



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
HELD ELECTRONICALLY FROM CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JANUARY 31, 2022 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, January 31, 2022

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, January 24, 2022

PROCLAMATIONS

Heart Month – February 2022

Black History Month – February 2022

PUBLIC INPUT PERIOD

CONSENT AGENDA

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

BYLAWS – ADOPTION

- *3. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review)
- *4. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review)

PUBLIC HEARING (continued) – 144 West 21st Street
Recessed from January 24, 2022

BYLAW – THIRD READING

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745)

REPORT

6. Housing Agreement Update – Rezoning Application: 144 West 21st Street

BYLAW – RESCIND SECOND READING

7. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

BYLAW – AMEND SECOND READING AND SECOND READING, AS AMENDED

8. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

BYLAW – THIRD READING

9. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

PUBLIC HEARING – 1825 Lonsdale Avenue

BYLAW – THIRD READING

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900” (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747)

REPORTS

11. Harry Jerome Community Recreation Centre Financial Strategy
12. Harry Jerome Community Recreation Centre Loan Authorization Bylaw

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909”

REPORTS

14. Temporary Use Permit – 502 East 3rd Street – Pop-Up Garden Centre
15. Rezoning Application: 133 East 4th Street – Amend Third Reading

BYLAW – RESCIND THIRD READING

16. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)

BYLAW – AMEND THIRD READING AND THIRD READING, AS AMENDED

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)

REPORT

18. 542 West 14th Street – Remedial Action Order (Site Clean-up)

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, January 31, 2022

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, January 24, 2022

PROCLAMATIONS

Heart Month – February 2022

Black History Month – February 2022

PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

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

CONSENT AGENDA

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

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *3. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review)

RECOMMENDATION:

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *4. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review)

RECOMMENDATION:

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

PUBLIC HEARING (continued) – 144 West 21st Street
Recessed from January 24, 2022

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745) and “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 745 (CD-745) Zone to permit a 6-storey rental apartment building with 85 units and underground parking.

Third reading of Bylaw Nos. 8896 and 8897 to be considered under Items 5 and 9.

Items 6, 7 and 8 refer.

AGENDA

Staff presentation – *presented on January 24, 2022*

Applicant presentation – *presented on January 24, 2022*

Representations from the public – *received and concluded on January 24, 2022*

Questions of Council – *to be continued from January 24, 2022*

Motion to conclude the Public Hearing

BYLAW – THIRD READING

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745) be given third reading.

Items 6, 7, 8 and 9 refer.

REPORT

6. Housing Agreement Update – Rezoning Application: 144 West 21st Street
– File: 13-6700-20-1142/1

Report: Planner 2, January 11, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated January 11, 2022, entitled “Housing Agreement Update – Rezoning Application: 144 West 21st Street”:

Continued...

REPORT – Continued

6. Housing Agreement Update – Rezoning Application: 144 West 21st Street
– File: 13-6700-20-1142/1 – Continued

THAT second reading of “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be rescinded;

THAT “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be amended to include provisions for consistency with policy recommendations for Mid-Market Rental Units;

AND THAT “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be given second reading, as amended.

BYLAW – RESCIND SECOND READING

7. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

RECOMMENDATION:

THAT second reading of “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be rescinded.

BYLAW – AMEND SECOND READING AND SECOND READING, AS AMENDED

8. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

RECOMMENDATION:

THAT second reading of “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be amended and given second reading, as amended.

BYLAW – THIRD READING

9. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be given third reading.

PUBLIC HEARING – 1825 Lonsdale Avenue (following Item 9)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900” (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747) would rezone the subject property from a General Commercial (C-2) Zone to a Comprehensive Development 747 (CD-747) Zone to add the use of Cannabis Sales as a permitted use to allow a Recreational Cannabis Retail store on the property.

Bylaw No. 8900 to be considered under Item 10.

AGENDA

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

BYLAW – THIRD READING

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900” (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900” (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747) be given third reading.

REPORTS

11. Harry Jerome Community Recreation Centre Financial Strategy
– File: 05-1705-01-0001/2022

Report: Chief Financial Officer, January 21, 2022

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated January 21, 2022, entitled “Harry Jerome Community Recreation Centre Financial Strategy”:

THAT the Harry Jerome Community Recreation Centre Financial Strategy, as presented, be endorsed.

REPORTS – Continued

12. Harry Jerome Community Recreation Centre Loan Authorization Bylaw
– File: 05-1705-01-0001/2022

Report: Chief Financial Officer, January 21, 2022

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated January 21, 2022, entitled “Harry Jerome Community Recreation Centre Loan Authorization Bylaw”:

THAT “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909” be considered;

AND THAT the Corporate Officer be directed to submit “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909” to the Ministry of Municipal Affairs and Housing for review and approval by the Inspector of Municipalities.

Item 13 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909”

RECOMMENDATION:

THAT “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909” be given first, second and third readings.

REPORTS

14. Temporary Use Permit – 502 East 3rd Street – Pop-Up Garden Centre
– File: 08-3400-20-0070/1

Report: Planner 2, January 19, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated January 19, 2022, entitled “Temporary Use Permit – 502 East 3rd Street – Pop-Up Garden Centre”:

THAT Temporary Use Permit No. PLN2021-00025 (Greater Vancouver Transportation Authority), to permit a pop-up retail garden centre (Retail-Service Group 2 Use) at 502 East 3rd Street for a three-year term, be considered and referred to a Public Meeting;

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

15. Rezoning Application: 133 East 4th Street – Amend Third Reading
– File: 08-3400-20-0035/1

Report: Manager, Development Planning, January 12, 2022

RECOMMENDATION:

PURSUANT to the report of the Manager, Development Planning, dated January 12, 2022, entitled “Rezoning Application: 133 East 4th Street – Amend Third Reading”:

THAT third reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be rescinded;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be amended as follows:

- By removing the wording under Section 3.B(12) and replacing it with the following:

“Section 507(5)(h) Child Care Use is varied to allow a maximum of 24 children in care at any one time.”; and
- By adding the following wording after section 12:

“(13) Part 2 Interpretation; under the definition of “Gross Floor Area (19)”, subsections (a) and (b) be waived”;

Continued...

REPORTS – Continued

15. Rezoning Application: 133 East 4th Street – Amend Third Reading
– File: 08-3400-20-0035/1 – Continued

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be given third reading, as amended.

Items 16 and 17 refer.

BYLAW – RESCIND THIRD READING

16. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)

RECOMMENDATION:

THAT third reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be rescinded.

BYLAW – AMEND THIRD READING AND THIRD READING, AS AMENDED

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)

RECOMMENDATION:

THAT third reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be amended and given third reading, as amended.

REPORT

18. 542 West 14th Street – Remedial Action Order (Site Clean-up)
– File: 09-3900-01-0001/2022

Report: Manager, Bylaw Services, January 19, 2022

RECOMMENDATION:

PURSUANT to the report of the Manager, Bylaw Services, dated January 19, 2022, entitled “542 West 14th Street – Remedial Action Order (Site Clean-up)” and whereas Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or other structure, and any matter or thing that is in or about any such building or structure, including a requirement to remove the matter or thing or otherwise deal with it in accordance with the directions of Council or a person authorized by Council, where such things are a nuisance or so dilapidated or unclean as to be offensive to the community:

THAT Council, after considering the above-referenced report and viewing the attached photographs of the property having a civic address of 542 West 14th Street, North Vancouver, legally described as: PID 005-286-484; Lot E, Block 45, District Lot 271, Plan 21017 (the “Property”) and the residence on the Property (the “Structure”):

- i. DECLARES, pursuant to the authority provided in Section 74 of the *Community Charter*, that the exterior of the Property surrounding the Structure is filled with an excessive quantity of debris, including but not limited to: scrap wood, metal, tools, paint cans, cardboard boxes, woven bags, small kitchen appliances, bookcase, furniture, canoe, kayak, as referenced in the photographs of Attachment #1 (the “Debris”) are a nuisance and are so unclean as to be offensive to the community; and
- ii. IMPOSES, pursuant to the authority provided in Section 72 of the *Community Charter*, the following remedial action requirements (the “Remedial Action Order”) to be completed by the registered owner in fee simple of the Property (the “Owner”) at their sole cost within 45 days, commencing on the date that notice of this Remedial Action Order is sent to the Owner:
 - Removing all the objects, materials and debris including but not limited to: scrap wood, metal, tools, paint cans, cardboard boxes, woven bags, small kitchen appliances, bookcase, furniture, canoe, kayak as set out in the photographs of Attachment #1 (the “Debris”) from the exterior portions of the Property and either storing such Debris off-site or disposing of such Debris at the owner’s sole cost at appropriate facilities;

Continued...

REPORT – Continued

18. 542 West 14th Street – Remedial Action Order (Site Clean-up)
– File: 09-3900-01-0001/2022 – Continued

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

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

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

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(i) [legal advice] and 90(1)(k) [proposed service].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS

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

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

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

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

If persons wish to speak at the Public Hearing, 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).

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MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, JANUARY 24, 2022**

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
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
L. Sawrenko, Director, Finance
M. Epp, Director, Planning and Development
A. Devlin, Acting Deputy Director, Planning and Development
Y. Zeng, Manager, Development Planning
E. Chow, Planner
B. van der Heijden, Planner
L. Karlberg, Planner
K. Magnusson, Deputy Director, Engineering, Parks and Environment
M. Hunter, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Acting Director, Community and Partner Engagement
T. Huckell, Committee Clerk/Secretary

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

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Back

1. Regular Council Meeting Agenda, January 24, 2022

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Valente, seconded by Councillor Girard

2. Regular Council Meeting Minutes, January 17, 2022

CARRIED UNANIMOUSLY

PROCLAMATION

Mayor Buchanan declared the following proclamation:

International Holocaust Remembrance Day – January 27, 2022

Moved by Councillor Valente, seconded by Councillor Bell

THAT the Public Input Period be extended to hear more than 5 speakers listed on the sign-up sheet.

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD

- Wesley Wenhardt, North Vancouver, spoke regarding the Multicultural Community Festival.
- Laurel Lawry, North Vancouver, spoke regarding the Multicultural Community Festival.
- Darnel Harris, Toronto, Ontario, spoke regarding the Transport Canada Standards for Electric Mobility Devices.
- Kulvir Mann, North Vancouver, spoke regarding the Multicultural Community Festival.
- Teresa Cotroneo, Winnipeg, Manitoba, spoke regarding the Multicultural Community Festival.
- Nancy Cottingham Powell, North Vancouver, spoke regarding the Multicultural Community Festival.
- Tony Sun, North Vancouver, spoke regarding the Multicultural Community Festival.
- David Lu, Vancouver, spoke regarding the Multicultural Community Festival.
- Echo Xie, North Vancouver, spoke regarding the Multicultural Community Festival.
- Lora Lehmann, North Vancouver, spoke regarding the Multicultural Community Festival.
- Sam Starr, North Vancouver, spoke regarding the Transport Canada Standards for Electric Mobility Devices.
- Svetlana Ischenko, North Vancouver, spoke regarding the Multicultural Community Festival.
- Mehrdad Rahbar, North Vancouver, spoke regarding the Multicultural Community Festival.
- Justin Liew, North Vancouver, spoke regarding the Multicultural Community Festival.
- Herman Mah, North Vancouver, spoke regarding the Multicultural Community Festival.
- Dimitri Sheinerman, North Vancouver, spoke regarding the Multicultural Community Festival.

PUBLIC HEARING – 144 West 21st Street – 5:30 PM

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745) and “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 6:08 pm.

Moved by Councillor Bell, seconded by Councillor Valente

THAT the Public Hearing recess and be continued at the Regular Council meeting of January 31, 2022 at 5:30 pm.

CARRIED UNANIMOUSLY

The Regular meeting reconvened at 7:28 pm.

Moved by Councillor Bell, seconded by Councillor Valente

THAT Items 3, 4, 5, 6 and 7 be removed from the agenda and deferred to the Regular Council meeting of January 31, 2022.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8902” (Larry Podhora / Larry Podhora Architecture Inc., 309 Kennard Avenue, CD-748)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8902” (Larry Podhora / Larry Podhora Architecture Inc., 309 Kennard Avenue, CD-748) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8902” (Larry Podhora / Larry Podhora Architecture Inc., 309 Kennard Avenue, CD-748) be given third reading.

CARRIED UNANIMOUSLY

REPORT

9. Accessory Coach House Development Permit Guidelines and Zoning Bylaw Update – File: 09-3900-30-0005/1

Report: Planner 1, January 12, 2022

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Planner 1, dated January 12, 2022, entitled “Accessory Coach House Development Permit Guidelines and Zoning Bylaw Update”:

Continued...

REPORT – Continued

9. Accessory Coach House Development Permit Guidelines and Zoning Bylaw Update
– File: 09-3900-30-0005/1 – Continued

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883” (Additional Coach House Requirements), to amend “Zoning Bylaw, 1995, No. 6700” and the “Accessory Coach House Development Permit Guidelines”, 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

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883” (Additional Coach House Requirements)

Moved by Councillor Girard, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883” (Additional Coach House Requirements) be given first and second readings.

CARRIED UNANIMOUSLY

REPORT

11. 2022 Development Application Fee Review and Updates to Development Procedures Bylaw and Construction Regulation Bylaw – File: 08-3010-01-0001/2021

Report: Planner 1, January 12, 2022

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 1, dated January 12, 2022, entitled “2022 Development Application Fee Review and Updates to Development Procedures Bylaw and Construction Regulation Bylaw”:

THAT the following bylaws be considered:

- “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review);
- “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review);

AND THAT staff be directed to advise the development and building communities of the changes to development application fees.

CARRIED UNANIMOUSLY

BYLAWS – FIRST, SECOND AND THIRD READINGS

12. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review) be given third reading.

CARRIED UNANIMOUSLY

13. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review) be given third reading.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

14. Transport Canada Standards for Electric Mobility Devices – File: 11-5280-20-0004/1

Submitted by Councillor Valente

Moved by Councillor Valente, seconded by Councillor Bell

WHEREAS the City of North Vancouver and Council have a goal of making this municipality “the healthiest small city in the world”;

WHEREAS the City has prioritized an All Ages and Abilities (AAA) active transportation network of “mobility lanes” providing protection and separation from people walking and motor vehicle traffic for active modes, like bikes and other people-powered and electric assist “micromobility” devices;

Continued...

NOTICES OF MOTION – Continued

14. Transport Canada Standards for Electric Mobility Devices – File: 11-5280-20-0004/1
– Continued

AND WHEREAS a multitude of micromobility devices are increasingly used for daily, practical transportation, as well as for commercial cargo in the City and around the world, and the City is a participant in the Province of BC's Electric Kick Scooter Pilot project;

THEREFORE BE IT RESOLVED THAT the Mayor, on behalf of Council, write a letter to Transport Canada requesting that it establish clear and consistent technical specification, testing, labelling and safety standards for the range of available electric assist micromobility devices, including, but not limited to e-cargo bicycles, e-bikes, e-scooters and e-skateboards, and conduct robust consultation with key stakeholders on universal accessibility, active transportation and road safety, given the importance of consumer safety and protection, and to provide clarity for businesses that manufacture, import, distribute, retail and provide insurance products for micromobility.

CARRIED UNANIMOUSLY

15. City of North Vancouver Multicultural Community Festival – File: 15-8100-01-0001/2022

Submitted by Councillor Girard and Councillor Hu

Moved by Councillor Girard, seconded by Councillor Hu

WHEREAS the City of North Vancouver is made up of residents from diverse cultures, multi-ethnic backgrounds and ancestries with distinct languages and traditions that enrich the lives of all residents within the City;

WHEREAS the 2018-2022 Council Strategic Plan reflects that 38% of the City's population have emigrated from more than 100 countries;

WHEREAS the City's Cultural and Diversity Policy, adopted by Council on June 1, 1998, sets out objectives to promote and reflect a positive and proactive attitude towards community diversity among City employees and representatives, promote inclusion and welcome the participation of community members from various backgrounds in community and civic life;

WHEREAS multicultural events provide opportunities to: 1) promote awareness and education for residents to learn more about another culture in positive ways; 2) enhance intercultural interactions and breaking down barriers by celebrating the ethnic and cultural diversity of our residents through official celebrations; and 3) engage residents through volunteerism and participation in the delivery of such events;

WHEREAS other cities in Canada, which have hosted 'destination' multicultural festivals, have demonstrated there to be financial and economic spin-offs through additional tourism dollars spent at local businesses during such festivals;

Continued...

NOTICES OF MOTION – Continued

15. City of North Vancouver Multicultural Community Festival – File: 15-8100-01-0001/2022
– Continued

AND WHEREAS there are numerous cultural organizations and societies, within Metro Vancouver and beyond, whose mission is to celebrate and preserve cultural traditions through the delivery of performances at such festivals;

THEREFORE BE IT RESOLVED THAT staff be directed to create a Task Force for the purpose of investigating a potential model for a coordinated, annual, multi-day, Multicultural Festival, for the celebration of cultural performances and presentations, offered by cultural organizations and societies, and utilizing a variety of City-wide community spaces and participation from community members;

AND THAT the Task Force report back to Council on a proposed model, estimated cost implications and the role for the City.

CARRIED UNANIMOUSLY

COUNCIL INQUIRIES

16. 2022 Sidewalk Network Expansion Plan – File: 01-0220-01-0001/2021

Inquiry by Councillor Valente

Councillor Valente inquired of Mayor Buchanan regarding an update to the 2022 Sidewalk Network Expansion Plan. Mayor Buchanan advised that staff would report back to Council.

17. Translink Contingency Plan for Winter Weather – File: 01-0220-01-0001/2021

Inquiry by Councillor Valente

Councillor Valente inquired of Mayor Buchanan regarding Translink's contingency plan for the North Shore during a storm event. Mayor Buchanan advised that staff would report back to Council.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Bell

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(a) [personal information].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 8:53 pm and reconvened at 9:39 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

REPORTS

18. Appointments to the Advisory Design Panel – File: 01-0360-20-0001/2022

Report: Deputy Corporate Officer, January 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Advisory Design Panel”:

THAT the following appointments be made to the Advisory Design Panel for the term commencing on February 1, 2022 and concluding on January 31, 2024:

- Ana Maria Llanos, as Architect Representative; and
- Marie Muljani, as Community Representative (reappointment);

AND THAT the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Advisory Design Panel”, remain in the Closed session.

CARRIED UNANIMOUSLY

19. Appointments to the Advisory Planning Commission – File: 01-0360-20-0002/2022

Report: Deputy Corporate Officer, January 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Advisory Planning Commission”:

THAT Adrien Rahbar, Keegan Balcom, Mack McCorkindale and Steve Tornes be reappointed and Delaney Hendricks be appointed to the Advisory Planning Commission for the term commencing on February 1, 2022 and concluding on January 31, 2025;

AND THAT the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Advisory Planning Commission”, remain in the Closed session.

CARRIED UNANIMOUSLY

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

REPORTS – Continued

20. Appointments to the Board of Variance – File: 01-0360-20-0007/2022

Report: Deputy Corporate Officer, January 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Board of Variance”:

THAT Peter Ohrnberger be reappointed and Delaney Hendricks and Pam Chilton be appointed to the Board of Variance for the term commencing on February 1, 2022 and concluding on January 31, 2025;

AND THAT the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Board of Variance”, remain in the Closed session.

CARRIED UNANIMOUSLY

21. Appointments to the Heritage Advisory Commission – File: 01-0360-20-0036/2022

Report: Deputy Corporate Officer, January 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Heritage Advisory Commission”:

THAT Chris Wilkinson and Catherine (Kate) O’Donnell be reappointed and Michaela Balkova, Chris Carnovale and Christine Wilson be appointed to the Heritage Advisory Commission for the term commencing on February 1, 2022 and concluding on January 31, 2024;

THAT Ali Nayari’s membership term be extended to conclude on January 31, 2024;

AND THAT the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Heritage Advisory Commission”, remain in the Closed session.

CARRIED UNANIMOUSLY

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

REPORTS – Continued

22. Appointments to the Integrated Transportation Committee – File: 01-0360-20-0040/2022

Report: Deputy Corporate Officer, January 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Integrated Transportation Committee”:

THAT Dana Bourgeois be reappointed and Christian Zollner, Genevieve MacMillan and Martin Davies be appointed to the Integrated Transportation Committee for the term commencing on February 1, 2022 and concluding on January 31, 2024;

THAT the committee membership be increased to 11 members, from 10, and the Terms of Reference be amended accordingly;

AND THAT the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Integrated Transportation Committee”, remain in the Closed session.

CARRIED UNANIMOUSLY

23. Appointments to the North Shore Advisory Committee on Disability Issues
– File: 01-0360-20-0055/2022

Report: Deputy Corporate Officer, January 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the North Shore Advisory Committee on Disability Issues”:

THAT Kamelia Abadi be reappointed to the North Shore Advisory Committee on Disability Issues for the term commencing on January 1, 2022 and concluding on December 31, 2023;

AND THAT the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the North Shore Advisory Committee on Disability Issues”, remain in the Closed session.

CARRIED UNANIMOUSLY

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

REPORTS – Continued

24. Appointments to the Social Planning Advisory Committee – File: 01-0360-20-0088/2022

Report: Deputy Corporate Officer, January 18, 2022

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Social Planning Advisory Committee”:

THAT Kate Galicz be reappointed and Catherine Kingfisher and Timothy Hinkson be appointed to the Social Planning Advisory Committee for the term commencing on February 1, 2022 and concluding on January 31, 2024;

AND THAT the report of the Deputy Corporate Officer, dated January 18, 2022, entitled “Appointments to the Social Planning Advisory Committee”, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:43 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

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Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

HEART MONTH

Whereas

the Heart & Stroke Canvassing Campaign takes place in February of each year to raise awareness and raise funds to support life-saving research on heart disease and stroke and share vital health information with the public;

Whereas

heart disease or stroke takes a Canadian life every seven minutes; and the Heart & Stroke's mission is to improve the health of Canadians by preventing and reducing disability and death from heart disease and promoting recovery of heart disease and stroke;

Whereas

heart disease is on the rise in women, some risk factors for and symptoms of heart disease are different for women than for men, and Wear Red Canada Day on February 13 is an opportunity to raise awareness of women's cardiovascular health issues and to show support for women at risk of and suffering from heart disease; and

Whereas

we commend the thousands of volunteers, staff and researchers for their dedication and commitment and wish them continued success;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **February 2022** as **Heart Month** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, January 31, 2022

Linda C. Buchanan

Mayor Linda Buchanan



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

BLACK HISTORY MONTH

Whereas

the City of North Vancouver is a culturally diverse place where all people are welcomed, included, and celebrated;

Whereas

the City of North Vancouver supports Black History Month with the intent of advancing equality for Black Canadians, by opposing anti-Black racism and intolerance, and by listening to and learning from Black histories of continued injustices;

Whereas

the City's efforts in advancing a more inclusive community coincides with the United Nations' declaration of the International Decade for People of African Descent (2015-2024) which encourages countries to promote the human rights of people of African descent; and

Whereas

Canada's 2022 theme for Black History Month, "February and Forever: Celebrating Black History Today and Every Day" reminds us to recognize, honour and celebrate the invaluable cultural, economic, political and social contributions, past and present, of Black Canadians all year long;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **February 2022** as **Black History Month** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, January 31, 2022

Linda C. Buchanan

Mayor Linda Buchanan

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8906

A Bylaw to amend “Development Procedures Bylaw, 2001, No. 7343”

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

1. This Bylaw shall be known and cited for all purposes as “**Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906**” (2022 Development Application Fee Review).
2. “Development Procedures Bylaw, 2001, No. 7343” is amended as follows:
 - A. By deleting Schedule “A” Fees in its entirety and replacing it with a new Schedule “A” attached to this bylaw.
3. This bylaw is to come into force and take effect as of March 1, 2022.

READ a first time on the 24th day of January, 2022.

READ a second time on the 24th day of January, 2022.

READ a third time on the 24th day of January, 2022.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER

SCHEDULE "A" FEES

INFORMATION

Minor vs. Major Applications

For the purpose of this Bylaw, the following definitions differentiate between the scale of minor and major proposals:

Minor – 1-5 principal residential units, primary child care use, or non-profit applicants (where a minimum of 80% of proposed residential units are secured at a minimum of 10% below market rental rates).

Major – 6 or more principal residential units, mixed-use, commercial, industrial, or institutional uses.

Waived Fees

Fees for City-led projects will be waived.

TYPE OF APPLICATION	FEES
1. Official Community Plan (OCP)	
OCP Amendment	\$10,000
<i>The following additional fee applies to any site area exceeding 8,000 m² or to policy development within any Special Study Area</i>	
	(\$1 per m ² site area x FSR)/2
2. Zoning Bylaw Amendment	
Text Amendment or Rezoning to an Existing Zone	\$4,000
Rezoning to a New Comprehensive Development (CD) Zone	\$6,000
<i>The following additional fees apply to major proposals, to a maximum total rezoning fee of \$25,000</i>	
Per proposed principal residential unit	\$50 per unit
Per m ² of proposed commercial space	\$1 per m ²
Per m ² of proposed industrial or institutional space	\$1 per 2m ²
3. Development Permit	
Amendment to Development Permit	\$1,000
Council Consideration of Development Permit (additional fee)	\$1,500
Coach House Development Permit	\$1,250
Rooftop Antenna Development Permit	\$2,500
Other Form and Character Development Permit	\$4,000
<i>The following additional fees apply to major proposals, to a maximum total development permit fee of \$15,000</i>	
Per principal residential unit	\$75 per unit
Per m ² of proposed commercial space	\$1 per m ²

TYPE OF APPLICATION	FEES
4. Development Variance Permit	
Variance with staff consideration or variance concurrent with rezoning	\$1,500
Variance with Council Consideration	\$3,000
5. Temporary Use Permit (TUP)	
Obtain, amend, or renew a TUP	\$2,500
6. Heritage Revitalization Agreement (HRA)	
Minor HRA (including amendment to existing HRA)	\$4,000
Major HRA	\$6,000
ADDITIONAL ITEMS	FEES
1. Pre-Consultation Application (PCA)	
Minor PCA	\$500
Major PCA	\$1,500
Early direction from Council (additional fee)	\$1,500
2. Public Meeting or Public Hearing	
For any application requiring a public meeting or public hearing (to be charged per instance)	\$1,750
3. Environmental Site Disclosure	
For any application requiring a Site Disclosure Statement (otherwise waived)	\$105

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8907

A Bylaw to amend “Construction Regulation Bylaw, 2003, No. 7390”

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 “**Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907**” (**2022 Development Application Fee Review**).
2. “Construction Regulation Bylaw, 2001, No. 7343” is amended as follows:
 - A. In Schedule “A” – Fees and Deposits, section 1 – General Regulations, by adding the following:

19. Waived Fees:

Permit fees for City-led civic projects on City-owned land may be waived in whole or in part, at the discretion of the Director of Planning and Development.

READ a first time on the 24th day of January, 2022.

READ a second time on the 24th day of January, 2022.

READ a third time on the 24th day of January, 2022.




ADOPTED on the <> day of <>, 2022.

MAYOR

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: ZONING BYLAW AMENDMENT FOR 144 WEST 21ST STREET
(CONFIDE ENTERPRISES / ANKENMAN MARCHAND ARCHITECTS)

Date: November 15, 2021 File No: 08-3360-20-0501/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated November 15, 2021, entitled "Zoning Bylaw Amendment for 144 West 21st Street (Confide Enterprises / Ankenman Marchand Architects)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2021, No. 8897" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st St, CD-745, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

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

ATTACHMENTS

1. Context Map (CityDocs [2113379](#))
2. Architectural and Landscape Plans, dated October 2021 (CityDocs [2111160](#))
3. Public Consultation Summary (CityDocs [1887824](#))
4. Sustainability Checklist (CityDocs [1791338](#))
5. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896" (CityDocs [2113703](#))
6. "Housing Agreement Bylaw, 2021, No. 8897" (CityDocs [2115110](#))

PURPOSE

This report presents, for Council's consideration, details of a rezoning application for 144 West 21st Street to permit a 6-storey rental apartment building consisting of 85 units, nine of which are mid-market units.

BACKGROUND

Applicant:	Daisen Gee Wing, Confide Enterprises Inc
Architect:	Timothy Ankenman, Ankenman Marchand Architects
Official Community Plan Designation:	Residential Level 5
Existing Zoning:	RM-1 (Apartment Residential)
Applicable Guidelines:	N/A

DISCUSSION

Site Context and Surrounding Use

The subject site is located in the Central Lonsdale neighbourhood, on the north side of West 21st St between Chesterfield and Lonsdale avenues. The site fronts on the designated Green Necklace urban greenway route and is within close proximity of the shops, services and public transit of the Lonsdale corridor.

The buildings and uses immediately surrounding the site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	119-159 W 22 nd St	5-storey apartment residential	CD-578
West	156 W 21 st St	3-storey apartment residential	CD-017
South	135 W 21 st St	3-storey apartment residential	RM-1
East	128 W 21 st St	4-storey apartment residential	CD-368

Policy Context

The site and surrounding area have Official Community Plan (OCP) land use designation of Residential Level 5 for mid-rise apartment development. The intent of this designation is to provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets.

Project Description

The site currently contains a 3-storey rental apartment building with 35 units. Built in 1978, the building is in need of a significant maintenance. The site is approximately 53.4 metres (188.27 feet) wide and 36.6 metres (120.03 feet) deep, and slopes down from northeast to southwest by approximately 5 metres (17 feet), which is a significant grade change. The site is located mid-block and not serviced by a lane. The rear of the site faces a public non-vehicular greenway.

The proposal replaces the existing building with a 6-storey rental apartment containing 85 units. The proposed mix of unit types is as follows:

Table 2. Proposed Unit Breakdown

Unit Type	Number of Units	Size
One-bedroom	63	554-601 square feet
Two-bedroom	13	736-778 square feet
Three-bedroom	9	869-908 square feet

Nine units are proposed as mid-market units that would be secured through a Housing Agreement for the life of the building.

Of the 85 units, 52 are proposed to meet Level 2 of the Adaptable Design guidelines, with the remainder meeting Level 1.

The proposal includes a generous front setback and landscape design to integrate the development frontage with the adjacent Green Necklace infrastructure. A public walkway along the east lot line is proposed to serve as a mid-block pedestrian connection between West 21st Street and the rear greenway.

The top two floors are further setback by approximately 3 metres (10 feet) to help reduce massing and help mitigate impacts on views and shading. About 99 square metres (1,062 square feet) of indoor amenity space is provided on Level 1, as well as a children play area and outdoor gardening plots in the front yard.

Proposed vehicle access and main residential entry are both off West 21st Street. The proposed parking is provided within a level that is mostly below grade, with access located at the southwest of the site allowing it to be at-grade due to the natural slope of the site.

To allow the proposed massing, the proposed bylaw would vary the RM-1 zone FSR, lot coverage, height, setbacks and building width and length requirements.

Table 3. Summary of Proposed Zoning Changes

	BASE RM-1 ZONE	PROPOSED CD-745 ZONE
Permitted Principal Uses	Various Residential Uses	Rental Apartment Residential Use
Density Maximum	1.6 FSR	2.6 FSR
Lot Coverage Maximum	50 percent	94 percent
Height Maximum	13 metres	19 metres
Setbacks	Front/Rear/Exterior Side: 6.096 metres (20 feet) Interior Side: 4.57 metres (15 feet)	Front: 8.46 metres (27.7 feet) Rear: 4.18 metres (13.7 feet) Side (east): 3.99 metres (13.0 feet) Side (west): 4.59 metres (15.0 feet) Portions of Cellar above grade: 0 metres
Building Width & Length	Maximum 30.48 metres (100 feet) above third storey	(waived)

PLANNING ANALYSIS

Policy Alignment

The proposal is consistent with the OCP land use designation and within OCP height and density limits for the site. Located within a block of the Lonsdale commercial corridor, the proposal is in alignment with a number of OCP goals and objectives to have higher density rental housing that is within the Lonsdale Regional City Centre and close to shops, services, public transit and employment opportunities.

The proposed mix of unit types meets key actions of the *Housing Action Plan* for mid-market rental units and a minimum of 10% three-bedroom units to support families. Also, the proposed 100% secured rental housing of 85 units meets a priority of the Council Strategic Plan to protect and expand rental housing stock.

The proposal exceeds the *Zoning Bylaw* minimum requirement for 25% of units to meet Level 2 Adaptable Design. The proposal addresses some Active Design Guidelines through provision of indoor and outdoor amenity spaces.

Building Setbacks

Setbacks in the proposal are slightly reduced to the rear and east side lot lines, and increased to the front compared to the base RM-1 zone. The enlarged front setback provides space for outdoor amenity, including children play area, and a well-landscaped blending of private/public property line along the Green Necklace.

Lot Coverage

Lot coverage is significantly increased in the proposal due to the natural slope of the site, which results in a large portion of the underground parking level to protrude more than 3 feet above grade and be considered part of lot coverage. The proposed amount of lot coverage is acceptable due to the ample proposed landscaping and adequate building setbacks.

Parking

Vehicle and bicycle parking meet the minimum provision required under the *Zoning Bylaw*.

Infrastructure and Servicing

The proposed pedestrian walkway will require a statutory right-of-way placed on title. Currently, the site contains a covenant and right-of-way for stormwater management of previous development, which are no longer needed. Staff recommend that both covenant and right-of-way be discharged from title.

The proposal will require new utility and communications service connections, stormwater management features, as well as improvements along frontage that meet City standards for road works, streetscaping and the Green Necklace, secured through a Servicing Agreement with the City.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the OCP, allows for density bonuses beyond 1.6 FSR in the Residential Level 5 designation, up to a maximum of 2.6 FSR.

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. However, sites with existing rental housing, such as the subject site, may only seek density bonus through provision of secured rental housing. The community benefit offered by this proposal is an increase of the City's rental housing stock by 50 units (85 units total), nine of which will be mid-market units, secured for the life of the building through a Housing Agreement with the City.

The value of the density bonus (1.0 FSR = 22,599 square feet) may be estimated at \$4,293,810 based on the standard rate for the Lonsdale City Centre (\$190/square foot).

In addition to secured rental and mid-market units, staff is seeking Council direction to secure the following items as conditions of this rezoning:

- Statutory right-of-way for mid-block pedestrian connection between West 21st Street and the greenway to the north of site
- Upgrades to greenway north of site as needed
- Streetscape and public realm improvements for Green Necklace along frontage

Legal Agreements

Should Council support this rezoning, the following legal agreements should be prepared prior to final adoption:

- Housing Agreement
- Servicing Agreement

- Pedestrian Statutory Right-of-Way
- Community Good Neighbour Agreement
- Shoring, Crane Swing, and Staging License Agreement
- Flooding Covenant
- Community Energy Agreement

RESIDENTIAL TENANT RELOCATION

Earlier this year, Council amended the *Residential Tenant Displacement Policy* to enhance protection and compensation to long term residential tenants. As this application was submitted in June 2019 prior to the recent policy amendment, the 2015 version of the policy applies.

The existing building contains 35 units in total: 2 studio units, 20 one-bedroom units and 13 two-bedroom units. At time of application submission, 28 of these units were occupied. Half of tenants have lived there for 15 years or more, and 16 tenants have been there for more than 10 years.

The applicant has prepared a Tenant Relocation Plan that exceeds the requirements of the *2015 Residential Tenant Displacement Policy*, including compensation and relocation assistance. Tenants were first informed of the redevelopment plans in July 2019 with a letter and tenant meeting, followed by an open house in August. The letter and meetings provided tenants information on the compensation package of 3-months' rent plus moving expense compensation of \$750 for one-bedroom units and \$1000 for two-bedroom units. In addition, the applicant has voluntarily offered additional compensation for long-term tenants at the following rates:

- 1 month's rent additional for tenancies up to 5 years
- 2 months' rent additional for tenancies between 5 and 10 years
- 3 months' rent additional for tenancies between 10 and 20 years
- 4 months' rent additional for tenancies over 20 years

A Relocation Coordinator has been communicating with tenants and providing information on available units in the general rental market, as well as resources for government housing programs. In September 2020, an update was provided by the Relocation Coordinator showing 5 of the 28 tenants had moved out since the rezoning application was submitted. A Tenant Relocation Update was sent to tenants in October 2020 with updated timelines, resources and a Tenant's Needs Survey to help inform relocation efforts.

Under the provincial *Residential Tenancy Act*, final eviction notices cannot be delivered to tenants until a demolition permit has been issued. The notice must provide a minimum of four months prior to the eviction date. Before issuance of the demolition permit, staff will request an update from the Relocation Coordinator regarding the progress of relocating tenants and compensation as outlined in the Tenant Relocation Plan.

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel (ADP) on July 24, 2019.

The Panel unanimously endorsed the proposal subject to addressing the following issues to the satisfaction of the Development Planner:

- Further examination and explanation of the colour palette choices on the elevations;
- Keep the breezeway clear and lit with robust gates on the north from public to private to address CPTED concerns;
- Avoid pedestrian and car interfaces at the driveway;
- Ensure unit planning aspects are reviewed via code, livability or functionality; and
- Ensure a more blended front landscape so there is no distinct property line.

Revised designs were submitted since the ADP meeting that address the above concerns to the satisfaction of City staff.

COMMUNITY CONSULTATION

A Developer Information Session was held on August 14, 2019 at the Harry Jerome Community Centre. Over 15 people attended and 5 submitted feedback forms.

Overall, feedback supported the 100% rental apartment residential use with a positive response to the proposed landscaping and architecture. Several comments expressed concerns that the proposed height and density were too high for the area and the amount of parking insufficient.

As discussed in previous sections of this report, the proposal meets height and density provisions of the OCP and has a reduced top-level massing to mitigate the appearance of the height. The proposal also meets the City's parking standard for a rental building.

Members of the public will have additional opportunity to speak at the Public Hearing should Council proceed with referral.

SUSTAINABILITY COMMENTS

The proposal addresses the OCP's Sustainable City Framework through natural systems, physical structure/infrastructure, local economy, human potential, social connections and cultural diversity. The proposed landscaping will be primarily native species using rainwater collection and water efficient irrigation system. Building construction will meet Energy Step Code 3 and provide indirect economic benefits. The following are included in the proposal to promote social interaction, inclusion and community building:

- Amenity spaces for shared office use, gardening, children play area, informal and formal gatherings
- Over 60% of units are proposed to meet Level 2 Adaptable Design
- Fully landscaped frontage to contribute to public realm and user experience

CONCLUSION

This proposal is in alignment with goals and objectives of the OCP and Council Strategic Plan to intensify residential development within the Lonsdale Regional City Centre and increase rental and mid-market units in the City while contributing to important active transportation infrastructure, such as the Green Necklace.

RESPECTFULLY SUBMITTED:



Emma Chow
Planner 2



144 WEST 21ST STREET

RENTAL HOUSING DEVELOPMENT
Issued for Rezoning - April , 2019
Response to PTC - October 25, 021

Client

Cordis Enterprises Ltd. c/o
BDK Development Corporation
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Tel: 604.862.0777

Architect

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Surveyor

Bessert Land Surveying Ltd.
201 275 Foll Avenue
North Vancouver, B.C. V3P 3G5
Contact: Tyson Colnam
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Tel: 604.980.4968 x209 Fax: 604.980.5856

Landscape

Van Der Zalm & Associates
100 355 Kingsway
Vancouver, BC V5T 3J7
Contact: Dave Joske
Email: david@vz.ca
Tel: 604.882.0024 Cell: 604.546.0921

Forma Design Inc.
209 628 Harbourside Drive
North Vancouver, B.C. V3P 3G9
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Civil

R.F. Binnie & Associates Ltd.
300 4940 Canada Way
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Email: russell@binnie.com
Tel: 604.420.1721 x6049 Fax: 604.420.4743



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Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project:
1756
144 - West 21st
Address:
144 - w21st Street, North Vancouver
Drawing:
COVER PAGE & DRAWING LIST
Project Status:
REZONING

SUBMISSION	
Date	Description
2019-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION		
No.	Date	Description

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Scale: _____ DWG. NO: **A001**

SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A003	STATISTICS
A004	STATISTICS
A007	DESIGN DATA
A008	DESIGN DATA
A032	SITE CONTEXT AERIAL VIEW
A033	SITE CONTEXT PHOTOS
A035	STREETSCAPE
A040	SHADOW STUDIES
A100	SURVEY
A101	SITE PLAN
A105	PARKING LEVEL FLOOR PLAN
A110	LEVEL 1 FLOOR PLAN
A120	LEVEL 2 FLOOR PLAN
A130	LEVEL 3 FLOOR PLAN
A140	LEVEL 4 FLOOR PLAN
A150	LEVEL 5 FLOOR PLAN
A160	LEVEL 6 FLOOR PLAN

SHEET NUMBER	SHEET NAME
A170	ROOF PLAN
A200	ELEVATION - SOUTH
A210	ELEVATION - EAST & WEST
A220	ELEVATIONS - NORTH
A300	SECTIONS
A310	SECTIONS
A600	3D REPRESENTATIONS
A610	3D REPRESENTATIONS
A810	AREA OVERLAY - LEVEL 1
A820	AREA OVERLAY - LEVEL 2/3
A830	AREA OVERLAY - LEVEL 4
A840	AREA OVERLAY - LEVEL 5
A850	AREA OVERLAY - LEVEL 6
A870	TYPICAL ADAPTABLE UNIT FLOOR PLANS
A880	BALCONIES WALLS, OPENING AREA
A890	BALCONIES WALLS, OPENING AREA
A895	BALCONIES WALLS, OPENING AREA

144 WEST 21ST STREET

RENTAL HOUSING DEVELOPMENT
Issued for Rezoning - April , 2019
Response to PTC - October 25, 2021

1645 West 5th Avenue
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Project:
1756

144 - West 21st

Address:
144 - w/21st Street, North Vancouver

Drawing:

STATISTICS

Project Status:
REZONING

SUBMISSION

Date Description

2015 01-30 Issued for Rezoning
2021 03-03 Response to PTC
2021 10-25 Response to PTC

REVISION

Table with 3 columns: No., Date, Description

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Scale:

DWG. NO. A003

FSR CALCULATION table with columns for Units, Floor Area, Circulation, Gross Floor Area, etc.

STATISTICS:

Legal Description:
Lot A of Lot 10, Block 206, District Lot 545, G1, NWD, Plan 17051

Civic Address:
144 West 21st Street, North Vancouver, BC V7M 1H1

Zoning:
Current: RM-1

Proposed Use:
Proposed: CD

Survey Information:
Based on survey information by Bennett Land Surveying Ltd.
Dated: April 10th, 2018

UNIT COUNTS:

Proposed Site Coverage: 94%

Unit Breakdown:

Table with 3 columns: Type, Percent, Number

Total Residential Units 85

MMR Unit Breakdown:

Type: Number:

Table with 2 columns: Type, Number

Total MMR Units 9

10-10-10:

The project will adhere to City of North Vancouver's 10-10-10 policy as it relates to providing affordable housing. The overall percentages for the unit mix will translate into the 10-10-10 units to provide affordability for all family sizes.

DEVELOPMENT DATA SUMMARY:

Site Area:
2,099.52 m2 (22,599 SF)

Permitted FSR:
Per RM-1 allowable FSR 1.6 = 36,158.4 SF
Per OCP: R5 bonus FSR 1.0 = 22,599.0 SF
Allowable total FSR 2.6 = 58,757.4 SF

Proposed FSR:
Per OCP = 2.6 = 58,745.7 SF

Permitted Site Coverage:
Per RM-1 50% = 11,300 SF

Proposed Site Coverage: 94% 21,243.1 SF

Permitted Height:
Per RM-1 = 3 Storeys nor 42.65 ft (13 m)

Proposed Height:
Per OCP = 6 Storeys, 62.34 ft (19m)

SETBACKS:

Required:
Original Zoning as per RM-1 512.
(4)(a) - shall be sited not less than 6.096 metres (20 feet) from a Lot line Exterior Side Lot Line.
(4)(a) - shall be sited not less than 4.57 metres (15 feet) from a Lot line Interior Side Lot Line.

Proposed:
Exterior Front, South: 8.46 m (27.75') - No relaxation
Interior, North: 4.18 m (13.70') - 0.39 m relaxation from RM-1 512 (4)(a)
Interior, East: 4.59 m (15.08') - No relaxation
Interior, West: 3.99 m (13.08') - 0.58 m relaxation from RM-1 512 (4)(a)

Table with columns: Level #, Unit #, Unit Type, Unit Floor Area, Total Unit Floor Area, etc.

Table with columns: Level #, Unit #, Unit Type, Unit Floor Area, Total Unit Floor Area, etc.

Table with columns: Level #, Unit #, Unit Type, Unit Floor Area, Total Unit Floor Area, etc.

Table with columns: Level #, Unit #, Unit Type, Unit Floor Area, Total Unit Floor Area, etc.

Table with columns: Level #, Unit #, Unit Type, Unit Floor Area, Total Unit Floor Area, etc.

Table with columns: Level #, Unit #, Unit Type, Unit Floor Area, Total Unit Floor Area, etc.

144 WEST 21ST STREET

RENTAL HOUSING DEVELOPMENT
 Issued for Rezoning - April , 2019
 Response to PTC - October 25, 021

PARKING CALCULATIONS:

REQUIRED:

Rental Residential [per 6700, section 908, Figure 9-3]: 0.6 spaces per unit x 85 units:	51 stalls
Residential Visitor [per 6700, section 908 (7)]: 0.1 spaces per unit x 85 units (portion of the required):	9 stalls
Residential Disability Parking [per 6700, section 908 (11)]: 0.038 spaces per unit x 85 units (portion of the required):	3 stalls
Total Parking Stalls Required:	51 stalls

PROPOSED:

Residential:	43 stalls
Residential Visitor (portion):	8 stalls
Disability Parking (portion):	3 stalls (1 visitor, 2 residents)
Total Residential proposed:	51 stalls (9 small cars = 18%)
Residential Electrical Vehicle stalls:	20% = 0.2 x 51 = 10 standard stalls

*All residential parking stalls to have infrastructure required to install electrical charging stations.

LOADING CALCULATIONS:

REQUIRED:

Residential:
Not required.

PROPOSED:
Residential: none

BICYCLE PARKING CALCULATIONS:

BICYCLE PARKING REQUIRED:

Secure Bicycle Parking Spaces:
 Residential: (per 6700, Part 10A, 1.5 per unit) based on 85 units = 127.5 = 128 spaces
 (Verticals stalls = 35% max. of total = 128 x 0.35 = 44.8 = 45 spaces)
 (Horizontal stalls = 128 - 45 = 83 spaces)
Total Secure Bicycle spaces required = 128 spaces

Short-Term Bicycle Parking Spaces:
 Residential: (per 6700 1 c, Part 10A, 6 per 60 units or part thereof) based on 85 units = 9 spaces

Total Short-Term Bicycle spaces required = 9 spaces

Electrical Outlets Required for Secure Parking:
 1 outlet per 4 spaces = 128/4 = 32 Electrical Outlets

BICYCLE PARKING PROPOSED:

Secure:
 Residential:
 83 Horizontal bicycle spaces
 45 Vertical bicycle spaces
 Total bicycle spaces = 83 + 45 = 128

Short-Term:
 9 Horizontal bicycle spaces
 Total bicycle spaces = 9

Total Bicycle spaces proposed (Secure = 128 + Short-Term = 9) = 137 Spaces

Electrical Outlets Proposed for Secure Parking: 68 Electrical Outlets

REFUSE SPACE CALCULATIONS:

REQUIRED

Residential:
 (Per Guidelines for Recycling and Garbage Storage Space and Access in Multiple Unit Residential, Commercial, Industrial and Institutional Developments) based on: **85 units**

Storage needs = 0.486 m2 (5.23 sq.ft.) per unit

0.486 m2 X 85 units = **41.31 m2 (444.66 sq.ft)**

- 3 x 3 yard bin (garbage)
- 1 x 360L carts (newsprints)
- 3 x 360L carts (mixed papers)
- 2 x 360L carts (mixed containers recycling)
- 1 x 2 yard bin (cardboard)
- 4 x 240L carts (compostables)

PROPOSED

RESIDENTIAL REFUSE SPACE PROPOSED = 47.6 m2 (512 sq.ft.)

