maintaining existing height restrictions; and your concerns regarding the potential of the project to open to door to future tower development in the vicinity.

These comments will be considered as we review community feedback and will be relayed to Council to support their decision making if the project moves forward for consideration.

Thank you again for sharing your thoughts on the project.

Sincerely,
Mike Friesen

Mike Friesen MCP | Manager of Strategic Initiatives
Strategic and Corporate Services
T 604 990 4206 C 778 222 0854

From: Ginny Phillips
Sent: July-14-21 9:47 AM
To: Mike Friesen <mfriesen@cnv.org>; nsnhdevelopment <nsnhdevelopment@cnv.org>; 'mayor@cnv.org.'
Cc: Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); jmccilroy@cnv.org;
Tony Valente (Councillor)
Subject: redevelopment proposal North Shore Neighbourhood House

The redevelopment proposal for the current North Shore Neighbourhood House (NSNH) is scheduled to go before City Council this fall according to the plan outlined at <https://letstalk.cnv.org/north-shore-neighbourhood-house> and an OCP amendment, rezoning and park boundary adjustment will be presented for Council consideration. This proposal plans for new and expanded facilities for the North Shore Neighbourhood House and a new Care BC Facility which will offer adult and overnight respite services. These enhanced services are certainly needed and will benefit the lives of our city residents.

It is the change to the OCP to allow for an 18 story tower to provide 180 below market rental units at this site that is an issue. A petition at <https://www.change.org/18storytoweron220block> has over 400 signatures from individuals living on the North Shore who have voiced concerns over this change.

During the Virtual Information Session held on May 13th, the City Project Manager Mike Friesen explained that Council had asked them to look only at the current site and provide recommendations. Alternatives sites were not considered. The current plan has three phases. Phase 1 is proposed to start in 2022 and would provide the new Care BC building. The existing NSNH would remain in place and the our community gardens will be demolished. Phase 2 has no start date

and would include the 18 story tower with NSNH facilities on the first three floors. Not including NSNH upgrades in Phase 1 is unacceptable.

City Council should consider alternates. The City owns a comparable site at the 100 block of East 1st which is already zoned as Mixed Use level 4B High Density. The 18 story tower could be located at this site and no change to the current OCP would be needed. Another 6 story building similar to the one planned for Care BC could then be built at the current site for NSNH and be part of Phase 1. A new NSNH facility should be top priority for this redevelopment proposal and not be delayed to a Phase 2 deliverable which has an unknown start date.

We ask for the same consideration be given to this request as was done earlier this month for the approved rental building proposal at 2612 Lonsdale Ave. The height request for this building was initially set for 6 stories but in a split vote it was reduced to 5. As Councillor Don Bell stated “ I realize the OCP provides a potential of 6 stories but that doesn’t mean that council will automatically approve 6 stories just because the design is good.” . The North Shore Neighbourhood House proposal as it currently exists goes way beyond a mere decision between 5 or 6 stories. A change to the OCP to allow 18 stories must be reconsidered. Over 400 residents of the City are asking it not go forward. Our concern is this redevelopment project, as it currently stands, could open the door to future OCP changes resulting in high-rises in our neighbourhoods which will drastically change the look and feel of our city.

Ginny Phillips
CNV Resident



Received Oct. 4, 2021
PH - NSNH Site

NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8
(604) 926-6096
info@northshoreheritage.org

www.northshoreheritage.org

BC Society Registration No. S-49292

October 4, 2021

Via email only

Mayor and Council:

Re: Allen Residence 204 East 1st, NV

I am writing on behalf of North Shore Heritage Preservation Society in regards to the North Shore Neighbourhood House development, which we understand is likely to go to a Public Hearing.

We are writing specifically regarding the Allen Residence which sits at 204 East 1st in part of the proposed development site. This home, which is present in the CNV Heritage Register as a B-ranked building, is significant as it is one of the oldest surviving homes in the CNV and because it is also a modest home, representative of those built for and owned by the working class at the time. According to the Heritage Register, it was built for Irish-born Patrick Andrew Allen (1839-1928), a blacksmith who only lived in the house until 1909 but continued to own it beyond then. Interestingly enough, apparently he moved beyond the working class, as future City Directories list Allen as a 'capitalist' and later as the proprietor of the Gem Theatre, located on 2nd Street East.

If this development does move to the Public Hearing stage, we strongly encourage that a house of this significance in the development of the City of North Vancouver should be retained in-situ if possible but at the very least, in the same general vicinity of the lot where it has been for the last 116 years! We understand that the house has undergone some alterations over the years however depending when those were done, some of them may actually be considered integral to the heritage of the home.

If it is not possible to retain the house on this lot, it may be useful to explore its relocation to the lots where two other city-owned heritage homes sit at 168 E 1st (1908 Heritage Register A ranked home) and 174 East 1st (1906 Heritage Register B ranked home). The restoration and retention of these three heritage homes in a grouping may be a feasible alternative.

We absolutely do not support the mere commemoration of this house by incorporating elements of its design into the new development. As a municipal government overseeing the identification and protection of heritage resources found in the Heritage Register, we are hoping that you will set a good example for other owners of Heritage Register B properties and find a way to retain this home.