Project:

1756

144 - West 21st

Address:
 144 - w21st Street, North Vancouver

Drawing:

STATISTICS

Project Status:

REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

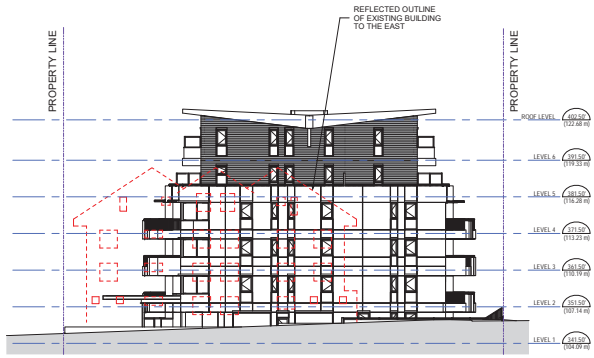
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Scale:

DWG. NO:

A004

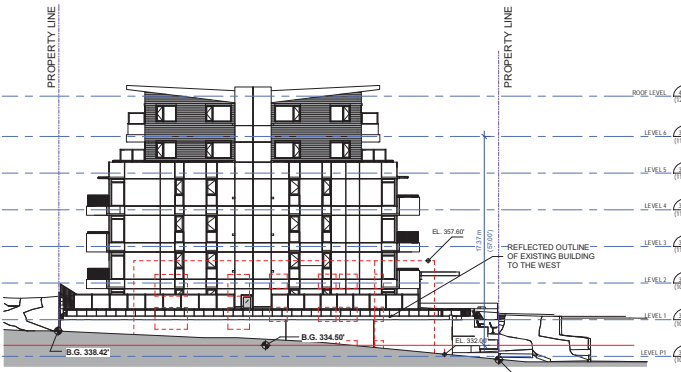
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Vancouver, BC V6J 1N6
Tel. (604) 817-2565 ext. (604) 817-2505
Email: office@AMArchitects.com



1 EAST ELEVATION - OPENINGS
1/16" = 1'-0"



2 NORTH ELEVATION - OPENINGS
1/16" = 1'-0"



4 WEST ELEVATION - OPENINGS
1/16" = 1'-0"



3 SOUTH ELEVATION - BUILDING HEIGHT
1/16" = 1'-0"

Project:
1756
144 - West 21st
Address:
144 - w 21st Street, North Vancouver
Drawing:
DESIGN DATA

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Designation
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale: 1/16" = 1'-0"
DWG. NO. **A007**

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Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
DESIGN DATA

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale: 1/16" = 1'-0"
DWG. NO. **A008**

CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:
BCBC 2018 TABLE 3.2.3.1.D - EAST ELEVATION

LIMITING DIST.: 4.5m
WALL AREA: 4,133 sf (384 m² > 150m²)
OPENING AREA: 8885 sf (82.2 m²)
ALLOWED %: 35%
PROPOSED %: 21%

BASED ON BCBC 2018 Table 3.2.3.7
ALLOWED CONSTR+CLADDING:
45min Combust. or Noncombust. Constr. + Noncombust. Clad
PROPOSED CONSTR+CLADDING:
45min Combust. Constr. + Noncombust. Clad

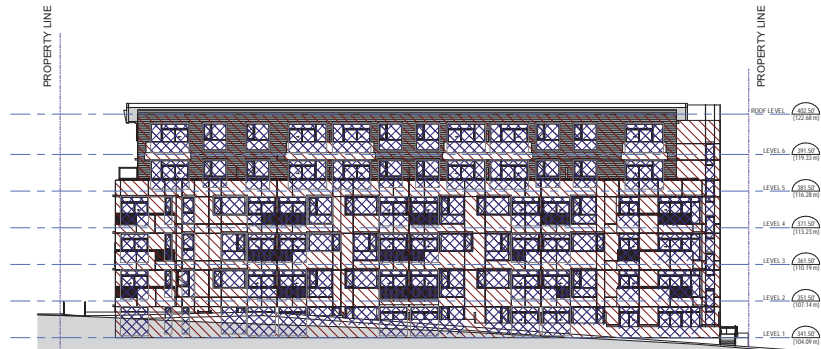
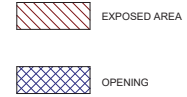


1 EAST ELEVATION - EXPOSED BUILDING FACE
1/16" = 1'-0"

CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:
BCBC 2018 TABLE 3.2.3.1.D - NORTH ELEVATION

LIMITING DIST.: 7m
WALL AREA: 9,937sf (923.2 m² > 150 m²)
OPENING AREA: 5,284sf (490.9m²)
ALLOWED %: 66%
PROPOSED %: 53.0%

BASED ON BCBC 2018 Table 3.2.3.7
ALLOWED CONSTR+CLADDING:
45min Combust. or Noncombust. Constr. + Combust. or Noncombust. Clad
PROPOSED CONSTR+CLADDING:
45min Combust. Constr. + Noncombust. Clad

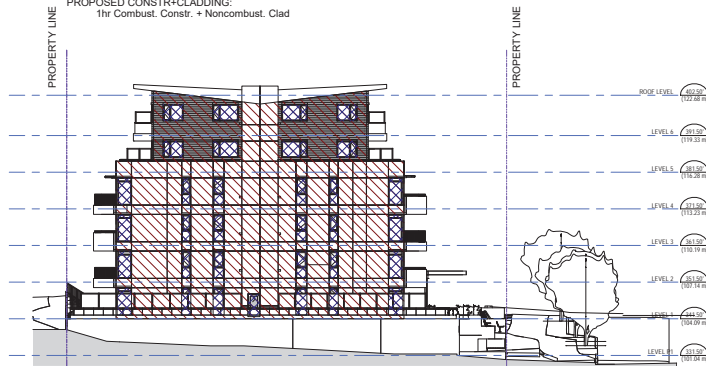
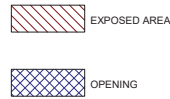


2 NORTH ELEVATION - EXPOSED BUILDING FACE
1/16" = 1'-0"

CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:
BCBC 2018 TABLE 3.2.3.1.D - WEST ELEVATION

LIMITING DIST.: 2.5m
WALL AREA: 4,390sf (408m² > 150m²)
OPENING AREA: 8138sf (75.53m²)
ALLOWED %: 20%
PROPOSED %: 19%

BASED ON BCBC 2018 Table 3.2.3.7
ALLOWED CONSTR+CLADDING:
1hr Combust. or Noncombust. Constr. + Noncombust. Clad
PROPOSED CONSTR+CLADDING:
1hr Combust. Constr. + Noncombust. Clad



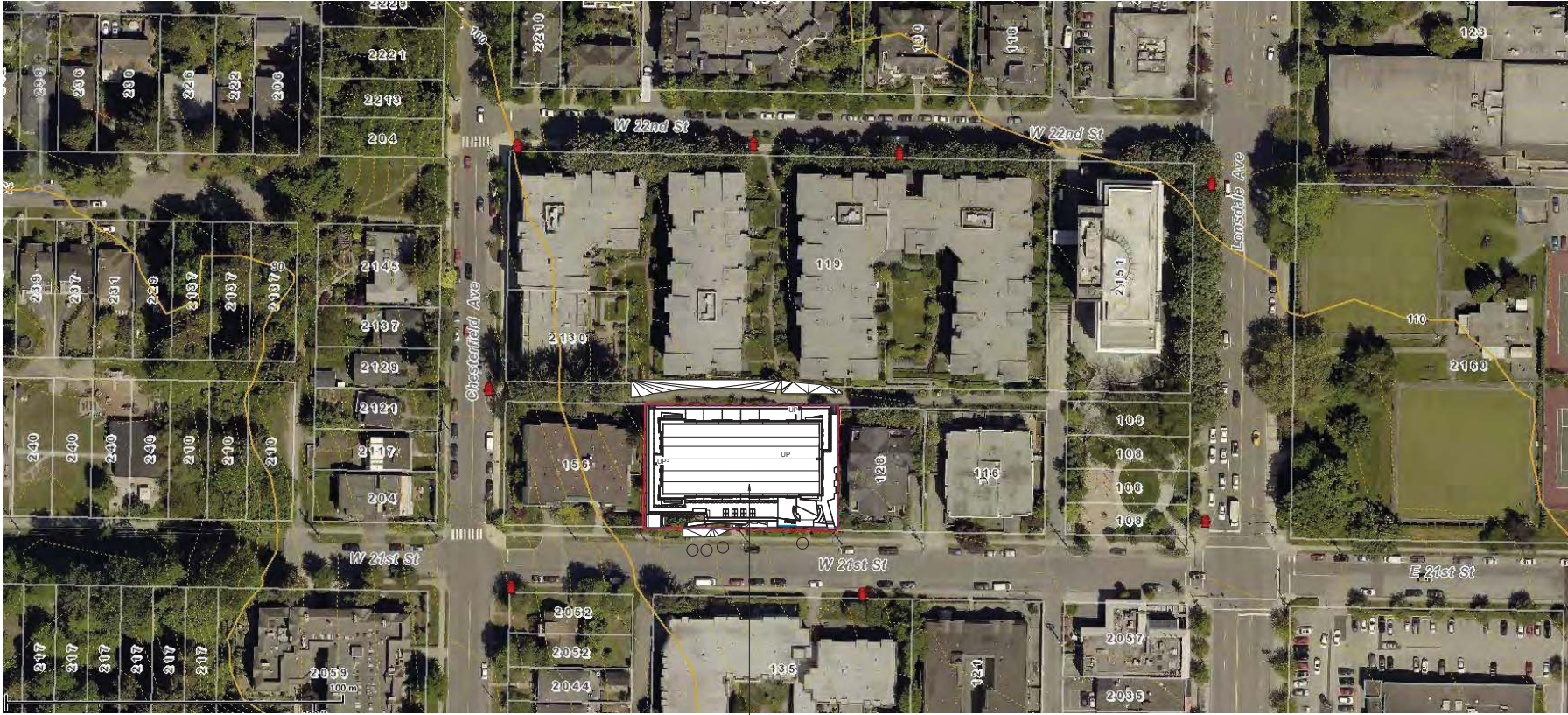
3 WEST ELEVATION - EXPOSED BUILDING FACE
1/16" = 1'-0"

CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:
BCBC 2018 TABLE 3.2.3.1.D

SOUTH ELEVATION FACES STREET:
LIMITING DIST.: >9m
WALL AREA: >150m²
ALLOWED %: 100%
PROPOSED %: <100%
BASED ON BCBC 2018 Table 3.2.3.7
ALLOWED CONSTR+CLADDING:
Combust. or Noncombust. constr. + Combust. or Noncombust. Clad
PROPOSED CONSTR+CLADDING:
Combust. Constr. + Noncombust. Clad



SITE CONTEXT - AERIAL VIEW:



SUBJECT SITE - 144 WEST 21ST STREET

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Plot Date: 2021-10-25 2:28:04 PM

1645 West 5th Avenue
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Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
SITE CONTEXT AERIAL VIEW

Project Status:
REZONING

SUBMISSION

Date	Description
2015-05-20	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale:
1" = 50'-0"

DWG. NO.
A032

SITE CONTEXT - PHOTOS:



CONTEXT PLAN



1



2



3



4



5



6

Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
SITE CONTEXT PHOTOS

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale:
1" = 160'-0"

DWG. NO.
A033

STREETSCAPES:



WEST 21ST STREET

EXISTING SOUTH STREETSCAPE



WEST 21ST STREET

PROPOSED SOUTH STREETSCAPE

ARCHITECTS

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Vancouver, BC V6J 1N6

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Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
STREETSCAPE

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

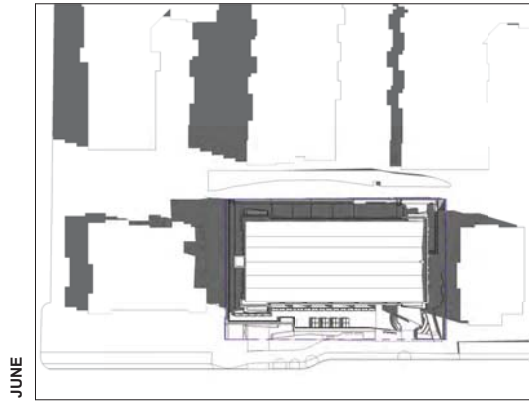
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Scale:
1" = 10'-0"

DWG. NO.
A035

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Plot Date: 2024-10-25 2:29:21 PM



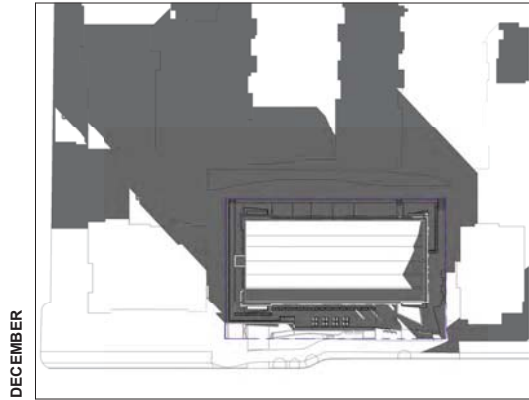
JUNE

10 AM



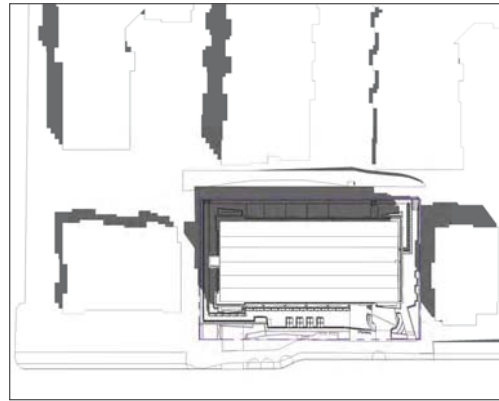
MARCH / SEPTEMBER

10 AM



DECEMBER

10 AM



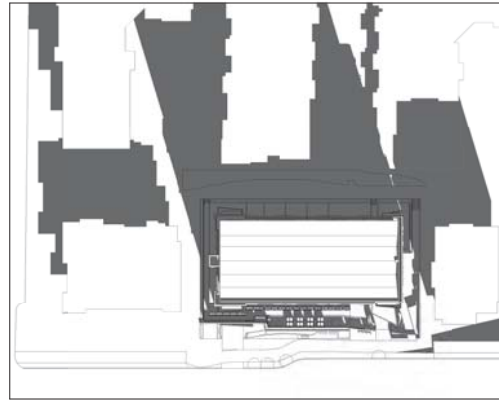
JUNE

12 PM



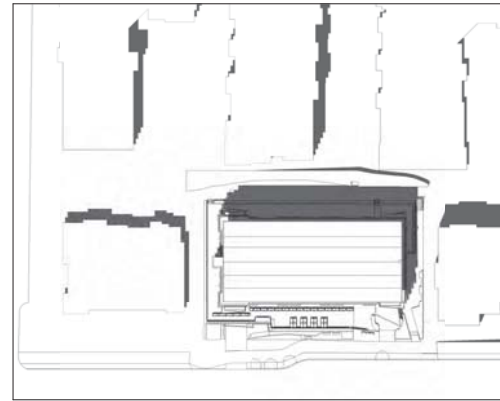
MARCH / SEPTEMBER

12 PM



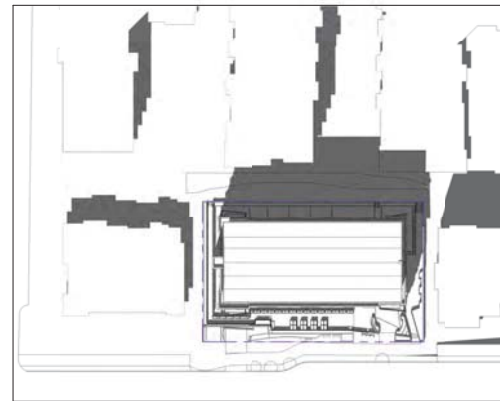
DECEMBER

12 PM



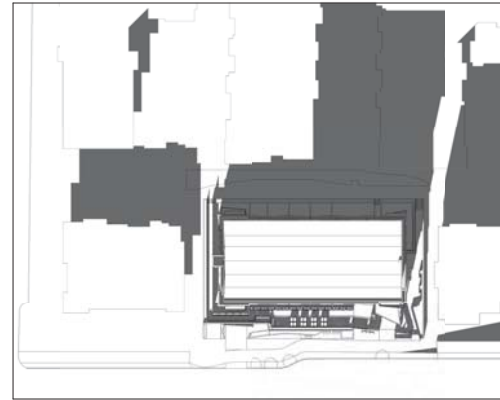
JUNE

2 PM



MARCH / SEPTEMBER

2 PM



DECEMBER

2 PM

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N6

Tel: (604) 872-2505 ext. 604 | 872-2505
Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project:

1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
SHADOW STUDIES

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

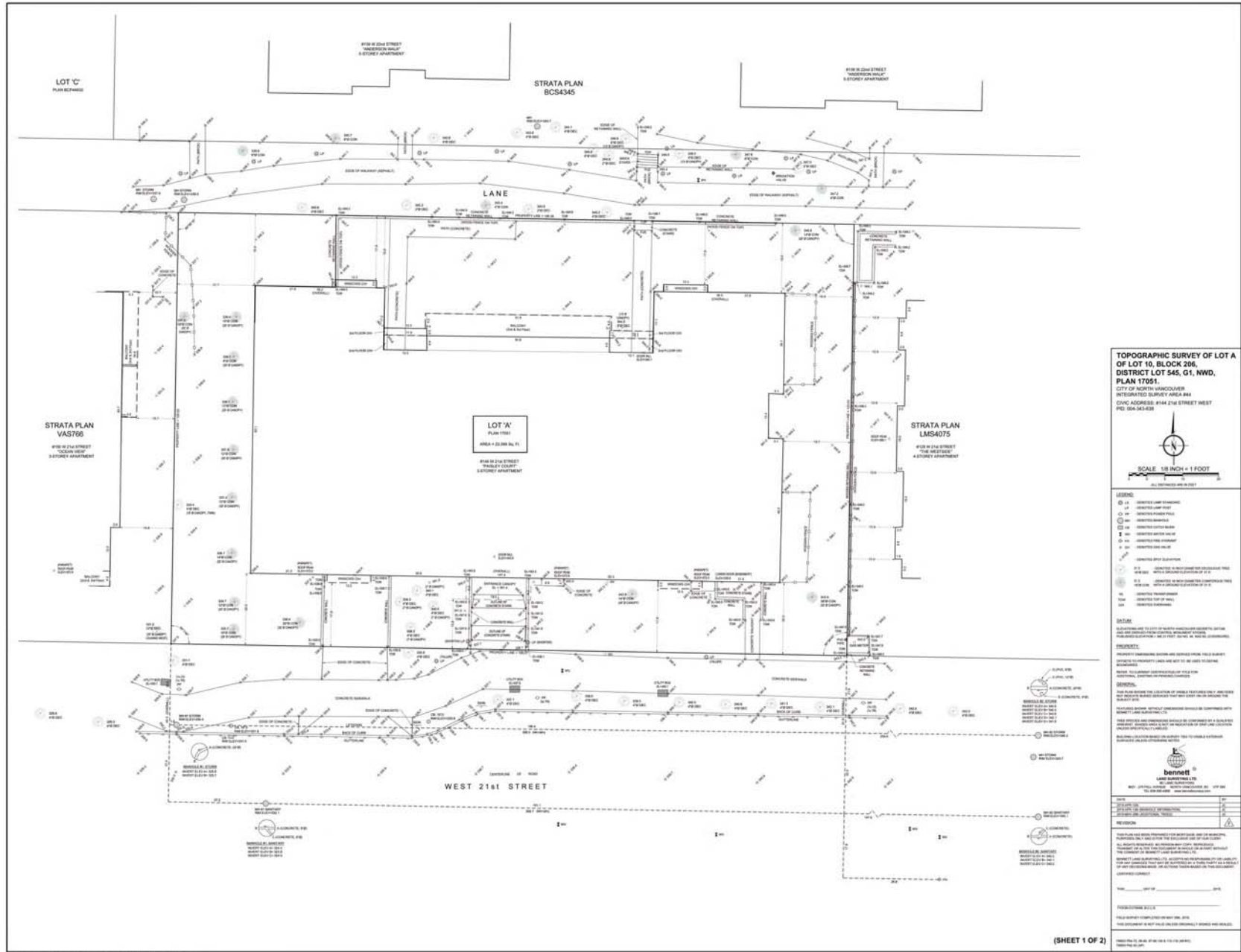
REVISION

No.	Date	Description

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Scale:
1" = 50'-0"

DWG. NO.
A040



(SHEET 1 OF 2)



Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
SURVEY

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-01-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale:

DWG. NO.

A100

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Vancouver, BC V6J 1N6
Tel: (604) 812-2595 ext. (604) 812-2505
Email: office@AMArchitects.com



Project:
1756
144 - West 21st
Address:
144 - w21st Street, North Vancouver
Drawing:
SITE PLAN

Project Status:
REZONING

SUBMISSION

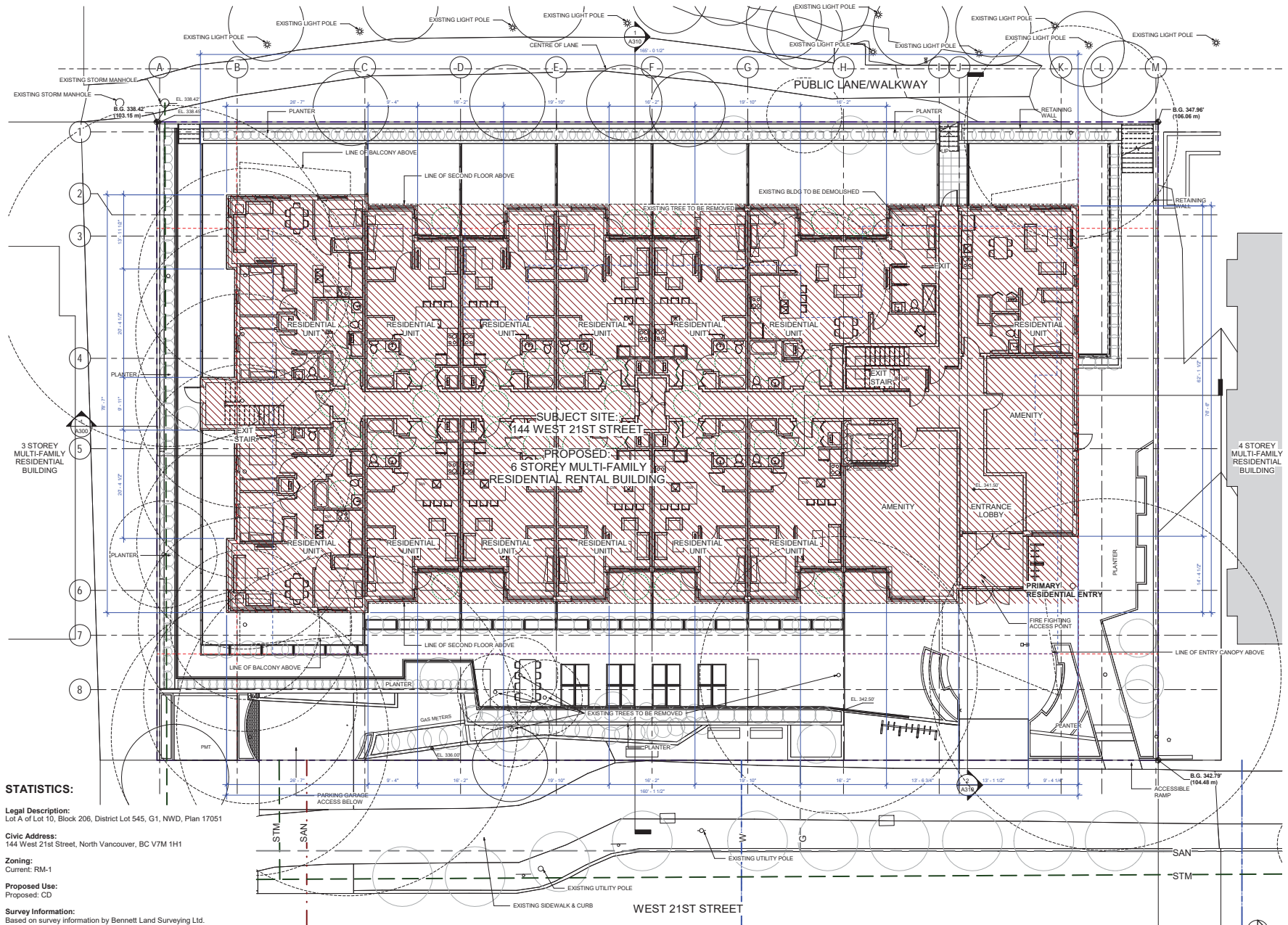
Date	Description
2015-01-30	Issued for Review
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale:
1/8" = 1'-0"
DWG. NO.:
A101



STATISTICS:
Legal Description:
Lot A of Lot 10, Block 206, District Lot 545, G1, NWD, Plan 17051
Civic Address:
144 West 21st Street, North Vancouver, BC V7M 1H1
Zoning:
Current: RM-1
Proposed Use:
Proposed: CD
Survey Information:
Based on survey information by Bennett Land Surveying Ltd.
Dated: April 10th, 2018

E:\000\REVIT\LOCAL FILES\1756_01_MAIN_R20_CF_144_w21st_bm@anarchitects.com.rvt Plot Date: 2024-10-25 2:29:33 PM

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Vancouver, BC V6J 1N6
Tel: (604) 872-2595 ext. (604) 872-2505
Email: office@AMArchitects.com



Project:
1756
144 - West 21st
Address:
144 - w21st Street, North Vancouver
Drawing:
LEVEL 2 FLOOR PLAN

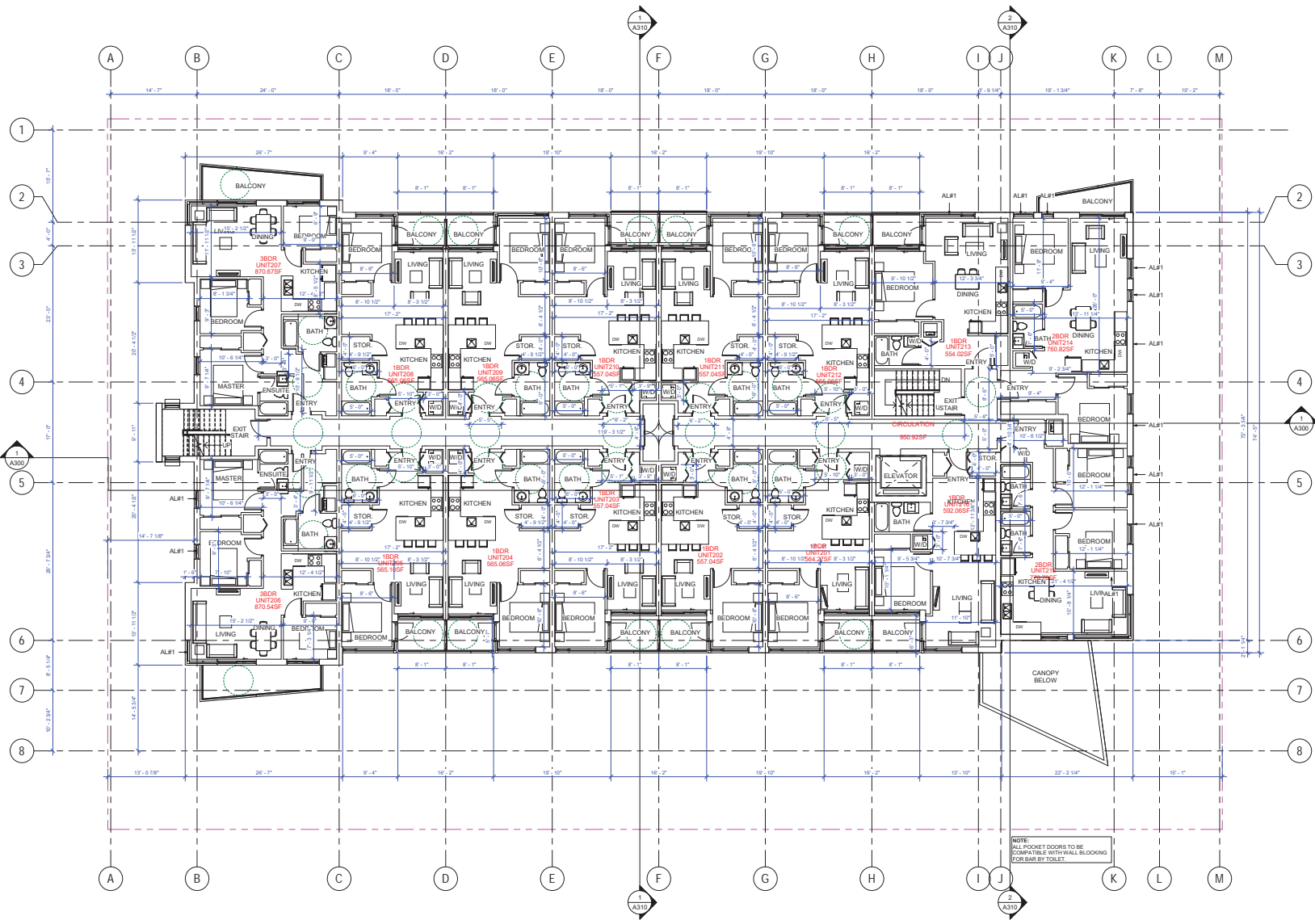
Project Status:
REZONING

SUBMISSION	
Date	Description
2015.01.30	Issued for Rezoning
2021.03.03	Response to PTC
2021.10.25	Response to PTC

REVISION		
No.	Date	Description

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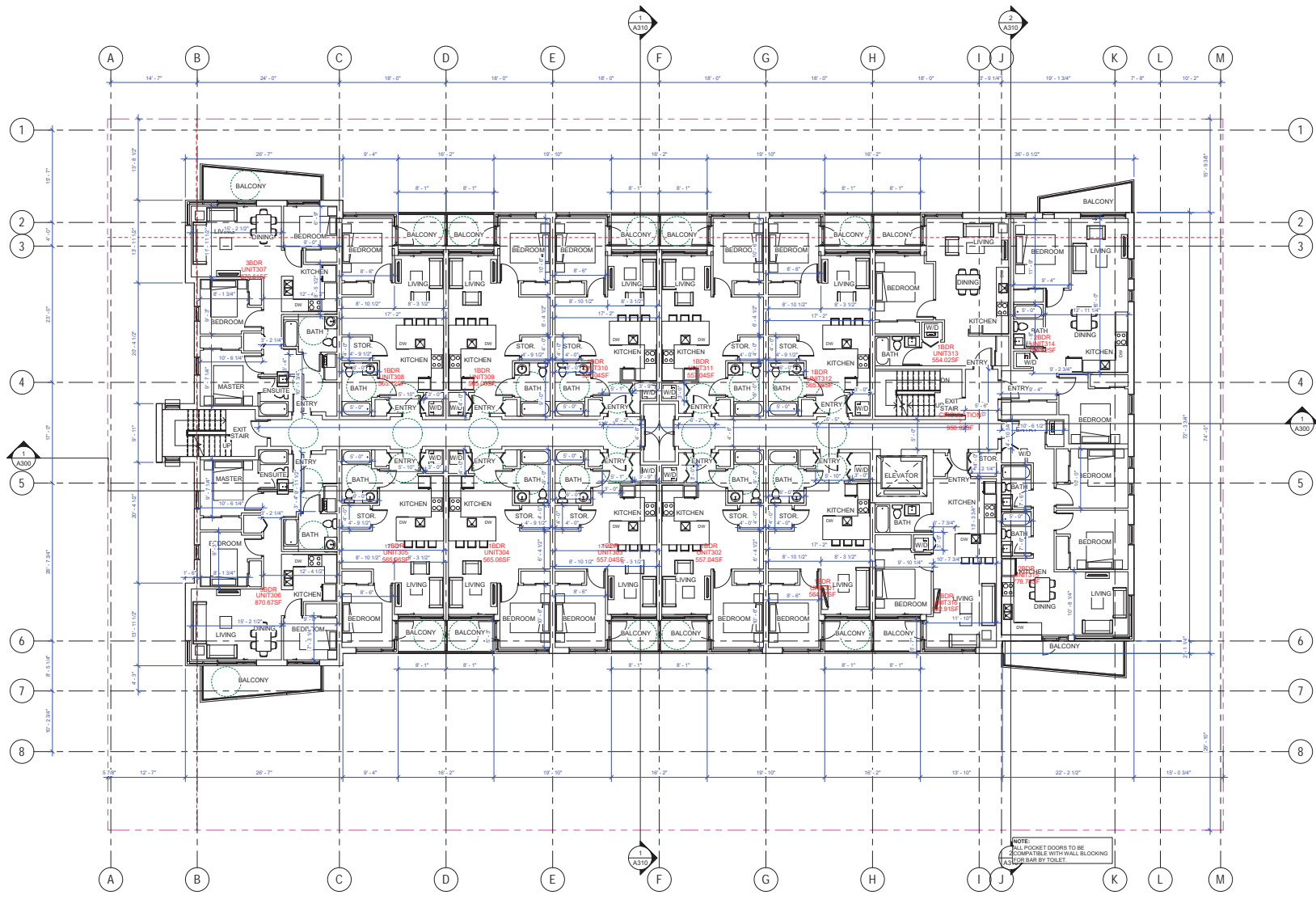
Scale:
1/8" = 1'-0"
DWG. NO.:
A120



LEGEND:
TRAVEL DISTANCE: TD --->
AUTO DOOR OPENER: AO □
ALTERNATIVE SOLUTIONS:
EXPOSURE TO EXIT: AL#1
FIRE RATED GLASS SEPARATION: AL#2

NOTE:
ALL POCKET DOORS TO BE COMPATIBLE WITH WALL BLOCKING FOR BAR BY TOILET

Plot Date: 2024-10-25 2:29:47 PM
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1645 West 5th Avenue
 Vancouver, BC V6J 1N6

Tel: (604) 872-2595 ext. (604) 872-2505
 Email: office@AMArchitects.com



Project:
 # 1756

Address:
 144 - w21st Street, North Vancouver

Drawing:
LEVEL 3 FLOOR PLAN

Project Status:
REZONING

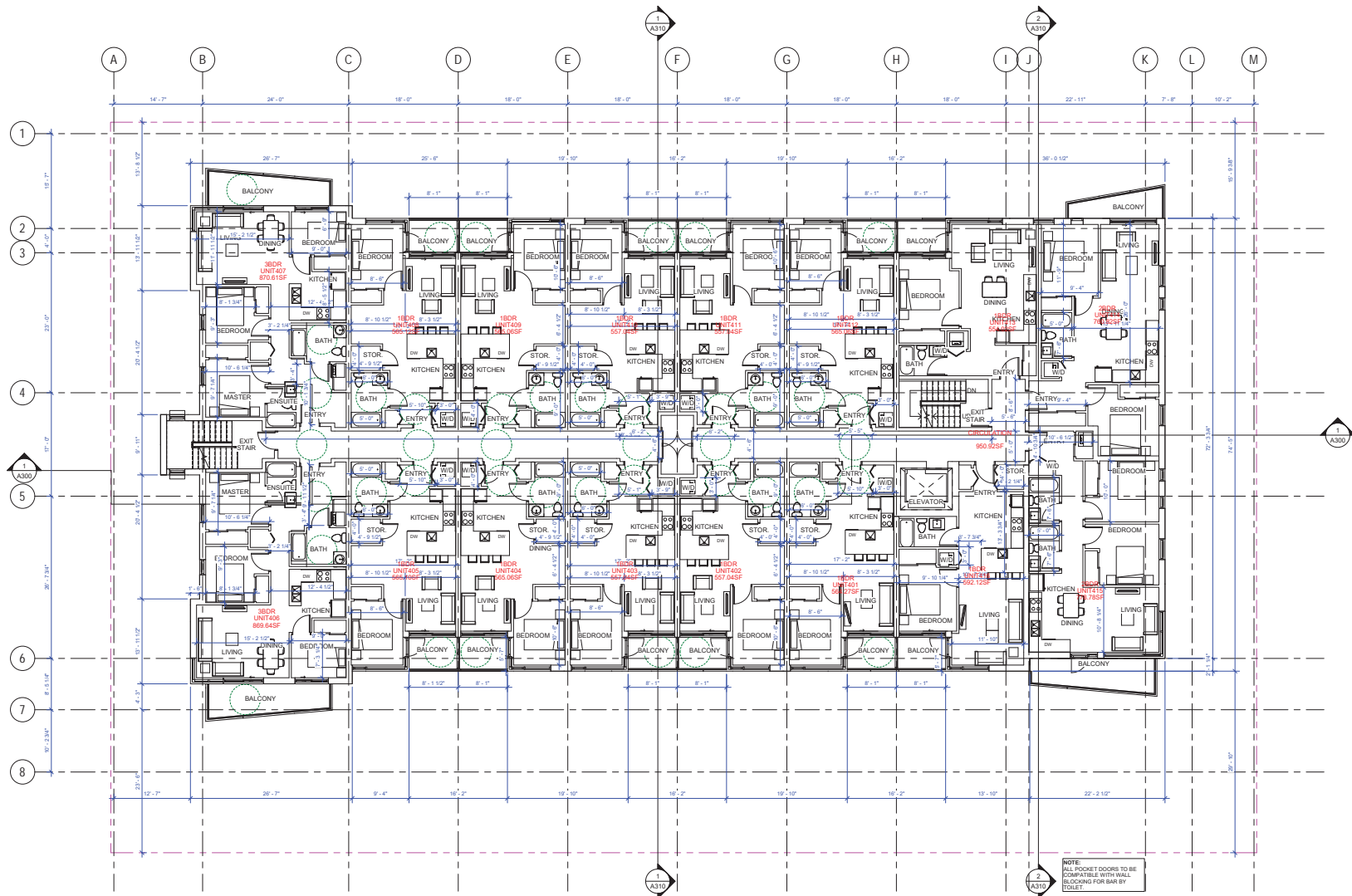
SUBMISSION	
Date	Description
2025.01.30	Issued for Rezoning
2021.03.03	Response to PTC
2021.10.25	Response to PTC

REVISION		
No.	Date	Description

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Scale:
 1/8" = 1'-0"
 DWG. NO.:
A130

Plot Date: 2024-10-25 2:29:50 PM E:\000\REVIT\LOCAL\FILES\1756_01_MAIN_R20_CF_144_w21st_bim@anarchitects.com.vit



1645 West 5th Avenue
Vancouver, BC V6J 1N6
Tel: (604) 872-2505
Fax: (604) 872-2505
Email: office@AMArchitects.com



Project:
1756
144 - West 21st
Address:
144 - w21st Street, North Vancouver
Drawing:
LEVEL 4 FLOOR PLAN

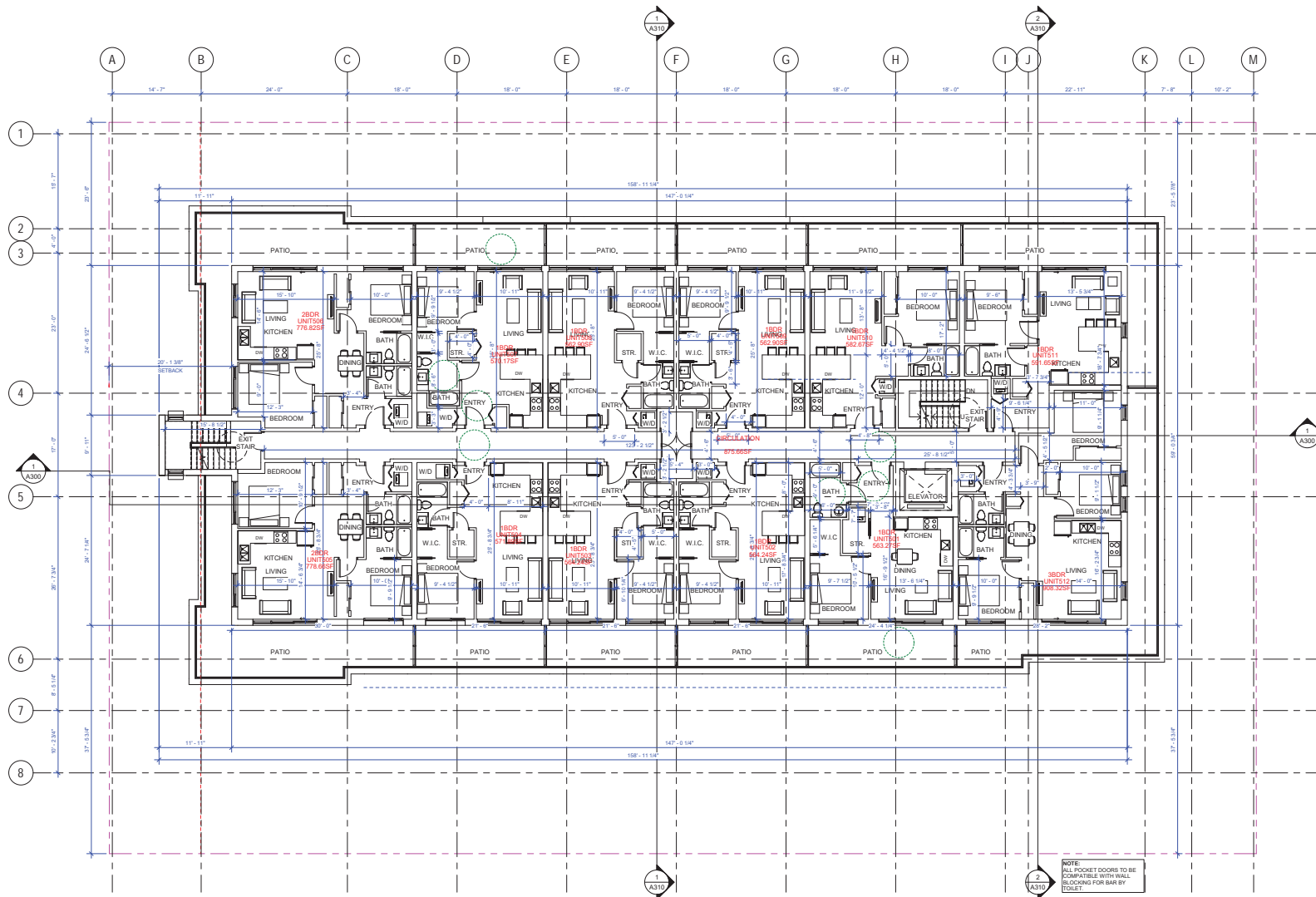
Project Status:
REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION		
No.	Date	Description

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Scale: 1/8" = 1'-0"
DWG. NO.: A140



NOTE:
 ALL POCKET DOORS TO BE
 COMPATIBLE WITH WALL
 FLOORING FOR BAR BY
 TOILET

1645 West 5th Avenue
 Vancouver, BC V6J 1N6

Tel: (604) 812-2595 ext. (604) 812-2505
 Email: office@AMArchitects.com



Project:
 # 1756

144 - West 21st
 Address:
 144 - w21st Street, North Vancouver

Drawing:
 LEVEL 5 FLOOR PLAN

Project Status:
 REZONING

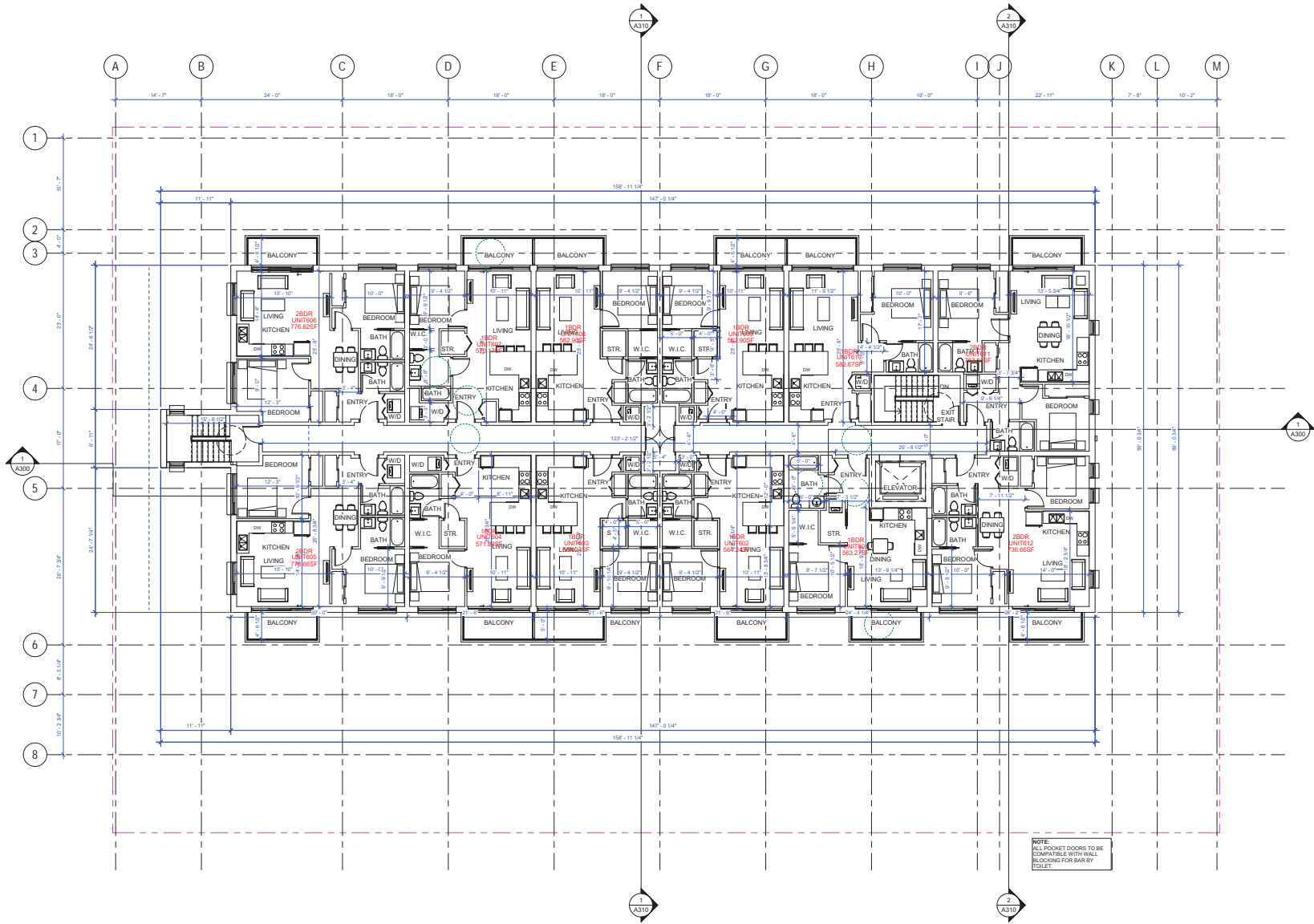
SUBMISSION	
Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION		
No.	Date	Description

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Scale: 1/8" = 1'-0"
 DWG. NO.: A150

Plot Date: 2024-10-25 2:29:55 PM E:\000\REVIT\LOCAL\FILES\1756_01_MAIN_R20_CF_144_w21st_bim\anarchitects.com.rvt



NOTE:
ALL POCKET DOORS TO BE
COMPATIBLE WITH WALL
BLOCKING FOR BARBY
TOILET.

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N6
Tel: (604) 872-2505 ext. (604) 872-2505
Email: office@AMArchitects.com

ANKENMAN MARCHAND



Project:
1756
144 - West 21st
Address:
144 - w21st Street, North Vancouver
Drawing:
LEVEL 6 FLOOR PLAN

Project Status:
REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

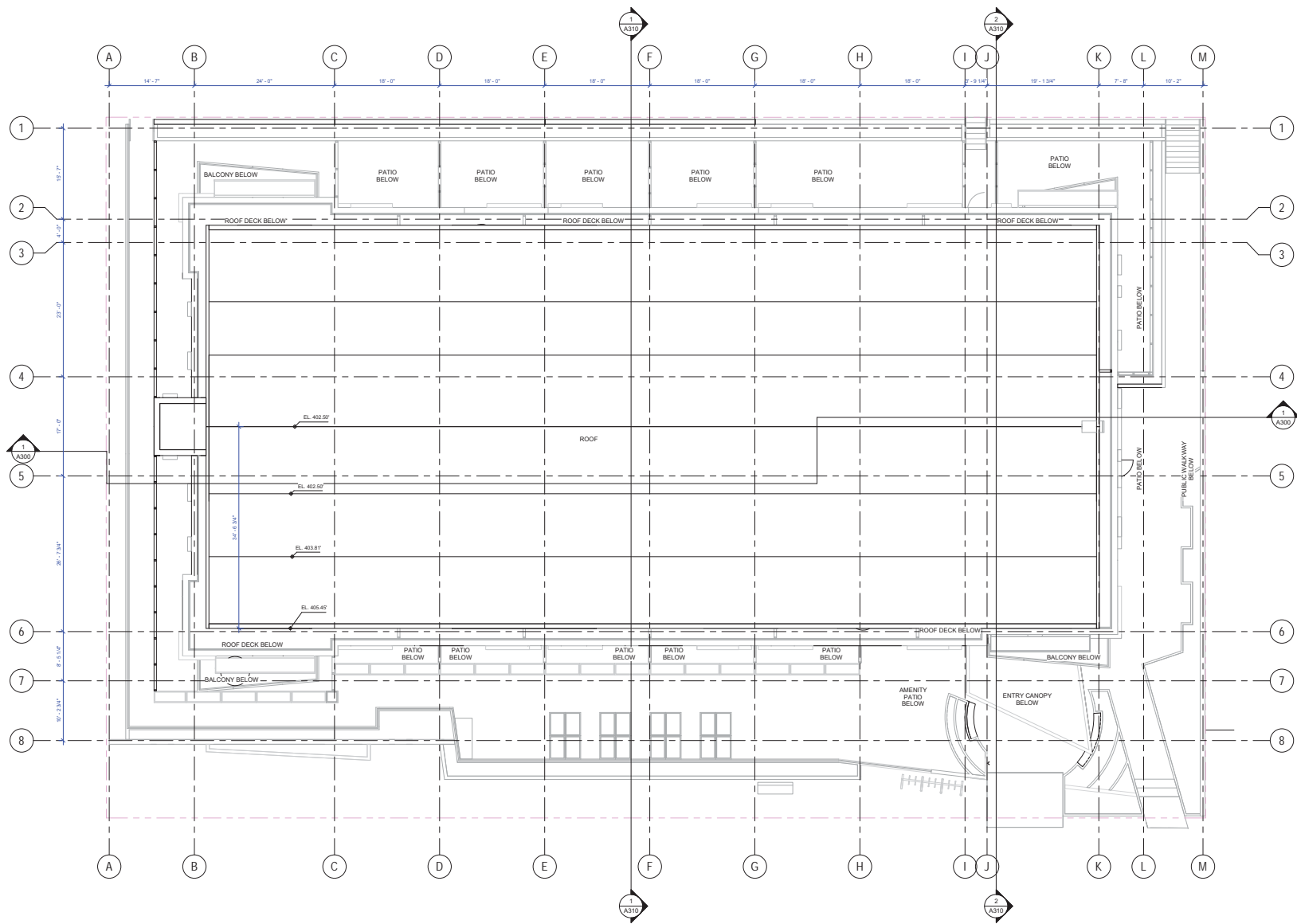
REVISION		
No.	Date	Description

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Scale: 1/8" = 1'-0"
DWG. NO.: **A160**

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Plot Date: 2024-10-25 2:29:58 PM



1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 812-2595 ext. 604 | 812-2505
Email: office@AMArchitects.com



Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
ROOF PLAN

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

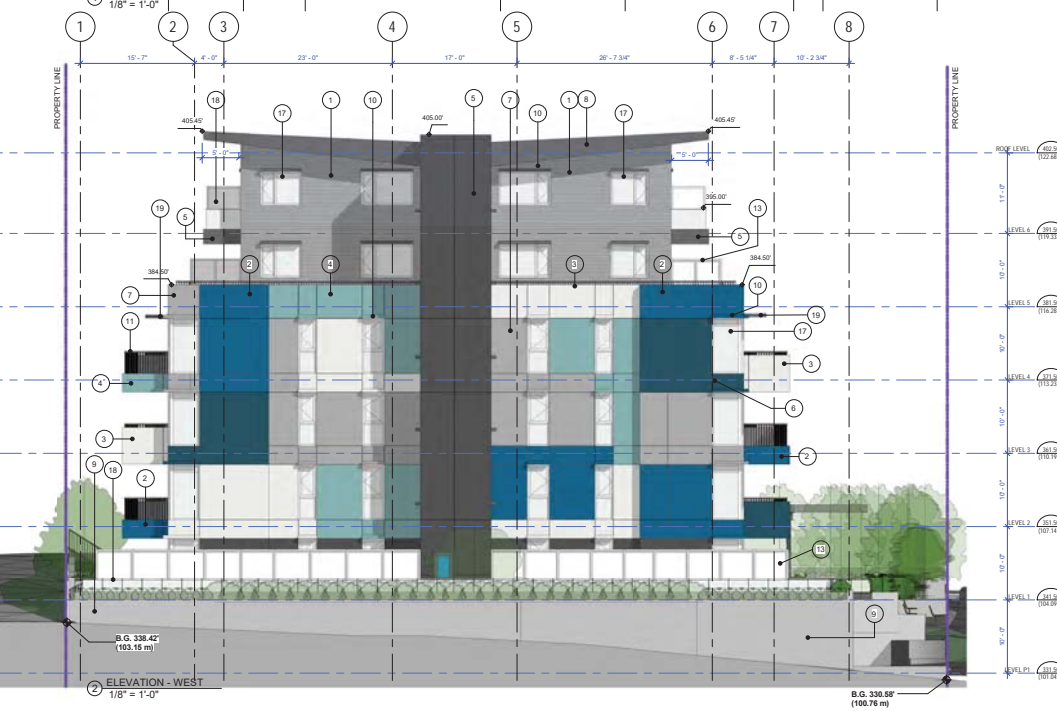
No.	Date	Description

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Scale: 1/8" = 1'-0"
DWG. NO. A170

1645 West 5th Avenue
 Vancouver, BC V6J 1N5
 Tel: (604) 872-2595 ext. 604 (604) 872-2505
 Email: office@AMArchitects.com

Keynote Legend	
Key Value	Keynote Text
1	CORRUGATED METAL SIDING, COLOUR: ALUMINUM.
2	COMPOSITE FIBRE CEMENT PANEL, COLOUR: BLUE.
3	COMPOSITE FIBRE CEMENT PANEL, COLOUR: EGGSHELL.
4	COMPOSITE FIBRE CEMENT PANEL, COLOUR: AQUA.
5	COMPOSITE FIBRE CEMENT PANEL, COLOUR: CHARCOAL.
6	COMPOSITE FIBRE CEMENT PANEL, COLOUR: NAVY.
7	COMPOSITE FIBRE CEMENT PANEL, COLOUR: MEDIUM GREY.
8	METAL FASCIA.
9	CAST-IN-PLACE CONCRETE, NATURAL FINISH.
10	METAL FLASHING, COLOUR: VARIES (TO MATCH THE PANEL).
11	ALUMINUM GUARD RAIL.
12	STEEL COLUMN, COLOUR: STAINLESS SILL - BRUSHED FINISH.
13	ALUMINUM PRIVACY SCREEN, OPAQUE GLAZING.
14	GARAGE DOOR, STEEL.
17	VINYL WINDOWS, COLOUR: LIGHT GREY.
18	ALUMINUM AND GLASS GUARD RAIL.
19	METAL SUN SHADE.
20	STAINLESS STEEL ADDRESS SIGN.
21	METAL CANOPY.
22	ALUMINUM WINDOW/DOOR, COLOUR: ALUMINUM.



Project:
 # 1756
144 - West 21st
 Address:
 144 - w21st Street, North Vancouver
 Drawing:
ELEVATION - EAST & WEST
 Project Status:
REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

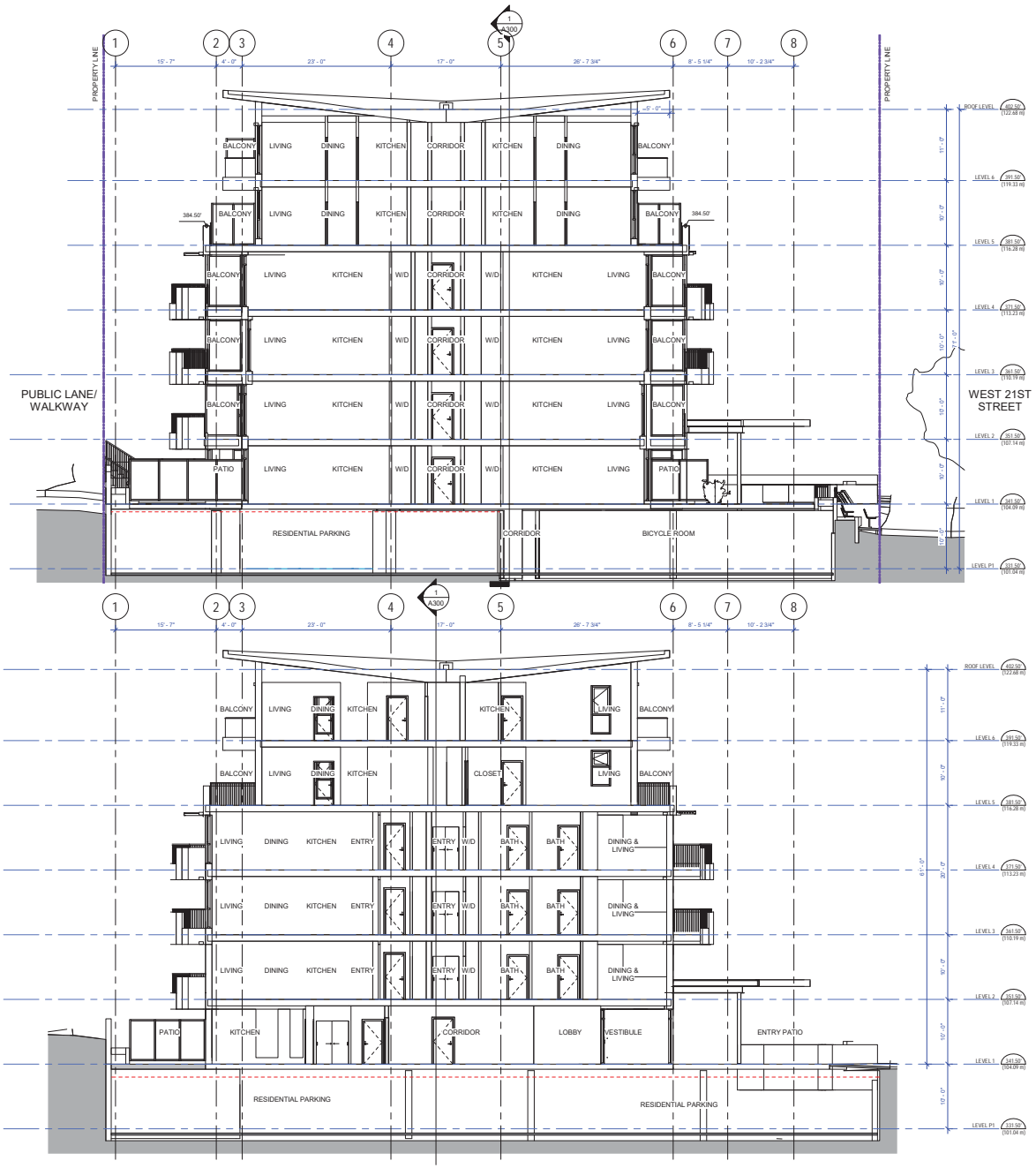
REVISION		
No.	Date	Description

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Scale: 1/8" = 1'-0"
 DWG. NO.: **A210**

E:\000 REVIT\LOCAL FILES\1756_01_MAIN_R20_CF_144_w21st_bim\anarchitects.com.rvt

Plot Date: 2024-10-25 2:30:57 PM



1645 West 5th Avenue
Vancouver, BC V6J 1N6
Tel: (604) 872-2595 ext. (604) 872-2505
Email: office@AMArchitects.com

Project:
1756
144 - West 21st
Address:
144 - w21st Street, North Vancouver
Drawing:
SECTIONS

Project Status:
REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION		
No.	Date	Description

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Scale:
1/8" = 1'-0"
DWG. NO:
A310

1645 West 5th Avenue
Vancouver, BC V6J 1N6

Tel: (604) 812-2595 ext. 604 | 812-2505
Email: office@AMArchitects.com



VIEW FROM WEST 21ST STREET - SE



VIEW FROM WEST 21ST STREET - SW



VIEW FROM NORTH PATHWAY - NE



VIEW FROM NORTH PATHWAY - NW

Project:

1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:

3D REPRESENTATIONS

Project Status:

REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale:

DWG. NO:
A600



VIEW FROM EAST PATHWAY - SE



SOUTH FACADE DETAIL VIEW - SE



NORTH FACADE DETAIL VIEW - NE



PARKING ENTRANCE VIEW- SW

1645 West 5th Avenue
Vancouver, BC V6J 1N6

Tel: (604) 812-2595 ext. 604 | 812-2505
Email: office@AMArchitects.com

Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
3D REPRESENTATIONS

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale:

DWG. NO.:

A610

Project:
1756
144 - West 21st
Address:
144 - w21st Street, North Vancouver
Drawing:
AREA OVERLAY - LEVEL 2/3

Project Status:
REZONING

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-01-03	Response to PTC
2021-10-25	Response to PTC

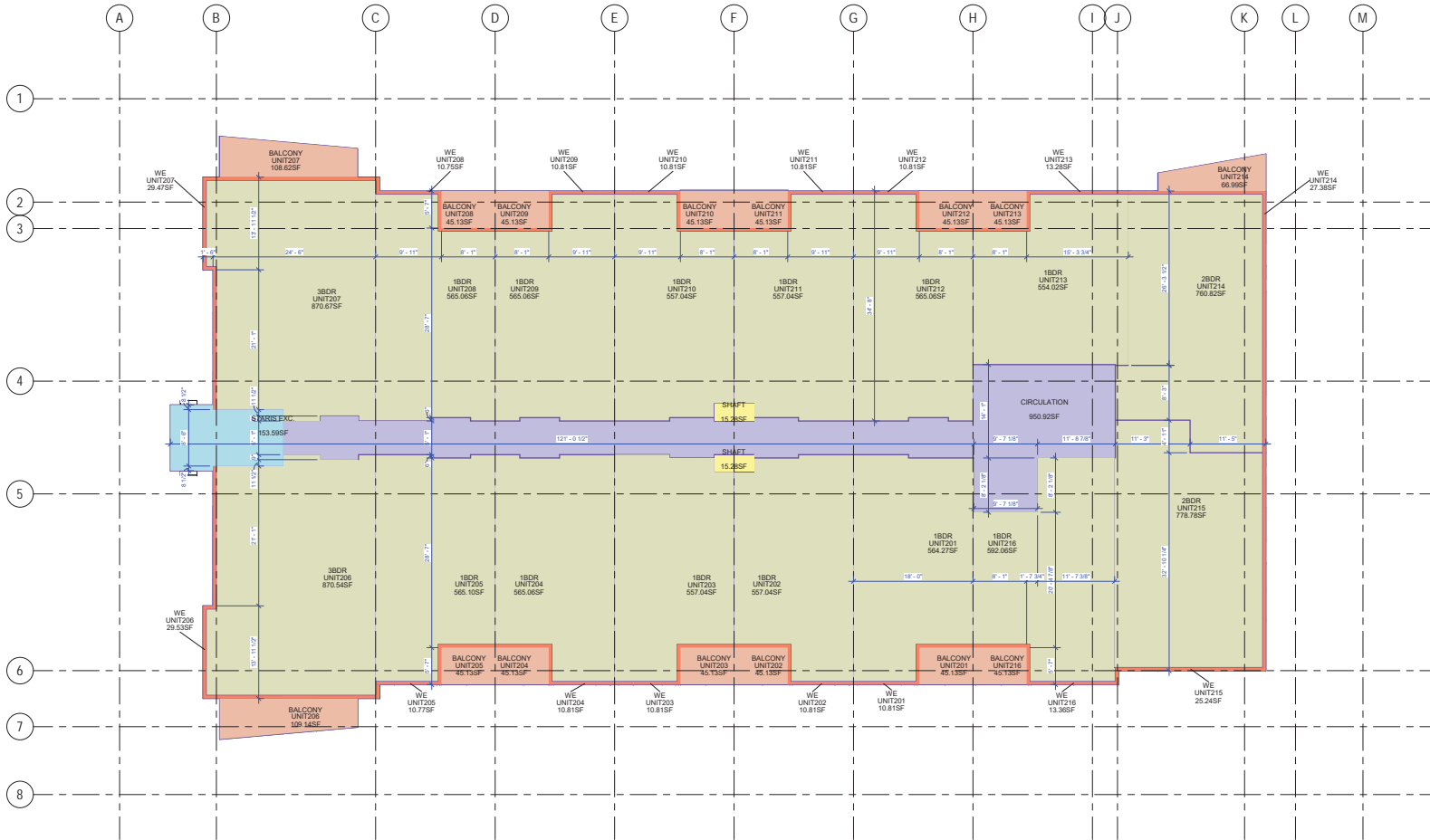
REVISION		
No.	Date	Description

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Scale: **1/8" = 1'-0"** DWG. NO.: **A820**

LEGEND:

- Balcony
- Residential Circulation
- Residential Unit
- Service
- Stair exclusion
- Wall exclusion



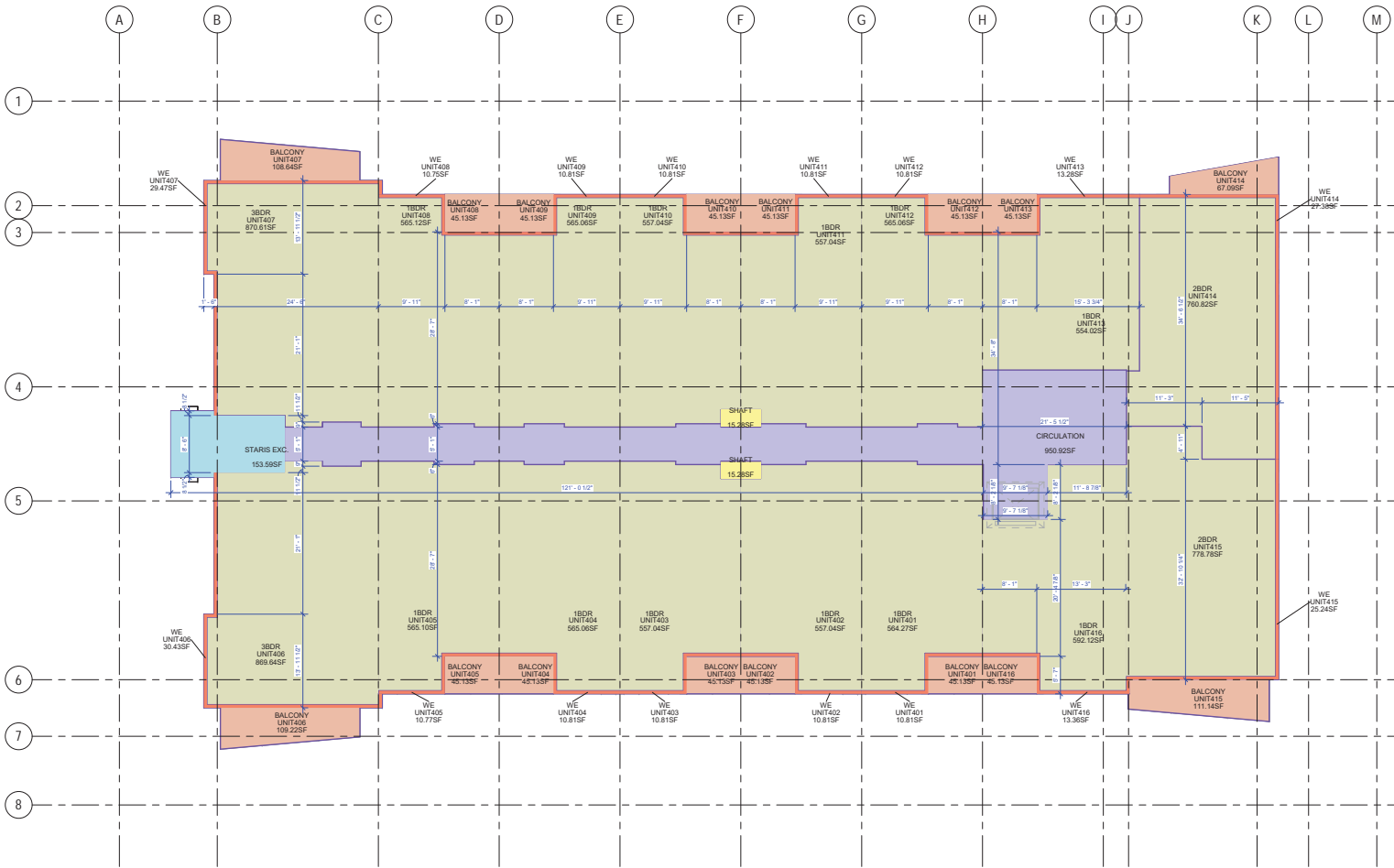
AREAS - LEVEL 2/3 - BALCONIES				
Level	Name	Unit #	Area	
LEVEL 2	BALCONY	201	45.13 SF	
LEVEL 2	BALCONY	202	45.13 SF	
LEVEL 2	BALCONY	203	45.13 SF	
LEVEL 2	BALCONY	204	45.13 SF	
LEVEL 2	BALCONY	205	45.13 SF	
LEVEL 2	BALCONY	206	108.14 SF	
LEVEL 2	BALCONY	207	108.62 SF	
LEVEL 2	BALCONY	208	45.13 SF	
LEVEL 2	BALCONY	209	45.13 SF	
LEVEL 2	BALCONY	210	45.13 SF	
LEVEL 2	BALCONY	211	45.13 SF	
LEVEL 2	BALCONY	212	45.13 SF	
LEVEL 2	BALCONY	213	45.13 SF	
LEVEL 2	BALCONY	214	66.99 SF	
LEVEL 2	BALCONY	215	45.13 SF	
LEVEL 2	BALCONY	216	826.34 SF	

AREAS - LEVEL 2/3 - INCLUDED				
Level	Name	Unit #	Area	
LEVEL 2	CIRCULATION		950.92 SF	
LEVEL 2	SHAFT		15.28 SF	
LEVEL 2	SHAFT		15.28 SF	
LEVEL 2	IBDR	201	565.47 SF	
LEVEL 2	IBDR	202	557.04 SF	
LEVEL 2	IBDR	203	557.04 SF	
LEVEL 2	IBDR	204	565.06 SF	
LEVEL 2	IBDR	205	565.10 SF	
LEVEL 2	IBDR	206	870.34 SF	
LEVEL 2	IBDR	207	870.67 SF	
LEVEL 2	IBDR	208	565.06 SF	
LEVEL 2	IBDR	209	565.08 SF	
LEVEL 2	IBDR	210	557.04 SF	
LEVEL 2	IBDR	211	557.04 SF	
LEVEL 2	IBDR	212	565.08 SF	
LEVEL 2	IBDR	213	554.02 SF	
LEVEL 2	IBDR	214	780.82 SF	
LEVEL 2	IBDR	215	778.39 SF	
LEVEL 2	IBDR	216	592.06 SF	
			11,026.14 SF	

AREAS - LEVEL 2 - EXCLUDED				
Level	Name	Unit #	Area	
LEVEL 2	STAIRS EXC.		153.59 SF	
LEVEL 2	WE	201	10.81 SF	
LEVEL 2	WE	202	10.81 SF	
LEVEL 2	WE	203	10.81 SF	
LEVEL 2	WE	204	10.81 SF	
LEVEL 2	WE	205	10.77 SF	
LEVEL 2	WE	206	29.53 SF	
LEVEL 2	WE	207	29.47 SF	
LEVEL 2	WE	208	10.75 SF	
LEVEL 2	WE	209	10.91 SF	
LEVEL 2	WE	210	10.81 SF	
LEVEL 2	WE	211	10.81 SF	
LEVEL 2	WE	212	10.81 SF	
LEVEL 2	WE	213	13.28 SF	
LEVEL 2	WE	214	27.39 SF	
LEVEL 2	WE	215	25.24 SF	
LEVEL 2	WE	216	13.36 SF	
			399.84 SF	

LEGEND:

- Balcony
- Residential Circulation
- Residential Unit
- Service
- Stair exclusion
- Wall exclusion



Project:
1756
144 - West 21st
 Address:
 144 - w21st Street, North Vancouver
 Drawing:
AREA OVERLAY - LEVEL 4

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Reviewing
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale:
1/8" = 1'-0"
 DWG. NO.:
A830

Level	Name	Unit #	Area
LEVEL 4	BALCONY	401	45.13 SF
LEVEL 4	BALCONY	402	45.13 SF
LEVEL 4	BALCONY	403	45.13 SF
LEVEL 4	BALCONY	404	45.13 SF
LEVEL 4	BALCONY	405	45.13 SF
LEVEL 4	BALCONY	406	103.22 SF
LEVEL 4	BALCONY	407	108.64 SF
LEVEL 4	BALCONY	408	45.13 SF
LEVEL 4	BALCONY	409	45.13 SF
LEVEL 4	BALCONY	410	45.13 SF
LEVEL 4	BALCONY	411	45.13 SF
LEVEL 4	BALCONY	412	45.13 SF
LEVEL 4	BALCONY	413	45.13 SF
LEVEL 4	BALCONY	414	67.99 SF
LEVEL 4	BALCONY	415	111.14 SF
LEVEL 4	BALCONY	416	45.13 SF
			937.67 SF

Level	Name	Unit #	Area
LEVEL 4	CIRCULATION		950.92 SF
LEVEL 4	SHAFT		15.28 SF
LEVEL 4	SHAFT		15.28 SF
LEVEL 4	IBDR	401	565.47 SF
LEVEL 4	IBDR	402	557.04 SF
LEVEL 4	IBDR	403	557.04 SF
LEVEL 4	IBDR	404	565.96 SF
LEVEL 4	IBDR	405	565.10 SF
LEVEL 4	IBDR	406	699.94 SF
LEVEL 4	3BDR	407	870.61 SF
LEVEL 4	IBDR	408	565.12 SF
LEVEL 4	IBDR	409	565.98 SF
LEVEL 4	IBDR	410	557.04 SF
LEVEL 4	IBDR	411	557.04 SF
LEVEL 4	IBDR	412	565.98 SF
LEVEL 4	IBDR	413	554.02 SF
LEVEL 4	2BDR	414	780.82 SF
LEVEL 4	IBDR	415	778.78 SF
LEVEL 4	IBDR	416	592.12 SF
			11,025.30 SF

Level	Name	Unit #	Area
LEVEL 4	STARIS EXC.		153.59 SF
LEVEL 4	WE	401	10.81 SF
LEVEL 4	WE	402	10.81 SF
LEVEL 4	WE	403	10.81 SF
LEVEL 4	WE	404	10.81 SF
LEVEL 4	WE	405	10.77 SF
LEVEL 4	WE	406	30.43 SF
LEVEL 4	WE	407	29.47 SF
LEVEL 4	WE	408	10.75 SF
LEVEL 4	WE	409	10.91 SF
LEVEL 4	WE	410	10.81 SF
LEVEL 4	WE	411	10.81 SF
LEVEL 4	WE	412	10.81 SF
LEVEL 4	WE	413	13.28 SF
LEVEL 4	WE	414	27.39 SF
LEVEL 4	WE	415	25.24 SF
LEVEL 4	WE	416	13.36 SF
			400.74 SF

Project:
1756
144 - West 21st
Address:
144 - w21st Street, North Vancouver
Drawing:
AREA OVERLAY - LEVEL 5

Project Status:
REZONING

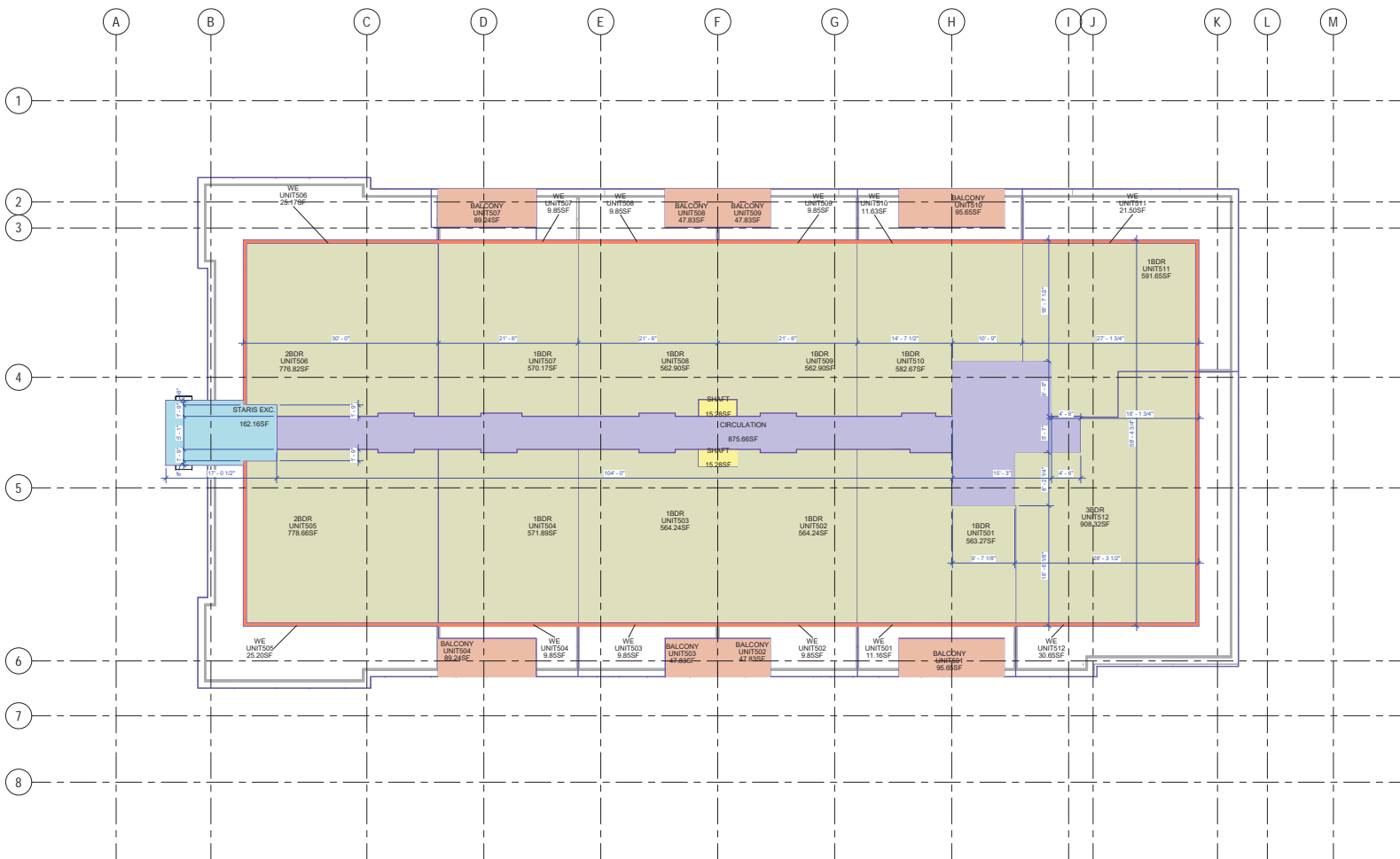
SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

No.	Date	Description

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Scale:
1/8" = 1'-0" DWG. NO:
A840



LEGEND:

- Balcony
- Residential Circulation
- Residential Unit
- Service
- Stair exclusion
- Wall exclusion

AREAS - LEVEL 5 - BALCONIES			
Level	Name	Unit#	Area
LEVEL 5	BALCONY	501	95.65 SF
LEVEL 5	BALCONY	502	47.83 SF
LEVEL 5	BALCONY	503	47.83 SF
LEVEL 5	BALCONY	504	89.24 SF
LEVEL 5	BALCONY	507	89.24 SF
LEVEL 5	BALCONY	508	47.83 SF
LEVEL 5	BALCONY	509	47.83 SF
LEVEL 5	BALCONY	510	95.65 SF
LEVEL 5	BALCONY	512	96.10 SF

AREAS - LEVEL 5 - INCLUDED			
Level	Name	Unit#	Area
LEVEL 5	CIRCULATION		875.66 SF
LEVEL 5	SHAFT		15.28 SF
LEVEL 5	SHAFT		15.28 SF
LEVEL 5	IBDR	501	563.27 SF
LEVEL 5	IBDR	502	564.24 SF
LEVEL 5	IBDR	503	564.24 SF
LEVEL 5	IBDR	504	571.89 SF
LEVEL 5	IBDR	505	778.66 SF
LEVEL 5	IBDR	506	778.66 SF
LEVEL 5	IBDR	507	570.17 SF
LEVEL 5	IBDR	508	562.90 SF
LEVEL 5	IBDR	509	562.90 SF
LEVEL 5	IBDR	510	582.67 SF
LEVEL 5	IBDR	511	581.65 SF
LEVEL 5	IBDR	512	608.12 SF
LEVEL 5	IBDR		8,503.95 SF

AREAS - LEVEL 5 - EXCLUDED			
Level	Name	Unit#	Area
LEVEL 5	STARIS EXC.		162.16 SF
LEVEL 5	WE	501	11.16 SF
LEVEL 5	WE	502	9.85 SF
LEVEL 5	WE	503	9.85 SF
LEVEL 5	WE	504	9.85 SF
LEVEL 5	WE	505	25.20 SF
LEVEL 5	WE	506	25.17 SF
LEVEL 5	WE	507	9.85 SF
LEVEL 5	WE	508	9.85 SF
LEVEL 5	WE	509	9.85 SF
LEVEL 5	WE	510	11.63 SF
LEVEL 5	WE	511	21.50 SF
LEVEL 5	WE	512	30.65 SF
LEVEL 5	WE		346.60 SF

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Plot Date: 2024-10-25 2:31:14 PM

1645 West 5th Avenue
 Vancouver, BC V6J 1N5
 Tel: (604) 812-2595 ext. (604) 812-2505
 Email: office@AMArchitects.com

Project:
1756
144 - West 21st
 Address:
 144 - w21st Street, North Vancouver
 Drawing:
AREA OVERLAY - LEVEL 6

Project Status:
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-01-03	Response to PTC
2021-10-25	Response to PTC

REVISION

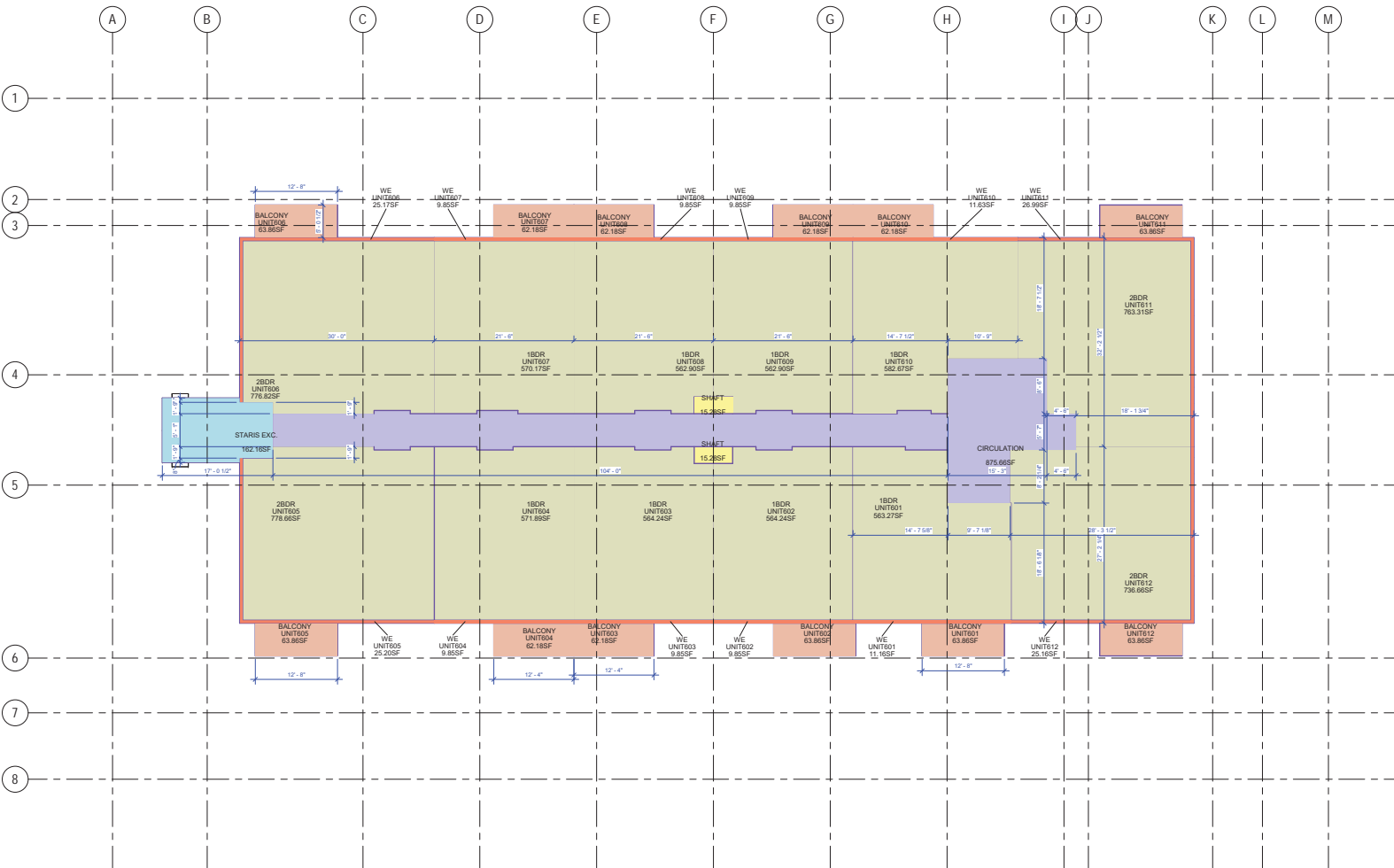
No.	Date	Description

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Scale:
1/8" = 1'-0"
 DWG. NO.:
A850

LEGEND:

- Balcony
- Residential Circulation
- Residential Unit
- Service
- Stair exclusion
- Wall exclusion



AREAS - LEVEL 6 - BALCONIES

Level	Name	Unit #	Area
LEVEL 6	BALCONY	601	63.86 SF
LEVEL 6	BALCONY	602	63.86 SF
LEVEL 6	BALCONY	603	62.18 SF
LEVEL 6	BALCONY	604	62.18 SF
LEVEL 6	BALCONY	605	63.86 SF
LEVEL 6	BALCONY	606	63.86 SF
LEVEL 6	BALCONY	607	62.18 SF
LEVEL 6	BALCONY	608	62.18 SF
LEVEL 6	BALCONY	609	62.18 SF
LEVEL 6	BALCONY	610	62.18 SF
LEVEL 6	BALCONY	611	63.86 SF
LEVEL 6	BALCONY	612	63.86 SF
			754.25 SF

AREAS - LEVEL 6 - INCLUDED

Level	Name	Unit #	Area
LEVEL 6	CIRCULATION		875.66 SF
LEVEL 6	SHAFT		15.28 SF
LEVEL 6	SHAFT		15.28 SF
LEVEL 6	1BDR	601	563.27 SF
LEVEL 6	1BDR	602	564.24 SF
LEVEL 6	1BDR	603	564.24 SF
LEVEL 6	1BDR	604	571.89 SF
LEVEL 6	2BDR	605	778.66 SF
LEVEL 6	2BDR	606	778.66 SF
LEVEL 6	1BDR	607	570.17 SF
LEVEL 6	1BDR	608	562.90 SF
LEVEL 6	1BDR	609	562.90 SF
LEVEL 6	1BDR	610	562.67 SF
LEVEL 6	2BDR	611	763.31 SF
LEVEL 6	2BDR	612	736.66 SF
			8,503.95 SF

AREAS - LEVEL 6 - EXCLUDED

Level	Name	Unit #	Area
LEVEL 6	STARIS EXC.		162.18 SF
LEVEL 6	WE	601	11.16 SF
LEVEL 6	WE	602	9.85 SF
LEVEL 6	WE	603	9.85 SF
LEVEL 6	WE	604	9.85 SF
LEVEL 6	WE	605	25.20 SF
LEVEL 6	WE	606	25.17 SF
LEVEL 6	WE	607	9.85 SF
LEVEL 6	WE	608	9.85 SF
LEVEL 6	WE	609	9.85 SF
LEVEL 6	WE	610	11.63 SF
LEVEL 6	WE	611	25.99 SF
LEVEL 6	WE	612	25.16 SF
			346.60 SF

Plot Date: 2024-10-25 2:31:17 PM
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Email: office@AMArchitects.com

Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
TYPICAL ADAPTABLE UNIT FLOOR PLANS

Project Status:
REZONING

SUBMISSION

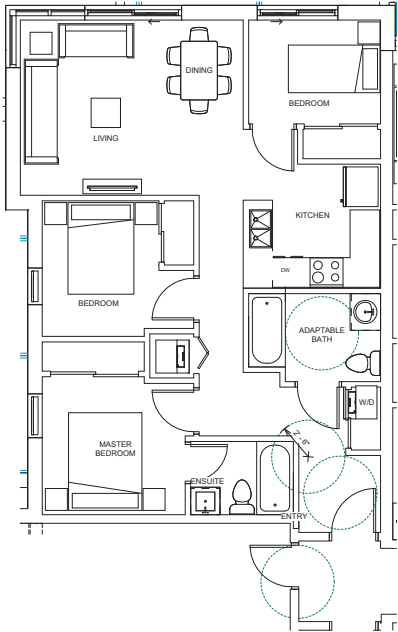
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC

REVISION

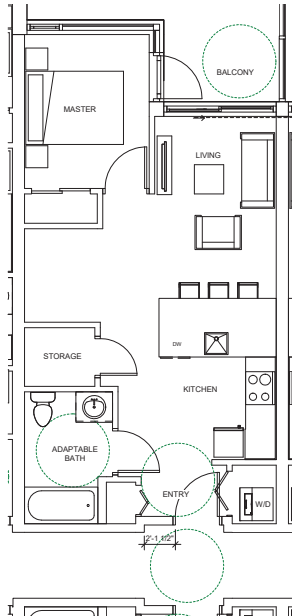
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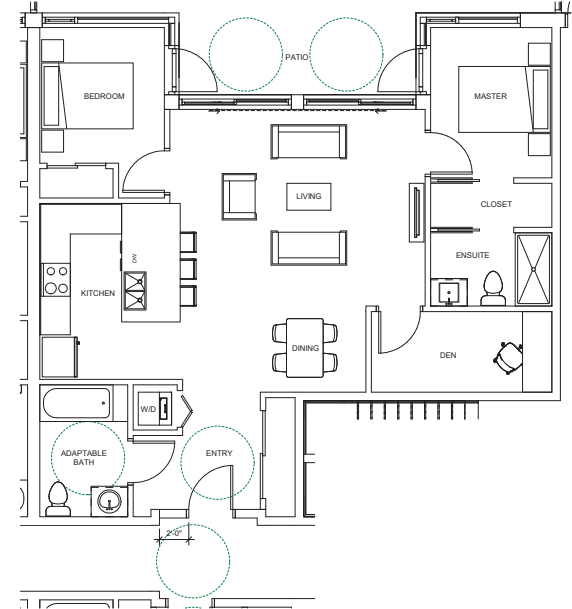
Scale: 1/4" = 1'-0"
DWG. NO.: **A870**



1 TYPICAL 3 BEDROOM ADAPTABLE UNIT PLAN
1/4" = 1'-0"
EXLC. AREA 205F - ADAPTABLE DESIGN LEVEL 2
UNITS:
101, 106, 107
206, 207
306, 307
406, 407



2 TYPICAL 1 BEDROOM ADAPTABLE UNIT PLAN
1/4" = 1'-0"
EXLC. AREA 205F - ADAPTABLE DESIGN LEVEL 2
UNITS:
101, 102, 103, 104, 105, 108, 109, 110, 111
201, 202, 203, 204, 205, 208, 209, 210, 211, 212
301, 302, 303, 304, 305, 308, 309, 310, 311, 312
401, 402, 403, 404, 405, 408, 409, 410, 411, 412
501, 507
601, 607



3 TYPICAL 2 BEDROOM ADAPTABLE UNIT PLAN
1/4" = 1'-0"
EXLC. AREA 205F - ADAPTABLE DESIGN LEVEL 2
UNITS:
112

Project:
 # 1756

144 - West 21st

Address:
 144 - W21st Street, North Vancouver

**Drawing:
 BALCONIES WALLS,
 OPENING AREA**

Project Status:
REZONING

SUBMISSION

Date	Description
2021.01.03	Response to PTC
2021.10.25	Response to PTC

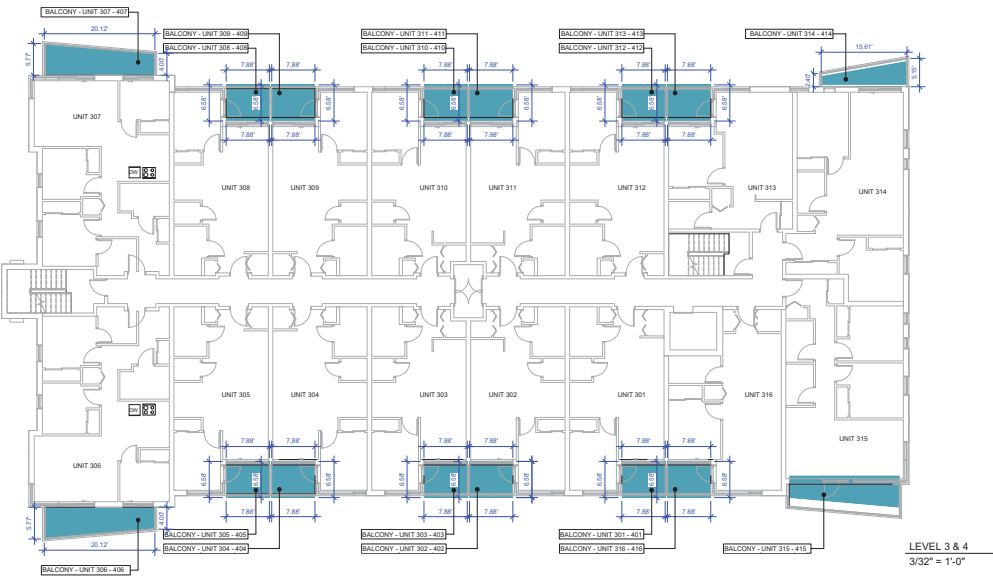
REVISION

No.	Date	Description

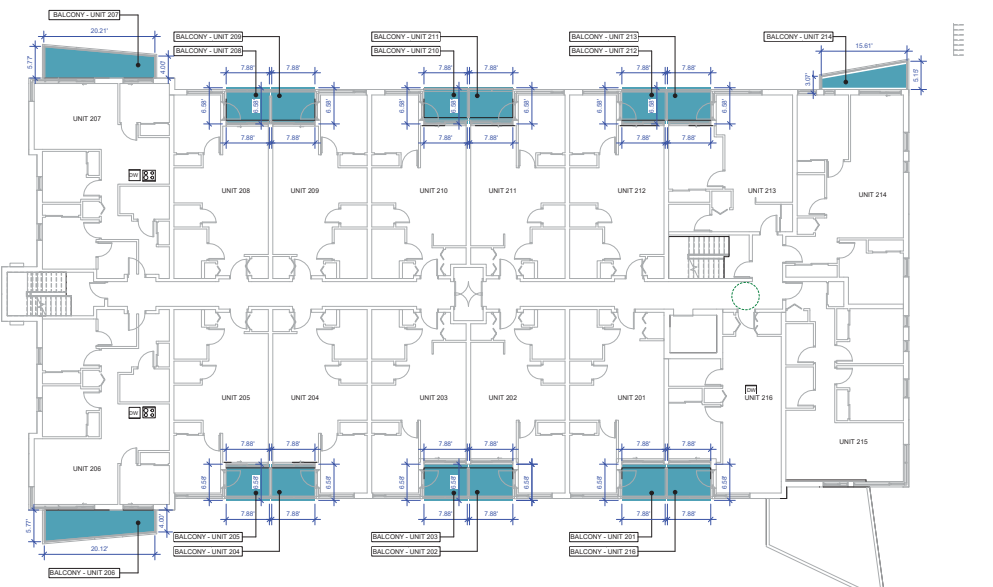
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Scale:
 3/32" = 1'-0"
A880

DWG. NO:



LEVEL 3 & 4
 3/32" = 1'-0"



LEVEL 2
 3/32" = 1'-0"

Level #	Unit #	Wall Area (sq. Ft.)	Ceiling Area (sq. Ft.)	Parapet Area (sq. Ft.)	Total Area		Balcony Opening Area (sq. Ft.)	Opening Percentage %
					Per-Floor	Total		
Level 2	201	189.36	51.85	27.58	268.79	39.45	14.66	
	202	189.36	51.85	7.88	249.09	58.10	23.73	
	203	189.36	51.85	17.45	258.655	49.45	19.12	
	204	189.36	51.85	17.97	258.18	48.93	18.88	
	205	189.36	51.85	27.58	268.79	39.40	14.66	
	206	181.08	98.29	87.25	346.62	188.90	53.80	
	207	181.08	98.29	75.48	354.86	178.59	50.32	
	208	189.36	51.85	17.97	258.18	48.83	18.88	
	209	189.36	51.85	27.58	268.79	39.40	14.66	
	210	189.36	51.85	7.88	249.09	58.10	23.73	
	211	189.36	51.85	17.45	258.655	49.45	19.12	
	212	189.36	51.85	7.88	249.09	58.10	23.73	
	213	189.36	51.85	27.58	268.79	39.40	14.66	
	214	140.49	46.13	49.80	236.42	121.90	51.56	
	215	189.36	0	0.00	189.36	0.00	0.00	
	216	189.36	51.85	17.97	258.18	48.93	18.88	
Level 3	301	189.36	51.85	7.88	249.09	58.10	23.73	
	302	140.49	51.85	27.58	219.92	58.10	26.87	
	303	189.36	51.85	7.88	249.09	58.10	23.73	
	304	189.36	51.85	17.45	258.655	49.45	19.12	
	305	189.36	51.85	7.88	249.09	58.10	23.73	
	306	189.36	98.29	54.58	342.225	199.58	58.30	
	307	189.36	98.29	80.02	367.665	174.09	47.34	
	308	189.36	51.85	27.58	268.79	39.40	14.66	
	309	189.36	51.85	17.97	258.18	48.93	18.88	
	310	181.08	51.85	17.45	250.375	49.45	19.75	
	311	181.08	51.85	7.88	240.81	58.10	24.54	
	312	189.36	51.85	17.45	258.655	49.45	19.12	
	313	189.36	51.85	7.88	249.09	58.10	23.73	
	314	189.36	46.13	53.88	290.365	117.63	40.72	
	315	189.36	100.4	40.88	330.645	180.43	54.58	
	316	189.36	51.85	27.58	268.79	39.40	14.66	
Level 4	401	189.36	51.85	17.45	258.655	49.45	19.12	
	402	189.36	51.85	27.58	268.79	39.40	14.66	
	403	189.36	51.85	27.58	268.79	39.40	14.66	
	404	189.36	51.85	7.88	249.09	58.10	23.73	
	405	189.36	51.85	27.58	268.79	39.40	14.66	
	406	140.49	98.29	58.88	297.655	195.28	65.60	
	407	217.08	98.29	87.33	383.595	188.83	48.70	
	408	189.36	51.85	7.88	249.09	58.10	23.73	
	409	189.36	51.85	27.58	268.79	39.40	14.66	
	410	189.36	51.85	7.88	249.09	58.10	23.73	
	411	189.36	51.85	27.58	268.79	39.40	14.66	
	412	189.36	51.85	7.88	249.09	58.10	23.73	
	413	189.36	51.85	17.45	258.655	49.45	19.12	
	414	181.08	46.13	84.57	291.76	143.00	49.01	
	415	181.08	100.4	40.88	322.345	180.43	56.03	
	416	189.36	51.85	7.88	249.09	58.10	23.73	
TOTAL					12997.88	3867.375	28.22	

Plot Date: 2021-10-25 2:31:24 PM E:\000\REVINT\LOCAL FILES\1756_01_MAIN_R20_CF_144_w21st_bin\amarchitects.com.rvt

1645 West 5th Avenue
Vancouver, BC V6J 1N6

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Email: office@AMArchitects.com

Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
BALCONIES WALLS,
OPENING AREA

Project Status:
REZONING

SUBMISSION

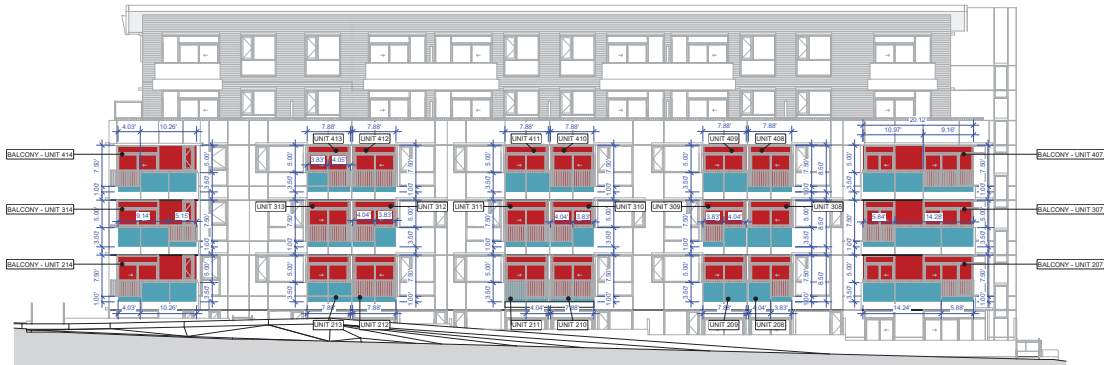
Date	Description
2021.01.03	Response to PTC
2021.10.25	Response to PTC

REVISION

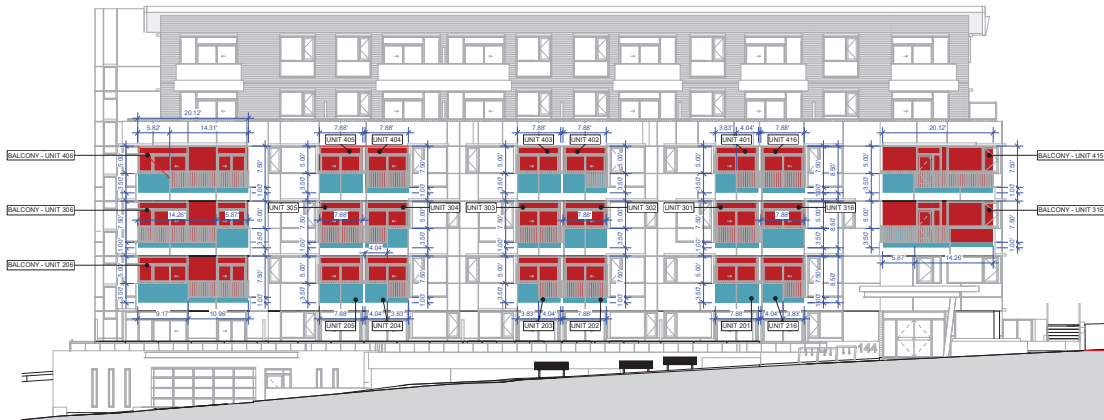
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Scale:
3/32" = 1'-0"
DWG. NO.
A890



① NORTH ELEVATION -BALCONIES
3/32" = 1'-0"



② SOUTH ELEVATION -BALCONIES
3/32" = 1'-0"



① WEST ELEVATION - BALCONIES
3/32" = 1'-0"



② EAST ELEVATION - BALCONIES
3/32" = 1'-0"

Project:
1756

144 - West 21st

Address:
144 - w21st Street, North Vancouver

Drawing:
**BALCONIES WALLS,
OPENING AREA**

Project Status:
REZONING

SUBMISSION	
Date	Description
2021-01-03	Response to PTC
2021-10-25	Response to PTC

REVISION		
No.	Date	Description

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Summary Report

Developer Information Session Feedback

Re: 144 – West 21st Street

A Developer Information Session was held on August 14th, 2019 from 6:00 pm - 9:00 pm at the Harry Jerome Community Centre located at 123 West 23rd Street, North Vancouver

Meeting Format: 15 presentation boards depicted the proposed plans for the Development on 144-West 21st Street. These boards explained the proposed design, proposed heights, unit types, neighbourhood context, etc. A sign-in station was located at the entry door and exit survey tables were provided to encourage people to complete feedback forms. Attendees were also given the option to take away their feedback forms for further consideration and privacy. Submissions made after November 16, 2016 have also been included in this summary report.

Purpose: To gather comprehensive Community feedback on the preliminary plans and receive suggestions prior to the next stages with the City of North Vancouver.

Outcome: Over 15 people attended the workshop over the course of the evening. 15 attendees filled out the sign in sheet. One third of respondents (5 total) submitted feedback forms either at, or after, attending the meeting. Attendees' views and comments are captured within this Summary Report. At (and following) the meeting, the project team received several requests from attendees for electronic copies of the presentation material. All such requests were responded to in a timely manner.

EXECUTIVE SUMMARY

- **Architecture:** Overall, the response to the architectural design was positive, though three respondents felt 6 storeys was too high.
- **Use:** Overall, the response to 100% rental was positive.
- **Parking:** Overall, respondents felt more parking was needed.
- **Tenant Relocation/Retention:** Respondents voiced urgency to assist current tenants in finding suitable and affordable housing options during eviction.

This report summarizes the results and includes the final tally of responses received. All additional respondent comments have been included verbatim to avoid bias or interpretation.

The members of the public who either attended the meeting and/or filled in Exit Survey reports are as follows:

Lindsay Miles-Pickup	159 West 22 nd St		
Kelly A. Blake	206-144 West 21 st St		
Yew Hee	402-128 West 21 st St		
Janette Razow	408-119 West 22 nd St		
Andrew Issley	408-119 West 22 nd St		
Robert Clydesdale	135 West 21 st St		
Robert Ke	306-159 West 22 nd St		
Brenda J Rich	404-108 West 21 st St		
Arthur Davies	344 West 20 th St		
Rica Cabalung	344 West 20 th St		
Grace Krus	144 West 21 st St		

Gail Matheson	128 West 22 nd St		
Chris Baker	119 West 22 nd St		
S. Macauley	335 East 3 rd St		
Patrick Heide	202 150 West 22 nd St		

Below are the questions asked on the Exit Survey, with responses following verbatim.

1) Please comment on the proposed 85 new 100% rental residential units.

- Support. The existing building is old. Rental buildings are needed.
- Rental units are very much needed in the City of North Vancouver. Consideration MUST be given to the present tenants being displaced & consideration to people who cannot afford \$2000.00 per month rent.
- The area is already quite densified and further rentals combined with the potential Harry Jerome site will over densify the area.
- Too big & much too high.
- Main issue is the height of the new proposed building. The height of the new building will block the view of people living from 3rd to top (5th) floor at 119 West 22nd street, tenants facing West. We will lose the City and water view if proposed 6 storey building is built. We recommend building height be limited to 4 storeys. Thank you for your consideration.