Sincerely,

Kyla Gardiner

President

From: Jo Hinchliffe
Sent: October-16-21 6:33 PM
To: Submissions
Subject: NSNH development

Thank you for the opportunity to comment.

I am very supportive of the concept of the development. But like many others in the neighborhood I am totally opposed to an 18 storey building on East 1st Street. It is not in keeping with the rest of our community development and quite frankly I do not trust the City to prevent additional high rises being approved in our neighbourhood.

Please, Keep it to 12 stories, listen to your citizens.

Jo Hinchliffe
330 East 1st Street
North Vancouver



October 18, 2021
Mayor and Council
141 West 14th Street
North Vancouver, BC V7M 1H9

Dear Mayor and Council,

Re: North Shore Neighbourhood House Redevelopment

As a member of the North Shore Neighbourhood House board of directors, and also as a long-time corporate funder, I am writing to express my support for the rezoning and subsequent redevelopment of the current North Shore Neighbourhood House site at East 2nd Street and St. Georges.

As mentioned above, Neptune Terminals has a long history of supporting NSNH, through the North Shore Waterfront Gala and also directly. We value NSNH because it is a gem in the community – serving all people of all ages, cultures, and backgrounds without discrimination. The committed staff and volunteers help make the North Shore a healthy, diverse community. In my experience, no need is too small or too large for the NSNH team. I am constantly amazed at their capacity to help.

Now, that capacity is hampered by an aging building. NSNH has outgrown its current space, and I wholeheartedly support the City's plans to redevelop the House, combining it with the development plans of other service providers to create a non-profit, community service hub in the heart of Lower Lonsdale.

Please accept this letter as my endorsement for this valuable community development project. If you wish to contact me, I can be reached at ldooling@neptuneterminals.com.

Thank you and regards,

A handwritten signature in blue ink, appearing to read "L. Dooling", is written over a light blue horizontal line.

Lisa Dooling
Director of Community & Stakeholder Engagement

From: nsnhdevelopment
Sent: October-15-21 4:45 PM
To: susanjwhyte@yahoo.ca
Subject: RE: Proposed North Shore Neighborhood House Project Feedback

Hello Susan,

Our apologies for the delayed response and thank you for your considered feedback on the proposed North Shore Neighbourhood House (NSNH) site redevelopment. The current version of the redevelopment concept and the proposed regulatory changes aim to address many of the concerns you have raised. Your letter highlighted the following questions:

Question: Why not compromise and consider the needs of all with a mid-size building?

Response: Given the size of the site, the space requirements of the various components of the community hub concept (i.e. childcare and child development support, youth & senior programs, wellness & recreation activities, respite care centre, food bank & food security programs, affordable housing) will not fit into one mid-size building, while maintaining adequate park space and continued operation of the NSNH services and programs.

Question: Why not place it [the proposed affordable housing] at the location of the current Neighbourhood House or just south of it?

Response: Density transitions from higher to lower as development progresses eastwards from Lonsdale Avenue. Therefore, placing higher density on the west side of the site, and with the realignment of the park, provides an appropriate transition in density that is in keeping with existing buildings in the area. Also, several key considerations for this redevelopment are to: 1) maintain operation of the NSNH through all the construction, 2) no net loss of park space, and 3) timing of funding availability – funds are currently available to construct the respite care centre and some affordable housing, but funding for the new NSNH will require a few years before construction may start. Use of the current NSNH location or south of it for affordable housing will necessitate either a loss of park space or prolonged disruption of NSNH operation.

Question: Could a separate location entirely not be considered, where high-density housing is already zoned?

Response: Unfortunately, there is very little City-owned land that is appropriately located and none zoned for such a proposal. The subject site is considered the most viable of the options available. Also, there is benefit in keeping the NSNH on the same site due to its longstanding history of successes and connections with the neighbourhood.

In response to some of your concerns regarding views, shadows, parking and traffic, specific regulatory changes have been proposed to address these concerns. The tower will have a limited floorplate size to ensure a slim profile and it is located at the bottom of the site to help mitigate view and shadow affects on adjacent buildings and uses. Enhanced active transportation (especially for cycling and walking) facilities and infrastructure will be required along with Travel Demand Management measures to promote and facilitate non-vehicular travel modes. Road upgrades will also be required to improve pedestrian safety and ensure good flow of vehicle traffic with restricted parking and loading along Saint Georges Ave.

Thank you again for your feedback and I hope you have found the responses helpful. For further project information, including updates regarding future public engagement opportunities, please visit: <https://letstalk.cnv.org/north-shore-neighbourhood-house>

Sincerely,

NSNH Site Redevelopment Project Team

Dear Mayor Buchanan,

I am writing to you and City Council for your consideration during the process of reviewing the proposed redevelopment of the North Shore Neighborhood House project: The Hub.

My husband and I are property owners of a condo at 145 St. Georges Street *Talisman Towers*. We purchased a southeast exposure unit in this building to enjoy our retirement after moving here from Winnipeg. We have been looking forward to this after many years of hard work with dreams of a view of the ocean. I understand that views are not guaranteed anywhere, but we did our due diligence to the best of our ability to select our condo. Indeed, we specifically bought our condo because the property adjacent was zoned as a park.