2) Please comment on the proposed approximate 50 new underground parking stalls.

- >50% need to be electric stalls, preferably 100%.
- Not enough, should be 85.
- 50 Stalls are not enough when you consider the problems presently existing in our neighbourhood. Most people have considerable problems with this.

3) Please comment on the proposed landscape design fronting West 21st Street.

- Looks fine. Huge improvement to what is there now.
- Appears to be good with the existing landscaping in the area. Consider drought resistant hardy plants and trees to minimize the climate change issues we are facing now & in the future.
- Landscaping too shallow – supposed to be on green necklace. Prefer deeper setback or better privacy.

4) WEST 21st STREET: A 6 storey facade is proposed along the West 21st streetscape with the first 4 storeys being similar in massing and form to the existing building, with 2 storeys above set back significantly from the street to reduce the overall massing and form. Please comment on this design approach:

- Appears to enhance privacy.
- Design is fine.
- Upper stories must be set back much more.
- 6 storeys is too high and not in line with the existing area. Bonus density should not be granted.

5) REAR LANEWAY CONNECTION: The project includes a breezeway/walkway connecting West 21st Street to the Rear Laneway and walking trails. This will be well lit and is intended to increase public connectivity through the neighbourhood. Please comment on this aspect of the proposal:

- The existing walkway is well used by people in the neighbourhood, and addition would be appreciated.
- Good. Great that renters can access the trails.

6) Please comment on the envisioned 'butterfly roof' design (large overhanging roof), which provides solar shading and rain protection.

- No issues with the design of the building.

- Too high, but overhanging concept ok.

7) Please comment on any other aspect of the project (please feel free to use back of page if necessary):

- Fully support project. However, there should be 85 parking stalls as well as ones for visitors.
- Main concerns are for displaced renters, unreasonable rents for most people, not enough parking spots. Not everyone in North Vancouver can bike to work.
- Too many floors. 3 levels best, + underground parking.
- 6 storeys is too tall. 1.6 FSR is all they should be granted.

Sustainability Statement

Natural Systems - Landscape		Included	Comments
1	Private Trees	Y	The existing trees within the site cannot be retained due to the location and size of the underground parking, but the project will be retaining the existing street trees along West 21st, and will be adding trees around the site, resulting in a net positive number of planted trees on site.
2	Green Roof / Wall	N	The project will not include green roofs / walls.
3	Majority Native Species Landscaping	Y	The project will be landscaped with primarily native, native-like and drought resistant plants.
4	Habitat Restoration	Y	Because the project will be using primarily native species, it will provide habitat to local flora and fauna.
5	Community Gardens	Y	The project will include urban agriculture plots in the rear yard to be used and accessed by all residents.
6	50% or More Edible Landscaping for Common Space	N	The project will not include 50% or more edible landscaping, though will include some native plants with edible fruits or berries.
7	Water Efficient Irrigation System (drip hose, low-flow nozzles)	Y	The project will coordinate with mechanical teams during next phases to include low-flow and efficient irrigation systems for all landscaping.
8	Rainwater Collection	Y	The project will provide a rainbarrel in proximity to the community gardens, to reduce the amount of potable water required for irrigating garden plots.
9	Reuse of Wastewater	N	The project will not include wastewater reuse on this site.

Natural Systems - Hardscape		Included	Comments
1	Permeable Paving for Hardscape	N	The project will not include permeable paving as part of the site design due to the size of the underground parking structure.
2	40%+ Open Site Space (see Zoning Bylaw Definition)	Y	The project achieves over 40% open site space.

Physical Structure - High Performance Construction		Included	Comments
1	Durable Building (modular / deconstructable)	N	The project will not include modular / deconstructable elements.
2	Recycled Content	Y	The project will include recycled and recyclable materials to the greatest extent possible.
3	Majority Use of Environmentally Friendly Materials (non-toxic, wood)	Y	The project is primarily of wood-frame construction, and will be local and non-toxic.
4	Certified by a Third Party Green Building Rating System	N	The project will not certify with a green building rating system, but will follow green built industry standards.

Physical Structure - Energy Efficiency and Healthy Buildings		Included	Comments
1	Energy Performance	Y	This project will adhere to the required level of the Energy Step Code, which will ensure it is performing with optimal energy performance.
2	Superior Insulation	TBC	Through the energy modeling process required by the Energy Step Code, the project will include the necessary insulation levels to ensure the overall energy performance targets are met.
3	Airtightness	Y	The project will perform air tightness testing to meet the Energy Step Code requirements.
4	High-performance Windows	Y	The project will include thermally broken windows.
5	District Energy	TBC	The project will undergo a review to confirm whether there is an opportunity to connect to the LEC. Should it be deemed viable, the project will respond mechanically through the selection of hydronic mechanical systems which utilize the energy available through the LEC connect.
6	Building Heating System	TBC	Through the energy modeling process required by the Energy Step Code, the project will select a heating system that efficiently heats the building while ensuring the overall energy performance targets are met.
7	Heat Recovery Ventilator	TBC	Through the energy modeling process required by the Energy Step Code, the project will assess the need for HRVs in achieving the overall energy performance target.
8	LED Lighting (whole building)	Y	The project will include energy efficient lighting throughout all common and private spaces.
9	Energy-Star Appliances	Y	Energy-Star Appliances will be used throughout the project to contribute to the project's overall energy performance targets.
10	Suite Metering	N	Unless otherwise specified by LEC or BC Hydro, the project will not be providing suite-level metering.
11	Water Efficient Fixtures	Y	The project will include low-flow fixtures throughout all suites and common areas.
12	Greywater Reuse	N	The project will not address grey water reuse.
13	Livability/Human Well Being	Y	The building has been designed to maximize passive architectural performance and environmental response. This process has produced not only reduction in energy requirements but high levels of daylighting and views for the occupants along with enhanced natural ventilation utilizing cross ventilation schemes.

Physical Infrastructure - Transportation		Included	Comments
1	End of Trip Bicycle Facilities	N/A	
2	Car-Share Program	N	The project will not include any car-share programs.
3	Electric Vehicle Supply Equipment: 20% of all residential parking spaces	Y	The project will include 20% of purchased residential stalls as electric vehicle charging stalls.
4	Electric Vehicle Supply Equipment: Adequate space in electrical room for remaining 80% of parking spaces	Y	As required, the project will ensure adequate electrical capacity.
5	Close proximity to frequent Public Transportation	Y	The project is located in close proximity to frequent public transportation along Lonsdale Avenue. A short 180m walk brings you bus stops running both north and south, with 6 distinct bus routes that bring you around North Vancouver, and connect to other transportation hubs such as the Sea Bus station and bus loop exchanges to connect you to the rest of Metro Vancouver. This is extremely beneficial to the rental community.

Economic Considerations		Included	Comments
1	Direct Employment	Y	This project does not include commercial space, but will include the need to employ a full-time Building Manager.
2	Commercial Floor Space (net increase, indicate area)	N/A	This project does not include commercial space.
3	Neighbourhood Scale Commercial	N/A	This project does not include commercial space.
4	Non-Market / Lower-End of Market Commercial	N/A	This project does not include commercial space.
5	Commercial Relocation Strategy	N/A	This project does not include commercial space.
6	Indirect Economic Benefits	Y	During the course of construction, there will be full-time jobs generated during each year of the development. This benefit will also extend to local suppliers of various construction materials, furnishings and fixtures.

Human Potential		Included	Comments
1	Market Rental Housing	Y	This project will be 100% market rental housing.
2	Non-Market / Lower-End of Market Rental Housing	Y	This project will abide by the 10-10-10 requirement. (10% of units in new market rental projects to be rented at 10% below average rents, as indicated by Canada Mortgage and Housing Corporation, for a minimum period of 10 years.)
3	10%+ Three+ Bedroom Units	Y	The project will provide 8, 3-bedroom unit apartments (over 10%) in the project.
4	Micro-Units ~400 sq.ft.	N	The project does not include micro-units, as it aims to focus on liveability and providing spaces that can accommodate multiple occupants and families.
5	Childcare Facilities	N	The project will not include childcare facilities, but will include a children's outdoor playspace.
6	Community Space for Food Preparation, Storage and Processing	N	The project does not include food preparation or storage facilities.
7	Green Building Educational / Interpretive Features	N	The project does not address this item.
8	Primary and Secondary Stair Design	N	The project does not include a feature stair design as to maximize space for creating rental units.
9	Outdoor Circulation	N	The residential units are not accessed through exterior corridors, but the ground floor units facing the rear yard are able to be access from an outdoor walkway. The project also includes a publicly accessible walkway along the east edge of the site that connects West 21st to the public walking path in the lane at the rear of the building. Outdoor walkability is still a feature in the overall project design.
10	Storage space for residents in storage rooms	N	The project does not include storage units separate from the closets provided in the residential units.
12	Amenity & Commercial connections	Y	To promote social interaction between residents and the commercial users, the project will provide a business room available to for residents to utilize, rather than purchasing a suite with an extra room designated as a workspace. This provides an ideal "work from home" amenity.

Social Connections		Included	Comments
1	Design Features for People with Disabilities	Y	The project goes above the 25% requirement for adaptable units by providing 61% of units meeting Level 2 from the Adaptable Design Guidelines. The outdoor space in the rear yard also includes accessible picnic tables to increase inclusion and resident connections.
2	Communal Cooking Amenities	N	The project will not include community cooking facilities.
3	Indoor Amenity	Y	To promote social interaction between residents and the commercial users, the project will provide a business room available to for residents to utilize, rather than purchasing a suite with an extra room designated as a workspace. This provides an ideal "work from home" amenity.
4	Outdoor Recreation	Y	The provision of community gardens provides residents with ample space for outdoor gardening activities, encouraging residents to get outside, be physically active and grow their own healthy produce. It also includes the children's play area with seating for parents and guardians to gather and overlook.
5	Amenities for Senior Users	Y	A number of the garden plots will be at heights easily accessible to senior users. Benches and tables around the site will give places for seniors to gather. Tables will include spaces for games like checkers/chess.
6	Crime Prevention through Environmental Design	Y	The project will strictly adhere to the Crime Prevention design guidelines, to reduce any opportunity for crime

Cultural Diversity		Included	Comments
1	Formal and Informal Gathering Spaces	Y	The business room available to be rented for residents also serves as a formal gathering space. Occupants can gather together for any occasion or celebration. Informal gathering spaces will be incorporated into the landscape design of the plaza, encouraging interaction and activity between residents and visitors.
2	Retention of Heritage Building	N/A	N/A
3	Public Art Reflecting Local Culture	Y	The landscaping to the south of the building (along West 21st) will be fully landscaped, and will be a significant contribution to the public realm and human experience in the neighbourhood. Also provided is the publicly accessible walkway along the east edge of the site that connects West 21st to the public walking path in 2400 sf of public space and is our proposed public contribution.
4	Streetscape Improvements	Y	The landscaped area to the south of the building will be fully landscaped, designed to incorporate planted areas with seating areas, bringing humans and nature closer together.

Public Hearing:
144 West 21st Street
Bylaw No. 8896

Presented January 2022
Development Planning



Introduction

- **Proposal:**
 - 6-storey rental
 - 85 units
 - 2.6 FSR (1.0 bonus)
- **Replacing:**
 - 3-storey rental (1978)
 - 35 units



WEST 21ST STREET



2

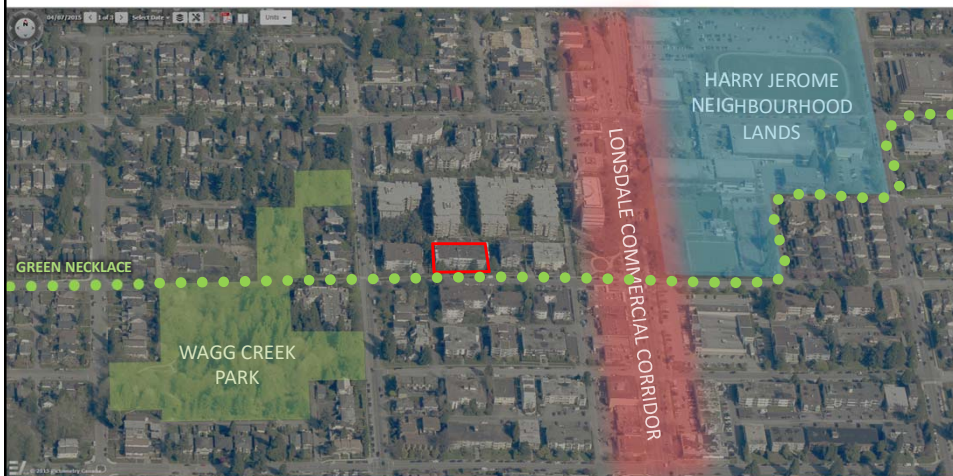
Location



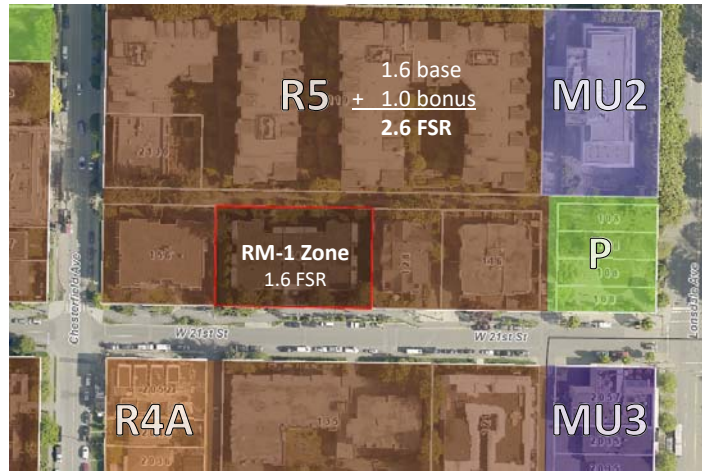
city of north Vancouver Context Map: Context Map



Neighbourhood Context

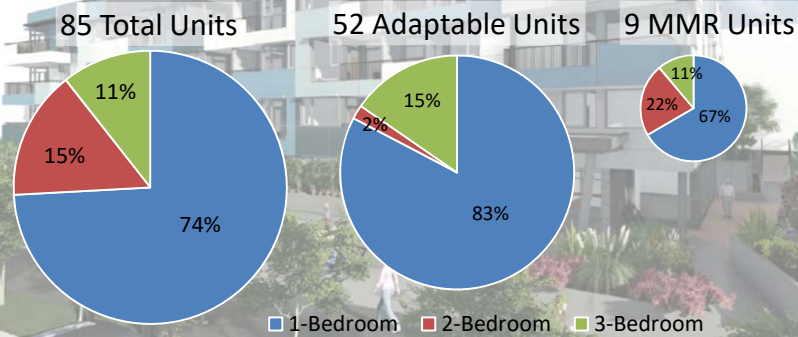


Policy Context



Proposal: Overview

- 6-storeys
- 2.6 FSR

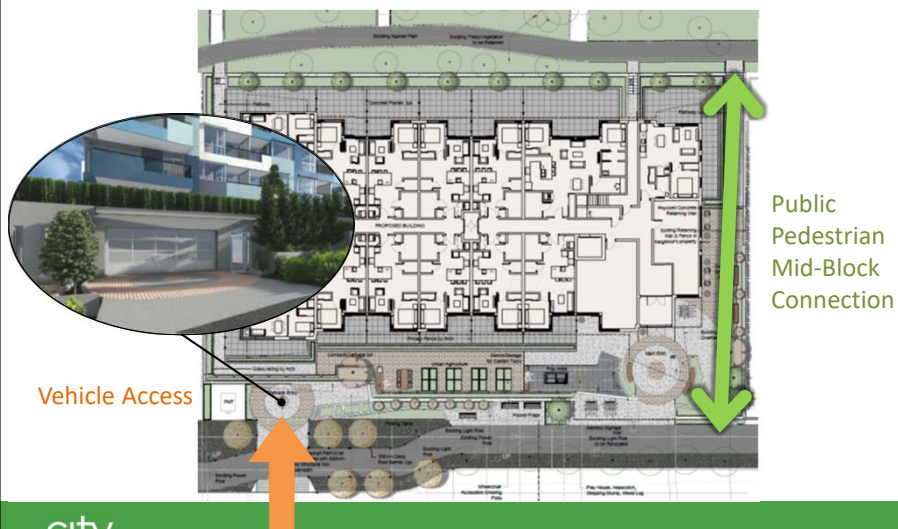


Proposal: Site Design

- Front and rear:
 - Greenways
 - Seating & landscaping
- East:
 - Mid-block connection
- Amenities:
 - Gardening plots
 - Children play area
 - Indoor amenity space



Proposal: Site Access



Vehicle Access

Public
Pedestrian
Mid-Block
Connection

Proposal: Landscaping

- 15 trees for removal
- 26 trees proposed
- Public-private integration



Tenant Relocation Plan

- 28 of 35 units tenanted
- 16 tenancies over 10 years
- Tenant Relocation Plan:
 - Relocation Coordinator
 - 3-months + moving allowance

Additional Compensation	Length of Tenancy
1 month rent	Up to 5 years
2 months rent	5-10 years
3 months rent	10-20 years
4 months rent	Over 20 years



Policy Analysis

- Consistent with *OCP*
- Density Bonus: 100% secured rental
- Meets *Housing Action Plan*
- Active Design: indoor/outdoor amenities
- Sustainable Development: landscaping, amenities, Adaptable Design



Zoning Amendment

- CD-745 (RM-1 base):
 - Increase density and height
 - Increase front setback



Conditions of Rezoning

- Housing Agreement
- Servicing Agreement
- Pedestrian Statutory Right-of-Way
- Community Good Neighbour Agreement
- Shoring, Crane Swing, and Staging License Agreement
- Flooding Covenant
- Community Energy Agreement



Updated Housing Agreement

- MMR units:
 - Improve language for eligibility
 - Priority to those living or working within the City
 - Priority for larger units to those with dependents
 - Annual submission of documentation
 - Minimum advertising period



Advisory Bodies

- ADP (July 24, 2019):
 - Endorsed proposal subject to addressing:
 - Colour palette choices
 - Safety concerns on mid-block connection
 - Pedestrian-vehicle conflict at driveway
 - Blend landscaping along frontage



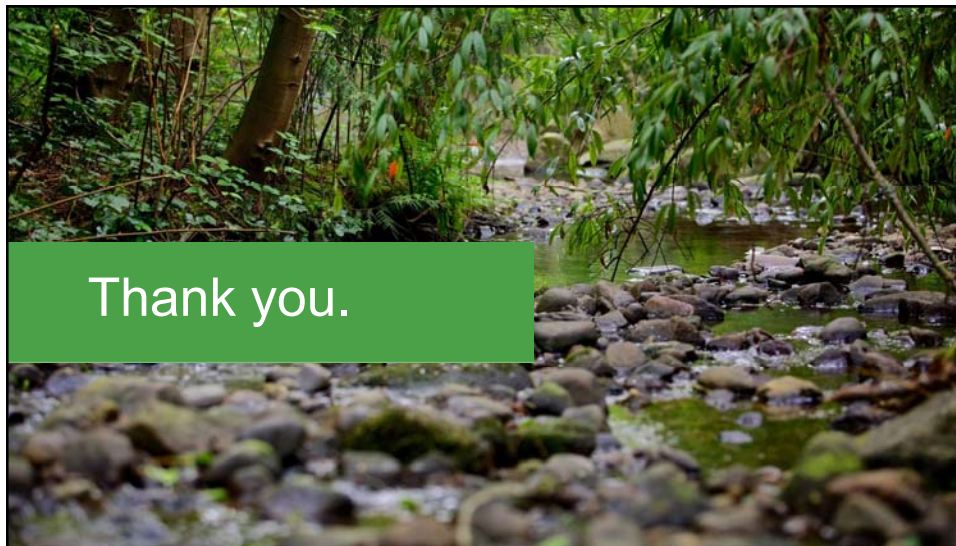
Public Engagement

- Developer Information Session
 - August 14, 2019 @ Harry Jerome Community Centre
 - 15 attendees; 5 written submissions
 - Support:
 - 100% rental apartment use
 - Landscaping and architecture
 - Concerns:
 - Height and density high for area
 - Insufficient parking



Conclusion

- Consistent with policies
- In alignment with City goals:
 - Intensify residential development within Lonsdale Regional City Centre
 - Increase rental and MMR units
 - Contribute to important infrastructure



Thank you.

WELCOME



ANKENMAN MARCHAND ARCHITECTS

Continuing to create architecture that enhances life and the environment.

Public Hearing
January 24th, 2022
Rental Project – 144 West
21st Street, North Vancouver

Overview

Presentation:

- Project Team & Introductions
- Surrounding Context
- Community Visions (OCP Excerpts)
- Community Benefits/Project Overview
- Architecture
- Sustainability
- Summary and Conclusions



ANKENMAN MARCHAND
ARCHITECTS

Project Team *Who is involved?*

ANKENMAN MARCHAND
ARCHITECTS

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

GEOPACIFIC
VANCOUVER KAMLOOPS CALGARY


BDK Development Corporation

ANKENMAN MARCHAND
ARCHITECTS

PUBLIC HEARING **A3**

ANKENMAN MARCHAND
ARCHITECTS

Surrounding Context *(aerial view)*



Key information re: Site & Context:


- Site is surrounded by multiple-unit residential buildings
- Short (1/2 block) walking distance to Lonsdale including shops and services, restaurants, transit routes, Gordon Smith Gallery of Canadian Art & immediate access to Upper Levels Highway
- Building fronts onto existing bike lane network along 21st St.
- Holy Trinity & Larson Elementary & Carson Graham Secondary Schools located nearby.
- An extensive greenbelt/Walkway borders the site's northern border.
- There is a considerable site crossfall from the east side of the property dropping to the west.

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PUBLIC HEARING **A4**

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Surrounding Context *(bike lanes)*



BIKE ROUTES

Off-street bicycle route
might be shared with pedestrians

- paved
- unpaved

On-street bicycle route
with signs or pavement markings or both

- local street
- painted bike lane on major street
- shared lane on major street

Other on-street bicycle route
recommended but not signed or marked

- local street
- major street








Designated Bike Routes:

- As depicted on the map above, there are a multitude of bike routes surrounding the subject site, rationalizing the 128 bike stalls being proposed for the project & providing alternate transportation methodologies.

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ANKENMAN MARCHAND ARCHITECTS

Surrounding Context *(cont'd / Photos)*

ANKENMAN MARCHAND ARCHITECTS PUBLIC HEARING A6

Applicable Community Visions:

"In 2031, the City of North Vancouver will be a vibrant, diverse and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations".

"The OCP has a strong focus on ... meeting the needs of the community members locally by creating an attractive, accessible, walkable community that supports the needs of a diverse population and labour force. This includes the provision of quality housing, a balance of amenities, including open space, a variety of transportation options, social services, a strong economy and a healthy environment and community".

"The City also wants ... continued celebration of arts and culture, an awareness of nature...and the pursuit of high-quality urban design".



Project Benefits and Overview

COMMUNITY BENEFITS

100% Rental:

- The project, if approved will add 85 rental units to North Vancouver's much-needed rental stock with a wide variety of unit types.
- This project adheres to the City of North Vancouver's 10-10-10 Policy as it relates to providing affordable housing. The overall percentages of the unit mixes will translate into the 10-10-10 units to provide affordability for all family sizes.
- The vibrant and unique architecture will greatly improve the current streetscape:



SUSTAINABILITY

Social & Urban Design Sustainability:

- The project proposes urban agriculture, gardens and amenity spaces for the site's future Residents to gather and socialize.
- The south-facing garden includes outdoor dining and lounge opportunities.
- All residential units have ample, shaded outdoor living spaces – either decks or patios.
- A shared workspace has been included near the building's entry for all residents to use thereby reducing the dependence of those who would otherwise have to commute to their workplace.

Building Sustainability:

- Significant bike parking is included: a total of 128 stalls including 9 surface stalls for visitors. There is provision for enough charging capacity for all secured bikes to allow E-bike charging stations
- A total of 10 parking stalls will have the capacity for a Level 2 charging station for EV's.

Elevations + Materials

Inspired by “the pursuit of high-quality urban design” as noted in the OCP

- A gently sloped, butterfly roof minimizes the appearance of building height and works as a large “bathtub” with a two-tiered drainage system allowing less demand on the municipal stormwater system during peak high-event rains and snow.
- The distinct, unique & colourful juxtaposition of building materials, entry definitions, a 3-dimensional play on the façade materials, and providing each façade with its own definition and personality confirms this will be read as a landmark building.
- The top two floors have been intentionally set back and have been designed as subordinate to the 4-storey massing below.
- Large overhangs allow rain protection from the generous fourth floor patios & shadowing for the top floors.
- High-quality urban design along 21st Street including an iconic entry canopy, planters, plaza etc. all enrich the existing streetscape



Sustainability Economic



Rental Development

In this model, provision of family units and additional Mid-Market rental units which will be rented at very affordable rates.



Affordability

Maintaining affordability is a key driver to the entire project. The development model inherently cuts many typical costs. The number of units and various typologies has been carefully chosen to maintain feasibility and to ensure the proposal is all-inclusive. Having major transit stops in both directions at nearby Lonsdale ensures future residents can avoid the need for, and associated costs of an automobile if desired.



Shared Resources and Community Living

Shared amenity spaces supplement the liveability of each home so residents can comfortably live in a smaller space and ensure that there are ample opportunities to create a community within a community. The shared office concept also reduces reliance on the automobile and increases affordability as those who would otherwise be required to rent a second bedroom or den no longer need to!

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Sustainability Social



Down-sizers
Age-in-place

Young families

Seniors

Young professionals

Key to this development is the focus on creating a **multi-generational community**.

85 units are provided and consist of a wide variety of 1, 2, 2 + den and 3 bedroom homes. All units are single-storey homes providing an accessible choice for seniors or those looking to age-in-place.

A certain number of units will be fully adaptable and additional units will be available for those in need.


ANKENMAN MARCHAND ARCHITECTS PUBLIC HEARING A11

ANKENMAN MARCHAND ARCHITECTS

Summary and Conclusions:

- This project is entirely community-based and offers the site's future residents,
- a unique and well-considered amenity package along with a unique and appropriate, architecturally striking building that will ensure significant pride throughout the Community.

Questions and Answers?



Our entire Team wishes to thank both Council and the Community for their consideration this evening!!!!

ANKENMAN MARCHAND ARCHITECTS PUBLIC HEARING A12

Name ANDREW ISSLEY and JANETTE RAZON
Street Address 408 - 119 West 22nd St.
City NORTH VANCOUVER
Postal Code V7M 0B4

September 11th, 2019

Ref: Planning Application No REZ2019-00010 144 W.21st St.

Dear Mayor Buchanan and Council Members,

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the proposed development based on the density of the building in addition to requesting strongly that the council consider the current state of housing for the current occupants of the building. As a concerned neighbour, I respectfully ask for no zoning change on this parcel not because I am anti-growth but because I am an enthusiastic supporter of smart, planned urban development and supportive community development.

North Vancouver is a growing community where rental housing is a continued need – this is indisputable. Although our vacancy rate has improved, it is hard to argue with any development which brings more opportunities for housing for valued members of our community. However, North Vancouver has also grown at a disproportionate rate with developments increasing far beyond the ability of services that the city can handle, including increased traffic, parking, need for transportation and affordability for its citizens.

As per the 2014 Community Plan, the site of 144 W. 21st street would be considered a moderate to low density neighbourhood and would be subject to similar conditions of newer developments such as Anderson Walk which was required to scale back to a 4 story site at 159 W. 22nd St. The amended community plan in October of 2018 has left 21st street between Lonsdale and Chesterfield designated as Residential Level 4A and Level 5 with a maximum bonus FSR up to 1.0. Based on the community plan, this requires a community benefit which has not been evidenced by the current development plan. As stated by both the developer and the architect at the recent information session, the proposed 6-story (3 story, 40+ unit addition) will undertake “only what is required by the City of North Vancouver”, implying the 10% community benefit for market housing – it is hard to see how the bare minimum constitutes a community benefit when this accounts for 8 units when the building will see an increase of 50+ units.

Comments from the developer and architect at the recent information session are that they have designed the building for the “bare minimum” as required from rental units - this includes having 50 parking spots for 85 units. The current building has one parking spot per unit, placing no extra stress on the already burdened area with the exception of multi-car units and visitors. This particular section of the community has already lost multiple parking spots as a result of the Green Pathway and has 2 more developments already approved which will increase the density in the neighbourhood by a minimum of 33 units (6 townhouses and a 27 unit development). While North Vancouver has seen an increase in active transportation, an average of 60% of community members still travel by car (City of North Vancouver Community Plan, 2014). The neighbourhood will already be under intense stress as the result of the development at 17th and Chesterfield in which there will only be 56 parking spots provided for a 87 units.

There is insufficient road infrastructure with nearby intersections not being able to handle the dramatic increase in traffic that will occur if rezoning is permitted. With the west end of 21st street being stop-sign controlled with a pedestrian light, in addition to being a main thoroughfare for children walking to school and the recent development of the Green Pathway – this will cause an unprecedented amount of traffic in the neighbourhood.

The development of the Green Pathway, 21st street is a narrow street that limits traffic flow. The intersection of 21st St. and Chesterfield, one half block from this property, does not function well, and is a high-risk intersection for pedestrians with heavy traffic flow, unclear views for pedestrian crossings and high speed vehicles. The intersection is a walking route for neighbourhood students to Carson Graham Secondary School as well as Wag Creek Park and a local day care. With the addition of over 80+ new units within a five-block span over the coming years, it will increase the already high risk of a car accident involving a pedestrian particularly the youth and children who use this area as a thoroughfare to daycare services and schools.

Rapid neighbourhood growth has put a strain on the community, infrastructure and community members enjoyment. The Central Lonsdale area is experiencing rapid growth as evidenced by the significant number of buildings being built along Lonsdale and both to the immediate east and west. This magnitude of change is impacting density dramatically within the area and this existing development within the neighbourhood must be considered.


If this rezoning is approved and the planned development completed, the neighbourhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries and fatalities.

The lack of proper engagement with the community should also be cause for concern from Mayor and Council. While the property owner and developer claim to have provided adequate time to inform the community of the upcoming development, mailers arrived in local mailboxes between 1 and 4 days before the proposed community meeting. In addition, the mailer contained both the wrong address and the wrong date for the event. In addition, signage outside of the building was put up less than 2 weeks before the community event.

If this application is to be decided by council, please take this as notice that I would like to have additional information regarding the application and decisions. Please let us know as soon as possible the date of the meeting.

Sincerely,


Name
Janette Razon


ANDREW Issley

Mayor Buchanan and Council Members
141 West 14th St
North Vancouver, BC
V7M 1H9

September 16th, 2019

Ref: Planning Application No REZ2019-00010 144 W.21st St.

Dear Mayor Buchanan and Council Members,

I write in connection with the above planning application. I have examined the plans and I know the site well as we own an apartment in Anderson Walk, 139 West 22nd Street. I wish to object strongly to the proposed development based on the density of the building in addition to requesting strongly that the council consider the current state of housing for the current occupants of the building. As a concerned neighbour, I respectfully ask for no zoning change on this parcel not because I am anti-growth but because I am an enthusiastic supporter of smart, planned urban development and supportive community development.

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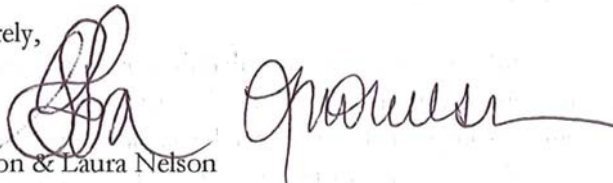
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Sincerely,



Gordon & Laura Nelson

3790 Lonsdale Ave

North Vancouver, BC

V7N 3K6

Name MARGARET ANN BODWELL
Street Address #416 - 119 WEST 22nd ST
City NORTH VANCOUVER - BC
Postal Code V7M - 0B4

September 11th, 2019

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Sincerely, *A Bodwell*

Name *ANN BODWELL*

Name Jane Butler
Street Address 404-119 W 22nd St.
City North Vancouver
Postal Code V7M0B4

September 11th, 2019

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Sincerely,

Name Martha Jane Butler

Helen Anderson
323 – 119 2nd St. West
North Vancouver, BC
V7M 0B4

September 11th, 2019

Ref: Planning Application No REZ2019-00010 144 W.21st St.

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Douglas Anderson
323 – 119 22nd St. West
North Vancouver, BC
V7M 0B4

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Sincerely,



Douglas Anderson

Kelsey Fitzpatrick
#403 119 W. 22nd St.
North Vancouver, BC V7M 0B4

September 11th, 2019

Re: Planning Application No REZ2019-00010 144 W.21st St.

Dear Mayor Buchanan and Council Members,

I urge you NOT to approve the above rezoning application because the proposed development will increase traffic and public parking demands in our neighborhood and those increases cannot be serviced by existing streets and public parking spaces.

1. Traffic - The proposed development includes 50 new units, which translates to potentially 50+ additional cars on our already congested local streets. Please note that W. 22nd St (which I live on, 1 street north of the proposed development) which would be used by residents of W. 21st street, sees regular congestions because it is extremely narrow for it's current use. It is a 2-way street with parking on both sides, but because it is narrow it essentially only allows one-way traffic (cars going opposite directions usually have to give way in a pull-out in order to pass each other). As such, an additional 50+ local cars in the neighborhood, will only increase the difficulty of navigating W 22nd St. by a huge magnitude.
2. Parking - The proposed development would have 85 units but would provide only 50 parking stalls. This means there would be potentially 35+ additional cars looking for on-street parking in our neighborhood and those spots do NOT exist. Please note that on W. 22nd St (which I live on, 1 street north of the proposed development) 100% of available parking spots are filled EVERY night. There is no capacity for additional local cars to park on W 22nd, and I am concerned that some of those additional 35+ cars would indeed do so because it is close.

As such, I request that you NOT approve this rezoning application.

Respectfully,



Kelsey Fitzpatrick (owner and resident at the above address)

Christopher Baker
406 -119 West 22nd Street,
North Vancouver,
V7M 0B4

September 26th, 2019

Ref: Planning Application No REZ2019-00010 144 W.21st St.

Dear Mayor Buchanan and Council Members,

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the proposed development based on the density of the building in addition to requesting strongly that the council consider the current state of housing for the current occupants of the building. As a concerned neighbour, I respectfully ask for no zoning change on this parcel not because I am anti-growth but because I am an enthusiastic supporter of smart, planned urban development and supportive community development.

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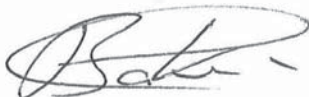
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Sincerely,

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Christopher Baker

Ana Gundzik
321-119 W 22nd St
North Vancouver
V7M 0B4

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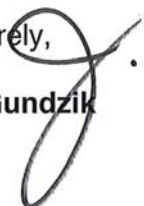
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Jay Gundzik

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Subject: FW: Development application for 144 W. 21st St

From: Rick Martin <>

Date: October 9, 2019 at 11:19:27 PM EDT

To: "Linda Buchanan (Mayor)" Kendra McEachern "Holly Back (Councillor)" "Don Bell (Councillor)" "Angela Girard (Councillor)" "Tina Hu (Councillor)" "Jessica Mcilroy (Councillor)" "Tony Valente (Councillor)"

Cc: David Johnson

Subject: Development application for 144 W. 21st St

Dear Mayor and Council,

I am writing regarding the above development application. I urge you to NOT accept the development application as it stands. I live on the ground floor of the North-West corner of my condo building which is immediately East of the proposed development. I understand that development needs to happen, and, far from NOT wanting development in my yard (almost literally), I encourage high-density development - within reason.

1. The proposed development will reduce the light (and sunshine) for myself and my neighbours. I have a small yard that I enjoy during our summer months; the proposed development will set it almost permanent shade.
2. This level of building density is too much; especially immediately adjacent to the Anderson Walk development which has been built in recent years (I bought my unit in 2004 when the high school was to my north). We have TWO other on-going developments on Chesterfield at the end of 21st Street.
3. The proposal for 40-or so parking stalls is ludicrous when there is ALREADY no parking in this street or surrounding streets. I understand that this is to code, based on your environmental ambitions. This isn't what is happening; people still need cars and there is newly created traffic with residents searching for parking.

FINALLY, and most importantly, I find that this development application is appalling from the owners of this particular building. They have - for YEARS - flouted your requests/bylaws and our requests as neighbours to fix-up their building. The building has been in a disgraceful state for numerous years and has housed numerous wasp nests, birds nests and many rodents. It's galling to accept that after their total contempt for the neighbourhood that they live in, they now request a huge increase in footprint and building capacity. Further, they have - last week - just started to superficially repair their building. This "repair" can be considered nothing but a sham renovation in order to try to regain credibility and good favour such that their development application is accepted.

I do NOT accept that this is good policy to accept this proposal. As Mayor and Council, please restrict the capacity/height of this building (FOUR floors on the SAME building footprint seems reasonable). As the elected mayor and council, I expect that you consider this input - and the input of all our neighbours before making your decision.

Kind regards and respect,

Rick Martin
Suite 103-128 West 21st Street
North Vancouver, BC V7M 1Y9

From: Janet Branch
Sent: January-10-22 4:43 AM
To: Submissions
Cc: Mayor Linda Buchanan; Don Bell (Councillor); Holly Back (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor)
Subject: Rezoning request for 144 West 21st Street North Vancouver

Dear Mayor and Council Members,

I am writing to you to express my strong opposition to the application by Confide Enterprises Inc. requesting a rezoning of the property located at 144 West 21st Street North Vancouver from its current zoning of RM-1 to CD-745 to allow the construction of a 6 storey rental building. A 6 storey structure is inappropriate for that specific block location.

Since I purchased my condo 15 years ago the nature of the community has been allowed to erode with the construction of Anderson Walk, a block long 5 and 6 storey building. This development then spurred a redevelopment project for the recently completed 5 storey housing development at 2137 Chesterfield Avenue. I say erode to highlight the loss of sunlight due to the taller developments obstructing the sun from reaching our building as well as the significant loss of available street parking spaces.

I bought my suite for the small yard it offered my north facing suite on the ground floor of our small 26 unit building. With the development of Anderson Walk and the School District Building I have lost 60 to 90 minutes of spring / summer morning sunlight in my small yard. With the recent completion of 2137 Chesterfield Ave. I have also lost access to a couple hours of late afternoon evening summer sunlight. The previously blessed small little yard that previously saw sunlight during the year now see significantly less sun. The previous rezoning allowed by previous Councils are essentially building us into a canyon.

With the new development in the neighbourhood the density has increased significantly making on street parking near our building very very difficult. This summer I had out of town visitors who found it very challenging to park close to our building. An 85 unit rental building will only make this situation worse. Our building lost parking and loading areas in front of the building with the Green Necklace Project. The recent construction of the curb bulges and parking restrictions on 21st Street and on Chesterfield have further eroded our buildings access to any unloading or parking reasonably close to our building.

Finally, on a safety note, it seems a recipe for disaster to allow an underground parking garage that accommodates 85 units parking to outlet onto the Green Necklace Walking / Bike Path, particularly given the gradient of the path in the area and the number of small children that use the path.

I am requesting that you please review these rezoning requests with the objective of improving the lives of the residents, the neighbourhood and the community. This application does neither.

Sincerely yours,

Janet Branch
156 21st Street West, Suite 105
North Vancouver, BC V7M 1Y9

From: Kay Farr
Sent: January-17-22 8:40 PM
To: Submissions; Emma Chow
Subject: 144 West 21st St Proposed Zone Bylaw Amendments No. 8896 and 8897

Attention Corporate Officer:

I strongly disagree with the Proposed Zone Bylaw Amendments 8896 and 8897 to the Property at 144 West 21st St.

- The proposed density and height of the building will block any light that reaches the residents of the Anderson Walk Property, affecting the resident owners property resale values and more importantly their mental health.
- The existing apartment structures on the block are all 3 stories high; the slope of the land does not lend itself to a building that is 6 stories high and will create a visual monstrosity in the neighborhood.
- The proposed density of the building will increase the traffic congestion and noise in the neighborhood; the traffic and noise has already increased exponentially due to recent construction within the area.

Thank You in advance for considering the neighborhood residents' concerns to leave the existing zoning in place and NOT allowing for the change in height and density for the property 144 West 21st St. that is clearly not appropriate for the 21st street neighborhood.

Kind Regards
Kathleen Farr
#110-119 West 22nd St
North Vancouver BC V7M 0B4

From: John Leyland
Sent: January-18-22 3:57 PM
To: Submissions
Subject: Zoning Amendment Bylaw No. 8896 and Housing Agreement Bylaw No. 8897

Good Afternoon,

I would like to provide my input into the subject noted bylaw amendments as part of the public hearing on January 24th. I am against a 6-storey building immediately to the south of me as it would obstruct what little sun I get in my yard. My preference would be for a 4-storey building.

Thank you.

John Leyland
106-139 West 22nd Street
North Vancouver, BC V7M0B5

January 17th 2022

Mayor and Council
City of North Vancouver
141 West 14^t Street
North Vancouver B.C.
V7M 1H9

Re. Zoning application 144 West 21st Street

Dear Mayor and Council,

I am writing to voice my opposition to the request from Confide Enterprises to increase the size of 144 West 21st Street from RM1 to CD745 allowing a 6 storey building with 85 suites instead of the current 3 storey.

I live at Oceanview, 156 West 21st Street, a three storey Condo building of 26 suites which we have recently upgraded with a full Reclad.

I am opposed to a six storey building in a street of 3 storey buildings where it would take all light from the east side of our building, lowering the value of some suites and create even more parking problems in our neighbourhood. Most rental buildings are not adding parking for every suite but people still own cars and there will be nowhere to park.

I have lived here 17 years and have suffered through many years of construction with first Anderson Walk and Hyad to our North. More recently to our West, 2137 Chesterfield a 5 storey building which was built on two single family home lots and has been developed to within 6ft allowance on all sides. I now look at this monstrous building instead of mountains and trees. On our South there is a townhouse development still in construction.

Parking for any visitors to all these buildings is extremely hard to find and especially for us when we lost street parking and any drop off area due to the Green Necklace development which runs in front of us.

This neighbourhood can not take any more huge developments so I ask that the application be more considerate of those residents who live here.

Yours sincerely

Heather Macfarlane
156 West 21st Street #303
North Vancouver B.C.
V7M1Y9

Lindsay Miles-Pickup
#211 159 W. 22nd St.
North Vancouver, BC
V7M0B6

January 12, 2022

Ref: Planning Application No REZ2019-00010 144 W.21st St.

Dear Mayor Buchanan and Council Members,

I write again in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the proposed development based on the density of the building in addition to requesting that the Mayor and Council consider the current state of housing for the current occupants of the building. As a concerned neighbour, I respectfully recommend that the Mayor and Council **vote no** to the requested zoning change on this parcel. I recommend this not because I am anti-growth but because I am an enthusiastic supporter of smart, planned urban development and supportive community development.

North Vancouver is a growing community where rental housing is a continued need – this is indisputable. Although our vacancy rate has improved, it is hard to argue with any development which brings more opportunities for housing for valued members of our community. However, North Vancouver has also grown at a disproportionate rate with developments increasing far beyond the ability of services that the city can handle, including increased traffic, parking, need for transportation and affordability for its citizens.

As per the 2014 Community Plan, the site of 144 W. 21st street would be considered a moderate to low density neighbourhood and would be subject to similar conditions of newer developments such as Anderson Walk which was required to scale back to a 4 story site at 159 W. 22nd St. The amended community plan in October of 2018 has left 21st street between Lonsdale and Chesterfield designated as Residential Level 4A and Level 5 with a maximum bonus FSR up to 1.0. Based on the community plan, this requires a community benefit which has not been evidenced by the current development plan. As stated by both the developer and the architect at the recent information session, the proposed 6-story (3 story, 40+ unit addition) will undertake “only what is required by the City of North Vancouver”, implying the 10% community benefit for market housing – it is hard to see how the bare minimum constitutes a community benefit when this accounts for 8 units when the building will see an increase of 50+ units.

Comments from the developer and architect at the recent information session are that they have designed the building for the “bare minimum” as required from rental units - this includes having 50 parking spots for 85 units. The current building has one parking spot per unit, placing no extra stress on the already burdened area with the exception of multi-car units and visitors. This particular section of the community has already lost multiple parking spots as a result of the Green Pathway and has 2 recent new developments which have increased density in the neighbourhood by a minimum of 31 units (4 townhouses and a 27 unit development).

While North Vancouver has seen an increase in active transportation, an average of 60% of community members still travel by car (City of North Vancouver Community Plan, 2014). The neighbourhood will already be under intense stress as the result of the development at 17th and Chesterfield in which there will only be 56 parking spots provided for 85 units.

There is insufficient road infrastructure with nearby intersections not being able to handle the dramatic increase in traffic that will occur if rezoning is permitted. With the west end of 21st street being stop-sign controlled with a pedestrian light, in addition to being a main thoroughfare for children walking to school and the recent development of the Green Pathway – this will cause an unprecedented amount of traffic in the neighbourhood.

The development of the Green Pathway, 21st street is a narrow street that limits traffic flow - this has been compounded further by the development of new townhouses at the west end of the street. The intersection of 21st St. and Chesterfield, one half block from this property, does not function well. This is a high-risk intersection for pedestrians and motor vehicles with heavy traffic flow, unclear views for pedestrian crossings and high speed vehicles. The intersection is a walking route for neighbourhood students to Carson Graham Secondary School as well as Wag Creek Park and a local day care. With the addition of over 50+ new units within a five block span over the coming years, it will increase the already high risk of a car accident involving a pedestrian particularly the youth and children who use this area as a thoroughfare to daycare services and schools.

Rapid neighbourhood growth has put a strain on the community, infrastructure and community members enjoyment. The Central Lonsdale area is experiencing rapid growth as is evidenced by the significant number of buildings being built along Lonsdale and both to the immediate east and west in addition to the construction of new Harry Jerome Centre and surrounding buildings. This magnitude of change is impacting density dramatically and unsustainability within the area and this existing development within the neighbourhood must be considered.

If this rezoning is approved and the planned development completed, the neighbourhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents and injuries.

In addition to the challenges of density, I wish to bring forward the challenge in which this proposal faces with respect to the current condition of the building and the seemingly lack of commitment of the current owner to provide adequate housing for individuals within our community as well as an overall commitment to the community plan. Increasingly, members of our community are being priced out of housing with renovations and demolitions. The current building has been left in abysmal shape – there are holes in the building, a tarp covered half the building for over a year and trees by the City of North Van were left to die within only a few months of being planted. That being said, the building provides affordable rent for 42 units to some of North Vancouver's vulnerable residents. These units, while being offered first right of refusal, will no longer have access to this affordable rent. The mandated 10% at below market value are still beyond the affordable limits for many individuals – an example would be the current rental rates for the rental property beside London Drugs in which a studio unit rents for \$1,600 per month. Even at 10% below market rental, \$1,199 for a one-bedroom unit is beyond the monthly income of an individual who is currently living on a BC disability rate.

The City of North Vancouver is increasingly facing an unaffordability crisis and many individuals are having to leave the comforts of their community as a result of these demolitions. As recognized by the City's Housing Action Plan, "Rapidly rising housing costs have placed pressures on all households in the

City”.

We are also increasingly rewarding absent and neglectful property owners who take advantage of increasing property rates and then reap the rewards of new units, increased density while only having to provide the bare minimum of a 10-10-10 system with 0.75 parking stalls per unit (“to save costs”). As a City which has committed itself to supporting lower to moderate income community members, I urge council to consider how they support the proposal of a building development from an owner that has shown little to no regard for the community in which it stands and continues to show little regard by providing the bare minimum moving forward. I also urge council to carefully review the proposal from the owner with respects to relocation packages for the individuals within the building to ensure that more than the bare minimum is provided for those who are disproportionately affected by an unfortunate situation – the need for increased rental stock while also needing to provide incentives to developers to build this stock.

The lack of proper engagement with the community should also be cause for concern from the Mayor and Council. In 2019, the property owner and developer claimed to have provided adequate time to inform the community of the upcoming development, mailers arrived in local mailboxes between 1 and 4 days before the proposed community meeting. In addition, the mailer contained both the wrong address and the wrong date for the event. In addition, signage outside of the building was put up less than 2 weeks before the community event. During the scheduled community meeting, the developer and architect did not engage in discussion with community members but instead insisted that they were abiding by the “what was required by the City of North Vancouver” and that the development of this property was “a favour to the owner” – showing little to no regard for community concerns over the density, the current state of the building or future opportunities for vulnerable residents.

At the end of the day, this building needs to come down. The lack of care and concern for the building and the community has left the building in such a state of disrepair that it is both a hazard and an eyesore. I ask you however to consider limiting additional challenges that the rezoning may pose and to carefully consider who benefits from such a policy decision.

At the end of the day, you will not be judged by the amount that you build, but what you build for this community. High density (or comprehensive density) buildings do not create a community, smart planning and concerned and thoughtful policy that creates homes and neighbourhoods that supports all residents, current and future, does.

Sincerely,

Community resident,

Lindsay Miles-Pickup

From: Maria Chaplinskaya
Sent: January-20-22 3:55 PM
To: Submissions
Subject: Zoning Amendment Bylaw No. 8896 and Housing Agreement Bylaw No. 8897

Hello,

I am the owner of G08-139 west 22 street, North Vancouver. I want to vote against this development. I understand that the building is too old and must go, but the proposed building does not work for that area, as it spoils the architecture of the block.

1. I have a ground patio facing the public walkway. The new building will completely ruin my privacy and I should forget about the sunshine. It will definitely affect its value because of that.
2. Homeowners and Renters use the homes differently. To have a substantial increase of renters in the area will definitely affect the way of living in this neighbourhood.
3. The new building is much closer to the public walk in the North side, which will affect the privacy and noise level.
4. The design of the proposed building does not match with the buildings in that area.
5. This size of the building is so big compared to the neighboring buildings that are not going anywhere for a long time.

Thank you for considering my request.

Sincerely,
Maria Chaplinskaya
G08-139 West 22nd Street
North Vancouver

From: Antonette Danielsen
Sent: January-20-22 8:54 PM
To: Submissions
Cc: nonni
Subject: Zoning Amendment Bylaw No. 8896 & Housing Agreement Bylaw No. 8897 – 144 West 21st Street.

To the Corporate Officer,

I am writing a submission regarding the public hearing for the City of North Vancouver, Zoning Amendment Bylaw No. 8896 & Housing Agreement Bylaw No. 8897 for 144 West 21st Street. I have lived in Vancouver my entire life and resided in North Vancouver for the past 14 years, spending the last 9 years in upper Lonsdale at my current address. My condo residence is adjacent to and directly north of the new proposed development.

Throughout my 87 years of living in Vancouver I have seen many developments and am not averse to redeveloping areas of the city to improve our communities. I have seen developments that have improved the community, and those that have negatively impacted the community I have lived.

My following submission does not oppose the development but does oppose the rezoning of the development from a medium density apartment residential (RM-1) to a comprehensive development 745 (CD-745) for the following reasons.

Our development community of investors and builders, as well as the city leaders and the Bylaws they approve have a responsibility to the environmental footprint of our city. There has never been a time in British Columbia's history that we have seen the environmental impact of all the past decisions civic leaders have made in the province and the city of Vancouver. There is no more evidence needed than the recent fires and floods that have had a significant impact on our economy and every citizen that lives in our communities. Rezoning to impact the financial results of the project at the expense of more environmental impact should not be supported or a philosophy of our community leaders that we vote to office. We live in North Vancouver that prides itself on the balance of natural beauty of our environment with the continued focus on improving where people live and work. Is rezoning for an extra floor of residents' worth losing our community values or the social responsibilities that we must uphold?

Also, more importantly, what precedent does it set for every new developer who will look to rezone every area of the community. It is not just one building that matters, as it is the precedent set for the next 20-50 buildings across our community. This rezoning will set a precedent for all developers that will look to increase profit for their ventures. Past zoning decisions were put in place to protect our community, but if we continue to not adhere to past decisions, we continue to send the message to all constituents that the environment does not matter and the impacts to people do not matter.

Furthermore, changing the zoning and adding more residents to this development will continue to pressure and already overloaded street parking. Although there is underground parking many residents have two cars and visitor who will park on the street. More residents equal more cars and more traffic in an already dense area of the city that has seen high growth in the last 15 years. We should not make the same mistake that other areas of Vancouver have made in their development strategies that have placed profit before the impacts on the communities already stressed infrastructure.

Thank you for reviewing my submission, as at 87 years old I continue to think about the impact to the next generation of our decisions, and my responsibility as a longtime resident of this city to those that come after I am gone. We have a beautiful community that needs a balanced approach to progress and environmental sustainability, as well as responsibility to the present infrastructure challenges. Please think of this balance as you make the decision to rezone this development and others right across North Vancouver.

Regards,

Antonette Danielsen
#507 - 119 West 22nd Street
North Vancouver BC V7M 0B4

From: Raf Sotola
Sent: January-23-22 9:17 PM
To: Submissions
Subject: 144 West 21st Street

Dear Sir/Madam,

We would like to express our concern related to proposed 6 storey rental apartment building next door.

We live on the East side of the 156 West 21st building and our windows directly face 144 West 21st Street.

Between late spring and early autumn we usually get a little sun in the mornings... With the proposed extension the amount of sun will be very limited which will not only have an impact on our standard of living and access to natural daylight, but will reduce value of our apartment.

It should be noted that when we were considering purchase of our apartment access to daylight, quiet location and cost were the main factors.

In past few years we have seen garbage, beer cans being thrown out of the 144 West 21st building, some of them landed on our balcony... On many occasions we could smell marihuana, and cigarettes coming out from that building too... We could hear loud music, sometimes very late in the night... In many instances we could not open the window to get fresh air because of the smoke or loud music... So much for the quiet location, and quiet enjoyment of our property..!

Now with proposed extension our access to natural daylight will be substantially reduced as well!

Unfortunately with current real estate prices we cannot afford to purchase any other place, which me and my wife discussed a few times.

It should be noted that on West 21st street there are currently no buildings taller than 4 storeys (most of the buildings are 3 storeys high). It is our opinion that adding 6 storey building will negatively affect the street view and area experience..

We are very upset with the proposed extension and we sincerely hope that this proposal will not be approved by the City..

Kind Regards

Rafal and Malgorzata Sotola
307-156 West 21st Street
North Vancouver

Strata LMS 4075 – The Westside
128 West 21st Street
North Vancouver, B.C.
V7M 1Y9

Received Jan. 24, 2022
PH 144 West 21st St.

December 8, 2019

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

Honorable Mayor Linda Buchanan and Members of North Vancouver City Council *

Re: Development Application for 144 West 21st Street, North Vancouver, B.C.

As neighbors directly adjacent to the subject development application we are writing to you as we have numerous grave concerns regarding first and foremost size and density.

We are not against the removal of the current 3 storey 35 unit building.

The present condition of Paisley Court has been a nuisance, eyesore, health and fire hazard, and its steady decline and decay has been ongoing for many years.

Our building has been affected by the bird and insect population, which has thrived within the exterior siding of this rental complex. We have incurred hundreds of dollars in costs addressing the migration to the Westside, as a result of the lack of management and maintenance of Paisley Court.

We are however extremely opposed and perturbed by the boldness of the application for the maximum allowable structure proposed, which is in proportionate density to the current building.

The current footprint of the building is within reason.

A 6-storey complex would completely close in, taking light away and cause increased noise reverberation on the pathway.

There is a proposed playground which would add additional noise and further infringement of quiet enjoyment of all our homes.

The west elevation of our strata, which affects 8 units' bedrooms, will be completely and totally compromised with the proposed development. We have concern for any adjustment to the building footprint.

Our privacy has been impacted and severely compromised on the North side since the construction of Anderson Walk.

There is amplification of street and vehicle traffic off Lonsdale on the public pathway between Anderson Walk and buildings on 21st street.

Additionally private functions held after business hours at the NVD School Board building disturb the quiet enjoyment of our residences.

Cont'd on page 2

Confide Enterprises Ltd. has been a negligent owner since 2011, infractions are all well known to The City of North Vancouver and published in the North Shore News, and is now being considered to develop the proposal for 144 West 21st Street.

How will City of North Vancouver Council ensure the owner / landlord will be responsible, responsive and compliant through application, construction and beyond?

Good neighbor interaction will be needed during construction and beyond, co-operation with neighbors will be mandatory and has been lacking to date.

We are absolutely opposed to a 6-storey structure.

The proposed addition of 3 storeys for a total of 85 units is a 70% increase to the existing population of the neighboring building.

The parking allocation of 42 spaces for 85 units is not realistic.

Even before Anderson Walk was developed there has been issue with parking on 21st. 22nd Street is chronically congested North and South, restricting passage to a single lane.

There currently is a huge parking issue for the present residents in numerous buildings on 21st as well as 22nd, and this results in 21st, 22nd and Chesterfield being inundated with street parked vehicles. There are many 2-vehicle households within many stratas in the neighborhood. The second vehicle requires owners to park on the street as there is inadequate building allocated parking spaces.

Should there be an increase in the units for 144 West 21st there will be proportionate increase in vehicles and pedestrian traffic.

Currently there are two mature trees on the east side of Paisley Court, one cedar in the front and one fir? tree in the back by the pathway that we would like to see remain. There are too many mature trees that have been obliterated due to construction, this is apparent when walking in the entire neighborhood and beyond. The majestic old growth should respectfully remain.

There is a greenbelt/strip or easement between our strata and Paisley Court. We were of the understanding that this is City of North Vancouver property. With the construction of Anderson Walk the access to trades and services to our building has been severely restricted/reduced. We now have heightened concern for future maintenance to our building with the pending redevelopment, dependent on the size of allowed construction and remaining space between properties.

There are currently two new developments under construction in the neighborhood. One is a 5 unit townhouse complex, at the corner of 21st and Chesterfield; being constructed on the site of a previous single home lot. A second 27 unit strata complex on west side of Chesterfield between 21st and 22nd; which is being constructed on the site of 3 previous single homes.

The impacts of these two developments as they pertain to our neighborhood vehicle & pedestrian traffic, as well as parking, are yet to be determined. Albeit it is obvious the increase of residents on 4 previous single dwelling properties will be significant, due to an outrageous increase of units on the sites.

There is a tendency in overzealous neighborhood redevelopment to create a “fish bowl” and this is not a desirable end product.

We implore Council to consider reducing the redevelopment to a maximum of 4-storey building and a reconfiguration of the units within accordingly. It is our Strata Councils hope for North Vancouver City Council to give credence to maintaining current footprint held by 144 West 21st Street.

It is our Strata Council’s intended desire to work with North Vancouver City Council to find compromise for a befitting redevelopment to enhance our neighborhood.

Sincerely
Strata Council, The Westside

Gail Matheson, Chair & Brenda Rich, Treasurer

*

Mayor Linda Buchanan - lbuchanan@cnv.org
Councillor Holly Back – hback@cnv.org
Councillor Don Bell – dbell@cnv.org
Councillor Angela Girard – agirard@cnv.org
Councillor Tina Hu – thu@cnv.org
Councillor Jessica McIlroy – jmcilroy@cnv.org
Councillor Tony Valente – tvalente@cnv.org

CC:
City of North Vancouver Contact:
David Johnson, Development Planner
djohnson@cnv.org

Applicant:
Name: Tim Ankenman
Company: Ankenman Marchand Architects

Shane Moore
#525 – 119 West 22nd Street
North Vancouver, B.C
V7M 0B4

January 23rd, 2022

Re: Zoning By-law Amendment
Application number: REZ2019-00010
Location: 144 West 21st Street

Dear Mayor Buchanan and Council Members,

I'm writing to register my objection to the zoning by-law amendment above to permit a 6-storey rental building at 144 West 21st Street for the following reasons.

1. The tenant relocation plan is unfair. According to the 'staff presentation' doc (<https://www.cnv.org/-/media/City-of-North-Vancouver/Documents/Notices-for-Public-Hearings-and-Public-Meetings/2022-01-24-144-West-21st-Street-Staff-Presentation.pdf>) 28 of the 35 units in the existing building are tenanted and 16 of these tenancies are over 10 years. The amount of compensation being offered seems very small. Imagine living somewhere for over 10 years and being offered only 3 months' rent as compensation. These tenants will likely have to pay much higher rents in their new homes and will be unlikely to afford to move back into this proposed building if complete. As someone who was a renter for many years, I see these compensation amounts as very low. It's also unclear from the staff presentation what consultation has happened with current residents.
2. A more balanced approach is required. As someone who has lived in the City of North Vancouver for around 5 years, I recognise the need for more housing to be built, particularly affordable housing. However, I think such developments should be balanced across the city. Too much focus is placed along the Lonsdale commercial corridor and this development is an example of how larger developments are being proposed and built in the blocks close to Lonsdale. Cramming more and more people into the blocks directly adjacent to Lonsdale will create congestion and further divide the community.

Even now if one walks west of Chesterfield from 21st Street you'll find a huge difference in density and noise. Why is a majority of density focussed on the blocks adjacent to Lonsdale? Why are so few developments happening in blocks where there are single family homes? I'd encourage the council to consider a more balanced approach and more development of low-rise apartments in areas that are currently predominantly single-family homes.

3. The proposed building is significantly higher than the current building. Building this building will block light to a number of residents living in the buildings north of the construction. This is because the gap between the buildings is narrow. There is just a narrow pedestrian path behind the proposed new structure and the buildings located at 119 West 22nd Street. The proposed building will not impact light in my own apartment, but I feel bad for neighbours who will be impacted. I also feel this design is thoughtless and unnecessary. The building is focussed much more on fitting as many apartments in as possible rather than developing in a balanced way with consideration of residents in neighbouring buildings.
4. Increased congestion. This is already noticeable along Chesterfield and traffic is particularly busy between 15th and 22nd. Many drivers drive quickly along this route towards and away from highway 1. This building will contribute to this congestion as drivers enter/exit Chesterfield from 21st.

Thank you for considering these points.

Yours sincerely

Shane Moore

From: Ryan Beechinor
Sent: January-24-22 12:00 PM
To: Submissions
Cc: Timothy Ankenman; Rod Pinchin
Subject: 144 West 21st Street, CNV

Dear Mayor & Council

Please accept this email communication in support of the above Zoning Amendment (Bylaw 8896, and Housing Agreement Bylaw 8897).

We are currently completing the VIOLET's corner development on the SE corner of Chesterfield & 21st Street.

We have strived to create a 1st class development , and we are confident in the applicant's proposal as they are using Ankenman Marchand as architect....we are familiar with this firm's high quality work and design integrity.

One thing that we would point out is the need for a four way stop at the corner of Chesterfield and 21st as currently it is dangerous condition and the increased resident population will increase the crossing frequency. We will be lobbying the neighbours for this increased traffic safety at this developing node (Rod Pinchin cc'd)

Ryan Beechinor
2052 Chesterfield
North Vancouver



PUBLIC HEARING

WHEN: Monday, January 24, 2022 at 5:30 pm

HOW: View the meeting online at cnv.org/LiveStreaming

WHAT: Zoning Amendment Bylaw No. 8896 and
Housing Agreement Bylaw No. 8897
144 West 21st Street

Zoning Amendment Bylaw No. 8896 and **Housing Agreement Bylaw No. 8897** would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 745 (CD-745) Zone to permit a 6-storey rental apartment building with 85 units and underground parking.

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, January 24, 2022**, to ensure their availability to Council at the Public Hearing. No further information or submissions can be considered by Council once the Public Hearing has concluded.

To speak at the Public Hearing by phone: Visit cnv.org/PublicHearings and complete the online registration form, or phone 604-990-4230 and provide 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, January 24, 2022.**

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 bylaws, background material and presentations are available for viewing at City Hall and online at cnv.org/PublicHearings.

Questions? Emma Chow, Planner 2, echow@cnv.org / 604-982-3919



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8896

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. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745).**
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-745 (Comprehensive Development 745 Zone):

Lots	Block	D.L.	Plan	
A-10	206	545	17051	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation “CD-744 Comprehensive Development 744 Zone”:

“CD-745 Comprehensive Development 745 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-744 Comprehensive Development 744 Zone”:

“CD-745 Comprehensive Development 745 Zone”

In the CD-745 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) One Principal Buildings shall be permitted on one Lot;
- (2) The permitted Principal Uses on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use:
 - i. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
 - ii. Accessory Off-Street Parking Use;
 - iii. Accessory Home Office Use;
- (3) Gross Floor Area:
 - (a) Combined and in total, shall not exceed 1.6 times the Lot Area;

- (b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the Lot Area, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL (BONUS) DENSITY	POLICY REFERENCE
Secured Rental Housing	100% rental housing; 10% mid-market rental units	1.0 FSR	OCP section 2.2
TOTAL DENSITY		2.6 FSR	

- (4) Lot Coverage of Principal Building shall not exceed a maximum of 94 percent;
- (5) Height of Principal Building shall not exceed six storeys and 19 metres (62.3 feet) as measured from average Building Grade of north Lot Line;
- (6) Siting:
- (a) Principal Building shall be sited a minimum:
- i. 8.46 metres (27.7 feet) from Front (south) Lot Line;
 - ii. 4.18 metres (13.7 feet) from Rear (north) Lot Line;
 - iii. 3.99 metres (13.0 feet) from east Side Lot Line;
 - iv. 4.59 metres (15.0 feet) from west Side Lot Line;
- (b) Section 410(3) "Siting Exceptions" is varied to permit:
- i. Canopies to project up to 3.29 metres (10.8 feet) from Front (south) Lot Line;
 - ii. Unenclosed balconies to project up to 2.31 metres (7.6 feet) from Rear (north) Lot Line;
 - iii. Stairwell to project up to 2.50 metres (8.2 feet) from west Side Lot Line;
 - iv. Portions of Cellar that are above grade, including outdoor structures directly above the Cellar, to be setback 0 metres from a Lot Line;
- (7) Section 510(2) "Unit Separation" be waived;

(8) Section 510(3) "Building Width and Length" be waived.

READ a first time on the 6th day of December, 2021.

READ a second time on the 6th day of December, 2021.

APPROVED pursuant to section 52(3)(a) of the *Transportation Act* on the 9th day of December, 2021.

READ a third time on the <> day of <>, 2022.

ADOPTED on the <> day of <>, 2022.

MAYOR

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, Development Planning

Subject: HOUSING AGREEMENT UPDATE – REZONING APPLICATION: 144
WEST 21ST STREET

Date: January 11, 2022 File No: 13-6700-20-1142/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, Development Planning, dated January 11, 2022, entitled “Housing Agreement Update – Rezoning Application: 144 West 21st Street”:

THAT second reading of “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st St, CD-745, Rental Housing Commitments) be rescinded;

THAT “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st St, CD-745, Rental Housing Commitments) be amended;

AND THAT “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st St, CD-745, Rental Housing Commitments) be given second reading, as amended.

ATTACHMENTS

1. “Tracked Changes” version of “Housing Agreement Bylaw, 2021, No. 8897” (CityDocs [2115110-v2](#))
2. “Housing Agreement Bylaw, 2021, No. 8897”, as amended (CityDocs [2115110-v3](#))

BACKGROUND

On December 6, 2021, Council directed staff to update policy for Mid-Market Rental (MMR) units concerning the following:

- Baseline eligibility criteria
- Prioritization approach
- Register of interest and advertising requirements
- Monitoring and compliance

At the same meeting, “Housing Agreement Bylaw, 2021, No. 8897” was given first and second reading as part of a public hearing referral for a rezoning application for 144 West 21st Street. The Housing Agreement was consistent with current housing policy at time of readings. Councillors asked staff whether the Housing Agreement for 144 West 21st Street could be revised to include provisions in line with the policy recommendations for MMR units and staff advised that they would discuss this with the applicant.

DISCUSSION

In response to Council direction detailed above, the applicant has voluntarily updated terms of the Housing Agreement to reflect the spirit of proposed policy changes, including:

- Improve language around income eligibility and first right of refusal;
- Priority to MMR units for those living or working within the City;
- Priority to larger MMR units (2 or more bedrooms) for those with dependents;
- Minimum advertising period (1 month) for first leasing of MMR units;
- Annual submission of documentation to show income compliance.

Staff are now bringing the amended Housing Agreement Bylaw (Attachment 1) forward for Council’s consideration, with staff recommendation that Council rescind second reading of the version of Bylaw as of December 6, 2021, and instead, that Council give second reading to the current version of the Bylaw. This amended Bylaw would also be considered for third reading together with the rezoning bylaw for 144 West 21st Street, following the public hearing.

RESPECTFULLY SUBMITTED:



Emma Chow
Planner 2, Development Planning

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8897

A Bylaw to enter into a Housing Agreement (144 West 21st Street)

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

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2021, No. 8897**” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Confide Enterprises Inc. with respect to the lands referenced as 144 West 21st Street, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745).
3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the 6th day of December, 2021.

READ a second time on the 6th day of December, 2021.

READ a third time on the <> day of <>, 2022.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT dated for reference the _____ day of _____, 20____.

BETWEEN:

CONFIDE ENTERPRISES LTD.,
517 - 1177 Hastings Street West,
Vancouver, British Columbia,
V6E 2K3

(the "Owner")

AND:

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

(the "City")

WHEREAS:

- A. The Owner is the registered owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant;
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.
- E. The City has enacted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

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

1. DEFINITIONS

- (a) **“Act”** means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) **“Affordable Rent”** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) **“Agreement”** means this agreement as amended from time to time;
- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“Director of Planning”** means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;
- (h) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) **“Lands”** means those lands and premises legally described as:
Parcel Identifier: 004-343-638
Lot A-10
Block 206
District Lot 545
Plan 17051;
- (j) **“Mid-Market Rental Units”** means the 6 Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) **“Market Rental Units”** means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (l) **“Maximum Household Income”** means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divided by 30% (0.30) to meet the standard definition of affordability.
- (m) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;

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- (~~ro~~) **“Residential Building”** means the six storey building to be constructed on the Lands to be used for Rental Purposes with 85 Dwelling Units, of which 76 Dwelling Units will be Market Rental Units and 9 Dwelling Units will be Mid-Market Rental Units;
- (~~ep~~) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (~~pq~~) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896”;
- (~~rq~~) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (~~sf~~) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit; and
- (~~te~~) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, RSBC 1996, c. 250 that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
 - (a) the Lands shall not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building shall be used for Rental Purposes only; and
 - (c) no Rental Unit in the Residential Building shall be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.

- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.
- 3.3 Pursuant to section 219(6) of the *Land Title Act*, RSBC 1996, c. 250 except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
 - (b) the Owner's default under this Agreement; and
 - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 9 three-bedroom units, 13 two-bedroom units and 63 one-bedroom units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The nine Mid-Market Rental Units shall be provided in the following unit mix: 6 one-bedroom units, 2 two-bedroom unit, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the six Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:
- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;
 - (b) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or

requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;

(c) Tenant Selection: the Owner will make the Mid-Market Rental Units available in the following order of priority:

(i) Tenants from the existing rental building on the Lands will be provided first right of refusal in the Mid-Market Rental Units, regardless of income, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;

(ii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;

(iii) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in Sections 5.1(c)(i) or (ii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and

(iv) In determining whether a tenant meets the Maximum Household Income requirements, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed. ~~the Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested income qualification of a maximum household income determined by multiplying the low end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the Lands should be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.~~

- (d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.
- (e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and
- (g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal ~~on an annual basis~~ ~~upon request by the City~~, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "Notice") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.
- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

7.1 Except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible; and
- (b) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

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

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

8. GENERAL PROVISIONS

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

8.2 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

- (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

8.3 The Owner and the City agree that:

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

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

8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 905 of the Act and as such will be binding on the Owner.

8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.

8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning
Facsimile: 604.985.0576

The Owner: Confide Enterprises Ltd.,
517 - 1177 Hastings Street West,
Vancouver, British Columbia,
V6E 2K3

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

9.4 The words "must" and "will" are to be construed as imperative.

- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2021, No. 8897".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8897

A Bylaw to enter into a Housing Agreement (144 West 21st Street)

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

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2021, No. 8897**” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Confide Enterprises Inc. with respect to the lands referenced as 144 West 21st Street, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896“ (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745).
3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the 6th day of December, 2021.

READ a second time on the 6th day of December, 2021.

READ a third time on the <> day of <>, 2022.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT dated for reference the _____ day of _____, 20_____.

BETWEEN:

CONFIDE ENTERPRISES LTD.,
517 - 1177 Hastings Street West,
Vancouver, British Columbia,
V6E 2K3

(the "Owner")

AND:

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

(the "City")

WHEREAS:

- A. The Owner is the registered owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant;
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.
- E. The City has enacted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

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

1. DEFINITIONS

- (a) “**Act**” means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) “**Affordable Rent**” means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) “**Agreement**” means this agreement as amended from time to time;
- (d) “**Commencement Date**” has the meaning set out in section 2.1 herein;
- (e) “**Council**” means the municipal council for the City of North Vancouver;
- (f) “**CMHC**” means Canada Mortgage and Housing Corporation;
- (g) “**Director of Planning**” means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;
- (h) “**Dwelling Unit**” means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) “**Lands**” means those lands and premises legally described as:

Parcel Identifier: 004-343-638
Lot A-10
Block 206
District Lot 545
Plan 17051;
- (j) “**Mid-Market Rental Units**” means the 6 Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) “**Market Rental Units**” means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (l) “**Maximum Household Income**” means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divided by 30% (0.30) to meet the standard definition of affordability.
- (m) “**Rental Purposes**” means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) “**Rental Units**” means the Market Rental Units and the Mid-Market Rental Units;

- (o) **“Residential Building”** means the six storey building to be constructed on the Lands to be used for Rental Purposes with 85 Dwelling Units, of which 76 Dwelling Units will be Market Rental Units and 9 Dwelling Units will be Mid-Market Rental Units;
- (p) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (q) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit; and
- (t) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, RSBC 1996, c. 250 that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
 - (a) the Lands shall not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building shall be used for Rental Purposes only; and
 - (c) no Rental Unit in the Residential Building shall be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed,

built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

- 3.3 Pursuant to section 219(6) of the *Land Title Act*, RSBC 1996, c. 250 except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
 - (b) the Owner's default under this Agreement; and
 - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 9 three-bedroom units, 13 two-bedroom units and 63 one-bedroom units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The nine Mid-Market Rental Units shall be provided in the following unit mix: 6 one-bedroom units, 2 two-bedroom unit, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the six Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:
- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;
 - (b) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;

- (c) Tenant Selection: the Owner will make the Mid-Market Rental Units available in the following order of priority:
- (i) Tenants from the existing rental building on the Lands will be provided first right of refusal in the Mid-Market Rental Units, regardless of income, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (ii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (iii) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in Sections 5.1(c)(i) or (ii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and
 - (iv) In determining whether a tenant meets the Maximum Household Income requirements, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.
- (e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and
- (g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal on an annual basis, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

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

7. LIABILITY

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

- 7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.
- 7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

8. GENERAL PROVISIONS

- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.
- 8.2 Nothing in this Agreement:
- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
 - (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
 - (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.
- 8.3 The Owner and the City agree that:
- (a) this Agreement is entered into only for the benefit of the City;
 - (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
 - (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

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

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning
Facsimile: 604.985.0576

The Owner: Confide Enterprises Ltd.,
517 - 1177 Hastings Street West,
Vancouver, British Columbia,
V6E 2K3

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

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

9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2021, No. 8897".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.



 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: David Johnson, Development Planner

Subject: REZONING APPLICATION: 1825 LONSDALE AVENUE (AFFINITY CANNABIS / RUBY SANDHER)

Date: December 1, 2021 File No: 08-3400-20-066/1

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

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated December 1, 2021 entitled "Rezoning Application: 1825 Lonsdale Avenue (Affinity Cannabis / Ruby Sandher);

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900" (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747) be considered and referred to a Public Hearing;

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

ATTACHMENTS

1. Context Map (CityDocs# [2116704](#))
2. Submitted Drawings (CityDocs# [2121471](#))
3. Change to Provincial Cannabis Licensing Regulation (CityDocs# [2105915](#))
4. Public Consultation Summary (CityDocs [2123844](#))
5. Recreational Cannabis Retail Policy (CityDocs# [2105916](#))
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900" (CityDocs# [2103038](#))

PURPOSE

The purpose of this report is to present, for Council consideration, a rezoning application for a Recreational Cannabis Retail Store at 1825 Lonsdale Avenue (Attachment #1).

BACKGROUND

With the legalization of recreational cannabis on October 17, 2018, the Federal Government under the Cannabis Act provided the legal framework for the production, distribution, sale and possession of both medical and non-medical (recreational) cannabis. The Province of British Columbia created a legislative framework through the Cannabis Control and Licensing Act to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in the Province.

In coordination with both federal and provincial regulations, Council approved the Recreational Cannabis Retail Policy on September 17, 2018, which created the framework under which recreational cannabis retail businesses can be established in the city (Attachment #4). The policy considers the sale of non-medical grade cannabis and does not consider the production, distribution or sale of medicinal cannabis. Medicinal cannabis can be obtained through a federally licensed producer.

The policy focused on the location criteria for where businesses can be located in the city, as well as establishing an application review procedure due to the anticipated high level of interest. The criteria included limiting Cannabis Retail Stores to properties with the following Official Community Plan (OCP) designations:

- Mixed Use Level 2 (Medium Density);
- Mixed Use Level 3 (Medium Density);
- Mixed Use Level 4A (High Density);
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use); and
- Commercial.

The policy also excludes locations that are within 100 metres of the following uses:

- Community Recreational Centres;
- North Shore Neighbourhood House;
- North Shore Shelter;
- North Vancouver School District Office; and
- Public elementary and secondary schools.

The policy includes a maximum of six (6) retail cannabis businesses to be considered within the city limit, and prescribes a distribution throughout the city as a maximum of:

- Two businesses in the Central Lonsdale area;
- Two in the Lower Lonsdale area;
- One in the west part of the City; and

- One to the east part of the City.

On November 19, 2018, applications were received on a first-come-first-served basis, with each of the geographic areas in the policy represented. Those that met the criteria of the policy were placed on a list, with the first set of applicants being invited to make a rezoning application.

Since then, Council has approved rezoning applications for five of the possible six locations in the City. The approved locations are as follows:

October 7th, 2019

- 221 West 1st Street (Lower Lonsdale)
- 333 Brooksbank Avenue (eastern part – area filled)

May 4th 2020

- 820 Marine Drive (western part – area filled)
- 1433 Lonsdale Avenue (Central Lonsdale)

February 22nd, 2021

- 115 East 1st Street (Lower Lonsdale – area filled)

The one remaining location the policy supports filling is the second location in Central Lonsdale. With the approval of 1433 Lonsdale Avenue, the initial list of potential applications for Central Lonsdale was exhausted. A new sequence of applicants was generated using a similar system to the one in 2018 to canvas interest in submitting rezoning applications in accordance with the policy. The result was four interested groups. A lottery was held to decide the order in which the four groups would be invited to submit rezoning applications. The lottery was held on August 4, 2021 where the four groups drew their place of order of selection to submit rezoning applications. These are:

1. Affinity Cannabis (under consideration)
2. Envy Cannabis
3. Bohemian Cannabis
4. BCLDB

All of the interested parties meet the location requirements of the Recreational Cannabis Retail Policy.

This report presents a rezoning application for retail cannabis for the applicant who drew first and was then invited to submit a rezoning application. Should Council deny this application, the next applicant on the list would then be invited to submit an application.

DISCUSSION

Project Description

The subject site is located on the western side of Lonsdale Avenue, mid-block between West 18th Street to the south and West 19th Street to the north. The proposed store would occupy approximately 88.2 square metres (950 sq. ft.) of retail floor space in a single storey commercial building that was built in the late 1960's. The floor plan identifies locations for displays, back area offices and storage (Attachment #2).

Pursuant to the application requirements of the City's Recreational Cannabis Retail Policy (Attachment #5), the applicant has submitted a Community Impact Statement, and their Security Plan, which is intended to describe the positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and broader community and describes strategies for mitigating potential negative impacts, as well as outlining their security measures to meet Provincial regulations. The submitted Community Impact Statement is attached for Council's information, noting that the statement does not create an agreement between the City and the applicant that binds either party to carry out the proposed mitigation strategies. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application that would outline such mitigation measures to the immediate area.

In addition to the applicant's proposal, they have offered to enter into a Good Neighbour Agreement to outline their commitment to make a financial contribution of \$5,000 to the City's Amenity Reserve Fund. This can be secured as a condition of rezoning.

Site Context and Surrounding Use

The subject site is located within the Central Lonsdale area of the city and is adjacent to other one, two and four storey commercial buildings along Lonsdale Avenue, with residential buildings across a lane to the west (Attachment #1).

The immediate area is predominately a mixture of commercial and high rise residential uses. The location is along a main public transit corridor on Lonsdale Avenue and has several other commercial businesses and amenities within easy walking distance of each other.

Regulations from senior levels of government once required all cannabis retail stores to enclose their store fronts to block viewing into the store from the street as a means to discourage minors from entering into the store. These have since been relaxed to allow more transparency and better sight lines to and from the street into the store, but the businesses cannot show cannabis products or cannabis accessories in the window display (Attachment #3). The applicant has acknowledged this change and is proposing greater transparency into the store and onto the street than what was previously required. The applicant says they have applied this approach in other municipalities and will be presenting their plan for this location should Council allow this to proceed to Public Hearing.

As the location of the subject site is within 800 metres of a highway interchange, a referral will be sent to the Ministry of Transportation and Infrastructure for a response to the application prior to final adoption. As the application is for a specific retail use, it is not anticipated that the Ministry will have any concerns.

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has a designated land use of Mixed-Use Level 3 which supports a mix of higher density multi-family and commercial uses to strengthen the City's major arterial roads and corridors, including a mix of retail and office space on lower floors and residential apartments on upper floors. It is also one of the designated land uses supported by the Recreational Cannabis Retail Policy.

The commercial building was built in the late 1960's and is not being redeveloped at this time. The only modification required to the building would be a Tenant Improvement to accommodate the desired floor space for the retail store. This would require a separate application for a Building Permit.

No amendment to the OCP is required with this application.

Recreational Cannabis Retail Policy

The application conforms to the criteria outlined within the policy (Attachment #5). The subject site is in an allowable land use designation as identified in the OCP, it is outside of the 100 metre radii of North Vancouver School District and Queen Mary Elementary School, and is one of two sites for the Central Lonsdale Area.

The applicant has supplied staff with sufficient documentation that is outlined in the Policy.

Zoning Bylaw 1995, No. 6700

The Zoning Bylaw currently does not allow Cannabis Sales as a permitted use anywhere in the City, but the policy sets the framework where it can be permitted through the rezoning of the property. Cannabis Sales is defined in the Zoning Bylaw as follows:

means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist In a British Columbia regulated Pharmacy.

Zoning Amendment Bylaw 8900 (Attachment #6) would allow Cannabis Sales at this location. The current Zone of General Commercial (C-2) does permit retail stores.

The size of the store would require the applicant to supply at least two off-street parking space within the property. The store occupies one of three retail spaces on the property, where the site currently meets the minimum off-street parking requirement for the entire site with nine parking stalls.

COMMUNITY CONSULTATION

The applicant held their Virtual Information Session on December 1, 2021 (Attachment #4). Twenty-five people attended the event (including the author of the report), and the response was mixed with those in support feel that a cannabis store would be a positive commercial operation to have in the area. Concerns came from the sale of cannabis in the area and that the operator was not from North Vancouver.

On November 25, 2021, Bill 26 – Municipal Affairs Statutes Amendment Act (No. 2), 2021 was given Royal Assent and most of the legislative amendments in the Bill came into force. This included a change to the Local Government Act to provide that a local government is not required to hold a public hearing on a proposed zoning bylaw if the bylaw is consistent with the OCP. This replaced the former provision that allowed local governments to waive a public hearing. Local governments now have to make a positive decision to have a public hearing as opposed to deciding to waive a public hearing.

For this application, the proposed rezoning bylaw is consistent with the OCP. With 25 members of the public having participated in the public engagement process, and with concerns expressed, Planning staff are recommending that a public hearing be held.

OPTIONS

In Council's review of this application in the context of the *Recreational Cannabis Retail Policy*, the following options are presented for consideration:

1. *Proceed with referral to Public Hearing (recommended by staff).*

This option would allow Council to consider the applicant's submission and presentation and perspectives for and against the proposal. Following the Hearing, Council could accept or reject the application. Should Council opt to reject the application, the next applicant in sequence would be invited to apply.

2. *Refuse the application, and allow the next applicant on the list to come forward with their application.*

Should this be Council's decision, it is recommended that the second resolution be changed to the following:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900" (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747) not be considered and the application be rejected, and the next applicant be allowed to make their application; and

3. *Refuse the application, and then direct staff to limit the desired maximum number of retail cannabis stores to five.*

Under this option, the Recreational Cannabis Retail Policy would be updated to reflect the reduced number.

Should this be Council's decision, it is recommended that the second resolution be changed to the following:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900" (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747) be rejected,

AND THAT the locational criteria and areas of consideration in the Recreational Cannabis and Retail Policy be amended to limit the number of cannabis retail stores in the City to five, with a maximum of one store in "Area 1" (Central Lonsdale).

CONCLUSION

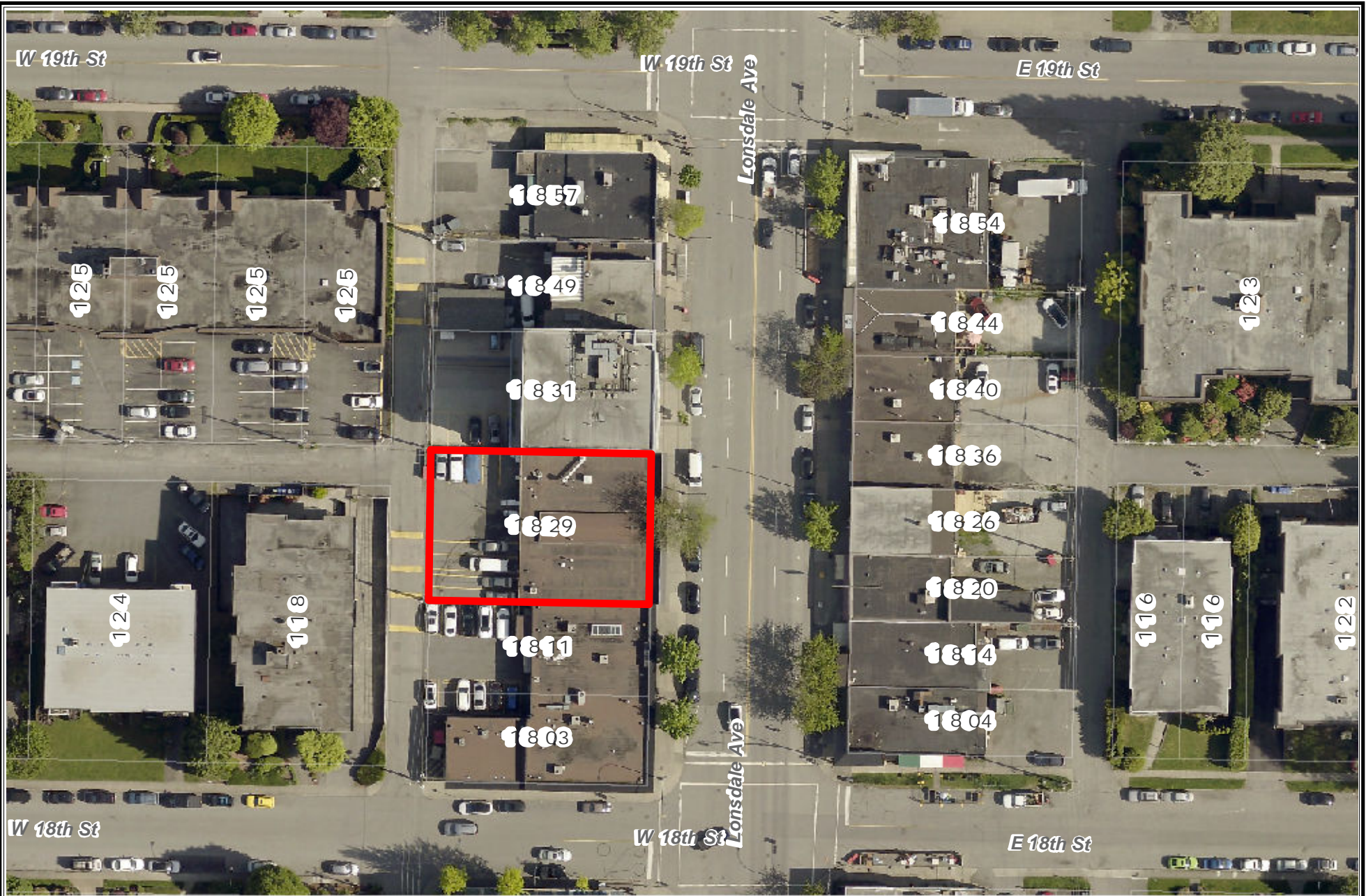
The proposal is consistent with the Official Community Plan and the criteria of the Recreational Cannabis Retail Policy.

The proposed location of the store supports the commercial and retail orientation of the area, and the applicant has supplied staff with satisfactory documentation that they have met the criteria outlined in the Policy.

RESPECTFULLY SUBMITTED:



David Johnson
Development Planner





1825 LONSDALE AVENUE

CITY OF NORTH VANCOUVER: LETTER OF PROPOSAL



THE BRAND.

Affinity Cannabis Store Inc. is a boutique cannabis retailer. The modern style of our stores is achieved through the use of simple yet sophisticated materials, clean lines, open floor plan, and a simplified shopping experience. Our stores are supplemented by a variety of art forms both digital and traditional, a passion of ours reflected through our curated designs.

The exterior of the store will contain simple signage with no logos and resemble an art gallery. Affinity Cannabis is committed to ensuring that Lonsdale Avenue is a thriving corridor and consistent with Provincial and Federal requirements, we will not have product visible through our windows which enables us to have no window coverings.

Affinity Cannabis was established in 2018, following legalization of cannabis by the Canadian federal government. All individuals, and corporate entities did not operate any illegal cannabis stores in North Vancouver nor any other location prior to legalization nor following legalization.

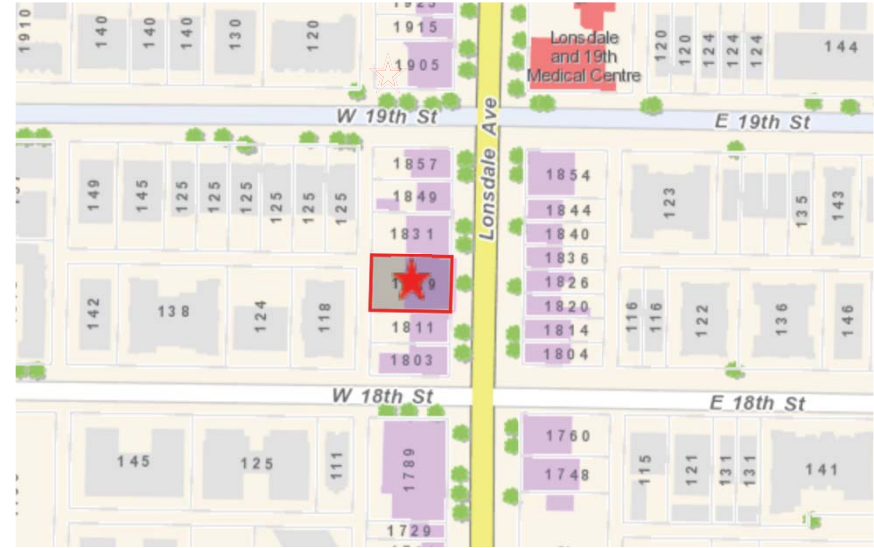


THE LOCATION.

The proposed store location is located at 1825 Lonsdale Avenue in Area 1 (Central Lonsdale) of the City of North Vancouver’s Recreational Cannabis Policy.

Area 1 permits two cannabis stores, and the subject site is located 500.0m from the existing approved location. The proposed location is not located in an area within 100.0m of sensitive uses and is surrounded by commercial uses to the east and west and is designated for mixed use.

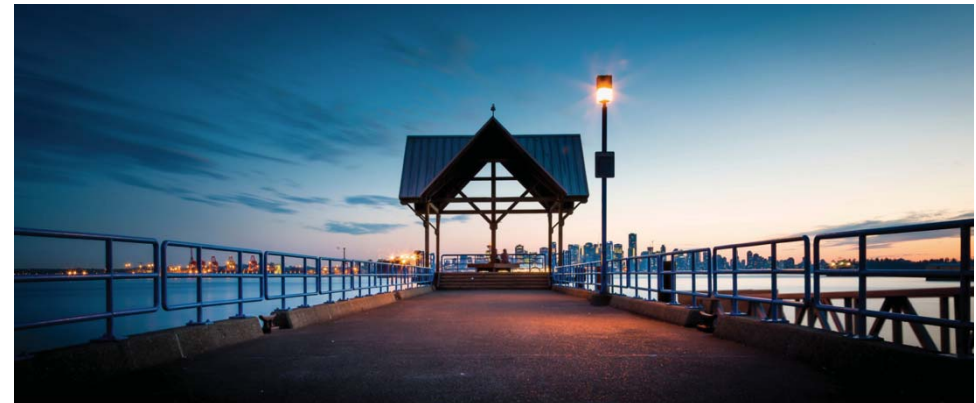
With legalization occurring in October 2018, Affinity Cannabis recognizes this is a recently approved land use, and we are open to adjusting hours as community feedback is received.



 PROPOSED LOCATION

PROPOSED HOURS OF OPERATION:

MONDAY	9 AM – 11 PM
TUESDAY	9 AM – 11 PM
WEDNESDAY	9 AM – 11 PM
THURSDAY	9 AM – 11 PM
FRIDAY	9 AM – 11 PM
SATURDAY	9 AM – 11 PM
SUNDAY	9 AM – 11 PM



RENDERINGS: INTERIOR



The interior of the store will contain modern fixtures, art, and an open concept.

RENDERINGS: INTERIOR



RENDERING: EXTERIOR



The exterior of the store will be visible from the street front to allow visibility and eyes on the street. Cannabis will not be visible from the street consistent with LCLB rules.

THE CUSTOMERS AND PRODUCTS.

CUSTOMERS:

Affinity's target clientele is as diverse as the neighbourhoods we choose to locate in. We serve a variety of customers seeking cannabis products for various uses such as pain relief (arthritis, cancer, joint replacement surgery, Parkinson's disease), menopause, sleep, anxiety, stress, and those simply wanting to enjoy some good cannabis.

We expect a vast majority of our customers live within walking distance of the store, but also customers from neighbouring cities that have leadership with a less progressive view of cannabis retail. Our customers vary from those with novice experience with cannabis to experienced smokers, from 19 years old to senior citizens.

We hope that one day the stigma surrounding cannabis use will disappear as the clientele of a cannabis store is not just the image of the stoners which we've seen so often on TV shows and in the media, and the reasons for using cannabis vary.

PRODUCT:

The type of cannabis product varies, just as our customers do. Cannabis is available in a variety of forms for consumption, as demonstrated below, cannabis products can be consumed orally through items such as dried flower, pre-rolls, drinks, edibles and CBD oil. Cannabis can also be applied to the body using topicals, creams, lotions and bath products. Below is a projected breakdown of items to be sold in store.

- Dried Flower
- Pre-rolls
- CBD Products: Oils, Pills and Sprays
- Edibles and Drinks
- Vaporizers
- Concentrates
- Topicals, Bath Products (Bath Salts, Body Bombs)
- Accessories (Rolling Papers, and Lighters)



THE PROVINCIAL REQUIREMENTS.

The Retail Cannabis sector is one that is highly regulated and requires licensee retail stores to ensure high standards are applied to ensure the safety of patrons and the public. The LCRB requires all Licensee Cannabis Retail stores to implement the following:



RESPONSIBLE SELLING TRAINING

All Cannabis retail employees are required to take a Selling it Right course which provides education for non-medical cannabis licensees, a training certificate is provided through successful completion of the course.



DISPLAY SOCIAL RESPONSIBILITY MATERIALS

Stores are required to display at least one social responsibility poster which provides important information for customers, Affinity commits to displaying three (3) posters.



IDENTIFICATION REQUIREMENTS

Two pieces of ID are required for all patrons that appear to be under the age of 19. To ensure safety of all individuals, Affinity requests identification of all patrons that appear under 30.



ENSURING SAFE STORE AND VICINITY.

Cannabis use is not permitted in the store, licensees must ensure no weapons are brought into the store and keep patrons and staff safe. In addition, installation of adequate lighting, supervision of parking areas and signs to not disturb neighbours are examples of ensuring safety around the store. Our store also ensures that intoxicated patrons are not served nor are permitted in the store.



INVENTORY TRACKING

All Cannabis stores are required to provide an inventory log to the Province of British Columbia to ensure that all inventory is tracked.



SECURITY REQUIREMENTS

The following is required and will be implemented:

- Audible intruder alarm system monitored by a third party
- Audible fire alarm system monitored by a third-party
- Locked retail displays
- Locked storage room
- Secure perimeter door locks
- Security Cameras with full unobstructed views of the retail sales area, product area and interior and exterior of all store entrances/exits



PURCHASE LIMITS

Individuals are permitted to purchase the equivalent maximum of 30 g of dried cannabis. Our Point of Sale (POS) system ensures that sales are not permitted beyond this maximum.



SECURITY VERIFICATION CHECKS

All Retail Cannabis employees and owners of retail cannabis stores must pass security verification checks in order to work or operate a cannabis store.

THE OPERATION.



TRAINING:

In addition to the training required by the Provincial Government our employees will be provided training in areas of customer service, cash handling, product knowledge, and dispute resolution. Employees will be required to pass the Serving it Right Course and Security Verification through the Province of British Columbia.



HIRING

Affinity Cannabis is passionate about hiring individuals of varying skill levels and from all backgrounds. We will be hiring as part of our process contractors for the construction process, small businesses and customer service staff at the management and entry level.



WAGES AND BENEFITS:

Affinity Cannabis offers a livable wage with a benefits package to its employees. We offer both full time and part time employment to accommodate a variety of individuals seeking employment.



PROJECTED STAFF

In addition to staff required for the build out of the store, we anticipate hiring one (1) General Manager, two (2) Assistant Managers and 12 full and part-time customer service associates.

THE COMPANY.

Affinity Cannabis is a family-owned business, operated by a team of siblings, Jag and Ruby Sandher, who bring a unique mix of business and municipal experience to Affinity Cannabis.

The impetus of this business was following our father's total knee replacement and hip replacement surgeries. Unable to handle the strong opioids provided to him after his double hip replacement medical professionals suggested trying CBD as he had a loss of appetite, nausea, and low tolerance to the strong drugs, With CBD, he had elevated mood, better pain management, and a return of appetite. The challenge was CBD and cannabis products were not readily available due to a lack of legal storefronts in the Lower Mainland. Therefore, we decided to get into the business to give people access to alternative methods to deal with major surgeries and other illnesses.

RUBY SANDHER MCIP, RPP | DIRECTOR - AFFINITY CANNABIS

Ruby Sandher has over 10 years of experience in urban planning and provides a diverse background to Affinity Cannabis Store Inc. She is a Registered Professional Planner and has a Master of Planning from the University of Southern California with a concentration on Economic Development.

JAG SANDHER | DIRECTOR - AFFINITY CANNABIS

Jag Sandher an active business professional that has over 10 years of extensive business experience in corporations large and small. Jag has been involved in the business of the Cannabis sector since its legalization in 2018 and holds Bachelor's Degree in Commerce from the University of British Columbia.



THE ANTICIPATED TIMELINE.

As we are an experienced and operational licensed retail store, we anticipate that we can open our doors to the public by March 2022. Below, we have outlined a timeline based on a city approval of 4-6 months. However, we note that the timeline is contingent on city and provincial timelines (staff resources, workload items etc.)



Rezone Approval – Projected 3 - 6 months (earliest February 2022)

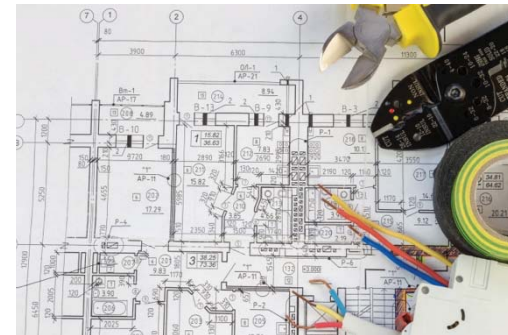
Submission of Application to the LCRB – Projected 6 months (submission December 2021/ anticipated approval March 2022). The LCRB process includes extensive background checks on all individuals involved in the corporation. We anticipate that this timeline may be faster as we have an existing approved location.

Submission of Tenant Improvement Application to City of North Vancouver (CNV) - (submission at Final anticipated January 2022)

Approval of Tenant Improvement Application by CNV - (Anticipated February 2022)

Construction (contingent on BP approval – anticipated completion February 2022)

Opening Spring 2022.





COMMUNITY IMPACT STATEMENT



EXECUTIVE SUMMARY.

Affinity Cannabis would like to thank the staff of the City of North Vancouver for processing this file, and Council of the City of North Vancouver for considering our application for rezoning at 1825 Lonsdale Avenue for a retail cannabis store, located in **Area 1 (Central Lonsdale)**. Within our enclosed proposal, you will see our proposal includes steps to minimize our impact on the neighbourhood through the following:



COMMUNITY BENEFIT CONTRIBUTION

As part of the subject application, Affinity Cannabis commits to a \$5,000 donation to the City of North Vancouver's Community Benefit fund to aid in enhancing community serving facilities, as we are very passionate about giving back to communities that we operate in.



LIMITED OPERATING HOURS

Affinity is open to limiting hours as part of our application, depending on community feedback.



LIMITED VISIBILITY OF PRODUCT/ TRANSPARENT WINDOWS

Affinity Cannabis recognizes that Lonsdale Avenue is the main high street in North Vancouver, and as such, we propose to provide a beautiful, transparent storefront to provide transparency to the street. We note that we will not be displaying any product visible from the street, consistent with LCRB requirements.



NEIGHBOURHOOD PRIDE & COMMUNITY INVESTMENT:

We propose to Adopt-a-Street, have clean-up parties monthly, hire locally, buy locally and contribute to the community in every possible way.



RESPONSIVE TO COMMUNITY FEEDBACK

Affinity Cannabis is open to changing our proposal in anyway based upon community feedback and open houses we hope to host as part of this process.

POSITIVE IMPACTS TO COMMUNITY: ECONOMIC.

INCREASE IN JOBS:

As indicated in our letter of proposal, Affinity anticipates employing 15 employees with above average wages. We are committed to hiring local people so that they can walk, bike or take the bus to work.

LOCAL ECONOMIC MULTIPLIER EFFECT

Affinity Cannabis is a local business based out of Vancouver and is an advocate for purchasing items from local businesses to ensure that our hard-earned money goes back to other small and local businesses. When possible, will be purchasing our supplies from other small local businesses. Studies find that there is a greater local economic return generated by money spent at locally owned independent businesses compared to corporate chains and other absentee-owned businesses.

OUR CUSTOMERS BUYING LOCAL

A spin off effect of allowing our business to locate in North Vancouver is, many people seeking to come to a cannabis store are exposed to other surrounding local businesses that they may have otherwise not frequented.

INCREASE IN CITY REVENUE

Affinity Cannabis, if approved, will be paying an annual business license fee to the city, which is higher than most retail businesses.

INCREASE IN PROVINCIAL REVENUE

With the wholesale monopoly run by the Liquor Distribution Branch, the provincial government collects 15% mark up on all products, in addition to Provincial Sales Tax which varies from 7% on product and 20% for vaporizers.

INCREASE TO FEDERAL REVENUE

Cannabis sales pay GST to the federal government. GST funds approximately 12% of the federal government's revenue.