We are certainly upset and shocked that the city is considering re-zoning precious green space and much beloved community gardens with an 18-floor tower, effectively obstructing the view of many, many residents in *Talisman Towers*. These are middle class residents who could not likely otherwise afford a similar ocean view anywhere else. Understandably, there is a critical need for low rental housing, and I also understand that the cost effectiveness of dense housing makes sense. However, this plan is at the expense of many longtime residents. **Why not compromise and consider the needs of all with a mid-size building?**

Is there truly a need to re-zone green space (moving it somewhere else) and setting a new precedent for high density housing east of St. Georges? **If so, why not place it at the location of the current Neighborhood House or just south of it?** This would make the new tower's shadow impact the least disruptive to surrounding residents, understanding that the six-floor building could be placed there as well. This would ensure green space and community gardens are kept on the west side.

Another issue with re-zoning the current location is parking and traffic. Parking is incredibly difficult to find in this neighborhood and a large concern for current residents; it is only getting worse as motorists are increasingly using St. Georges as an alternate route to Lonsdale. **With this in mind, could a separate location entirely not be considered, where high-density housing is already zoned?**

I appreciate you taking the time to read my perspective as a homeowner that will be impacted greatly by this project. Please consider this my contribution to the review process. I look forward to hearing from you regarding this proposal.

Sincerely,

Susan Whyte
Property owners at 145 St. Georges Ave
North Vancouver

From: R Browes
Sent: October-19-21 1:25 PM
To: Submissions
Subject: Public Input - North Shore Neighbourhood House

Hello,

This email is to express support for the redevelopment plan for the North Shore Neighbourhood House site. While I am currently a resident of the District, I am a lifelong North Shore resident, have lived in the City historically, I work in the City and my children attend school in the City.

Having understood and completed a survey for the City's Community Wellbeing Strategy, I believe that all components of this project fit into the stated goals. The City is badly in need of a diversity of housing and related amenities to serve the equal diversity of its residents. In particular, seniors and their caregivers are desperate for activity, respite and housing options. I appreciate that this new community hub will provide accessible opportunities for this segment of our population that, in my opinion, is currently underserved.

Further, the partnership aspect of the project that delivers affordable housing will allow more people to live where they work. This means that north shore businesses will have access to an increased reliable labour supply and this benefits the economy of the City, further enhancing the wellness of all its citizens. It also means that workers will commute less, thereby decreasing reliance on polluting forms of transport. The integration of this housing into a location with park space and the welcoming and inclusive Neighbourhood House amenities facilitates community connections for a safer, more vibrant neighbourhood. Growing the attractiveness of North Vancouver as a place to live AND work for the widest possible range of people is desirable economically, environmentally and socially.

My only concerns about the project are:

1. design features that ensure safe access, egress and security for residents, staff and visitors to buildings and the park (especially for vulnerable seniors and children) given the rapidly increasing population and social challenges that accompany such growth.
2. management of increased vehicle traffic. We like to think that everyone will walk, ride a bike or take the bus. However, when it's dark, three degrees and pouring rain in November, the reality is that many people still need to drive. I'm thinking particularly of seniors and their caregivers and of families using the Neighbourhood House.

However, I understand that the project is not necessarily at a design stage yet and I look forward to providing future input in this regard.

Robyn Browes, CPA, CA, B.Comm (Urban Land Economics)
2125 Floralynn Cr
North Vancouver, BC, V7J 2W3

From: nsnhdevelopment
Sent: October-15-21 4:45 PM
To: susanjwhyte@yahoo.ca
Subject: RE: Proposed North Shore Neighborhood House Project Feedback

Hello Susan,

Our apologies for the delayed response and thank you for your considered feedback on the proposed North Shore Neighbourhood House (NSNH) site redevelopment. The current version of the redevelopment concept and the proposed regulatory changes aim to address many of the concerns you have raised. Your letter highlighted the following questions:

Question: Why not compromise and consider the needs of all with a mid-size building?

Response: Given the size of the site, the space requirements of the various components of the community hub concept (i.e. childcare and child development support, youth & senior programs, wellness & recreation activities, respite care centre, food bank & food security programs, affordable housing) will not fit into one mid-size building, while maintaining adequate park space and continued operation of the NSNH services and programs.

Question: Why not place it [the proposed affordable housing] at the location of the current Neighbourhood House or just south of it?

Response: Density transitions from higher to lower as development progresses eastwards from Lonsdale Avenue. Therefore, placing higher density on the west side of the site, and with the realignment of the park, provides an appropriate transition in density that is in keeping with existing buildings in the area. Also, several key considerations for this redevelopment are to: 1) maintain operation of the NSNH through all the construction, 2) no net loss of park space, and 3) timing of funding availability – funds are currently available to construct the respite care centre and some affordable housing, but funding for the new NSNH will require a few years before construction may start. Use of the current NSNH location or south of it for affordable housing will necessitate either a loss of park space or prolonged disruption of NSNH operation.

Question: Could a separate location entirely not be considered, where high-density housing is already zoned?