POSITIVE IMPACTS TO COMMUNITY: SOCIAL.

DONATION TO COMMUNITY BENEFIT FUND:

Affinity Cannabis is passionate about the community and pledges to give \$5,000 to the CNV Community Benefit Fund as part of our application. We will continue to be a champion to donating to causes for the greater good of our communities. We note while this is not required for a text amendment, we are passionate about Council's vision to use funds to improve the community.

INCREASE IN JOBS

Jobs in the cannabis retail sector require a Serving-it-Right certification as well as security verification from the Province of BC. As the Cannabis sector grows the number of opportunities will grow for individuals with experience in this field. We have benefited ourselves from the important skills we learned in the customer service sector that are applicable to everyday life and business.



GOOD NEIGHBOUR AGREEMENT

The City of North Vancouver has a program entitled 'Good Neighbour Program' for construction of infill housing that outlines a policy of ensuring to get all permits/approvals, speaking to neighbours about what you are doing, protecting the neighbourhood, cleaning up, keeping noisy work to allowable time and not blocking driveways. Affinity Cannabis agrees to do all of the above in addition to ensuring there is no smoking outside of our building, no littering and no loitering around the neighbourhood and would be willing to sign an agreement with the City reflecting this.

COMMITMENT TO SOCIAL JUSTICE

Affinity Cannabis is passionate about causes surrounding social justice, and ensuring we are not only compensating our employees accordingly but also champions of social justice for all marginalized groups.

NEIGHBOURHOOD SECURITY:

As we are required to have security cameras on the premises with recording requirements of 30 days, we are able to provide the neighbourhood with additional security. We note at our other location, we have been able to aid residents with hit and run claims by providing video for assistance.

POSITIVE IMPACTS TO COMMUNITY

ENVIRONMENTAL:

REDUCTION IN CARBON FOOTPRINT

Affinity Cannabis encourages our employees to walk, bike, take the bus or carpool to work to reduce our carbon footprint.

CLEAN UP PARTY

Affinity Cannabis is passionate about clean up and will commit to what we call a 'clean up party' to clean up our block of litter once a month.

ADOPT A STREET

If possible, Affinity Cannabis would like to sign up with the City to Adopt a Street.

RECYCLING PROGRAM:

Affinity will be providing recycling of cannabis containers for individuals that are unable to recycle their items at home. Affinity is also passionate about recycling and reusing in our own business.



POSSIBLE NEGATIVE IMPACTS & SOLUTIONS

As a company, we recognize that business can at times possibly bring some minor nuisances to the surrounding community. We note that this can happen with *any* type of business, in *any* location at *any* time. We are strong believers in creating solutions for potential issues which we have listed along with potential impacts.

SMOKING AROUND PREMISES

Individuals may try to consume cannabis products in the area surrounding our store.



AFFINITY SOLUTION: We commit to having signage in our stores asking our customers to not smoke cannabis as it is illegal, we also commit to patrolling the surrounding area to ensure this is not a problem for residents.

LITTER

As with any business, there is a chance that individuals that frequent that business may not be inclined to use a trash can to dispose of their garbage



AFFINITY SOLUTION: We commit to having signage in our stores asking our customers to not litter as well as a daily trash pick-up around the store. We will also be providing instore recycling.

MINORS ATTEMPTING TO ACCESS THE PREMISES

Minors with fake identification or no identification may try to access the premises despite the 'No Minors' signage.



AFFINITY SOLUTION: Affinity staff are required to take training to identify minors not only through checking ID for people who appear under 19 but all customers under the age of 30.



INDIVIDUALS AGAINST CANNABIS

Affinity recognizes that some individuals may feel that their personal beliefs are not aligned with the legalization of cannabis will not be comfortable with cannabis locating near them.



AFFINITY SOLUTION: While Affinity cannot change people's personal beliefs, we are strong believers of actions speak louder than words and strive to make all individuals in the neighbourhood comfortable with our location. We commit to signing a good neighbour agreement with the community we locate in and will continue to be upstanding citizens.

STRATEGIES TO REDUCE IMPACT ON NEIGHBOURHOOD



EXISTING LEGISLATION AND POLICY PROTECTION

Affinity Cannabis is committed to following all local, provincial and federal policy surrounding responsible cannabis sales and promotion. We pledge to protect youth and abide by all laws.



MINIMAL SIGNAGE

Consistent with requirements of all Cannabis Retail stores, signage will be minimal, will not include a logo nor any other marketing material to attract youth or disrupt individuals against cannabis.



REDUCTION IN HOURS

Affinity Cannabis has proposed reduced hours to match surrounding businesses and provide minimal impact on the neighbourhood.



WILLINGNESS TO SIGN A GOOD NEIGHBOUR AGREEMENT

Affinity Cannabis is open and willing to sign a good neighbour agreement with the City of North Vancouver.



LITTER PICK UP

Affinity Cannabis commits to keeping not only our premises clean but also the immediate neighbourhood through a clean-up party as well as Adopt-a-Street in the future.



NUISANCE AND NOISE CONTROL

Consistent with LCRB requirements, Affinity Cannabis is committed to ensuring that there is noise and nuisance control around the premises. We are able to monitor the area through our vast amount of security cameras and adequate staff.



COMMUNITY PROGRAMS AND OPEN HOUSES

In order to ensure that our store is a good neighbour, Affinity would like to participate in local community programs such as the Business Improvement Association and hold open houses to hear if the community has any concerns with our operation.



STAFF TRAINING/ SERVING IT RIGHT

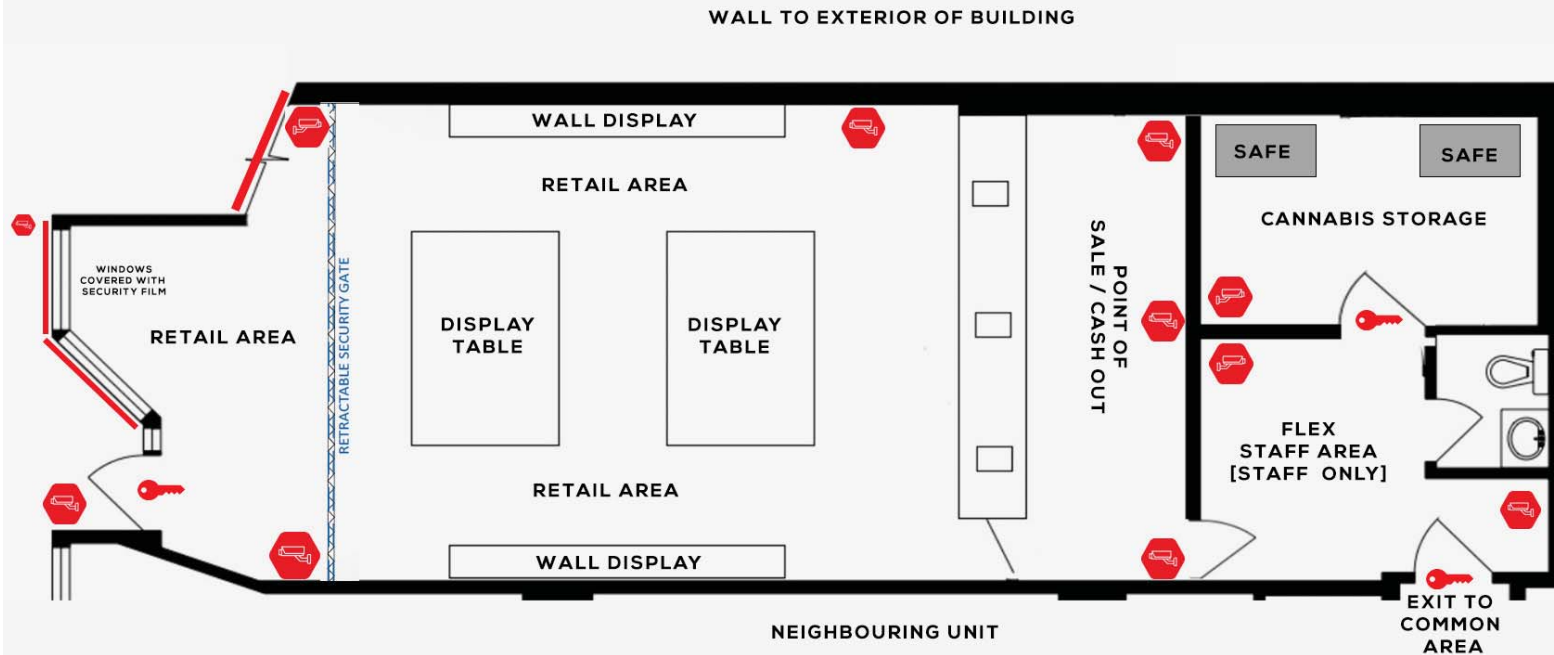
All staff working at Affinity Cannabis will be provided with training through the Province of British Columbia's Serving-it-Right program for Cannabis sales, as well as training by our Managers to check identification, conflict resolution and customer service skills.



SECURITY PLAN

SECURITY LAYOUT

SITE: 137 W 17TH STREET NORTH VANCOUVER



LEGEND

-  11 - 8K WIDE ANGLE SECURITY CAMERAS WITH 30 DAY RECORDING
-  WINDOW SECURITY FILM
-  RESTRICTED KEY ACCESS

SECURITY NOTES

- WINDOWS COVERED WITH SECURITY FILM VISIBILITY OUT NOT IN
- FULL LENGTH HINGE + ASTRAGAL INSTALL ON EXTERIOR DOORS
- EVERY DOOR IS LOCKED WITH UNIQUE CODE KEYPAD ENTRY
- CAMERA LAYOUT PROVIDES 360 COVERAGE OF THE ENTIRE SPACE
- RETRACTABLE SECURITY GATE LOCKED NIGHTLY.

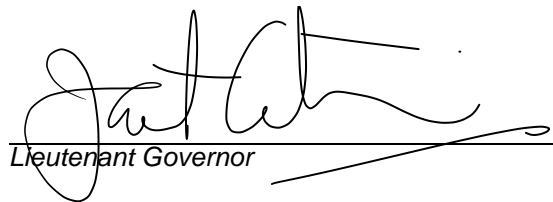


PROVINCE OF BRITISH COLUMBIA

ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

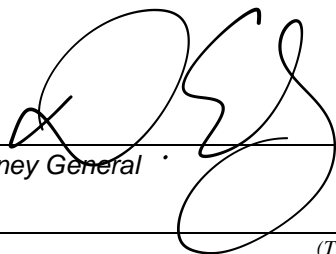
Order in Council No. 316

, Approved and Ordered June 18, 2020


Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that the Cannabis Licensing Regulation, B.C. Reg. 202/2018, is amended as set out in the attached Schedule.


Attorney General


Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: Cannabis Control and Licensing Act, S.B.C. 2018, c. 29, s. 133

Other: O.C. 528/2018

R10406443

SCHEDULE

1 Section 5 (1) of the Cannabis Licensing Regulation, B.C. Reg. 202/2018, is amended by repealing paragraph (p) and substituting the following:

- (p) the retail store must be located in a permanent building or structure;
- (p.1) the following must not be visible from outside the retail store:
 - (i) cannabis;
 - (ii) cannabis accessories;
 - (iii) packaging and labelling of cannabis and cannabis accessories; .

Date: June 18, 2020

To: All LCRB staff
All Licensees
All Industry Associations
All Local Government, First Nations, and police agencies

Re: Cannabis Licensing Regulation amendment – non-transparent walls

Previous Regulatory Requirement

A cannabis retail store must be located in a permanent building or structure and be enclosed by floor-to-ceiling walls that are not transparent.

New Regulatory Requirement

A cannabis retail store must be located in a permanent building or structure. Cannabis, cannabis accessories, and packaging and labelling of cannabis and cannabis accessories must not be visible from outside the cannabis retail store.

Explanation

The amended regulation supports the Province's commitment to protecting minors from exposure to non-medical cannabis.

Further Information

This communication contains general information about requirements under the *Cannabis Control and Licensing Act* and is not a replacement for the statute or regulations. It does not contain or constitute legal advice.

Further information regarding liquor and cannabis control and licensing in British Columbia is available on the Liquor and Cannabis Regulation Branch website at <http://www.gov.bc.ca/liquorregulationandlicensing>

If you have any questions regarding these changes, please contact the Liquor and Cannabis Regulation Branch toll free in Canada at 1-866-209-2111 or 250 952-5787 if calling from the Victoria area.

Original signed by

Mary Sue Maloughney,
Assistant Deputy Minister and General Manager



VDIS Summary Report: Affinity Cannabis

Applicant Contact Information:

Ruby Sandher, MCIP, RPP
Affinity Cannabis Store Inc.
1825 Lonsdale Avenue
North Vancouver, BC
V7M 2J8
604.834.3989 | info@affinitycannabis.ca

Date and Time of virtual DIS:

December 1, 2021, 6:00 pm – 8:00 pm

Description of virtual DIS format:

Zoom Webinar format, no registration required.

Individuals were encouraged to download the VDIS feedback form from www.affinitylonsdale.com or email info@affinitycannabis.ca for a copy.

A PowerPoint presentation was provided with additional information on the proposal. The above noted website will be available until the project proceeds to council to allow continued public feedback through a fillable comment form online.

Number of attendees:

25, including City of North Vancouver representative David Johnson, Planner II

Issues discussed:

The following is a summary of the items discussed at the meeting, which participation was permitted either by private 'Q and A' to the moderator or through the zoom 'raise hand feature'. A total of eight (8) individuals spoke, with five (5) in favour and three (3) in opposition. An additional 13 responses were provided in support of the proposal. Below is an outline of questions discussed during the VDIS.

1. Community Benefit Proposed

Questions regarding what benefits are provided by the proposal were received.



Affinity Cannabis Store Response:

Affinity provided the response that a \$5,000 community benefit contribution will be provided as part of the rezoning application in addition to the employment generating use that will create 15 jobs will be created if the application is approved.

2. Parking

One (1) question about if the proposal will require additional parking due to the application type.

Affinity Cannabis Store Response:

As the subject site is not a change of use (retail use) in terms of parking requirements, the proposal does not require additional parking.

3. General Support for the application

Five (5) individuals spoke in support of the application, citing the following:

- Mother of two supports the store
- An individual who lives two blocks from an approved cannabis store location noted that they have witnessed no increase in crime or nuisance
- General support for cannabis stores, particularly the operator

13 additional attendees noted support for the application using the "Q and A" format with the moderator.

4. Individuals against cannabis stores:

Two (2) individuals spoke did not agree with cannabis and cited the following reasons:

- Mother of two does not support the store
- No reason provided

One (1) additional comment was received not in support with the moderator in addition to comments outlined below regarding local ownership.

Affinity Cannabis Store Response:

Individuals were encouraged to fill the form out found online or email staff or the applicant for the form if they were unable to download it. Affinity is open to



changing our proposal to better accommodate the community's needs, however, the individuals speaking did not specify reasons for non-support.

5. Community Outreach

Two (2) questions were received about community outreach and the plans for such outreach.

Affinity Cannabis Store Response:

Affinity representative noted that community outreach will continue to occur until the public hearing and has recently commenced through door knocking and telephone calls.

6. Ownership place of birth and current residence

One (1) individual spoke and indicated that this individual prefers an operator who is born and raised in North Vancouver. This individual also requested answers to where the Affinity moderator and business owner's place of birth is.

One (1) additional question about birthplace and current residence of applicant was asked through private 'Q and A' to the moderator.

Several additional anonymous comments were also received in a private Q & A period about owner's birthplace, and where they were raised. Unfortunately, as names were withheld, it cannot be determined if this is from one individual or multiple as names were withheld.

Affinity Cannabis Store Response:

The City of North Vancouver's Recreational Cannabis Retail Policy does not specify criteria nor discriminate by requiring the owners of proposed retail cannabis stores to be born in North Vancouver, or 'raised' in North Vancouver. Furthermore, the policy does not specify operators must disclose their place of origin or current residence as part of the evaluation criteria.

The proposed site complies with the locational criteria in terms of land use (zoned General Commercial Zone C-2, and designated mixed use), and is located outside of a sensitive use buffer (see City of North Vancouver map entitled 'Potential Sites for Recreational Cannabis Retail stores').



Forms/Website:

- One (1) email was received in support of the application from an adjacent business
- One (1) telephone call was received from a neighbouring business in support of the proposal through the mailout and signage for the VDIS
- Three (3) forms were filled out in the online form found at www.affinitylonsdale.com in support of the application

PDF VDIS form:

- A total of 6 forms were submitted
- 5 forms were for the proposed location (83% of responses)
- 1 form was in opposition of the form due to smoking and litter from current businesses unrelated to Affinity Cannabis retail store. (17% responses)

Issues noted in Feedback Forms:

1. Smoking, Loitering and Litter along Lonsdale Avenue attributed to local businesses currently in operation.

Affinity Cannabis Store Response:

The comment notification noted the individual felt the existing tattoo shop and vape shop were causing additional litter, loitering and smoking in the neighbourhood. The mentioned businesses in the comments are associated with Affinity Cannabis Store. Nor are the subject business types related to the subject proposal, as cannabis retail stores are heavily regulated by provincial and federal regulations

We have organized neighbourhood clean-up parties and do what we can for the greater good of the community. Litter is a community issue and should be addressed by everyone as a collective. We commit to providing additional recycling in store and picking up litter around the premises and are open to partnering with local businesses.

The Tobacco and Vapour Products Regulation set forth by the BC government sets a six-meter zone around all doorways, air intakes, open windows to any public and workplaces in British Columbia. We encourage individuals to contact the Province of British Columbia if there are businesses in contravention of these regulations, and can provide the following link to assist: <https://www2.gov.bc.ca/gov/content/health/keeping-bc-healthy-safe/tobacco-vapour/enforcement>

2. Non-support for the location as it is a 'high street'



Affinity Cannabis Store Response:

The subject site complies with the City of North Vancouver Cannabis Retail Policy, land use regulations, and is located away from sensitive uses. Furthermore, we are proposing building a high-end cannabis store that will fit the surrounding context of the subject site. We encourage the public to view our renderings (which are available at www.affinitylonsdale.com), as this will be a major upgrade from the previously vacant store. The modern storefront will be designed to look like an art gallery from the street.

There are also several examples of Cannabis stores thriving on high streets in the lower mainland, such as Robson Street, and Granville Street in Vancouver. There is a strong demand for cannabis in North Vancouver and this is the perfect place for it given it complies with all land use policies.

Positive Feedback Synopsis:

- Seems like a good location
- Responsible business owners bringing diversity to neighbourhood
- North Vancouver needs a reputable retailer
- Store will add visual appeal to Lonsdale
- The look of the store has a very welcoming and upscale feel to it that would suit the area. I visited another Affinity Cannabis location, and you would not know it was a cannabis store if it was not for the name. There is no strong cannabis odour, no tacky product ads, no product visible from the street. The store was exceptionally clean and well cared for. I would expect the same from this location.
- I think this is a great location and the presentation covered any concerns I would have like security and neighbourhood impact

City of North Vancouver

COUNCIL POLICY

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7



POLICY

Recreational Cannabis Retail Policy

REASON FOR POLICY

The Government of Canada has announced the recreational use of cannabis will become legal in Canada on October 17, 2018. The federal Cannabis Act is the legal framework under which the production, distribution, sale and possession of cannabis, for both medical and non-medical (recreational) purposes, is regulated in Canada. Through legislation including the Cannabis Control and Licensing Act, the Province of British Columbia has created a legislative framework to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in British Columbia following federal legalization.

In coordination with federal and provincial regulations, this Policy creates a framework under which recreational cannabis retail businesses will be established in the City, with a focus on the following:

1. Defining **locational criteria** for where businesses may be situated, based on land use requirements, separation from sensitive uses and geographical distribution;
2. Implementing the **application procedure** under which proposals for new cannabis retail businesses are to be submitted, assessed and approved to operate within the City.

Applicability

This policy is applicable to all rezoning applications to operate a recreational cannabis retail business in the City.

Authority to Act

The legislative framework of the Province of British Columbia, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, provides the basis upon which the City may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Administration of this policy is delegated to the Planning Department.

PROVISIONS AND PROCEDURES

The following describes locational criteria for all recreational cannabis retail businesses in the City and outlines the procedure under which applications will be accepted, assessed and approved.

Locational Criteria

1. Recreational cannabis retail businesses may only be located on properties assigned with the following land use designations under the 2014 Official Community Plan (OCP) – Schedule A Land Use Map (see Schedule 1):
 - Mixed-Use Level 2 (Medium Density);
 - Mixed-Use Level 3 (Medium Density);
 - Mixed-Use Level 4A (High Density);
 - Mixed-Use Level 4B (High Density);
 - Harbourside Waterfront (Mixed-Use); and,
 - Commercial.
2. Recreational cannabis retail businesses may not be located within a 100-metre radii of the following sensitive uses (see Schedule 2):
 - Community and Recreational Centres;
 - North Shore Neighbourhood House;
 - North Shore Shelter;
 - North Vancouver School District Office; and,
 - Public elementary and secondary schools.
3. A maximum of six (6) retail businesses will be considered. Business locations are to be distributed throughout four areas in the City, in accordance with Schedule 3.

Application Procedure

1. Resources for application submission, including detailed instructions and links to the application form, submission requirements and other relevant information, will be posted on the City website at www.cnv.org/cannabis on October 1, 2018.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

2. The City will accept applications between November 19, 2018 at 10:00 am (PST) and November 30, 2018 at 5:00 pm (PST). All applications must include the information identified in Schedule 4 to be considered complete. Initial evaluation will be based on whether required documentation has been submitted. Through the rezoning process, a more in-depth analysis will be completed, at which point additional documents may be required.

Applications will only be accepted online through the City's file transfer service. Submissions will be deemed successfully received once displayed as a new e-mail in the inbox of the City's e-mail address. The order of which applications are received in the City's inbox will be considered the official register of applications received by the City. The City will not be liable for any application submission delay for any reason, including technological delays, or issues with either party's network or e-mail program. The City will also not be liable for any damages associated with submissions not received. The link to the file transfer service will be posted at www.cnv.org/cannabis.

The following rules apply to submissions:

- Only one submission per business/operator per area will be accepted;
 - Should the City receive multiple submissions from the same business/operator for the same location, only the first received submission will be considered;
 - A submission containing more than one application will not be considered and will be disqualified; and,
 - A submission containing more than one proposed location will not be considered and will be disqualified;
3. After the intake period, staff will review applications on a "first-come, first-serve" basis for application completeness. Applications that are deemed incomplete will not be further considered and disqualified.
 4. The City will consider a total of up to six (6) business locations, distributed throughout areas of the City in accordance with Schedule 3. The first two (2) complete applications received in Areas 1 and 2 and the first complete applications received in Areas 3 and 4 will be eligible to submit a rezoning application.
 5. All applications that proceed to the rezoning stage must submit an application fee of \$4,026.25.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

6. Staff will process the first set of rezoning applications as a single batch if possible. All rezoning applicants must follow standard procedures for the rezoning process, including the following:
 - a. Responding to feedback and comments from staff, applicable advisory bodies, and the public;
 - b. Organizing an open house session and conducting other applicable public notification and consultation measures; and,
 - c. Attending standard Council proceedings, including a Public Hearing, when scheduled.

Should an applicant withdraw from the rezoning process during this stage, the applicant(s) who had submitted the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.

7. All applications will be held at Third Reading pending confirmation of approval for a Provincial Non-Medical Cannabis Retail License. Should an application at Third Reading not receive Provincial approval, the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.
8. Upon rezoning approval, applicants may submit a business license application and, if applicable, a building permit application to the City.
9. Once operational, staff will monitor businesses to keep Council informed on the state of recreational cannabis retail in the City. After a period of two years, staff will reassess the Policy to determine whether amendments are warranted and/or if additional stores should be considered in the City, and return to Council with a recommendation for next steps. Council may request an alternative timeline for staff reassessment of the Policy at their discretion.
10. Should the City not receive the appropriate number of complete applications for each area, as defined in Schedule 3, during the timeframe outlined above in the Policy, future applications will be accepted on a 'first come, first serve' basis that are consistent with the requirements of this Policy.

Approval date:	September 24, 2018	Approved by:	Council
Effective date:		Revision date:	

Policy Name: Recreational Cannabis Retail Policy




Policy Number: 7

Schedule 1

Permitted OCP Land Use Designations for Recreational Cannabis Retail Business Locations



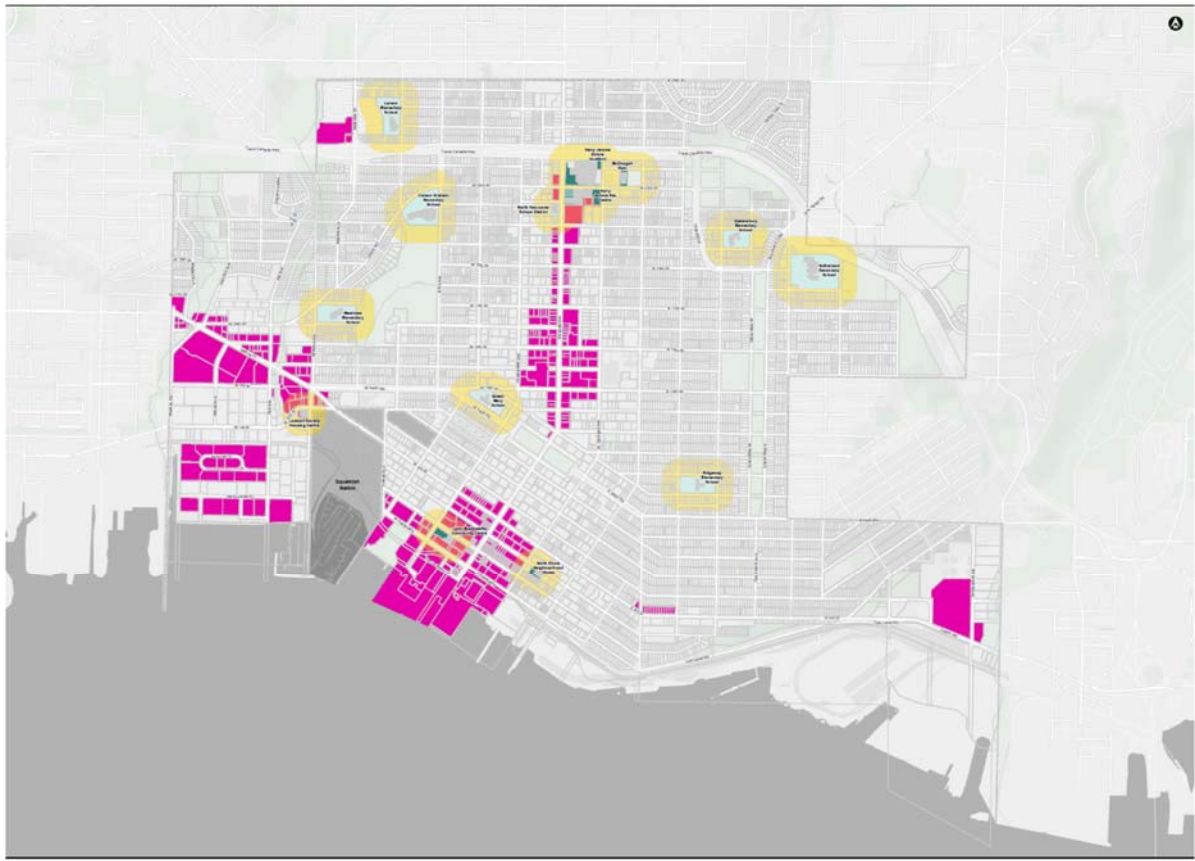
Legend

-  Permitted OCP Land Use Designations
-  Legal Parcels
-  City Boundary

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 2
Recreational Cannabis Retail Businesses
100-metre Radius Separation Requirement from Sensitive Uses



Legend

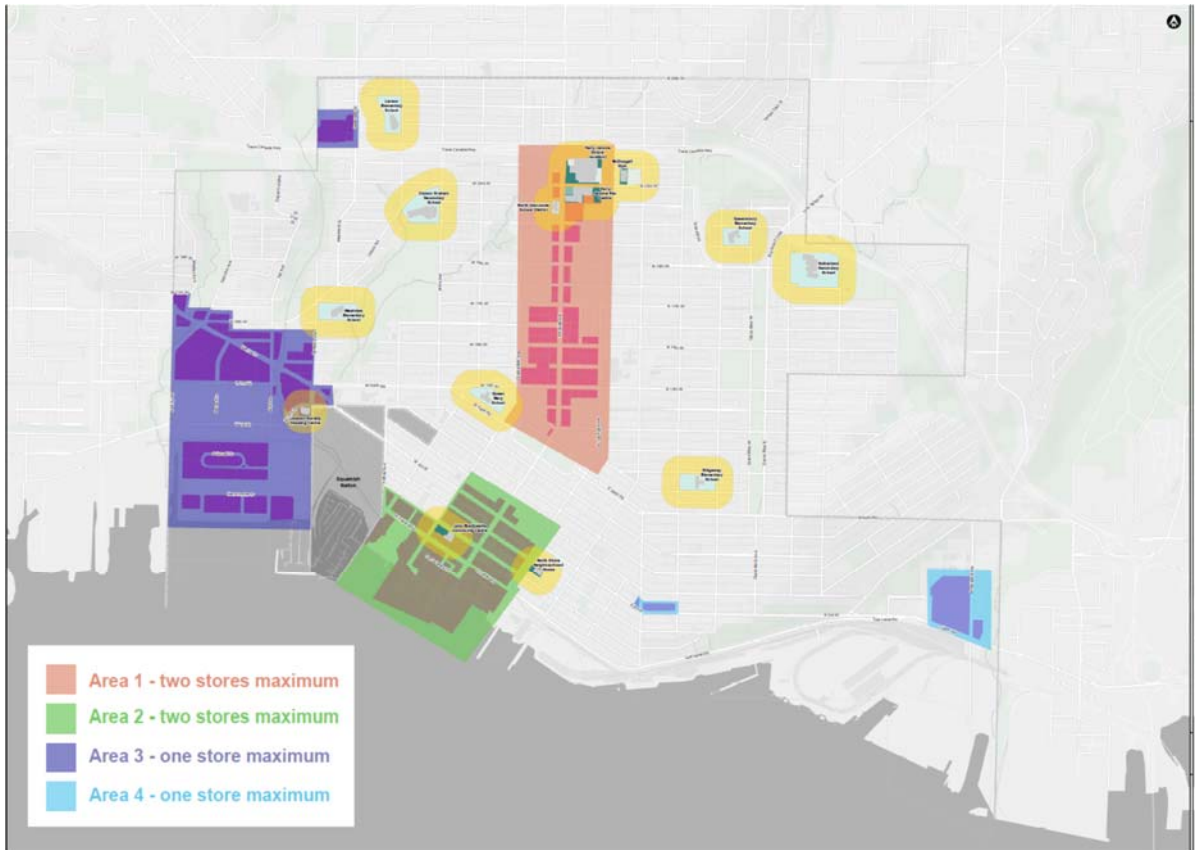
- Sensitive Use Buildings
- School/ School District
- Lookout Society
- Community/ Recreation Centres
- 100m exclusion buffer *
- OCP Land Use Designation
- Legal Parcels
- City Boundary

* buffers have been measured from legal parcel boundaries

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 3
Recreational Cannabis Retail Businesses
Areas of Consideration



Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 4
Recreational Cannabis Retail Businesses - Submission Requirements

REQUIRED INFORMATION / DOCUMENTATION	YES	NO
Name and contact information of applicant(s)		
Civic address and legal description of property where the proposed business is to be located		
Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property		
Confirmation that the proposed location complies with all locational requirements as per this policy		
Full description of the proposed business operation, including, at minimum, the following information: <ul style="list-style-type: none">• past business experience• corporate structure• number of staff, products sold, target market, and hours of operation• other general business information		
Letter confirming that all individuals/corporate entities associated with the proposed business are <u>not</u> currently operating any illegal recreational cannabis operations in the City of North Vancouver		
Description of the expected time frame for commencing business activities within the City, if approved		
A Community Impact Statement outlining the following: <ul style="list-style-type: none">• Potential positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and wider community• Strategies for mitigating potential negative impacts		
A Security Plan demonstrating security features that comply or exceed Provincial requirements		
Provincial licensing referral from Liquor and Cannabis Regulation Branch (required to be received from Province)		



Rezoning Application for Cannabis Retail Store 1825 Lonsdale Avenue

Presented January 31, 2022
Planning Department



Background

- October 17, 2018
 - Recreational Cannabis legalized
- Federal Government
 - Cannabis Act
- Government of British Columbia
 - Cannabis Control and Licensing Act
- City of North Vancouver
 - Recreational Cannabis Retail Policy

Recreational Cannabis Retail Policy

- September 17, 2018
 - Council approved the way recreational cannabis could be distributed in the City.
 - Six retail stores maximum.
 - Recreational grade only.
 - Medicinal cannabis through Federal licensed producers only.

Recreational Cannabis Retail Policy

- Location Criteria (OCP)
 - Mixed-Use and Commercial land use designations:
 - 2 in Central Lonsdale;
 - 2 in Lower Lonsdale;
 - 1 in the West area of the City; and
 - 1 in the East area of the City.

Recreational Cannabis Retail Policy

- Separation from Sensitive Uses (100 metres).
 - Community Recreation Centers.
 - North Shore Neighbourhood House.
 - North Shore Shelter.
 - North Vancouver School District Office.
 - Public elementary and secondary schools.

Recreational Cannabis Retail Policy

- Recreational Cannabis Sales currently not allowed anywhere in the City:
 - Requires a rezoning application.
 - Would permit Cannabis Sales use on that particular property (site specific).
 - Approval or refusal of rezoning would form the Municipal response to the applicant's request for a Provincial cannabis retail license.

Urban Design – Street Front

- Federal and Provincial regulations.
- Provincial relaxation of street front requirements to allow viewing into the stores, but limit product displays.

Previous Approvals

October, 2019

221 West 1st Street (open)

333 Brooksbank Avenue

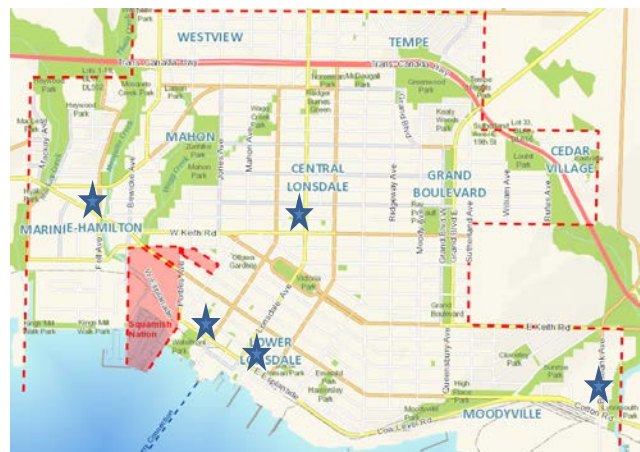
May, 2020

820 Marine Drive (open)

1433 Lonsdale Avenue (open)

February, 2021

115 East 1st Street



Central Lonsdale location

- Initial list of candidates in Central Lonsdale had been exhausted.
- A lottery was held to decide the order in which application would be received.
- 1825 Lonsdale is the first selected.

1825 Lonsdale Avenue



1825 Lonsdale Avenue

- Last location in the Central Lonsdale area and the City.
- OCP designation of Mixed-Use Level 3.
- Outside of the sensitive use areas.
 - North Vancouver School District office (350 metres)
 - Queen Mary Elementary School (750 metres)
- Meets the OCP and the Recreational Cannabis Retail Policy.
- Needs a Zoning Bylaw text amendment to add Cannabis Sales.

1825 Lonsdale Avenue

- Approximately 88.2 sq. metre (950 sq. foot) retail unit located facing Lonsdale Avenue.
- Minimum of two off-street parking stalls required.
- The application will allow for visual transparency into the store and out onto the street.
- As part of the Business License process, the applicant is willing to enter into a Community Good Neighbour Agreement.

1825 Lonsdale Avenue

- Community Consultation
 - Virtual Developer Information Session was held on December 1, 2020. Notifications were done in accordance with City policy.
 - 25 people attended.
 - Mixed response with some liking the idea of a store in the area. Others disliked the idea of a store in the area and had concerns that the operator is not from North Vancouver.

Conclusion

- The application meets the requirements set out in the OCP and the Recreational Cannabis Retail Policy.
- The location of the store supports the commercial and retail orientation of the Central Lonsdale area.



Thank you.



Public Hearing Presentation: 1825 Lonsdale Avenue

We respectfully acknowledge that our application is on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Səlilwətał (Tseil-Waututh) Nations.

THE OPERATOR.

- Experienced provincially licensed cannabis retailer
- Family-owned business
- Community-first business
- No complaints or violations





LOCATION

- The subject site complies with the Retail Cannabis Policy and OCP designation
- Located 450 m away from approved cannabis store and found far from sensitive use exclusion buffers
- Complies with the Zoning Bylaw requirements for parking



HIGH STREET

- Lonsdale Avenue is the main shopping street in North Vancouver
- Studies find retail uses can enhance the high streets through:
 - providing a superior pedestrian experience (entertaining, transparent storefronts in highly walkable areas)
 - diversity of uses (variety is key)
- Goal B-5 of the city's Economic Development Strategy seeks to create and enhance diverse shopping opportunities.



EXTERIOR

- The exterior of the store will contain simple signage with no logos
- Will resemble an art gallery.
- Consistent with Provincial and Federal requirements, product will not be visible through our windows



INTERIOR

- The modern style of our stores is achieved using simple yet sophisticated materials, clean lines, open floor plan, and a simplified shopping experience.
- The interior of the store will be transparent to the street, increasing eyes on the street and security



INTERIOR

• Our stores are supplemented by a variety of **art** forms both digital and traditional, a passion of ours reflected through our curated designs.

MOBILITY + PARKING

• We will be implementing an e-bike delivery service (free of charge) for the immediate vicinity. This accomplishes the following goals, which are consistent with the City of North Vancouver's Draft Mobility Strategy:

- Reduction of vehicular traffic to the area
- Reduction of parking need
- Reduction of emissions

• Current parking configuration complies with the Zoning Bylaw requirements.

• Research finds that users of high streets park once and frequent many retail spots



COMMUNITY FIRST

- Affinity commits to providing \$5,000 Community Amenity Contribution to the City of North Vancouver to assist with the revitalization of Lonsdale Avenue.
- The cannabis sector is a growing sector in terms of job opportunities, and we anticipate the creation of 15 new jobs
- Cannabis stores increase eyes on the street and provide increased security for neighbourhoods



PROPOSED HOURS.

MONDAY	9 AM – 11 PM
TUESDAY	9 AM – 11 PM
WEDNESDAY	9 AM – 11 PM
THURSDAY	9 AM – 11 PM
FRIDAY	9 AM – 11 PM
SATURDAY	9 AM – 11 PM
SUNDAY	9 AM – 11 PM

*AFFINITY IS OPEN TO ADJUSTING HOURS BASED ON PUBLIC FEEDBACK.

SOLUTIONS

SMOKING AROUND PREMISES

Individuals may try to consume cannabis products in the area surrounding our store.

AFFINITY SOLUTION: We commit to having signage in our stores asking our customers to not smoke cannabis as it is illegal to smoke near doorways, we also commit to patrolling the surrounding area to ensure this is not a problem for residents.



LITTER

As with any business, there is a chance that individuals that frequent that business may not be inclined to use a trash can to dispose of their garbage

AFFINITY SOLUTION: We commit to having signage in our stores asking our customers to not litter as well as a daily trash pick-up around the store. We will also be providing instore recycling.



SOLUTIONS

MINORS ATTEMPTING TO ACCESS THE PREMISES

Minors with fake identification or no identification may try to access the premises despite the 'No Minors' signage.

AFFINITY SOLUTION: Affinity staff are required to take training to identify minors not only through checking ID for people who appear under 19 but all customers under the age of 30. We also will have signage that says No Minors permitted

INDIVIDUALS AGAINST CANNABIS

Affinity recognizes that some individuals may feel that their personal beliefs do not agree with legalization of cannabis and will not be comfortable with cannabis locating near them.

AFFINITY SOLUTION: While Affinity cannot change people's personal beliefs. We are strong believers of actions speaking louder than words and strive to make all individuals in the neighbourhood comfortable with our location. We commit to signing a good neighbour agreement with the community we locate in and will continue to be upstanding citizens.



STRATEGIES FOR REDUCING NEIGHBOURHOOD IMPACT



EXISTING LEGISLATION AND POLICY PROTECTION

Affinity Cannabis is committed to following all local, Provincial, and Federal policy surrounding responsible cannabis sales and promotion. We pledge to protect youth and abide by all laws.



MINIMAL SIGNAGE

Consistent with requirements of all Cannabis Retail stores, signage will be minimal and will not include a logo nor any other marketing material to attract youth or disrupt individuals against cannabis.



REDUCTION IN HOURS

Affinity Cannabis is open to reducing hours



WILLINGNESS TO SIGN A GOOD NEIGHBOUR AGREEMENT

Affinity Cannabis is open and willing to sign a good neighbour agreement with the City of North Vancouver.



STRATEGIES FOR REDUCING NEIGHBOURHOOD IMPACT



NUISANCE AND NOISE CONTROL

Consistent with LCRB requirements, Affinity Cannabis is committed to ensuring that there is noise and nuisance control around the premises. We are able to monitor the area through our vast amount of security cameras and adequate staff.



COMMUNITY PROGRAMS AND OPEN HOUSES

In order to ensure that our store is a good neighbour, Affinity would like to participate in local community programs such as the Business Improvement Association (if one is established) and hold open houses to hear if the community has any concerns with our operation.



STAFF TRAINING/ SERVING IT RIGHT

All staff working at Affinity Cannabis will be provided with training through the Province of British Columbia's Serving-It-Right program for Cannabis sales, as well as training by our Managers to check identification, conflict resolution and customer service skills.



PROVINCIAL REGULATIONS



RESPONSIBLE SELLING TRAINING

All Cannabis retail employees are required to take a Selling it Right course which provides education for non-medical cannabis licensees. A training certificate is provided through successful completion of the course.



DISPLAY SOCIAL RESPONSIBILITY MATERIALS

Stores are required to display at least one social responsibility poster, which provides important information for customers. Affinity commits to displaying three (3) posters.



IDENTIFICATION REQUIREMENTS

Two pieces of ID are required for all patrons that appear to be under the age of 19. To ensure safety of all individuals, Affinity requests identification of all patrons that appear under 30.

PROVINCIAL REGULATIONS



ENSURING SAFE STORE AND VICINITY.

Cannabis use is not permitted in the store. Licensees must ensure no weapons are brought into the store and keep patrons and staff safe. In addition, installation of adequate lighting, supervision of parking areas and signs to not disturb neighbours are examples of ensuring safety around the store. Our store also ensures that intoxicated patrons are not served nor permitted in the store.



INVENTORY TRACKING

All Cannabis stores are required to provide an inventory log to the Province of British Columbia to ensure that all inventory is tracked.



PROVINCIAL REGULATIONS



SECURITY REQUIREMENTS

The following is required and will be implemented:

• Audible intruder alarm system monitored by a third party

• Audible fire alarm system monitored by a third-party

• Locked retail displays

• Locked storage room

• Secure perimeter door locks

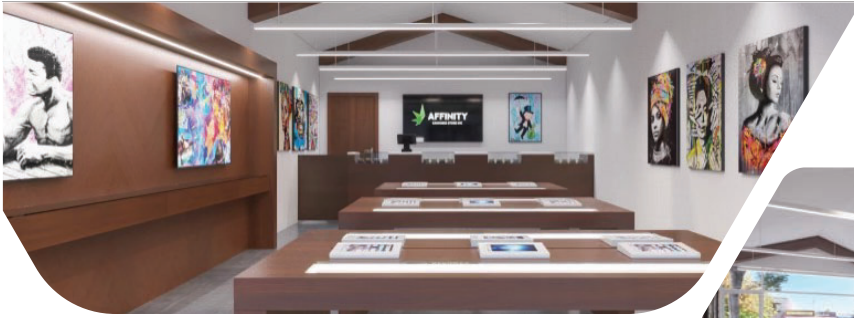
• Security Cameras with full unobstructed views of the retail sales area area, and interior and exterior of all store entrances/exits



SUMMARY

1. The proposed rezoning application complies with the Cannabis Retail Policy, OCP, and all Zoning Bylaw requirements (including parking)
2. The proposed retail store design meets the objectives of the City of North Vancouver Council 2018- 2022 Strategic Plan to **revitalize** the Lonsdale Avenue corridor into a high street
3. The proposal also meets Goal B-5 of the city's Economic Development Strategy which seeks to create and enhance **diverse** shopping opportunities along Lonsdale Avenue
4. The proposal meets the objectives of the draft mobility strategy through utilizing e-bike (and bike) delivery services to help **reduce greenhouse emissions, parking and diversify mobility options.**
5. Affinity Cannabis is an **operational experienced cannabis retailer** with Provincial licensing.





Affinity Cannabis would like to thank Mayor and Council, staff and residents of North Vancouver for consideration of this application

From: Yan Zeng
Sent: December-09-21 2:51 PM
To: Jeremy Atkins
Cc: Michael Epp; Clerks Dept
Subject: RE: Affinity Cannabis application at 1825 Lonsdale Avenue

Good afternoon Mr. Atkins,

I am Manager of Development Planning at the City and David Johnson reports to me. Staff have been busy with year-end permit processing so I am providing a response to your email instead.

In your email, you raised a question whether the first submission the City has processed under the recent draw (which took place on August 4, 2021) met the submission requirement under the City's *Recreational Retail Cannabis Policy*.

When that application was submitted, a signed owner authorization as well as a signed lease agreement were provided as part of the submission. In staff's view these documents met submission requirement, and normally staff do not rely on "for lease" signs, or lack of, on the premises to determine whether owner authorization or lease agreement has been obtained.

In the email, you also stated that there does not appear to be any expedited processing of the cannabis applications as promised by staff. It is certainly staff's intention to shorten the review process for these cannabis rezoning applications, as many other aspects of staff review are not needed for this type of applications (no change in the building design or servicing requirement, for example). As you know, the final decision of whether to approve a cannabis rezoning application lies with Council. Should Council direct staff to continue the processing of the rest of the applications waiting in the queue based on the draw sequence, staff will certainly be facilitating a much faster review timeline going forward.

I hope this answers your questions and concerns, please feel free to reach out to me directly if you want to discuss further,

I have copied the City Clerk's department in my response to you, as I saw you had sent your original email to members of Council. So protocol wise, staff are communicating with Council through Clerk's Department.

Kind regards,

Yan Zeng | Manager, Development Planning
Planning & Development
T 604 982 8305

City of North Vancouver
141 W 14th Street, North Vancouver, BC | V7M 1H9
cnv.org



From: Jeremy Atkins
Sent: November-29-21 5:08 PM
To: David Johnson <djohnson@cnv.org>
Cc: Mayor Linda Buchanan <Mayor@cnv.org>; Holly Back (Councillor) <HBack@cnv.org>; Don Bell (Councillor) <dbell@cnv.org>; Angela Girard (Councillor) <agirard@cnv.org>; Tina Hu (Councillor) <thu@cnv.org>; Jessica McIlroy <jmcilroy@cnv.org>; Tony Valente (Councillor) <tvalente@cnv.org>; Michael Epp <mepp@cnv.org>; Edna Lizotte

[<edna@risingtideconsultants.ca>](mailto:edna@risingtideconsultants.ca)

Subject: Re: Affinity Cannabis application at 1825 Lonsdale Avenue

Hello Mr. Johnson,
I look forward to your response.

Many thanks,
Jeremy Atkins

On Mon, Nov 29, 2021 at 4:59 PM David Johnson <djohnson@cnv.org> wrote:

Hi Jeremy,

Thank you for your message. I'll need a little time to get back to you, hopefully by tomorrow.

Regards,

David Johnson
Development Planner, Planning and Development Department
t: 604.990.4219 | c: 604.312.6248
e: djohnson@cnv.org<mailto:djohnson@cnv.org>

City of North Vancouver
141 West 14th Street, North Vancouver, BC V7M 1H9
Reception: 604.985.7761 | www.cnv.org<<http://www.cnv.org>>

From: Jeremy Atkins
Sent: November 29, 2021 1:48 PM
To: Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor); Michael Epp; David Johnson
Cc: Edna Lizotte
Subject: Affinity Cannabis application at 1825 Lonsdale Avenue

Dear Mayor Buchanan, City Councilors, Mr. Epps & Mr. Johnson,
We have been advised that Affinity Cannabis has registered their address as 1825 Lonsdale Avenue. This subject property has been for lease through the summer, into fall and up until a few weeks ago was available for lease.

Applications submitted June 9, 2021, were to be complete per CNV Recreational Cannabis Retail Policy submission criteria attached herein for reference.

The criteria submission and requirements (Recreational Cannabis Retail Policy page 8) include the points below.

- * Civic address and legal description of property where the proposed business is to be located
- * Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property

Per the Recreational Cannabis Retail Policy criteria Affinity Cannabis did not meet the outlined requirements on June 9th 2021 and or they have changed the civic address.

Therefore, their application should be denied immediately.

This is an urgent matter. We expect fair and due process. We were told this procedure would be expedited at the draw on June 22nd 2021, and the subsequent redraw on August 4th. This has certainly not been the case.

<https://www.cnv.org/city-services/planning-and-policies/initiatives-and-policies/recreational-cannabis-regulations-and-policy>

I look forward to hearing back on this matter.

Jeremy Atkins

From: Nathan Salomon
Sent: January-21-22 9:26 AM
To: Submissions
Subject: Zoning Amendment By-law No. 8900 Positive Feedback - 1825 Lonsdale

To whom it may concern,

We would like to express our support to allow Affinity Cannabis to open a storefront at 1825 Lonsdale Avenue. It is an appropriate location which will encourage local residents to walk rather than drive. The renderings show an attractive looking store that will improve the street front.

Thank you for your consideration, regards

Nathan and Veronica Salomon
344 West 18th Street
North Vancouver, BC V7M 1W9

January 26, 2022

City of North Vancouver

Mr. Daniel Graham
36060 Old Yale Road
Abbotsford, BC

RE: Development Proposal 1825 Lonsdale Avenue / Affinity Cannabis

Dear Mayor and Council:

I would like to take this opportunity to express support for the proposed rezoning at 1825 Lonsdale Avenue to accommodate a location for Affinity Cannabis. I know the owners on a professional basis and believe that they are ideally suited to operate a retail business in your community. Having watched the success of the Vancouver locations, I am confident in expressing to you that if you are to grant final reading to the proposed rezoning it will be a net win for your process and community.

Should you have any questions or follow up please feel free to contact the undersigned.

Best Regards,

Daniel Graham, MGIS

From: David Stein
Sent: January-26-22 2:37 PM
To: Submissions
Subject: 1825 Lonsdale Public Hearing

Good Afternoon,

Submitting my input on the public hearing at 1825 Lonsdale, I am in strong favour of a cannabis store in my neighbourhood - I reside very close at 118 18th St. This proposal seems to have a properly sized location for cannabis, the current options in the city are too small. I would prefer a store that is walking distance from me.

David Stein
118 West 18th St
North Vancouver

From: Hugh Hall
Sent: January-26-22 3:33 PM
To: Submissions
Subject: Support for Affinity Cannabis in North Van

Hello,

I'm writing to you to submit my support for the opening of a new Affinity Cannabis store in North Vancouver.

I have frequented their location in Vancouver often, and have found their customer service and product knowledge surpasses the vast majority of cannabis retailers I have shopped at.

I find myself in North Vancouver frequently for work, and have noticed a significant gap in the service and selection that I feel a new Affinity store would provide.

I strongly believe they would not only provide valuable support, education, and product selection in this new store, but also job opportunities for the community, and additional business for near by shops and restaurants.

I appreciate you taking the time to read my message, and hope you take it into consideration when making your decision.