Response: Unfortunately, there is very little City-owned land that is appropriately located and none zoned for such a proposal. The subject site is considered the most viable of the options available. Also, there is benefit in keeping the NSNH on the same site due to its longstanding history of successes and connections with the neighbourhood.

In response to some of your concerns regarding views, shadows, parking and traffic, specific regulatory changes have been proposed to address these concerns. The tower will have a limited floorplate size to ensure a slim profile and it is located at the bottom of the site to help mitigate view and shadow affects on adjacent buildings and uses. Enhanced active transportation (especially for cycling and walking) facilities and infrastructure will be required along with Travel Demand Management measures to promote and facilitate non-vehicular travel modes. Road upgrades will also be required to improve pedestrian safety and ensure good flow of vehicle traffic with restricted parking and loading along Saint Georges Ave.

Thank you again for your feedback and I hope you have found the responses helpful. For further project information, including updates regarding future public engagement opportunities, please visit: <https://letstalk.cnv.org/north-shore-neighbourhood-house>

Sincerely,

NSNH Site Redevelopment Project Team

Dear Mayor Buchanan,

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My husband and I are property owners of a condo at 145 St. Georges Street *Talisman Towers*. We purchased a southeast exposure unit in this building to enjoy our retirement after moving here from Winnipeg. We have been looking forward to this after many years of hard work with dreams of a view of the ocean. I understand that views are not guaranteed anywhere, but we did our due diligence to the best of our ability to select our condo. Indeed, we specifically bought our condo because the property adjacent was zoned as a park.

We are certainly upset and shocked that the city is considering re-zoning precious green space and much beloved community gardens with an 18-floor tower, effectively obstructing the view of many, many residents in *Talisman Towers*. These are middle class residents who could not likely otherwise afford a similar ocean view anywhere else. Understandably, there is a critical need for low rental housing, and I also understand that the cost effectiveness of dense housing makes sense. However, this plan is at the expense of many longtime residents. **Why not compromise and consider the needs of all with a mid-size building?**

Is there truly a need to re-zone green space (moving it somewhere else) and setting a new precedent for high density housing east of St. Georges? **If so, why not place it at the location of the current Neighborhood House or just south of it?** This would make the new tower's shadow impact the least disruptive to surrounding residents, understanding that the six-floor building could be placed there as well. This would ensure green space and community gardens are kept on the west side.

Another issue with re-zoning the current location is parking and traffic. Parking is incredibly difficult to find in this neighborhood and a large concern for current residents; it is only getting worse as motorists are increasingly using St. Georges as an alternate route to Lonsdale. **With this in mind, could a separate location entirely not be considered, where high-density housing is already zoned?**

I appreciate you taking the time to read my perspective as a homeowner that will be impacted greatly by this project. Please consider this my contribution to the review process. I look forward to hearing from you regarding this proposal.

Sincerely,

Susan Whyte
Property owners at 145 St. Georges Ave
North Vancouver

From: Lorna Barr
Sent: October-19-21 3:31 PM
To: Submissions
Subject: NSNH - Official Community Plan Amendment Bylaw 8867; Zoning Amendment Bylaw 8868

Attention: The Corporate Officer

I would like to submit some comments as part of the public hearing process.

In general I support the proposed amendments with one exception. I do not support the inclusion of a structure up to 18 storeys on this site.

The East side of St Georges has maintained a low profile, stepped approach to development which preserves views of the mountains, water and greenery for residents to the west of St Georges as well as the surrounding area. The City then comes along with a piece of land that it owns on the east side of St Georges. It wants to allow a structure up to 18 storeys on it in a location where 6 storeys is the norm. This does not seem fair to those who are presently completing 6 storey buildings immediately to the north of the proposed development, or to residents in the area who had no idea they could be seeing a lone 18 storey high rise on the east of St Georges. By taking into consideration the slope of the land, the City should reduce this proposal to some 10 storeys which would be more in keeping with this location and the general area.

The proposed 18 Storey height allowance will have too big an impact on the neighborhood and should be rejected.

Thank you

Lorna Barr
1009-199 Victory Ship Way
North Vancouver V7L 0E2

From: Paul McLean
Sent: October-19-21 6:32 PM
To: Submissions
Cc: Lisa Hubbard
Subject: North Shore Neighbourhood House

Dear Mayor, Council and City Staff;

Please accept this (brief) email in support of the proposed NSNH site redevelopment.

As a former board member, and ongoing supporter of the House, I've been privileged to see first hand the tremendous contribution the employees and staff make to both the City and the broader North Shore community.

During my time at the House, one constant concern was the age of the House and our ability to continue offering quality programming and community outreach from the House. The proposed redevelopment will ensure the viability of the House for the foreseeable future.

In closing, I believe the proposed redevelopment will provide immeasurable benefit to the residents of the City and would urge its approval.

Thank you for your attention.

Paul McLean
1951 Mackay Avenue
North Vancouver, BC

From: Nina Albrecht
Sent: October-20-21 9:49 AM
To: Submissions
Subject: North Shore Neighborhood House Rezoning Application

To Whom it may concern,

I am a North Vancouver resident in support of the amazing work and services the NSNH provides across the North Shore for families and those in need. I am currently a customer of the NSNH using their child programs since 2016. I am in full support of rezoning so that they can build a bigger building to accommodate their future needs for the next 100 years.

Thanks
Nina Albrecht
1816 Sowden St
North Vancouver, BC V7P 1M2

From: Fariba Meschi
Sent: October-20-21 10:51 AM
To: Submissions
Subject: New building - NSNH

I support this development and improvement for better services towards north shore neighbourhood community.

Fariba Meschi
4200 Starlight Way
North Vancouver

From: Jason Allsopp
Sent: October-20-21 3:34 PM
To: Submissions
Subject: Support for North Shore Neighbourhood House Redevelopment

Dear Mayor and Council,

I am writing to express my unqualified support for the rezoning and subsequent redevelopment of the current North Shore Neighbourhood House site at East 2nd Street and St. Georges.

I am a parent of a child who attends the daycare. I trust those people with my daughters life, and they are just simply magic! But not only do they help me, they also provide a valuable service that improves the quality of life for residents of the North Shore – people of all ages and life experiences.

I completely concur that NSNH has outgrown its current space, and I support the City's plans to redevelop the House, combining it with the development plans of other service providers to create a non-profit, community service hub in the heart of Lower Lonsdale.

Please accept this letter as my endorsement for this valuable community development project. If you wish to contact me, I can be reached at <> or <>

Thank you and regards,

Jason Allsopp
414-332 Lonsdale Ave
North Vancouver

From: Sudabeh Sahleh
Sent: October-20-21 9:23 PM
To: Submissions
Subject: Rezoning of the current NSNH.....

Hello,

I am agree with Rezoning of the current building.

Best regards,

Zinat Sahleh
2020 Fullerton Avenue
North Vancouver



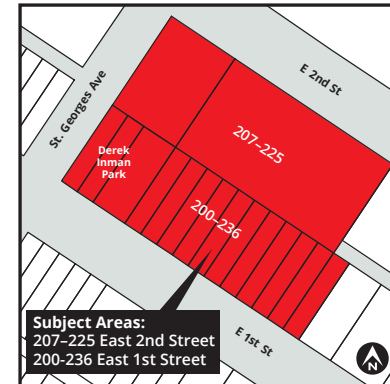
NOTICE OF PUBLIC HEARING

- WHO:** City of North Vancouver
- WHAT:** Official Community Plan Amendment Bylaw No. 8867 and Zoning Amendment Bylaw No. 8868
- WHERE:** NSNH Site 200-236 East 1st Street and 207-225 East 2nd Street
- WHEN:** Monday, October 25, 2021 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 No. 8867 and Zoning Amendment Bylaw No. 8868 to amend the Official Community Plan and Zoning Bylaws to facilitate phased redevelopment of the site to include a new North Shore Neighbourhood House, senior respite care facility, a new expanded Derek Inman Park and affordable rental housing. Third reading of Parks Dedication Amendment Bylaw No. 8869 will also be considered following the Public Hearing.

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. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, October 25, 2021**, to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.



To speak at the Public Hearing by phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 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, October 25, 2021.**


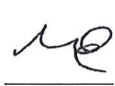

Speakers who have not pre-registered will also have an opportunity to speak at the Public Hearing. Once all registered speakers have provided input, the Mayor will call for a recess to allow time for additional speakers to phone in. Call-in details will be displayed on-screen at the Public Hearing (watch web livestream).

The proposed OCP, Zoning and Parks Dedication Amendment Bylaws, background material and staff presentation will be available for viewing online at cnv.org/PublicHearings on Friday, October 15, 2021.

Please direct inquiries to NSNH Project Team at nsnhdevelopment@cnv.org or 604-982-3919.

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Emma Chow, Planner 2

Subject: 200-236 EAST 1ST STREET AND 207-225 EAST 2ND STREET (NORTH SHORE NEIGHBOURHOOD HOUSE SITE)

Date: October 20, 2021 File No: 08-3400-20-0028/1

PURPOSE

On October 4, 2021, Council referred the above noted planning application to a public hearing, scheduled for October 25th. This report provides further information on the proposal as well as responses to questions raised by Council at referral:

- Level of detail at rezoning
- Development Covenant
- Servicing requirements
- Right-of-Way
- Traffic & parking
- Alternative Approval Process
- Community Energy Agreement

Staff also anticipate bringing additional information, analysis or responses to questions from Council to the public hearing.

DISCUSSION

Rezoning Level of Detail

The rezoning includes a high-level concept for the site. This differs from a typical development application in the City, where detailed designs are submitted. A high-level rezoning is based on a schematic development concept and focused on solidifying key aspects of the zoning provisions for the subject site - land uses, density and height, with no detailed design being presented as part of the rezoning.

For the subject site, due to the complexity and timing uncertainty for some components of this large site, a high-level rezoning approach is the most appropriate. This way, the rezoning is completed proactively to help facilitate the desired development and meeting pressing deadlines to deliver much needed public benefits.

Should the rezoning proceed, guidelines and site planning principles would inform the subsequent review of detailed designs for the site. As part of the subsequent detailed design development, more opportunities for the public and advisory bodies to review are provided.