Sincerely,
Hugh Hall

From: Gerardo Castro
Sent: January-27-22 6:55 PM
To: Submissions
Subject: 1825 cannabis application

To Mayor Buchanan and Council:

My name is Gerardo Castro and I have lived on 218 East 17th ST. in North Vancouver for 25 years.

I am not in favour of the new cannabis store being proposed on 1825 Lonsdale. The planning on reducing traffic on Lonsdale from two lanes to one lane was a step forward for Lonsdale. It has slowed traffic down and produced more pedestrian walking. I feel introducing a cannabis store here on 18th and Lonsdale will be taking a step backwards and will cause more traffic on both Lonsdale and the back alley close to all the residential buildings. The walkability of Lonsdale has increased tremendously and we already have a store about 2 blocks away from us. I don't understand the need to add another store just around the corner of my neighbourhood.

Thank you for taking the time to read my letter,

Gerardo Castro
218 East 17th Street
North Vancouver



PUBLIC HEARING

WHEN: Monday, January 31, 2022 at 5:30 pm

HOW: View the meeting online at cnv.org/LiveStreaming

WHAT: Zoning Amendment Bylaw No. 8900
1825 Lonsdale Avenue

Zoning Amendment Bylaw No. 8900 would rezone the subject property from a General Commercial (C-2) Zone to a Comprehensive Development 747 (CD-747) Zone to add the use of Cannabis Sales as a permitted use to allow a Recreational Cannabis Retail store on the property.

The Public Hearing will be held electronically via Webex. All persons who believe their interest in property may be affected by the proposed bylaw 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, January 31, 2022**, to ensure their availability to Council at the Public Hearing. No further information or submissions can be considered by Council once the Public Hearing has concluded.

To speak at the Public Hearing by phone: Visit cnv.org/PublicHearings and complete the online registration form, or phone 604-990-4230 and provide 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, January 31, 2022.**

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 bylaw, background material and presentations are available for viewing at City Hall and online at cnv.org/PublicHearings.

Questions? David Johnson, Development Planner, djohnson@cnv.org / 604-990-4219



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8900

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. 8900” (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747)**.
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-747 (Comprehensive Development 747 Zone):

Lot	Block	D.L.	Plan	
B (Reference Plan 9519)	19	548 and 549	1132	from C-2

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-746 Comprehensive Development 746 Zone”:

“CD-747 Comprehensive Development 747 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-746 Comprehensive Development 746 Zone”:

“CD-747 Comprehensive Development 747 Zone”

In the CD-747 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 C-2 Zone, except that:

- (1) In addition to the Principal Uses permitted in the C-2 Zone, one Cannabis Sales retail store may be permitted.

READ a first time on the 13th day of December, 2021.

READ a second time on the 13th day of December, 2021.

APPROVED pursuant to section 52(3)(a) of the *Transportation Act* on the <> day of <>, 2021.

READ a third time on the <> day of <>, 2022.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER



Department Manager	Director	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: HARRY JEROME COMMUNITY RECREATION CENTRE
FINANCIAL STRATEGY

Date: January 21, 2022 File No: 05-1705-01-0001/2022

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer, dated January 21, 2022, entitled "Harry Jerome Community Recreation Centre Financial Strategy";

THAT the Harry Jerome Community Recreation Centre Financial Strategy, as presented, be endorsed.

ATTACHMENTS

1. Report of the Deputy Director, Strategic & Corporate Services dated March 31, 2021, entitled "Harry Jerome Community Recreation Centre – Project Approval" (CityDocs 2042867)

SUMMARY

The Harry Jerome Community Recreation Centre ("HJCRC") project received Council approval to proceed at the Regular Council meeting of April 12, 2021. The HJCRC project was planned to be significantly funded upfront through the disposition of the Harry Jerome Neighbourhood Lands ("HJNL") and through a dedicated levy.

This report details a new financial strategy for completing the project that combines low-cost, short-term financing from the Municipal Financing Authority ("MFA") with contributions from a dedicated levy, Development Cost Charges ("DCCs") and Community Amenity Contributions ("CACs") – enabling construction of the replacement recreation centre to begin in 2022. Under the proposed new Financial Strategy, the City

would delay disposition of the HJNL until completion of the new recreation centre in 2025, and use the proceeds to repay the MFA loan.

The total funding required for the HJCRC capital program is unchanged at \$226.3 million, which includes \$181 million for the recreation centre. To date, \$92.2 million (40%) has already been secured through completion of a land lease agreement for Phase 1 of the HJNL. In November 2021, the City terminated its Offer to Lease for Phase 2 of the HJNL as a result of the developer not meeting a key contractual term of the agreement – prompting Council's request for a new Financial Strategy for the project.

In developing the new strategy, staff were guided by Council's direction to limit any impacts on City taxpayers. Key features of the Financial Strategy include:

- Taking advantage of low interest rates offered by the MFA through a short-term loan that is well within the limits of the City's borrowing capacity, while still leveraging the value of the HJNL lands as part of the longer-term strategy;
- The new strategy avoids burdening City taxpayers as it will enable staff to recommend a 2022 budget that limits the increase in property tax to 3.75%. This increase is less than 2021 and within the average range of increases brought in by other Metro Vancouver municipalities.
- The existing HJCRC will stay open and operating during the construction phase;
- Project scope and timelines are unchanged – a replacement recreation centre can still be completed in 2025.

As the City of North Vancouver's largest ever infrastructure project, replacement of the 56-year-old HJCRC provides an opportunity to create a vibrant new community hub in the area of Lonsdale Avenue and East 23rd Street that will include new spaces for seniors and recreation clubs, upgrades to the Mickey McDougall Community Recreation Centre and a new community park.

Planning and design work is underway, including assessing proposals from suppliers who will deliver various aspects of construction, which will get underway later this year

BACKGROUND

The HJCRC project received Council approval to proceed at the Regular Council meeting of April 12, 2021. A copy of the Council resolution and supporting report is included as Attachment 1. Staff are proceeding with a Class A cost estimate and will bring this estimate to Council once available.

The HJCRC project was planned to be significantly funded upfront through the disposition of the HJNL. In addition to funding from land disposition, the HJCRC program is also funded through a dedicated levy. On November 19, 2021, the City terminated its Offer to Lease for the second phase of the HJNL as a result of the developer not meeting a key contractual term of the agreement. As such, the land transaction scheduled for phase two will not take place on January 31, 2022.

With approximately \$92 million dollars in place for the construction of the recreation centre and other amenities, Council passed a resolution on November 22, 2021 that the current recreation centre would remain open while the project to deliver the new HJCRC moves forward, with anticipated completion in 2025.

With the termination of the phase two Offer to Lease, a revised Financial Strategy is now required for the HJCRC capital program.

This strategy will inform the capital and operating budget which will be considered by Council in February.

DISCUSSION

The total funding required for the HJCRC capital program is \$226.3 million. The projects in this larger program are:

- Construction of a new HJCRC
- Relocation and construction of a new North Vancouver Lawn Bowling Club and lawn bowling facilities;
- Relocation of the Flicka Gymnastics Club;
- Upgrades to the Mickey McDougall Community Recreation Centre;
- Relocation and construction of a new Silver Harbour Centre;
- Relocation of Centennial Theatre electric power; and
- Delivery of a New Community Park on the HJNL.

Of the required funding, \$92.2 million (40%) has already been secured. The secured funding is comprised of:

	(\$ millions)
Tax Levy*	24.6
Contributions**	13.7
HJNL Land Lease Phase I	50.4
Parks DCC Reserve	3.5
TOTAL	92.2

* Currently \$2.6M per year

**1441 St. Georges Density Transfer (\$5.6M) and 150 8th Street East Community Amenity Charge (\$8.1M)

Financial Strategy

The Financial Strategy makes use of a number of solutions available to the City, including the use of external debt. The overall strategy is summarized in the following table, with details provided below:

Capital Appropriations by Year

(\$ millions)	Total	Prior	2022	2023	2024	2025	2026	2027
Total	226.3	38.4	166.3	11.5	3.1	6.2	0.4	0.4

Funding Sources

(\$ millions)	Total	Prior	2022	2023	2024	2025	2026	2027
1) Amenity levy	35.0	24.6	2.6	2.6	2.6	2.6	-	-
2) Contributions (CAC and Density Sale)	13.7	13.7	-	-	-	-	-	-
3) MFA loan – draws	117.0	-	110.0	7.0	-	-	-	-
3) MFA loan – repayment	(122.8)	-	(0.6)	(1.7)	(2.3)	(118.2)	-	-
4) Accumulated surplus	5.4	-	5.4	-	-	-	-	-
5) DCC Parks	3.5	0.1	-	-	0.5	2.9	-	-
6) Internal borrowing – draws	4.6	-	-	2.2	2.4	-	-	-
6) Internal borrowing – repayments	(5.1)	-	-	(0.1)	(0.1)	(4.9)	-	-
7) HJNL dispositions	217.4	50.4	-	-	-	167.0	-	-
Total	268.7	88.8	117.4	10.0	3.1	49.4	0.0	0.0
Surplus	42.4	50.4	1.5	0.0	0.0	43.2	42.8	42.4

¹ Amenity Levy

The City began collecting property taxes dedicated to a new HJCRC in 2013. The annual amount has increased from \$400K in 2013 to the current \$2.6 million; \$24.6 million has been collected to date. The annual \$2.6 million is planned to continue as a funding source through project completion in 2025, for a total of \$35.0 million. The Financial Strategy recommends continuation at this level of contribution and does not propose any additional tax funding.

² Contributions

At its Regular Council Meeting held July 23, 2018, Council endorsed that the Community Amenity Contributions for 150 East 8th Street, \$8.1 million, and the proceeds of density sale for 1441 St. Georges Avenue, \$5.6 million, be allocated to the capital program. Allocations of additional contributions are not included in the plan.

³ MFA Loan

It is estimated that the City has borrowing capacity of up to \$117 million within its assent-free zone. The Financial Strategy recommends full use of this borrowing capacity as short term financing. MFA short-term borrowing rates are currently 0.99%. MFA's short term loans must be repaid within 5 years.

Details of the MFA loan process are being presented to Council in a separate report.

⁴ Accumulated Surplus

The Council approved policy on Maintenance and Use of Accumulated Surplus specifies that the City's unappropriated accumulated surplus be maintained between 5% and 10% of total operating revenues; excess accumulated surplus may be used to fund capital projects.

At 11.9%, the City's December 31, 2020 accumulated surplus is currently in excess of policy requirements. The financial strategy allocates \$5.4 million of excess accumulated surplus to fund the HJCRC capital program. This allocation will leave the City's accumulated surplus at 7.5% of total operating revenues, which remains within policy guidelines.

⁵ Development Cost Charges - Parks

Development Cost Charges ("DCCs") are monies collected from developers to offset some of the costs associated with servicing growth. The City revised its DCC program in 2016 to include provisions for City-wide parkland development. DCC funds can be used for 49.5% of eligible costs.

The Financial Strategy recommends use of DCC funding for qualifying HJCRC park improvements, including the development of a new community park on the HJNL.

⁶ Internal Borrowing

The strategy recommends use of internal borrowing from the City's Tax Sale Land Reserve ("TSLR"); the City's largest reserve available to fund capital works, to close remaining up front funding gaps. Planned borrowing is modest at \$4.6 million and all borrowed funds would be repaid with interest.

7 HJNL Dispositions

The disposition of the remaining HJNL continues to be an important component of the overall Financial Strategy. This disposition is now planned for 2025 at a value of \$167 million. The value is based on current real estate market conditions and would be affected by changes in the market. Sensitivity analysis shows that, even if the site were disposed of at a value 25% less than currently expected, sufficient proceeds to retire the MFA loan and repay internal borrowing in 2025 would still be available.

Risk Management

It's also recommended that the City preserve financial capacity to be able to respond to unexpected events, should they occur. As such, the Financial Strategy includes the recommendation to maintain a minimum balance of \$20 million in the TSLR to provide a financial "safety net". The level of borrowing included in the Financial Strategy maintains the balance of the Tax Sale Land Principal Reserve Fund above this threshold.

FINANCIAL IMPLICATIONS

A key component of this strategy is minimizing impact of the HJCRC on other parts of the capital and operating budget, so as to make the project manageable financially for taxpayers. Draft Preliminary Capital and Operating Plans that integrate with this recommended financial strategy, preserves internal capacity to deliver the HJCRC capital program, and continues to advance Council's Strategic Plan is to be considered by Council as follows.

1. January 31, 2022 – Harry Jerome Financing Strategy, and HJCRC Loan Authorization Bylaw
2. February 14 2022 – Draft Preliminary Capital Plan
3. February 28, 2022 - Draft Preliminary Operating Plan
4. March 28, 2022 – Final Capital and Operating Plans
5. April 4, 2022 – Financial Plan Bylaw readings
6. April 11, 2022 – Financial Plan Bylaw adoption

If the Harry Jerome Capital program is funded via the above Financial Strategy, it can be accommodated within a 3.75% tax rate increase for 2022. The recommended 3.75% increment is expected to include 1.75% for operating costs (below current general inflation levels) and an additional 2% for capital (consistent with allocations in 2017 and earlier; taxes funding capital have increased below inflationary levels starting in 2018). The recommended tax rate increment is subject to change through Council's consideration during the steps listed above.

INTER-DEPARTMENTAL IMPLICATIONS

The successful delivery of the HJCRC capital program and this Financial Strategy will require effort and support from all City departments, as well as the North Vancouver Recreation and Culture Commission.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The replacement of the HJCRC supports Council's vision to be the Healthiest Small City in the World and multiple objectives of the OCP, including:

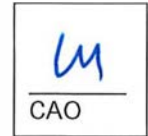
- Goal 5.2, support, enhance and maintain recreation as a vital aspect of a healthy community, and
- Goal 5.3, provide a variety of public spaces for community engagement and stewardship.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: HARRY JEROME COMMUNITY RECREATION CENTRE
LOAN AUTHORIZATION BYLAW

Date: January 21, 2022 File No: 05-1705-01-0001/2022

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

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated January 21, 2022, entitled "Harry Jerome Community Recreation Centre Loan Authorization Bylaw":

THAT "Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909" be considered;

AND THAT the Corporate Officer be directed to submit "Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909" to the Ministry of Municipal Affairs and Housing for review and approval by the Inspector of Municipalities.

ATTACHMENTS:

1. Report of the Deputy Director, Strategic & Corporate Services Dated March 31, 2021 Entitled "Harry Jerome Community Recreation Centre – Project Approval" (CityDocs [2042867](#))
2. "Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909" (CityDocs [2137782](#))

DISCUSSION

The purpose of this report is to request Council's approval to borrow \$117 million from the Municipal Finance Authority ("MFA") to fund the construction of a new Harry Jerome Community Recreation Centre ("HJCRC").

The HJCRC project received Council approval to proceed at the Regular Council meeting of April 12, 2021. A copy of the Council resolution and supporting report is included as Attachment 1. Staff are proceeding with a Class A cost estimate and will bring this estimate to Council once available.

The HJCRC project was originally planned to be fully funded through the disposition of the Harry Jerome Neighbourhood Lands ("HJNL") to a developer. However, once the developer did not meet a key contractual term in the Offer to Lease agreed to with the City, the agreement was terminated. The City then announced that the current HJCRC located on the HJNL would remain open while the project to deliver the new HJCRC moves forward, with anticipated completion in 2025. Debt financing is now needed to fund the project and minimize delays to the project timeline.

Based on the *Community Charter*, Section 180(c), municipalities in BC have the option of borrowing a limited amount of funds without obtaining the assent of the electorate. The maximum amount of such borrowing is calculated based on a municipality's fiscal strength and the result of this calculation is called the assent-free zone ("AFZ"). By regulation, the cost of servicing AFZ debt must not exceed 5% of annual revenue, less the annual cost of servicing existing liabilities. Only municipal revenues considered controllable and sustainable are used to calculate the AFZ. For the City, these revenues are primarily property taxes, fees and investment income.

As of the end of 2020, 5% of the City's AFZ revenue is \$5.9 million and, after the retirement of some existing liabilities (achieved by prepaying the final payment of the City's existing MFA loan due June 2022 and replacing the Polygon Gallery loan guarantee with a direct loan), all \$5.9 million would be available to service the new HJCRC debt.

Municipalities have limited debt financing options and, when borrowing for capital projects like the HJCRC, are only able to borrow from the MFA with the approval of the Inspector of Municipalities in the Ministry of Municipal Affairs and Housing (the "Ministry"). Long life assets like the HJCRC can qualify for 30-year debt amortizations from the MFA, keeping annual debt servicing costs low relative to those required for shorter amortization periods. MFA's usual approach for loans with a 30-year amortization period is to borrow for a 10-year term. At this time, the indicative 10-year borrowing rate is 2.59%, but that is of course subject to change. Staff estimate that the City could borrow up to \$117 million without exceeding the AFZ; however, the final amount will be determined by the Ministry. Approval for the maximum amount of ascent-free debt is being requested for the HJCRC project.

To provide maximum flexibility and minimize interest costs, it is recommended that short-term variable rate construction financing, again through the MFA, be sought. This approach will provide the flexibility to draw funds only as required and allow for debt repayment at any time without penalty. The current MFA floating rate for short-term debt is 0.99%. Interest on short-term loans is calculated daily and repaid monthly. Five years after initial draw, short-term borrowing must be repaid in full, either refinanced with long term borrowing or repaid from other sources (i.e. from land sale proceeds, etc).

First three readings of "Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2020, No. 8909" is the first of many steps in securing the required debt financing. The steps to obtain MFA-administered short-term borrowing are shown below:

Steps	Duration
Loan Authorization ("LA") Bylaw, first 3 readings	
Ministry Review/approval of LA Bylaw	6-8 weeks
Council considers LA Bylaw for final adoption	
Temporary Borrowing ("TB") Bylaw, first 3 readings	
Council considers TB Bylaw for final adoption	
LA Bylaw, Quashing Period	1 month
Ministry granting of Certificate of Approval	2-4 weeks
MFA review/approval	1-2 weeks
Closing	

As can be seen, the process requires multiple additional reviews and approvals from Council, the Ministry and MFA. Closing is currently targeted for mid-June 2022.

Once the Loan Authorization Bylaw is adopted, the full authorized amount will be counted against the City's liability servicing limit whether or not actual borrowing has taken place. As the \$117 million requested in the Loan Authorization Bylaw maximizes the City's debt capacity within its AFZ, should the need arise, the City would not be able to incur further debt without electoral approval. As the City has historically not required the use of debt, this requirement will likely not become a concern, but it is worth noting.

Giving first three readings to the Loan Authorization Bylaw is the first step in engaging the Ministry in the application process.

FINANCIAL IMPLICATIONS

The debt funding and debt service costs will be included in the 2022-2031 Financial Plan. Should the full \$117 million of short-term debt be drawn, the annual debt servicing costs would be approximately \$1.2 million. This cost will be added to the cost of construction for the HJCRC.

INTER-DEPARTMENTAL IMPLICATIONS

Responsible City departments have been consulted regarding the funding requirements and timing of the project.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The securing of debt financing supports the replacement of the HJCRC, which supports Council's vision to be the Healthiest Small City in the World and multiple objectives of the OCP, including:

- Goal 5.2, support, enhance and maintain recreation as a vital aspect of a healthy community, and
- Goal 5.3, provide a variety of public spaces for community engagement and stewardship.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM
CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, APRIL 12, 2021**

PRESENTATION

Harry Jerome Community Recreation Centre – Project Update – Deputy Director,
Strategic and Corporate Services

The Deputy Director, Strategic and Corporate Services and Paul Fast, Architect, HCMA Architecture + Design provided a PowerPoint presentation regarding the “Harry Jerome Community Recreation Centre – Project Update” and responded to questions of Council.

REPORT

20. Harry Jerome Community Recreation Centre – Project Approval
– File: 02-0800-30-0028/1

Report: Deputy Director, Strategic and Corporate Services, March 31, 2021

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, dated March 31, 2021, entitled “Harry Jerome Community Recreation Centre – Project Approval”:

THAT staff be directed to proceed to the pre-construction phase of the Harry Jerome Community Recreation Centre (HJCRC) project, including completion of the following:

- Construction documents
- Class A estimate
- Site servicing plan
- Construction sequencing plan;


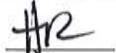

THAT staff report back with a Class A estimate and seek approval to proceed with tendering of the HJCRC construction contract;

AND THAT staff be authorized to consolidate the two land parcels that make up the HJCRC lands (Parcel ID Numbers 009-034-811 and 009-034-862).

CARRIED

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



 Department Manager	 Director <i>per [initials]</i>	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
STRATEGIC & CORPORATE SERVICES DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Reinhold, Deputy Director, Strategic & Corporate Services

Subject: HARRY JEROME COMMUNITY RECREATION CENTRE – PROJECT APPROVAL

Date: March 31, 2021 File No: 02-0800-30-0028/1

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

RECOMMENDATION

PURSUANT to the report of the Deputy Director, dated March 31, 2021, entitled “Harry Jerome Community Recreation Centre – Project Approval”:

THAT staff be directed to proceed to the pre-construction phase of the Harry Jerome Community Recreation Centre (HJCRC) project including completion of the following:

- Construction documents
- Class A estimate
- Site servicing plan
- Construction sequencing plan;

THAT staff report back with a Class A estimate and seek approval to proceed with tendering of the Harry Jerome Community Recreation Centre construction contract;

AND THAT staff be authorized to consolidate the two land parcels that make up the Harry Jerome Community Recreation Centre lands (Parcel ID Numbers 009-034-811 and 009-034-862).

ATTACHMENTS

1. HJCRC Design Report ([Citydocs 2036460](#))

2. Excerpt from March 2, 2020 Council Report entitled “Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects” ([Citydocs 2036214](#))
3. Summary of Advisory Body Resolutions ([Citydocs 2036301](#))

SUMMARY

The redesign phase for the Harry Jerome Community Recreation Centre (HJCRC) project is now complete (see Attachment #1). The new HJCRC will be designed to the highest accessibility standards and will be a people-oriented community gathering place. HJCRC will be integral to providing opportunities for residents of all ages, ethnicities, abilities and interests to live healthy, active and connected lives.

The new HJCRC will include a diverse indoor and outdoor program including:

- Gymnasium
- Fitness Centre and Outdoor Fitness Space
- Multi-Purpose Rooms
- Art Space
- Youth Area
- Preschool and Early Years Space
- Community Kitchen
- Main Atrium & Inner Courtyard
- Small and Large-scale Indoor Social Spaces
- Food and Beverage Service (shell space)
- Aquatic Program
 - Leisure Pool
 - 25m 10-lane Pool with springboards (ability to install a future 5m platform)
 - Hot Pools
 - Sauna and Steam Rooms
- Arena Program
 - NHL sized Ice Rink
 - 500 Spectator Seats (~300 fixed / 200 flexible)
- Outdoor Program
 - Central Plaza & Green Space
 - Skatepark
 - Multi-Activity Court
 - Nature Play Area
 - Green Necklace (multi-use trail connection)
- Public Art
- Parking
 - 270 underground parking stalls (includes 18 dedicated Silver Harbour stalls)

The project is on track with construction to commence in June 2022 and with project completion in 2025. The cost of HJCRC is estimated at \$181.7M (+/-15%) that includes a \$28.7M contingency and allowances for offsite city and utility works. Staff are seeking approval to proceed with the pre-construction phase. Staff will report back to Council with a Class A estimate and to seek approval prior to the tendering of construction works.

BACKGROUND

The existing HJCRC has served the community well since 1966. The existing facilities are now at the end of their functional life. The replacement of the existing community recreation centre is a stated priority of City Council and much work has been completed.

In 2017/2018, based on Council direction and public / stakeholder input, a schematic design was completed. In 2019/2020, risk mitigation and project refinement were explored. The City's Community Recreation Strategy "A Healthy City for All – The Role of Community Recreation" was endorsed. This strategy confirmed the City's vision to create a healthy city for all, established goals for community recreation and included a decision-making framework for significant community recreation projects.

In March 2020, Council directed staff to undertake a redesign effort based on the endorsed program informed by the Community Recreation Strategy prioritization framework (summarized in Attachment #2). The redesign effort was to include a review of all program component sizes, building form and materiality to ensure the overall cost effectiveness of the project. The redesign effort is now complete.

DISCUSSION

The HJCRC project embodies the City's vision to create a healthy city for all. The Centre is intended to serve all residents through a variety of services, to connect people and to improve the health and wellness of individuals and families. The Centre will draw residents of all ages and abilities to explore, create, play, exercise, train, learn, relax, rehabilitate and connect.

The vision for a new HJCRC, which has been developed and refined based on feedback from the public and Council is:

"The Harry Jerome Community Recreation Centre will be a welcoming, vibrant social heart of the community.

It will foster individual and collective wellness by providing opportunities to participate in a variety of organized and casual activities. The centre will empower community members to enjoy healthy, active and connected lives.

HJCRC Design Principles:

The HJCRC design embodies the principles of equity, social inclusion, wellness, security, adaptability, environmental responsibility and fiscal responsibility. These principles are woven throughout the building design, surrounding landscape and planned operation and service provision.

The premise for the design is to provide for an inclusive experience throughout the facility – both indoors and outdoors – where one can both experience and view a range of activities and opportunities. The building and landscape provide energetic and contemplative spaces, where individual and collective experiences can occur. Spaces are

flexible, allowing for adaptation to changing needs. Fundamental to the overall design is the concept of universal accessibility and inclusion; the HJCRC will achieve Gold certification through the Rick Hansen Foundation Accessibility Certification (RHFAC) program.

Embedded throughout the design is a focused approach on climate responsive sustainable design. The HJCRC has a highly complex building program, with a mixture of energy intensive uses such as pools and an ice rink. By employing leading edge energy conservation strategies as well as extensive heat recovery for re-use within the facility (see below), the carbon intensity of the new HJCRC has been reduced by ~81% compared to the existing facility.

Additionally, as HJCRC represents a significant investment in community recreation, every component of the design has been approached with measured consideration to maximize community outcomes while minimizing financial risk.

HJCRC Project Component Description:

The HJCRC project will deliver a broad and varied program. The redesign phase reflects the March 2020 Council endorsed program as well as the 2018 Functional Program, with refinements made for operational considerations and cost effectiveness as outlined below.

Atrium, Interior Courtyard and Plaza

The atrium and interior courtyard represent the organizing structure for the building and sets out an intuitive wayfinding and orientation experience for HJCRC. The atrium provides a welcoming reception and social area along with opportunities for spontaneous and programmed activities and celebrations both indoor and outdoor. Whether visitors arrive by car, transit, bike or foot, they will enter into the main atrium. Included within the atrium is a shell space for a food and beverage service adding to the overall social experience. It is anticipated that during the construction phase, a Request for Proposal process will be undertaken, seeking an operator that aligns with the vision for the Centre. It is expected that the tenant will be responsible for tenant improvements to meet their operational requirements.

The interior courtyard, connected to the main atrium, provides a visual connection to many activities and creates a green heart that the building is organized around. The interior courtyard allows for views throughout the centre, allows for fresh air and encourages spontaneous informal activities.

The plaza will serve a number of purposes; main entry, outdoor gathering area, event venue, program area and allows for active and passive play.

Multi-Purpose, Community Kitchen and Arts

The multi-purpose rooms accommodate activities such as social gatherings, programs, events, meetings and presentations. These adaptable spaces of different sizes are located throughout the facility and at key locations adjacent to the main atrium. The community kitchen will support healthy living programs and opportunities for cross-cultural experiences using food as a medium. The arts component, with appropriate materials, spaces, tools and equipment, provides for a variety of arts programs and services.

Aquatics

The aquatic component will accommodate a broad range of aquatic activities through provision of:

- Large leisure pool with beach entry, tot's area, lazy river and a variety of active water features
- 25m 10 lane tank with diving springboards and the ability to add a future 5M platform
- Two hot pools – a larger one supporting families & therapy activities and a smaller one for adults
- Sauna and steam rooms
- Change facilities supporting both universal and gendered spaces
- Space both on and off-deck for viewing

As part of the redesign phase, with further review of the operational and safety requirements, the previously contemplated movable bulkhead in the 25m pool tank has been removed. This changes the pool size requirement from 26.5m to 25m.

In recent conversations with aquatic stakeholders, the request for inclusion of a 5 metre diving platform was restated, along with an offer to pay part or all of the cost. As this request does not fundamentally alter the design of the aquatic component, an allocation for future provision has been integrated.

Arena

The arena will accommodate activities such as public skate, lessons, hockey, sledge hockey, figure skating and ringette. Non-ice season (dryland) activities, including community events, summer camps, lacrosse, in-line skating and ball hockey can also be accommodated. Features of the arena space include:

- NHL size ice rink
- Five change rooms
- Skate rental shop
- Officials Room
- Spectator seating for 500 (~300 fixed / 200 flexible)
- Ice re-surfacer / mechanical support

In recent conversations with arena stakeholder groups, it was confirmed that the provision of 500 spectator seats would be provided through a combination of fixed and flexible seating. This seating arrangement allows for flexibility and for the space to adapt to a variety of uses. Significant effort has been undertaken to ensure all spaces are designed for maximum use throughout the facility. In keeping with this approach, a separate lockable storage area has been provided adjacent to one change room for arena stakeholder use. This will ensure that the adjacent change room is usable to both arena stakeholders as well as the public.

Gymnasium

This component will provide a full sized gymnasium with storage to support many activities such as volleyball, badminton, indoor soccer, basketball, pickleball, fitness classes, community gatherings, events and rentals.

The previously endorsed program contemplated two gymnasiums, however, in consideration of alternative gym space available in schools and other recreation centres, and in order to reduce the size and cost of the centre, one gymnasium was eliminated.

Fitness Area

The fitness component is located on the second level and will include strength, conditioning, stretching and rehabilitation equipment and space. There will also be an adjacent outdoor area that can be used by fitness centre users and for programs.

Preschool and Early Years Spaces

This component is located on the second level, with at-grade access to an outdoor natural play area and accommodates a licensed part-time preschool and the Early Years program space. The secure separate exterior play area will be shared between both programs and will be open to the public after-hours.

Youth Area

This component is located on the second floor, with at-grade access to the outdoor active recreation zone with the multi-activities court and the skatepark. This spatial relationship creates a new indoor/outdoor youth zone, providing for a wide variety of activities and services of interest to youth.

Informal Gathering & Recreation

Community recreation centres play an important role as social and connection hubs, as well as providing for non-programmed recreation. Careful attention has been given to this role for HJCRC. There are a variety of spaces that will foster socializing, relaxation, spectating, play and creativity without having to register for a program or a specific activity. These spaces are integrated throughout the facility at different scales.

Skatepark & Active Zone

A new skatepark will occupy the north-east corner of the site, framing the outdoor active zone. The design of the skatepark was informed by the 2018 user input process. The design includes a raised viewing / hangout area which cascades down into a central area populated with features including rails, ledges, ramps, banks and flatbars. A variety of heights and levels of difficulty are included. The skatepark will be similar in size to the existing skatepark.

Parking

The new design for HJCRC provides 270 parking stalls within a single level parkade (and includes an allocation of 18 stalls dedicated for Silver Harbour). The 270 parking stall provision exceeds bylaw requirements and is reflective of the anticipated HJCRC and Centennial Theatre parking demand estimated in the project's updated Transportation Study. In an effort to reduce overall GHG emissions, the facility will incorporate 8 electric vehicle charging stations with the infrastructure to allow more in the future if warranted.

The following transportation demand management measures will be considered to reduce parking demand at the facility and any potential spillover parking impacts onto neighbourhood streets:

- Development of an overflow parking plan for special events that will explore use of off-street parking in the surrounding area

- Introduction of on-site pay parking within the HJCRC parkade
- Adjusting on-street parking regulations in the broader neighbourhood to ensure sufficient parking is available for residents and visitors

The consideration for pay parking and adjustment of on-street parking regulations will be reviewed through an area wide parking plan that is anticipated to be undertaken closer to the opening date. An update will be provided to Council.

East 23rd Street & Green Necklace:

The design of East 23rd Street, between Lonsdale and St. George’s, has been updated to enhance the pedestrian scale of the streetscape, better integrate the Green Necklace and to facilitate the single entrance to the HJCRC parkade and the shared loading area with Centennial Theatre.

The Green Necklace has been designed with separated pedestrian and cycling paths, integrated with the signalized mid-block crossing. The mid-block crossing has been designed with consideration of pedestrian safety, vehicular queuing, intersection functionality as well as creating a clear and legible connection between the park to the south of 23rd Street and the front entrance to the new HJCRC.

The changes to the East 23rd Street design, parkade access and parking provision were reviewed in context of the updated Transportation Study. It was confirmed that these changes will result in acceptable urban traffic operations along Lonsdale Avenue, East 23rd Street, St. George’s Avenue and other streets in the vicinity of the facility during peak hours on opening day and out to 2030. The study update has identified, however, that future accommodation of transit priority measures along Lonsdale Avenue in this area (e.g., a northbound bus-only lane or queue jump lane) may reduce the functionality of the Lonsdale Avenue and 23rd Street intersection. When transit priority interventions are implemented in this area, the City may need to explore strategies to maximize the functionality and level of service of the intersection for all users.

Public Art:

A public art plan based on the redesign is under development. The regular process for public art will be followed, with advancement as soon as possible to ensure incorporation of public art into the overall site and facility design. Funding for public art, in the amount of \$500,000, is included within the project budget.

Climate Responsive Sustainable Design:

The design of HJCRC embeds energy conservation strategies as well as extensive heat recovery for re-use within the facility to reduce carbon intensity. A summary of design strategies and energy conservation measures are outlined below. The HJCRC meets the BC Energy Step Code and exceeds the NECB (National Energy Code for Buildings) 2015 Total Energy Use Intensity baseline by 49.5%.

Design Strategies & Energy Conservation Measures:

Envelope	Highly insulated walls, roofs & floors
	Double glazed windows, argon filled, low e-coating/reflectivity coating
	Airtightness targets as per Energy step code

Mechanical Systems	Heat recovery from wastewater, general process heat, refrigeration systems and ventilation exhaust
	Enhanced humidity measurement and control to reduce energy requirements
	Inblue filtration system for aquatic component to reduce energy requirements and increase water quality
	Variable speed pumps for all mechanical pumps to reduce energy demand
	Connected to LEC and will benefit from future potential diversification of LEC system
	Water conserving plumbing fixtures
Refrigerants	CO2 refrigeration for arena allowing for a high level of heat recovery
Electrical Systems	Daylighting through architectural form to reduce lighting loads
	Efficient lighting fixtures (LED) with automated controls

Throughout the pre-construction phase, continued focus on the following sustainable design features will be undertaken:

- Further refine envelope efficiencies including window-to-wall ratio (currently at 41%)
- Integrate exterior shading to control interior heat gain
- Further refine air tightness target

HJCRC Site & Zoning Considerations:

At the site planning level, the HJCRC design uses the site and surrounding land use to maximize integration with the neighbourhood and to maximize cost effectiveness. The facility has been designed as a two story facility, with one full level of underground parking. The large-scale program elements are located along the northern boundary, where they are partly absorbed into the steeply sloping site, and the more active, finer grained elements front East 23rd Street.

Lot Coverage & Setbacks:

To facilitate efficient and cost effective layout for HJCRC, an increase to the allowable site coverage as well as a reduction to the lot setbacks is required. The site coverage as contemplated in the design will result in 55% lot coverage (40% currently permitted) which still allows for a public plaza, multisport court, play area, skatepark and landscape areas fronting all four property boundaries as well as meeting the City’s stormwater management requirements. The reduced lot setbacks (5.6m to the west and 1m to the north instead of the existing 7.62m required setback) allow for the most efficient building layout and responds to the surrounding urban context with tighter setbacks contemplated along the Trans-Canada highway frontage as well as Lonsdale Avenue.

A companion report is being brought forward with respect to the Zoning Bylaw Amendments to allow for variances to lot coverage and lot setbacks.

Bike Parking & Facilities:

The provision of bike facilities to support and promote cycling by the public and staff are integral to the facility design, with public bike facilities located at the main entrance and throughout the site, as well as alternate access into the parkade for weather protected bike parking adjacent to the elevators and main stairs. The zoning bylaw requires that all public

bicycle parking is located within 15m of the main entrance to the principle building; a variance is requested to ensure that outdoor programming – such as the skatepark and youth zone – located farther than 15m from the entrance have adequate bike parking.

Secure bike parking for staff is being provided at a level of 1:1 for the anticipated staffing levels. This will result in 45 secure bike parking spaces. This is less than required by the zoning bylaw (60 spaces). In addition, all secured bike parking will be provided in one room, which exceeds the bylaw limit by 5 spaces. Accommodating an additional 5 bikes in the secure room will permit the most efficient and legible layout for secured bicycle parking.

A companion report is being brought forward with respect to the Zoning Bylaw Amendments to allow for a variance to secure (staff) bike parking and end of trip facilities.

Lot Consolidation:

To allow for the HJCRC centre to be built, the two lots that currently make up the HJCRC lands need to be consolidated (see Figure 1 below). The two parcels are both within Comprehensive Development Zone CD-165. The lot comprised of Norseman Field was set aside for park purposes (Bylaw 894) in 1928 and states that the park can be used for “park, recreation and other public purposes”.

With consolidation, the single consolidated lot will have Centennial Theatre, HJCRC and Silver Harbour Seniors’ Activity Centre all located on the same lot. The Silver Harbour facility is anticipated to be structured under a land lease which can occur within the framework of the consolidated lot structure.

Figure 1: Existing HJCRC Parcels



HJCRC Advisory Body Review:

The HJCRC project was brought forward to the following advisory bodies for review and discussion:

- Integrated Transportation Committee (Feb 3 and March 3, 2021)

- Advisory Design Panel (Feb 17 and March 17 2021)
- Advisory Committee on Disability Issues (March 18 2021)

Resolutions of support from ITC and ADP are included in Attachment #3. During the pre-construction phase, ongoing input from a sub-committee of ACDI will be sought on detailed design items pertaining to enhanced accessibility.

Silver Harbour Seniors' Activity Centre:

The Silver Harbour Seniors' Activity Centre is located as a stand-alone building with integrated underground parking located in the prominent south-east corner of the HJCRC site. A stand-alone building provides Silver Harbour with autonomy for operations, while the proximity provides for enhancement of both the Silver Harbour and HJCRC program. The design of the Silver Harbour facility is currently in process in collaboration with Silver Harbour and updates to Council will be provided as this process continues.

FINANCIAL IMPLICATIONS

HJCRC Cost Estimate:

A Class B estimate was prepared by a Professional Quantity Surveyor based on the design as included in Attachment #1. The Class B estimate is based on current day considerations of construction on the North Shore, world market uncertainties and recent escalation rates. The Class B estimate represents project costs +/- 15%. The estimated cost for the new HJCRC is as follows:

HJCRC Building Construction	\$ 114,953,000
Onsite Works	\$ 14,220,500
Offsite Works	\$ 6,331,100
Soft Costs (consultants, CNV staffing, insurance)	\$ 12,447,600
Permits and DCC's	\$ 2,172,200
Furniture, Fixtures and Equipment	\$ 2,881,600
Contingencies & Escalation	
Soft Cost Contingency	\$ 260,000
Design Contingency 5%	\$ 6,958,800
Construction Contingency 5%	\$ 7,069,900
Escalation Contingency 9.7%	\$ 14,401,300
HJCRC TOTAL*	\$ 181,696,000

** Does not include the Silver Harbour Seniors' Activity Centre component which is yet to be confirmed – in progress.*

Class B Costing Assumptions:

Within the HJCRC Class B cost estimate, there are a number of assumptions that have been included that are important to address.

Project Timeline:

Construction is assumed to start in June 2022. Any deviation from this timeline will impact the escalation rate and overall cost estimate. Staff are currently exploring construction sequencing with consideration of potentially advancing site preparation and some site

servicing works to improve the overall project timeline. An update to Council will be provided if advancement of early works can be facilitated. There is funding included within the 2021 capital plan that anticipates this potential. A request for funding appropriation will be sought if construction sequencing proves advantageous.

Market Conditions:

Currently the construction industry has experienced significant cost increases due to COVID-19, changes in production, delivery and material costs, uncertainties around Canada-US trade relations. Despite the impact of COVID-19, there continues to be robust construction activity in the region and a resulting general shortage of skilled labour. As a reflection of current market conditions, this Class B estimate is noted at +/- 15% as opposed to the often used Class B estimate range of +/- 10%.

Project Contingencies:

Within the Class B estimate, a contingency strategy is being implemented to address escalation of the market, changes during construction and during design development. The amount of approximately \$28.7M is being held as part of the overall project budget. As part determining the Class B estimate, the Quantity Surveyor reviewed recent market pricing trade by trade to estimate different escalation rates for different trades which created a blended escalation rate.

Site-Servicing & Off-Site Works:

The site servicing and off-site transportation upgrade costs included within the estimate (which total \$4.7M) are provided at a Class D level (+/-20%) based on recent CNV Engineering projects and will be refined in coordination with CNV Engineering and the redevelopment of the Harry Jerome Neighbourhood Lands in the coming months.

In addition, upgrades to BC Hydro service are required for the HJCRC site and area. The Class B estimate accounts for the BC Hydro design fee as well as a placeholder estimate of \$2.1M provided by BC Hydro for the service upgrade. (Note: In previous cost estimates, the cost for the BC Hydro service upgrade was noted as anticipated scope but not included.) Staff will advance the design work in coordination with review of area wide cost sharing. It is anticipated that BC Hydro will complete the design work at the same time as the construction documentation is complete.

Silver Harbour:

It is anticipated that the Silver Harbour component will occur on the same timeline as the HJCRC project. To align construction of the Silver Harbour facility with HJCRC, confirmation of the process with Silver Harbour will need to be confirmed by the end of May 2021 to allow sufficient time to complete the construction documents for tendering this work along with HJCRC.

The Silver Harbour project will have a proportionate allocation of costs for the parking structure, site works and site servicing components of the project. Should the Silver Harbour project not advance on the same timeline, the HJCRC budget will need to be adjusted to account for this shared scope. In addition, the HJCRC mechanical and parkade designs, and associated budgets, would need to be adjusted to account for an alternate approach.

HJCRC Funding Structure & Approach:

A significant project such as HJCRC requires the City to plan strategically. The funding structure for HJCRC will see the project financed primarily through the revenue from leasing and redevelopment of the existing HJCRC lands. The financial structure for this project enables the City to have funding in place during construction and will mitigate much of the financial risk. This funding structure necessitates the closing of the existing HJCRC as of December 31, 2021 (see below).

In addition to revenue from the redevelopment of the existing HJCRC lands (the Harry Jerome Neighbourhood Lands), annual increases to the City's operating budget were implemented in 2013, specifically for the HJCRC project. This allocation is approximately 4% of the City's property tax levy and provides \$2.6M per year on an ongoing basis. This funding allocation will support expenses associated with HJCRC.

The funding for HJCRC redevelopment is included within the 2021-2032 Capital Plan as summarized below. An allocation of \$6.4M is included for 2021. Early works, such as site preparation and potentially some site servicing, may be advanced. An appropriation report will be brought forward for Council approval prior to tendering of any of these early works. The HJCRC construction project will not be tendered until full funding is in place.

Harry Jerome Funding Summary

Cumulative Annual Contributions to Civic Amenity Reserve	\$ 32.4
Contributions - 2 Projects (CAC and Density Sale)	\$ 13.7
Land lease - HJNL Net of Non-Recreational Amenities & Exp	\$ 153.8
Park DCC Reserve	\$ 3.2
Affordable Housing Reserve	\$ 5.8
Total Funding	\$ 208.9
Appropriated To Date	\$ (22.6)
Total 2021-2030 Capital Plan Funding Available	\$ 186.3

2021-2030 Capital Plan Funding Requested

Harry Jerome Community Recreation Centre	\$ 157.4
Silver Harbour Seniors Activity Centre	\$ 13.0
Mickey McDougall - Feasibility Study & Building Upgrades	\$ 1.4
New Community Park - HJNL	\$ 6.5
	\$ 178.3

Funding Excess (Shortfall) 2021-2030 Capital Plan	\$ 8.0
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The Plan assumes funding for HJCRC of \$157.4M beyond amounts already appropriated. As a result of the Class B estimate this need has increased by \$16.3M to \$173.7M reducing the \$8.0M funding excess noted above to an \$8.3M funding shortfall.

Funding Excess (Shortfall) 2021-2030 Capital Plan	\$ 8.0
HJCRC Cost Escalation Required Add'l Funding	\$ 16.3
Revised Funding Excess (Shortfall) 2021-2030 Capital Plan	\$ (8.3)

The funding required for the full project scope will be updated as part of the 2021 revised budget process to reflect the most up to date cost estimate at that time (Fall 2021).

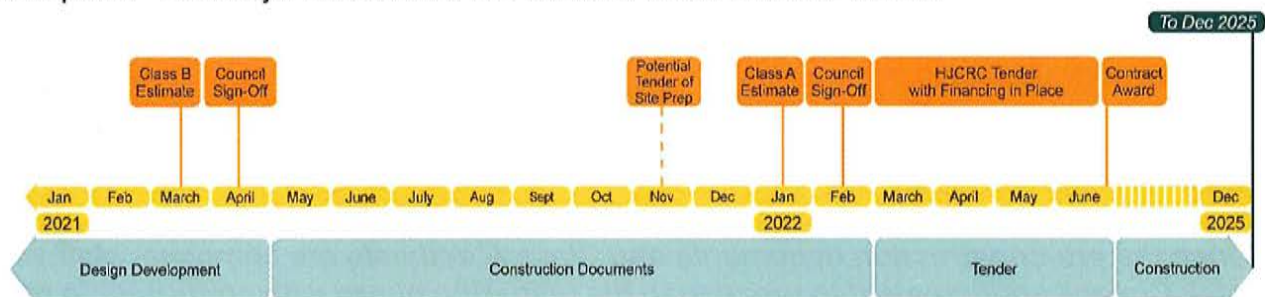
Finance will work with the HJCRC team as the project progresses, and there is greater certainty around various assumptions, to develop funding strategies for the shortfall.

HJCRC Operating Budget:

The operating cost estimate for the new HJCRC has been updated to reflect the current design and functional program and is estimated by NVRC staff to be a net cost of approximately \$1.9 – \$2M per year; an increase of \$500,000 - \$600,000 more than the 2021 operating budget for the Harry Jerome, Memorial and McDougall facilities. The revised estimate considers the operating budget analysis work done previously by a consultant, along with NVRC’s experience operating community recreation centres in North Vancouver. While the new facility will be highly efficient, the main cost drivers are due to increased staffing related to the larger facility (for cleaning, set-up, take down, program planning and supervision) as well as increased lifeguarding associated with the larger aquatic component. There is a modest increase in utilities accounted for. Net operating costs are difficult to accurately project because of the variability of revenues which help to offset operating expenses.

NEXT STEPS:

The City is on track with HJCRC construction to begin in mid-2022, and with delivery of the new HJCRC in 2025. In order to meet this timeline, there are still many critical steps to complete. The major milestones are outlined in the timeline below:



Pre-Construction Phase

With Council’s approval of this report, pre-construction documents will be prepared, including construction documents, Class A estimate, site servicing plan and construction sequencing plan. It is anticipated that this phase will take approximately 10 months to complete. Once this next phase is underway, it is important to note that any changes to program or design will significantly increase the cost and delay the project timeline. As part of the construction documentation phase, the following key tasks will be completed:

Construction Manager

The City’s external project management firm has advised use of the Construction Management at Risk project delivery method. A Construction Manager (CM) is anticipated to be engaged in May 2021 to provide pre-construction services, including independent cost estimating, constructability reviews, transparent tendering administration and construction risk mitigation strategies. After tendering, the CM will provide a proposal for a single fixed cost construction contract that incorporates the supplier and trade contracts that are required for construction. Acceptance of this proposal is at the City’s sole

discretion. Should the proposal not be deemed acceptable, the City can proceed independently with a contract of the City's choosing.

The benefits of involving a CM during the design phase are numerous, including:

- Increased cost estimating accuracy for the project
- Reduced change orders during construction
- Reduced tendering risk
- Ability to enable early work (e.g. demolition and site preparation)

Construction Sequencing Review:

Concurrent with the HJCRC construction document phase, review of construction sequencing for site preparation and site servicing works will be undertaken. The construction sequencing review will evaluate options for advancing site preparation and / or site servicing works. This work would advanced only with Council approval through funding appropriation from the 2021 Capital Plan.

Cost Review:

A Professional Quantity Surveyor will be engaged to undertake project estimates at two key milestones - mid-point construction document stage (50% design) and towards the end of construction document stage (90% design). This will ensure that as more detail is developed, the scope continues to be aligned within the project budget. Ultimately a Class A estimate (+/-5 to 10%) will be prepared based on completed construction drawings and detailed specifications contained in the tender documents.

Commissioning Agent:

As part of leading edge and sustainable development, a commissioning agent will be engaged to provide professional advice with regards to the operations of the technical systems within this facility.

Once the pre-construction documents and Class A estimate are complete, staff will seek Council endorsement to proceed to the tendering phase with confirmation that all required funding is in place.

HJCRC Project Governance

To date, the City of North Vancouver has been managing the HJCRC project, led by the Strategic & Corporate Services department, with the support of multiple City departments and the North Vancouver Recreation and Culture Commission. As the project moves into pre-construction, the need for greater project oversight has been met with an external professional project management firm retained for duration of project (with a phased award of scope). Over the next few months, an updated project governance structure will be formalized, with an update provided to Council. The governance structure will confirm the framework for administrative review, strategic guidance and Council decisions.

Regular Project Reporting

Regular updates on the HJCRC project will be provided to Council and the public going forward. With commencement of construction, Council will receive regular monthly reports, including progress to date, planned activities, project schedule, budget summary, project risks and a fun facts section. To ensure transparency for the project, monthly reports will also be posted to an updated HJCRC project website for the public.

Existing HJCRC Closure Plan:

The existing HJCRC, Memorial Community Recreation Centre and Mickey McDougall Community Recreation Centre will close at the end of 2021 so that the redevelopment work can begin. This process will be consistent to the process undertaken during the closure and construction of the Delbrook Community Recreation Centre.

North Vancouver Recreation and Culture Commission staff are currently working on the closure plan, recognizing need to manage with reduced amenities until 2025. The closure plan includes the following scope of work:

- Closure notice to organizations with space use agreements in the existing facilities. (Completed)
- Review of how regular rental groups (sport organizations/community groups) may be accommodated in other community recreation facilities.
- Review of NVRC program participation numbers and determination of priority programming.
- For priority programming, review whether alternate programming options exist and/or potential to accommodate in alternate locations.
- Review staff impact. Examine opportunities for reassignment or relocation.
- Inventory all furniture, equipment and supplies. Determine what can and should be stored. Arrange for moving and storage. Consider what equipment will be unusable if stored for four years and determine appropriate action.

An update to Council will be provided by NVRC on the progress of the closure planning in the coming months.


INTER-DEPARTMENTAL IMPLICATIONS

Project coordination and input has been undertaken with every City department, LEC and staff from the North Vancouver Recreation and Culture Commission. This report has been developed in consultation with Finance, Planning & Development and NVRC.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The replacement of HJCRC will contribute to health and wellness opportunities within our community, inspiring residents to be active and connected to their community throughout their life.

RESPECTFULLY SUBMITTED:




Heather Reinhold

Deputy Director, Strategic & Corporate Services



HARRY JEROME COMMUNITY RECREATION CENTRE DESIGN DEVELOPMENT REPORT

Issued | March 2021



"This project will dramatically impact our community for the good. I fully support this project and can't wait for it to open!"