Development Covenant

Consistent with standard rezoning, there will be a Development Covenant entered into as part of the high-level rezoning. In lieu of attaching a set of detailed architectural drawings to the covenant, which is the standard practice at the City, the proposed Development Guidelines (Attachment 8 of the staff rezoning report) will be entered into the covenant to ensure any future detailed design development adhere to Council approved vision at rezoning.

Servicing Requirements

As part of the high-level rezoning, a standard engineering servicing review was conducted.

Existing City systems were reviewed against the development proposal to determine if any servicing upgrades would be required. Some adjustments are required to reroute existing third party services from the existing lane to allow it to be closed, stopped and consolidated into the parcels as per the subdivision plan. Water and sanitary sewer upgrades are required for both Phase 1 and Phase 2 of the development, however the Phase 1 upgrades can be minimized with careful consideration of the off-site mechanical connection locations. Typical frontage improvements are required, including new sidewalk, street trees, street and pedestrian lighting and other elements as per the Subdivision and Development Control Bylaw. Improvements to the transportation network include creating a new N/S lane outlet and pedestrian improvements to the crossings at 1st Street and 2nd Street through bulges and signals. These intersections improvements are being provided through site preparation (City) and work to be completed by the partners.

A site servicing agreement outlining the above services will be secured as part of the rezoning.

Right-of-Way

A 2-metre dedication along St. Georges Avenue is required to enable sufficient separation between the pedestrian realm (e.g., sidewalk) and the curb and building face. As a result of the dedication, there would be a 2-metre wide sidewalk, buffered by 1.5-metres from both the building and the curb, which allows the arterial roadway space to continue to operate as it currently does.

Traffic & Parking

A Transportation Study assessing transportation-related conditions and impacts associated with the proposed development has been submitted to the satisfaction of City staff. Key findings and recommendations from this study show minimal impacts from the development on surrounding road network, support proposed parking variance and identify appropriate transportation demand management measures.

The development is anticipated to generate 71 vehicle trips during the AM peak period and 89 vehicle trips during the PM peak period, which should have minimal impacts on the surrounding road network. As discussed above in the Servicing section, both the intersections of St. Georges Avenue at East 1st Street and East 2nd Street require improvements to support safe pedestrian/cyclist crossings for the active trips generated by the site. In both instances these improvements have been advanced by other trip generating development sites and by City capital prioritization. Further intersection improvements or upgrades in the vicinity of the site will be linked to the development of this site. City staff are in agreement with these assessments and the approach to improving the network.

The development is proposing a 40% reduction in total required off-street parking. Staff support the variance in residential off-street parking given the development's proximity to multiple frequent transit routes and corridors and anticipated lower car ownerships given the land uses, such as senior care facility. For apartment uses, as outlined in the 2018 Metro Vancouver Regional Parking Study, parking utilization rates for apartment buildings in close proximity to frequent transit are substantially lower than those located beyond reasonable distance to frequent transit. The development is proposing to meet City requirements for residential off-street and secure bicycle parking spaces.

The City will be exploring how to regulate curb space immediately adjacent to the development to ensure convenient space is available for client pick-up and drop-off.

The applicant is proposing to deliver a comprehensive suite of transportation demand management measures to encourage sustainable travel to and from the development for residents, employees, clients and visitors. These include unbundling parking costs from residential rents, implementing pay parking, and providing subsidized transit passes. Staff support these measures and will seek to secure these through a development covenant should the application be approved by Council.

Alternative Approval Process

Realignment of Derek Inman Park will require an amendment to Parks Dedication Bylaw No. 4392, which specifies the properties that are dedicated parkland. Such an amendment requires completion of an Alternative Approval Process (AAP) prior to adoption. The AAP requirement is in place to ensure support of the electorate for the proposed change.

Notice of the AAP needs to be published in two editions of the North Shore News (October 13th and 20th issues). Then a 30-day response period is in order for any

eligible electors to submit a petition. Once that time period has lapsed, staff will prepare a report to Council advising of the results of the petition. If less than 10% of the electorate has submitted a petition, Council may proceed with consideration of adoption.

Community Energy Agreement

The Community Energy Agreement (CEA) is a standard, template agreement typically required for all developments to be connected to and serviced by the Community Energy System, which is operated by the Lonsdale Energy Corporation (LEC). The CEA is generally registered early on in the permitting process, i.e. as a requirement of rezoning or a development permit. The CEA has two main functions:

1. To secure access rights on the subject lands for the City and LEC to perform works on the Community Energy System, including the installation and maintenance of the energy service.
2. To advise the development's land owner, developer, and tenants of technical and administrative information associated with the energy service and to ensure compatibility and good performance of the building heating systems in conjunction with the Community Energy System.

The CEA will inform any future land leases, such as the case of this proposal.

RESPECTFULLY SUBMITTED:



Emma Chow
Planner 2

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8867

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, 2021, No. 8867” (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, Land Use Designation and Permitted Height Change)**.
2. “Schedule A Land Use” of “Official Community Plan Bylaw, 2014, No. 8400” is amended, as indicated in Schedule A attached to this Bylaw, by reclassifying the following properties:

Land Description				Land Use Designation		
Lot	Block	D.L.	Plan	From	To	
	L	154	274	22039	School and Institutional	Mixed-Use Level 4A
<i>Westerly portion of</i>	M	154	274	22039	School and Institutional	Mixed-Use Level 4A
<i>Easterly portion of</i>	M	154	274	22039	School and Institutional	Parks, Recreation and Open Space
<i>Westerly portion of</i>	41	154	274	878	Parks, Recreation and Open Space	Mixed-Use Level 4A
	42	154	274	878	Parks, Recreation and Open Space	Mixed-Use Level 4A
	43	154	274	878	Parks, Recreation and Open Space	Mixed-Use Level 4A
	44	154	274	878	Parks, Recreation and Open Space	Mixed-Use Level 4A
	A	154	274	878	Parks, Recreation and Open Space	Mixed-Use Level 4A
	47	154	274	878	Parks, Recreation and Open Space	Mixed-Use Level 4A
	48	154	274	878	Parks, Recreation and Open Space	Mixed-Use Level 4A

3. "Schedule A Land Use" of "Official Community Plan Bylaw, 2014, No. 8400" is amended, as indicated in Schedule B attached to this Bylaw, by revising the maximum building heights applicable for the following properties:

	Land Description				Maximum Height	
	Lot	Block	D.L.	Plan	From	To
<i>Westerly portion of</i>	41	154	274	878	No maximum specified	55 metres
	42	154	274	878	No maximum specified	55 metres
	43	154	274	878	No maximum specified	55 metres
	44	154	274	878	No maximum specified	55 metres
	A	154	274	878	No maximum specified	55 metres
	47	154	274	878	No maximum specified	55 metres
	48	154	274	878	No maximum specified	55 metres

READ a first time on the 4th day of October, 2021.

READ a second time on the 4th day of October, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

SCHEDULE 'A' LAND USE MAP – AMENDMENTS TO LAND USE DESIGNATIONS



- Area of Land Use Reclassification
- Residential Level 5
- Residential Level 4A
- Mixed Use Level 4A
- Parks, Recreation & Open Space
- Mixed Employment
- Industrial



SCHEDULE 'A' LAND USE MAP – AMENDMENT TO MAXIMUM BUILDING HEIGHT



- Area of Building Height Amendment
- Residential Level 5
- Residential Level 4A
- Mixed Use Level 4A
- Parks, Recreation & Open Space
- Mixed Employment
- Industrial



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8868

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, 2021, No. 8868” (City of North Vancouver, 200-236 East 1st Street and 207-225 East 2nd Street, CD-737)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-737 (Comprehensive Development 737 Zone):

	Lots	Block	D.L.	Plan
	M	154	274	22039 from P-2 Public Use and Assembly;
	L	154	274	22039
	34	154	274	878
	35	154	274	878
	36	154	274	878
	37	154	274	878
	38	154	274	878
	39	154	274	878
	40	154	274	878
	41	154	274	878
	42	154	274	878
	43	154	274	878
	44	154	274	878 from P-1 Public Use and Assembly;
AND	A	154	274	878
	47	154	274	878
	48	154	274	878 from M-4 Industrial-Commercial.

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation “CD-736 Comprehensive Development 736 Zone”:

“CD-737 Comprehensive Development 737 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-736 Comprehensive Development 736 Zone”:

“CD-737 Comprehensive Development 737 Zone”

In the CD-737 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-4 Zone, except as provided in the CD-737 Zone.

The CD-737 Zone shall be comprised of Sites A, B and C as described in Schedule 146.

- (1) The permitted Principal and Accessory Uses shall be limited to:
 - (a) On Sites A and B:
 - i. Residential Care Facility Use:
 - a) Accessory Off-Street Parking Use;
 - b) Accessory Off-Street Loading Use;
 - ii. Civic Use:
 - a) Accessory Recreational Retail Sales and Service;
 - b) Accessory Off-Street Parking Use;
 - c) Accessory Off-Street Loading Use;
 - iii. Child Care Use, subject to Section 607(9) of this Bylaw:
 - a) Accessory Off-Street Parking Use;
 - iv. Apartment Residential Use, subject to provisions set out in Section 6A02(1);
 - a) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
 - b) Accessory Home Office Use;
 - c) Accessory Non-Commercial Social and Recreation Facilities;
 - d) Accessory Off-Street Parking Use;
 - (b) On Site C, the permitted Uses, regulations for the size, shape, and siting of Buildings and Structures and required Off-Street Parking shall be as in the P-1 Zone;
- (2) Section 6A02(1) shall be varied to permit Apartment Residential Use above the first Storey;
- (3) Density:
 - (a) The combined Gross Floor Area (GFA) for Sites A, B and C shall not exceed 2.8 times the Lot Area;
- (4) Section 6A04(3) "Lot Coverage" is waived;
- (5) Siting:

- (a) On Site A, Principal Building shall be sited a minimum:
 - i. 0.5 metres (1.6 feet) from north Lot Line;
 - ii. 2.0 metres (6.5 feet) from west Lot Line;
 - iii. 0.0 metres (0.0 feet) from south Lot Line;
 - iv. 3.5 metres (11.4 feet) from east Lot Line;
- (b) On Site B, Principal Building shall be sited a minimum:
 - i. 0.0 metres (0.0 feet) from north Lot Line;
 - ii. 2.0 metres (6.5 feet) from west Lot Line;
 - iii. 1.325 metres (4.3 feet) from south Lot Line;
 - iv. 3.5 metres (11.4 feet) from east Lot Line;
- (6) Section 6A04(5)(b) is varied to apply only to all portions of Principal Buildings exceeding six Storeys;
- (7) Height:
 - (a) On Site A, Building Height shall not exceed 20.8 metres (68.3 feet) as measured from the average Building Grades at the north Lot Line;
 - (b) On Site B, Building Height shall not exceed 55.0 metres (193.6 feet) as measured from the average Building Grades at the north Lot Line;
 - (c) The following Height exceptions shall be permitted:
 - i. Mechanical rooms, ventilating machines, elevator over-runs, mechanical screening, architectural appurtenances, and access to communal outdoor rooftop areas may be up to 3.7 metres (12.1 feet) in additional Height;
- (8) Section 6A04(6) "Building Width and Length" is waived;
- (9) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:
 - (a) Minimum number of accessory off-street Parking Spaces required for Apartment Residential Use is varied to 0.36 per unit;
 - (b) Minimum number of Short-Term Bicycle Parking stalls required for Residential Care Facility Use is waived;
 - (c) Minimum number of Secure Bicycle Parking stalls required for Residential Care Facility Use is varied to 1 per 250 square metres of Gross Floor Area;
 - (d) Section 10A05(1)(b) is varied to allow Secure Bicycle Parking Spaces to be located on any level of vehicle parking, subject to provision of direct bicycle access by elevator if beyond first level above or below grade;

- (e) Section 10A05(3)(b) is varied to allow up to 80 Bicycle Parking Spaces per Bicycle Compound or Room.

READ a first time on the 4th day of October, 2021.

READ a second time on the 4th day of October, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

CD-737

Amending Bylaw No. 8868

SCHEDULE 146

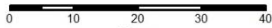
Page 1 of 1

SITES



LEGEND

 PROPERTY LINE

SCALE 
0 10 20 30 40
Meters

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8869

A Bylaw to amend “Parks Dedication Bylaw, 1972, No. 4392”

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 **“Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2021, No. 8869” (Derek Inman Parklands Adjustment)**.
2. “Parks Dedication Bylaw, 1972, No. 4392” is hereby amended by:
 - A. Deleting Part 1(a) and replacing it with “Lots 34-40, inclusive, Block 154, D.L 274, Group 1, Westminster District, Plan 878.”
 - B. Inserting, immediately following section 1(a), the following text and subsequently relabelling the sections accordingly:
 - “(b) Eastern portion of Lot 41, Block 154, D.L 274, Group 1, Westminster District, Plan 878, as shown on Schedule 147.
 - (c) Eastern portion of Lot M, Block 154, D.L. 274, Plan 22039, as shown on Schedule 147.”

READ a first time on the 4th day of October, 2021.

READ a second time on the 4th day of October, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

Schedule 147

PLAN

SUBDIVISION PLAN OF
 1) LOTS 34 TO 48, PLAN 878;
 2) LOT 'A', PLAN 878;
 3) LOT 'L' AND LOT 'M', PLAN 22039;
 ALL OF BLOCK 154, DISTRICT LOT 274
 GROUP ONE, NEW WESTMINSTER DISTRICT

BCGS 92G035

0 5 10 20 30 40 m
 THE INTENDED PLOT SIZE OF THIS PLAN IS
 432 mm IN HEIGHT BY 560 mm IN WIDTH (C SIZE)
 WHEN PLOTTED AT A SCALE OF 1:500



PRELIMINARY

PRELIMINARY

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- DENOTES LEAD PLUG FOUND
- DENOTES LEAD PLUG PLACED
- NF DENOTES NOTHING FOUND
- W: DENOTES WITNESS

NOTE:
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
 WHICH ARE NOT SET ON THE TRUE CORNER(S).

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No 44
 CITY OF NORTH VANCOUVER, NAD83 (CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS XXXXX AND XXXXX AND
 ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
 UNLESS OTHERWISE SPECIFIED

TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE
 AVERAGE COMBINED FACTOR OF 0.999XXXX. THE AVERAGE FACTOR HAS BEEN
 DETERMINED BASED ON GEODETIC CONTROL MONUMENTS XXXXX AND XXXXX

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
 HAVE BEEN DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND
 STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS XXXXX AND XXXXX

THIS PLAN LIES WITHIN THE
 METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED ON THE XXTH DAY OF JUNE, 2021
 ALEXANDER ELLIOT HEATH, BCLS (821)



HOBBS, WINTER & MacDonald
 B.C. LAND SURVEYORS
 113-828 HARBORSIDE DRIVE,
 NORTH VANCOUVER, B.C. V7P 3R9
 TEL 604-986-1371 FAX 604-986-5204
 EMAIL: admin@hwmurveyors.com

No 225 EAST 2ND STREET
 M5S3S1-2T1 NVC