Community Member

Community & Stakeholder Engagement

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PROJECT CONSULTANTS

ARCHITECTURAL



LANDSCAPE



STRUCTURAL



MECHANICAL



ELECTRICAL



CIVIL



ACOUSTIC



QUANTITY SURVEYOR



SKATE PLAZA



CODE



1.0 Executive Summary

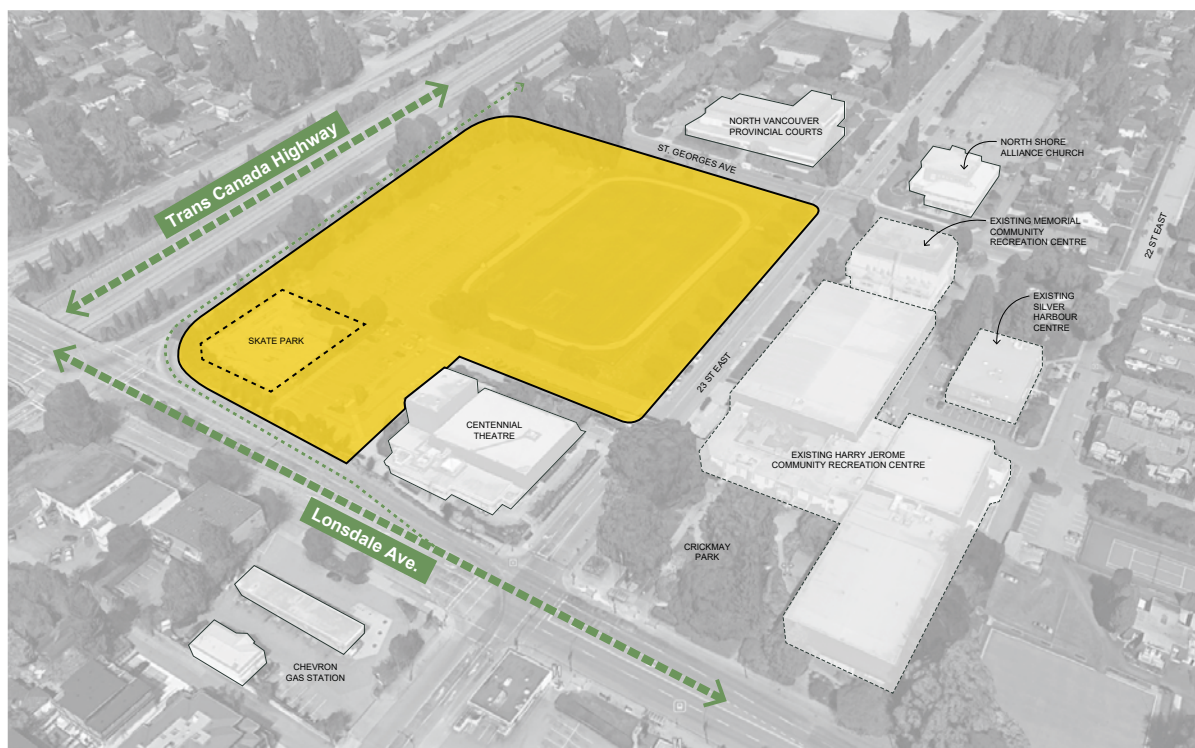
1.0 Executive Summary

The City of North Vancouver engaged HCMA Architecture + Design to revise the design for a new Harry Jerome Community Recreation Centre (“HJCRC”) which is intended to replace the City’s existing recreation facility. The new HJCRC will be constructed on the site located north of East 23rd Street between Lonsdale Avenue and St. Georges Avenue. The Centre is intended to be a focal point for the community; where residents and visitors of all ages and backgrounds come together to connect, experience, play, learn, socialize and celebrate.

In 2019, the City of North Vancouver underwent a community recreation needs assessment and developed a community recreation strategy entitled “A Healthy City for All – The Role of Community Recreation”. With this new prioritization framework in place, program components of the Harry Jerome Community Recreation Centre were reviewed and prioritized. In March 2020, Council endorsed a reduced project scope that aligned with the Needs Assessment.

This report documents the re-design process that was completed between April 2020 to March 2021 in response to the revised project scope. Biweekly project development team meetings that included the design consultant group and staff representatives from various departments within the City and NVRCC. Beyond this working group, stakeholder and advisory group engagement was employed to enhance the quality of the design solution. This engagement provided feedback that helped establish the character of the building as well as its relationship to adjacent open space and surrounding neighborhood. Careful consideration was given to re-plan the site and find design efficiencies for the endorsed reductions in project scope.





As part of the design process, the project vision statement and principles were revised to closer align to the city's updated values outlined in the recreation strategy. The vision, principles, goals and strategies continue to define the project brief and be used to guide decision making throughout the project.

THE VISION

"The Harry Jerome Community Recreation Centre will be a welcoming, vibrant, social heart of the community.

It will foster individual and collective wellness by providing opportunities to participate in a variety of organized and casual activities.

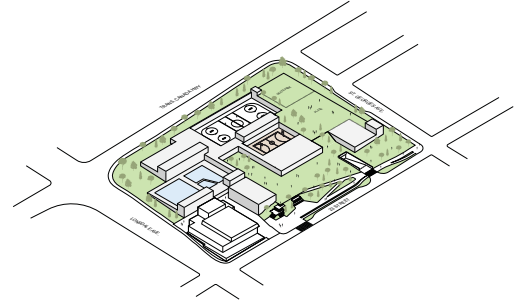
The centre will empower community members to enjoy healthy, active, and connected lives."

The selected site for the new HJCRC faced numerous constraints including a 10m grade change across the site, a large building program that fills most of the site, and limited options for vehicular site access. Following an extensive test-fit exercise, a building massing solution was agreed upon that had the greatest potential to achieve our project vision. This massing option was selected due to the following advantages:

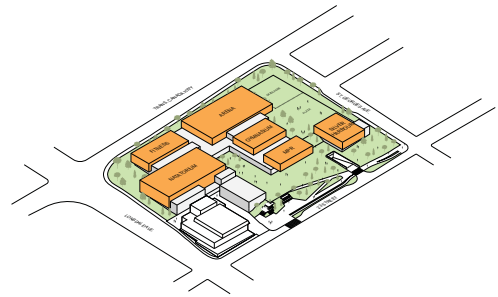
- Integrated green space throughout building
- Create programmed outdoor spaces in south and east portions of the site
- Large animated daylight circulation space and opportunities for in-between spaces
- Views to green courtyards from programmed space
- Aquatics prominence on Lonsdale

A number of key design strategies were used to help the facility be a good neighbor and responsive to its context while creating a welcoming and vibrant heart for the community. The key strategy was in breaking apart the massive building footprint and allowing nature, light and casual activity to occur in the heart of the facility. This strategy also helped to:

- Break down massing to establish neighborhood scale on 23rd St.
- Establish key social spaces as anchors
- Maximize indoor – outdoor connections

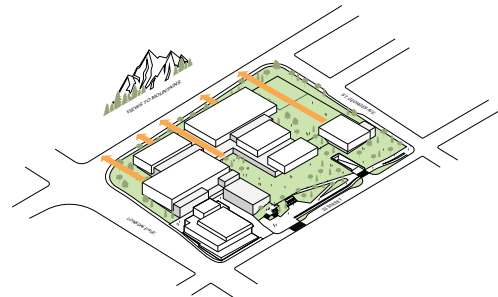


The building will also have a significant impact in the City's climate action plan as the existing Harry Jerome Recreation Centre is the largest contributor to the City's greenhouse gas emissions footprint. The new HJCRC design will reduce the carbon intensity of the project by approximately 81% compared to the existing facility and achieve a Total Energy Use Intensity 49% better than NECB 2015 baseline. Other sustainable efforts include maximizing heat recovery on-site through CO2 refrigeration, highly insulated building envelope, extensive natural daylight, innovative low energy pool filtration system and electric vehicle and bike charging.



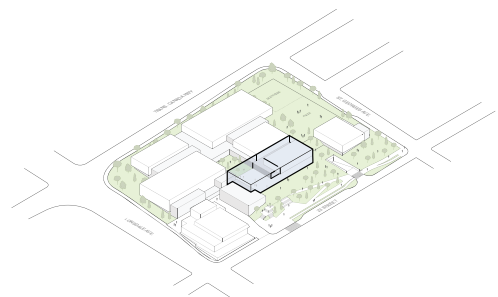
CAPITAL COSTING ANALYSIS

It is anticipated that the total project capital costs for the HJCRC will be approximately \$181.7 million based on a Class B cost estimate conducted in March 2021. The cost estimates have allowed for \$14.3million in contingencies and \$14.4 million in escalation. The project cost does not include the Silver Harbour Seniors' Activity Centre component which is yet to be confirmed – in progress.



NEXT STEPS

The next stage in this process would see the project through detailed design and into construction. We would recommend considering hiring a construction manager at this point if it is the preferred construction delivery method.



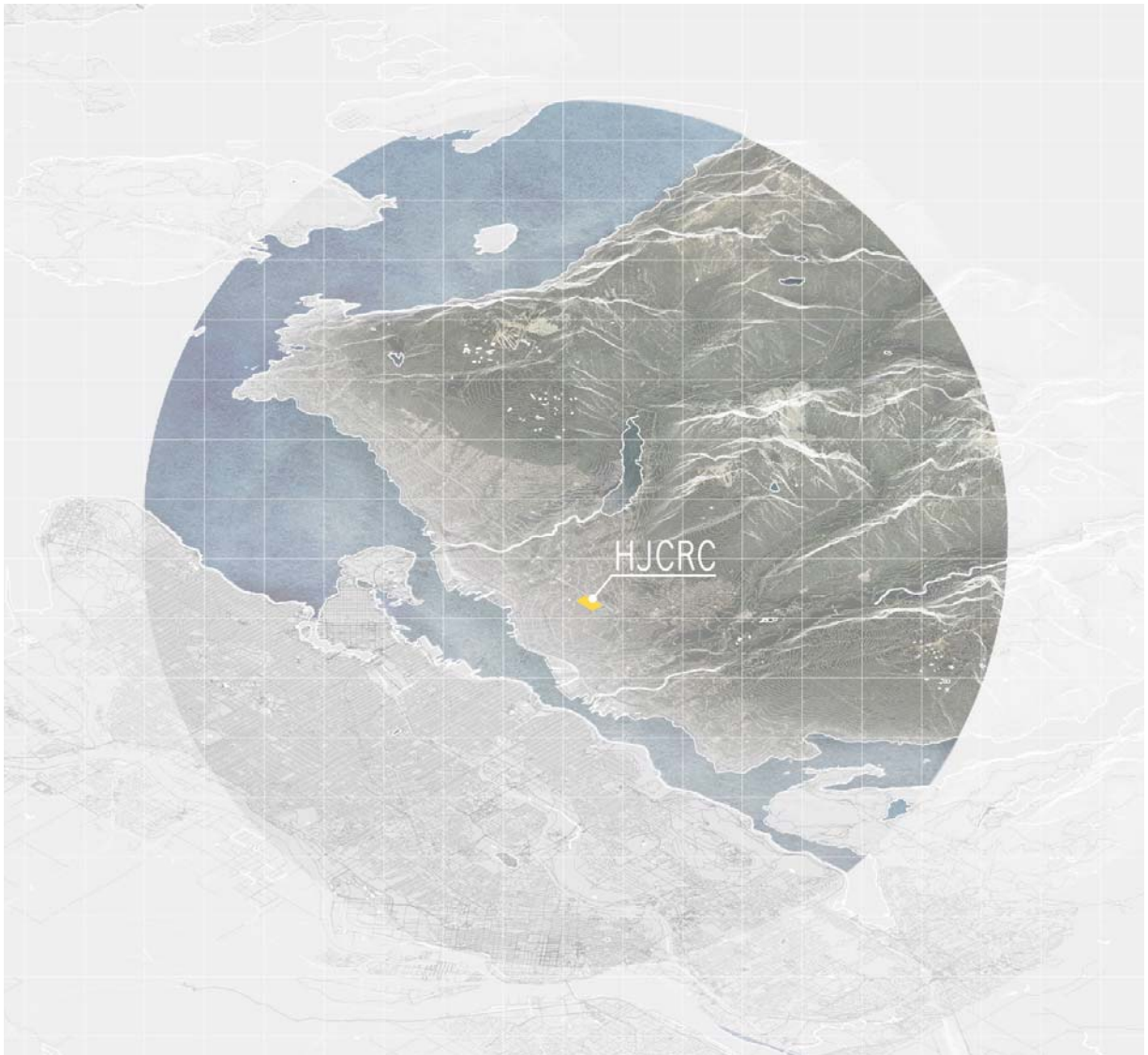
2.0 Project Background

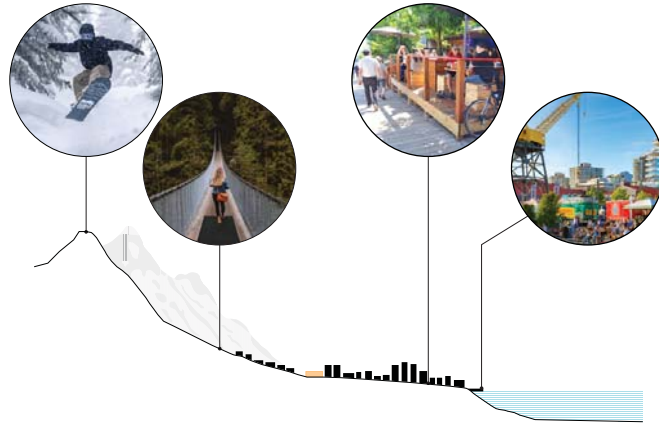
2.1 Site Analysis

2.1 Site Analysis

2.1.1 Regional Scale

The selected site for the project is located in North Vancouver near the Upper Levels Highway, north of 23rd Street E between Lonsdale Avenue and St. Georges Avenue. It is situated on a prominent corner of upper Lonsdale that acts as a gateway to the City. The site is uniquely located almost directly in the middle between North Vancouver's mountains and ocean. This defining location and context is well positioned to provide a meaningful and connected facility that bolsters a sense of place. The site also offers a key landmark to the city's proposed urban greenway that encircles the urban centre of the City (Green Necklace).



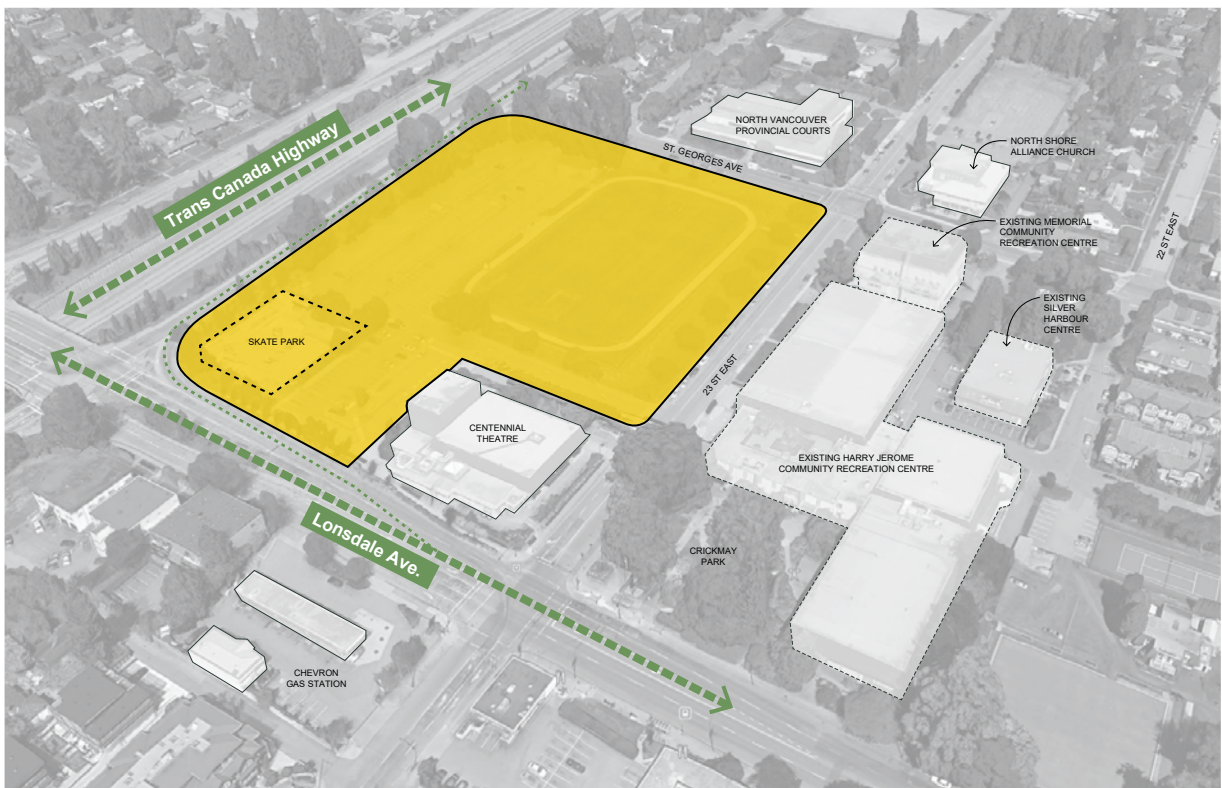


2.1.2 Site Scale

South of the site is the existing HJCRC, which is intended to be demolished and commercial and residential development to take its place. This future development is called the Harry Jerome Neighborhood Lands (HJNL) and includes an expansive new public park of approximately 1.0 ha that builds on the existing Crickmay park. The proposed development provides a mix of housing types, commercial space, and additional amenities.

Public transit to the site is frequent along Lonsdale Avenue with the nearest bus stop locations south of 23rd Street E on either side of Lonsdale Avenue. Vehicular site access is challenging with the proximity of the Upper Levels Highway to the north, a major arterial road to the west and two minor arterial roads on the south and east.

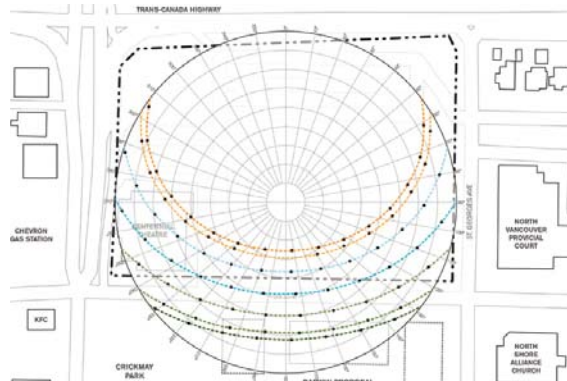
The project location shares a site with the Centennial Theatre and City Skate Park and therefore needs to function jointly with them. The skate park will be reconfigured and incorporated into the new community recreation centre design. The theatre will remain and should be welcomed and celebrated in the layout of the new HJCRC facility.



▲ Site context diagram

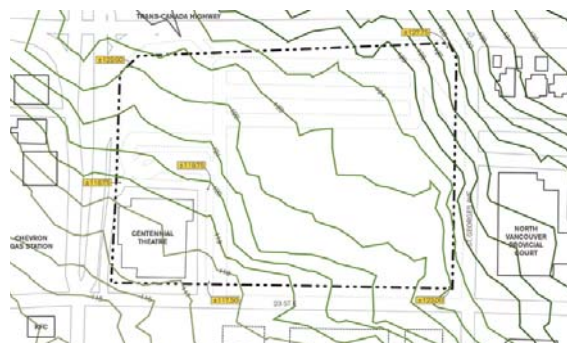
SUN ANALYSIS

This shows the orientation of the sun between sun rise and sun set throughout the year. In the winter the sun is as low as 35 degrees and in the summer as high as 72 degrees.



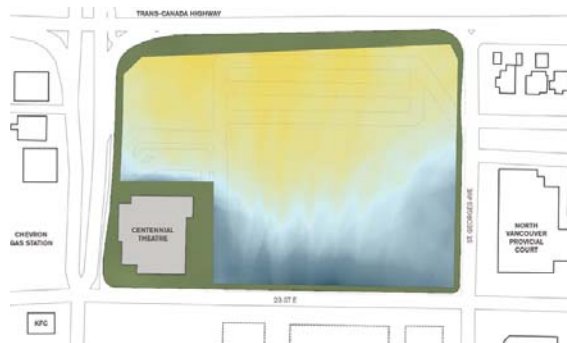
TOPOGRAPHY ANALYSIS

Site topography shows a 10m grade change from north-east to southwest. This site topography will impact the wind patterns as well as rainwater management.



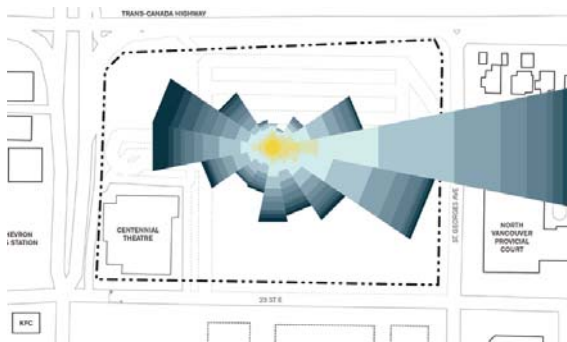
SHADOW ANALYSIS

Annual shading analysis shows how surrounding proposed buildings will impact the sun reaching our site at ground level. The northern part of the site remains in direct sun light continually while the southern part is shaded.



WIND ANALYSIS

Annual wind analysis shows the prevailing winds coming from the east while occasionally a strong wind from the west will occur.

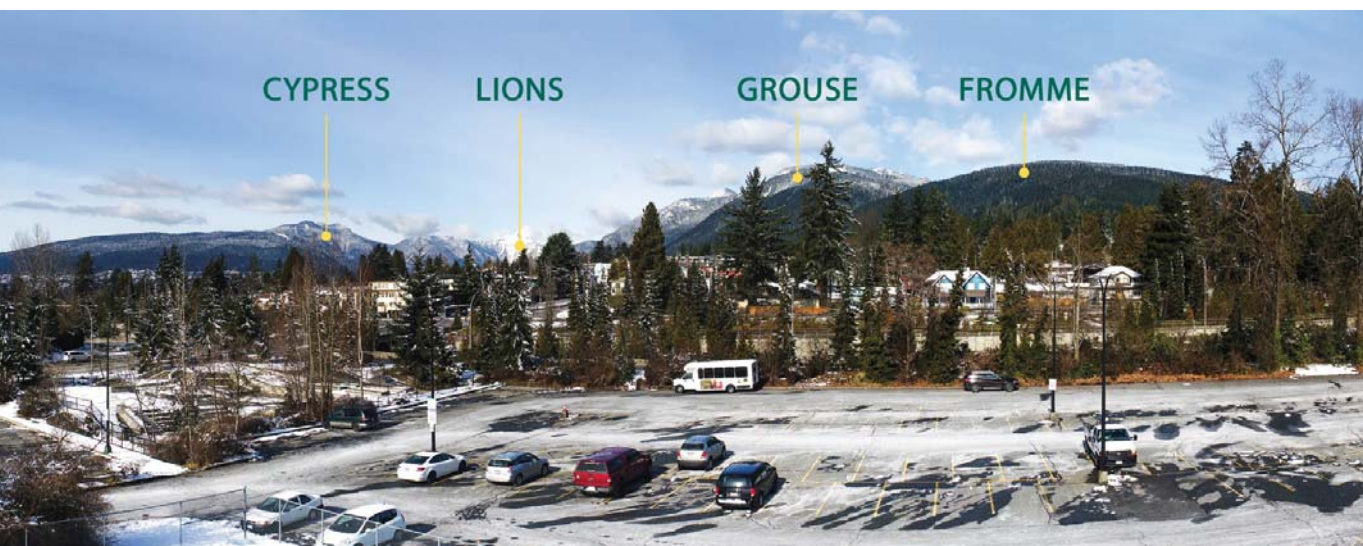
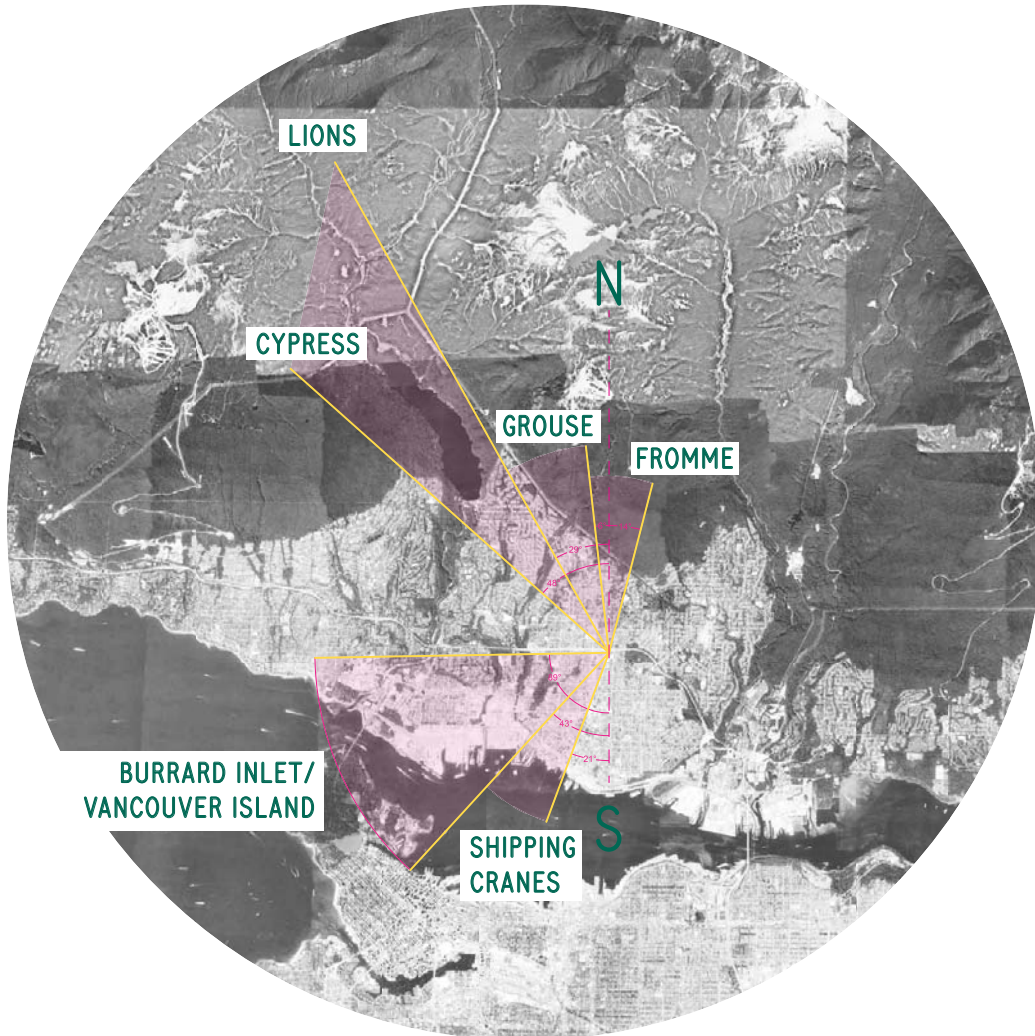


2.1.3 Views

Given the terrain of the North Shore, the project site offers views both towards the mountains and the ocean. Capitalizing on these views from our site will reinforce a sense of place and enhance wellness for visitors to the community recreation centre.

Using drone imagery, we were able to establish actual views from each floor level of the proposed community recreation centre. These drone images informed key spatial planning decisions to capitalize on views from various points throughout the building and site.





2.1.4 Site Constraints

2.1.4.1 PROGRAM AREA AND VOLUME

With a large facility program area, and many programs requiring high ceiling heights (e.g.: aquatic centre, gymnasium, and arena), the available site area is nearly fully covered by building. Strategic location and stacking of large program components require exploration to create opportunities for outdoor activities and landscaping.

2.1.4.2 ENTRANCES + ACCESS

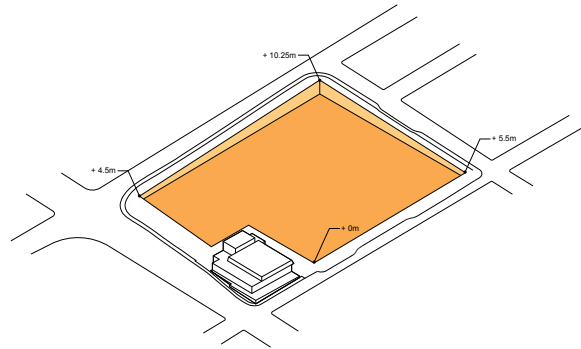
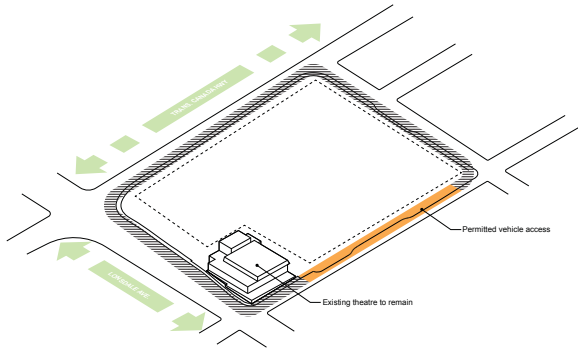
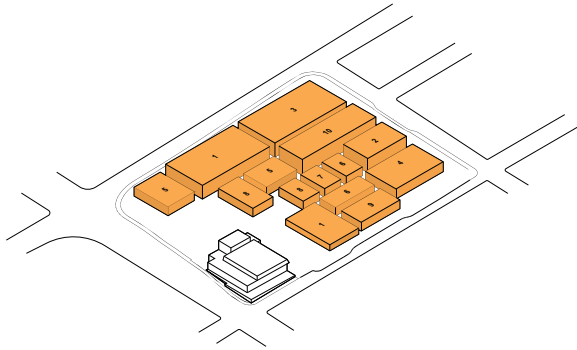
While the proximity to major transportation thoroughfares provides opportunities for multiple modes of transit, the adjacency to the Upper Levels Highway and Lonsdale Avenue restrict the direct access to the site from these busy roadways. Available area for vehicular access onto the site remain only along the south property line (23rd Street E), including a lay-by and pedestrian crossing.

2.1.4.3 SITE TOPOGRAPHY

Located on a slope midway between ocean and mountain, the site presents a greater than 10m grade change from south-west to north-east. With site access available from the south and east edges of the site, building entrance and floor levels must respond in relation to the adjacent grades. Program components with high ceiling requirements will require strategic location within the site to maintain an appropriate relationship with the scale of the surrounding neighbourhood.

2.1.4.4 LOT CONSOLIDATION & VARIANCES

The Centennial Theatre and Norseman Park lots are planned to be consolidated into one combined property that holds Centennial Theatre, Harry Jerome Community Recreation Centre and Silver Harbour Senior's Activity Centre. Concurrently, a rezoning application is underway for variances to lower staff secure bike parking requirements to reflect the number of facility staff; increase the allowable secure bikes per room; increase the allowable distance between short-term bike parking and the principle entrance; reduced setbacks on the north and west sides of the property; and increase the allowable lot coverage to accommodate the three facilities on one consolidated lot.



3.0 Design Response

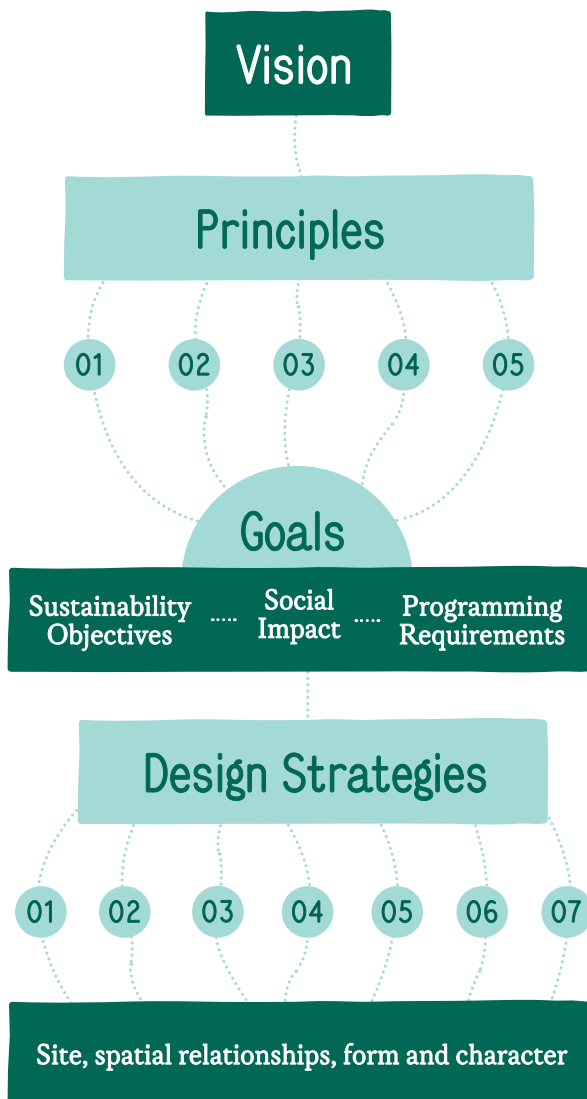
- 3.1 The Vision
- 3.2 Form & Character
- 3.3 Spatial Layout
- 3.4 Materials
- 3.5 Concept Renders
- 3.6 Landscape Design
- 3.7 Sustainability
- 3.8 Cost Analysis

3.1 The Vision

“The Harry Jerome Community Recreation Centre will be a welcoming, vibrant, social heart of the community.

It will foster individual and collective wellness by providing opportunities to participate in a variety of organized and casual activities.

The centre will empower community members to enjoy healthy, active, and connected lives.”



VISION STRUCTURE

The project vision was formulated through the exploration of three components: Social Impact, Environmental Sustainability, and Programming, including consideration of the project's financial parameters.

The purpose of the vision statement and development of principles and goals is to set the over arching project direction and intent, which can then be used to guide future decision making. Listed below are explanations of the terms we use in this section of the report:

- **Vision:** the role of the vision statement is to declare the HJCRC's purpose and aspirations. It informs the supporting principles, goals and strategies.
- **Principle:** a high level aspiration or value which can guide and inspire goals, strategies and actions across spectrum of policies, designs or actions.
- **Goal:** a general or specific desired outcome associated with principles
- **Design Strategy:** a container for a set of actions intended to fulfill stated goals

THE HARRY JEROME COMMUNITY RECREATION CENTRE WILL BE...

Equity

01 Accessible to all, with freedom and opportunity to participate in a variety of casual and structured activities.

Social Inclusion

02 An inclusive place that draws people together and fosters strong social connections between the diverse communities of North Vancouver.

Secure

03 A welcoming and safe environment that clearly communicates it's okay to be who you are, and promotes ease of use.

Adaptable

04 Responsive to evolving community needs which creatively shape a broad range of recreation and cultural activities.

Wellness

05 Supportive of individual and community wellness through physical, social, and creative pursuits. A connection to the natural environment is deeply valued in achieving this.

Environmental Sustainability

06 A global example of social and environmental sustainability and resilience.

Financially Responsible

07 Responsible to the City's financial outlook and economic conditions by designing within its boundaries.

Goals

How can we realize this vision? By working towards 4 key goals. These goals can be assigned with associated metrics that can later be used to measure success.

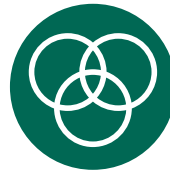


GOAL 1
Empower community members to enjoy healthy, active, and connect lives

The design of the new HJCRC will foster a vibrant sense of place and community that will continue to strengthen over time. Its design will attract and welcome people, and support positive individual and shared experiences.

Themes for assessment metrics:

Sense of place and belonging
Social and cultural life
Connectivity and imageability



GOAL 3
Provide for diverse users now and in the future

The new HJCRC will promote access and belonging for all. It will creatively respond to community needs as they evolve through adaptable and innovative design and governance.

Themes for assessment metrics:

Community resilience
Sense of place and belonging
Access, health, and safety



GOAL 2
Redefine perception of recreation to promote wellness in the community

The new HJCRC will embody the full spectrum of recreation by creating a variety of dynamic spaces that actively support expanding notions of physical, mental, and social wellness. It will promote progressive synergies between recreational, cultural, and intergenerational uses to support lifelong discovery and development. The sum will be greater than its parts.

Themes for assessment metrics:

Social and cultural life
Personal development and enjoyment
Access, health, and safety



GOAL 4
Support the city's climate action plan targets

The City's 2011 Corporate Climate Action Plan set a target of a 25% reduction below 2007 levels by 2020. As the existing HJCRC accounts for 27% of the City's overall corporate greenhouse gas emissions, there is an opportunity to demonstrate leadership and significantly reduce corporate GHG emissions. The redevelopment of HJCRC has long been a key component of the City's corporate Climate Action Plan.

Themes for assessment metrics:

Refer to the Sustainability Report in appendix 6.6.

Design Strategies

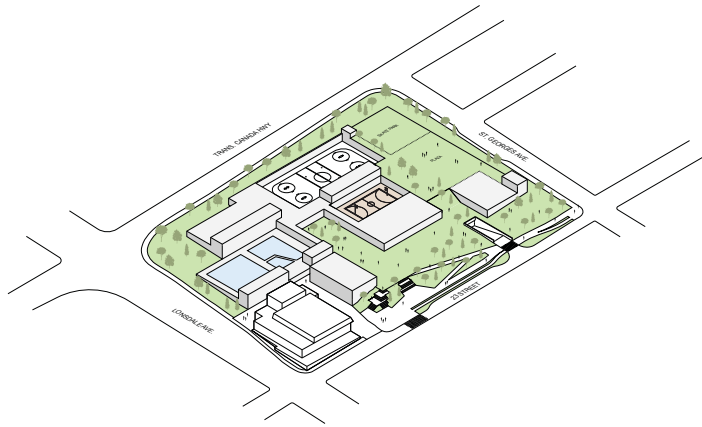
These goals will be achieved through a variety of strategies which will directly be used to guide the design.

- 01 Create a welcoming and animated arrival space.
- 02 Design in features for delight and celebration of community identity and unique setting.
- 03 Ensure access for all through safe arrival, variety of seating, legibility of space and circulation, and ease of use.
- 04 Strong visual and physical connections both within the facility and to the wider community.
- 05 Create spaces of a variety of scales and openness for user comfort.
- 06 Create flexible and adaptable spaces that promote a range of both specific and broad programming as well as informal, temporary, and formal uses.
- 07 Connect to and integrate outdoors (build on the unique North Vancouver identity and express through physical form).
- 08 Enhance and connect to urban fabric.
- 09 Use materials and technology that contribute to a positive experience for all.

3.2 Form & Character

3.2.1 Building Massing

A number of key design strategies were used to help the facility be a good neighbour and responsive to its context while creating a welcoming and vibrant heart for the community. The key strategy was in locating the multiple program components around a central courtyard to allow for nature, light, and casual activity to connect all users of the facility.



STEP 1

- Base massing is embedded into the site, accommodating a majority of the large program elements as an extension of the landscape
- Locate large program areas next to highway and larger blank walls next to steep slopes
- Locate smaller program areas next to residential zone of 23rd Street E

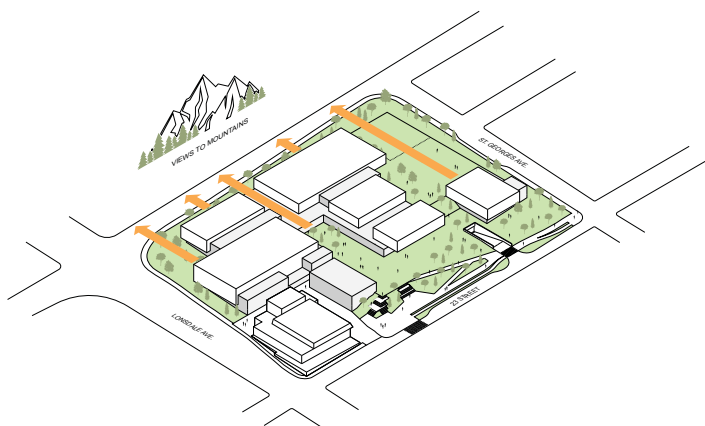


STEP 2

- Upper massing is broken to allow views, daylight, and natural ventilation
- Establish outdoor recreation zone facing St. Georges Ave
- Respect the existing and future connection points to Centennial Theatre (users and loading) efficiency

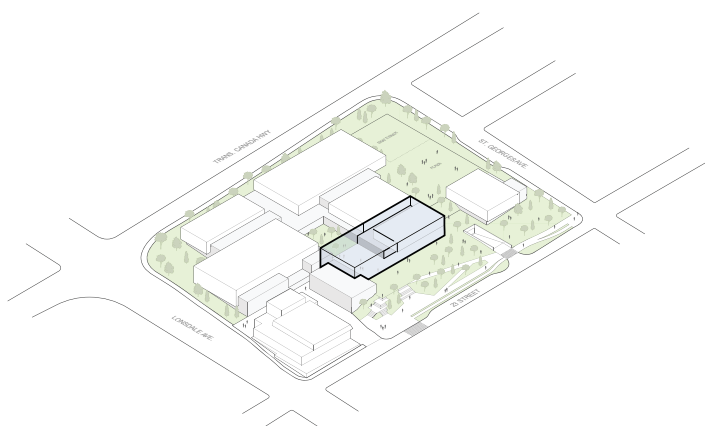
STEP 3

- Establish visual connections to mountains



STEP 4

- Maximize transparency and indoor/outdoor connection between civic plaza, atrium, and courtyard
- Establish civic plaza facing 23rd Street E with connections to the Green Necklace



3.3 Spatial Layout

3.3.1 Design Response

The intention is to create a new community hub that builds on the success of the existing community recreation centre by relocating, expanding, and upgrading the current amenities.

The community recreation centre's main entrance, landscaped plaza, and primary pedestrian site access is off 23rd Street E. The plaza also connects with the existing Centennial Theatre to create a new, shared public space.

As a result, the larger program components have been sited along the northern edge of the site next to the Highway and the smaller, more modular program components have been located to the south where a finer grain is required to respond to surrounding residential neighbourhood.

One level of vehicle parking is located below grade at Level -1. The parkade is accessed off 23rd Street E and has an internal connection up into the main lobby of the facility. The parking level also serves Centennial Theatre and provides an accessible and friendly route for patrons to walk to the entrance of the theatre.

3.3.2 Plan Layout

3.3.2.1 BUILDING ORGANIZATION

The building is organized over 3 levels which include:

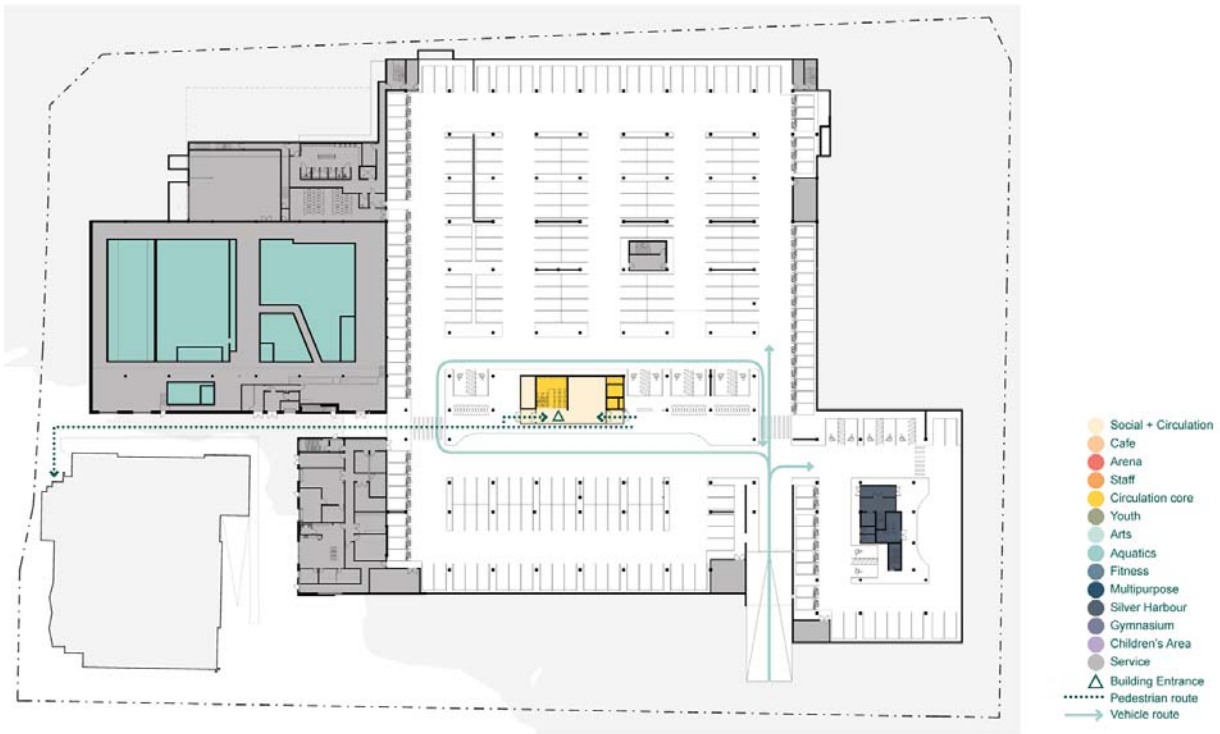
- Level -1: Below ground
- Level 1: Partially below ground
- Level 2: Above ground

The building program is organized across the levels as follows:

- Level -1: Parkade and Op's & Maintenance
- Level 1: Aquatics Centre, Arena, Gymnasium, Multi-Purpose Areas, Arts Studio, and Seniors' Centre
- Level 2: Fitness Centre, Multi-Purpose Areas, Staff, Children's Areas, Youth Centre, and Seniors' Centre

3.3.2.2 CENTRAL PLAZA, ATRIUM, AND INTERIOR COURTYARD

The plaza, atrium and interior courtyard, which represent the organizing structure for the building, sets out an intuitive wayfinding and orientation experience for HJCRC. The main atrium is the social heart of the centre, providing a welcoming reception area and opportunities for spontaneous and programmed activities and celebrations both indoor and outdoor. Whether you arrive by car, bike, foot or slide, you enter into the main atrium. The interior courtyard, connected to the main atrium, allows for views throughout the centre, connects users to a variety of activities, allows for fresh air and supports spontaneous informal activities.



▲ Level -1 Plan



▲ Level 1 Plan



▲ Level 2 Plan

3.3.2.3 CONTROL POINTS

The main reception desk is located in the atrium to directly observe the main entrance, atrium, and concession areas. Reception also has sight lines to the associated elevator and internal circulation bounding the courtyard that connects to the aquatic centre, skate shop, and gymnasium. The formal control point (controlling paid versus non-paid access) is situated further inwards of the building, adjacent to the aquatics change rooms, and is assisted by various control turnstiles throughout the building to allow as much public (non-paid) access to building areas as possible.

3.3.2.4 BUILDING ACCESS & USER CIRCULATION

The colour-coded plan illustrates the building layout and spatial relationships between the different program components. Open circulation has been consolidated into the casual programming zones which primarily surround the courtyard. Stairs and elevator cores are located in these zones to connect the building levels.

At Level 1, circulation is accessed from the landscaped plaza via the entrance atrium. The atrium connects to both the internal circulation and the Level -1 parkade where there is a dedicated drop off zone. North of the lobby is a circulation route that encompasses the courtyard, leading to Aquatics, Fitness, Arena, Gymnasium, Multi-purpose Areas, and Art Studio. Access to paid-only areas is restricted via a control desk or turnstiles.

At Level 2, a secondary entrance from the east connects into the Youth Centre, Children's Areas, and Multipurpose Areas. An open stair, slide, and elevator core connects to Level 1 to access the remainder of facility.

3.3.2.5 ORGANIZED AND CASUAL PROGRAMMING, OUTDOOR SPACE

The building plan has been organized into three zones which include: organized programming, casual programming, and outdoor space.

Organized programming consists of the components of the building area program which includes an aquatic centre, fitness centre, arena, gymnasium, seniors' centre, and rooms for various community programs.

The casual programming zones have been designed as an intermediate space between outdoor and indoor activity, and the concept of the space is deeply embedded in the project Vision and Principles (see subsection 3.1 The Vision). These zones provide circulation, informal social and recreation space, areas for spectator viewing, and facilitate active surveillance throughout the Recreation Centre.

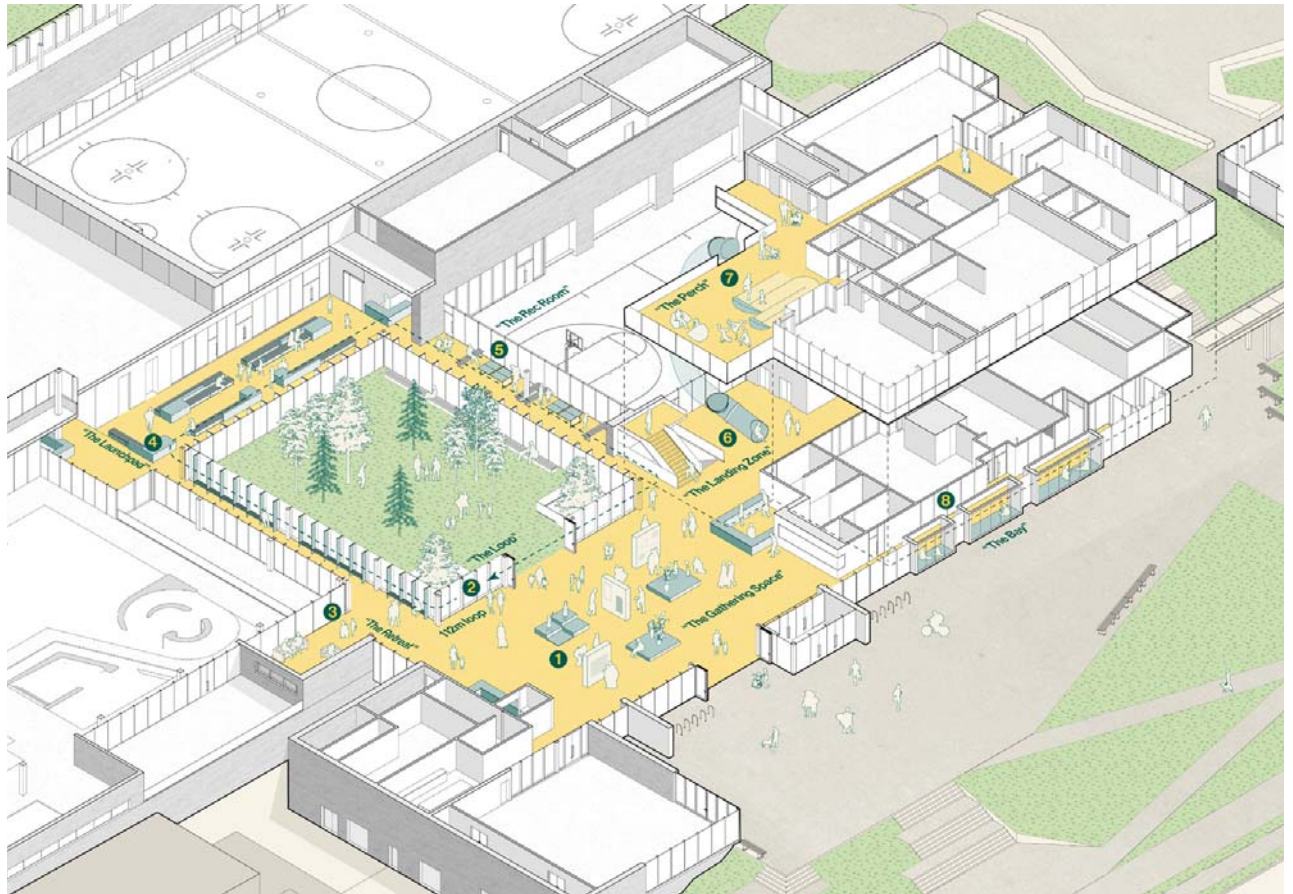
At the center of the site is the outdoor space which is accessible to all and forms the heart of the facility. The outdoor space connects and adds to the casual programming zones, defines the building mass, and brings natural daylight, nature, and views into the centre of the building.

3.3.2.6 LEVEL DIFFERENTIAL

Due to existing site levels, grade increases from the base of plaza steps to the property line at the north-east corner of the site along St. Georges Avenue and the Highway (refer to subsection 2.2.4 Site Constraints). This level differential allows access into the building multiple levels.

The level change between the SW and NE corners of the site is accommodated between the Recreation Centre and Seniors' Centre where grade is softened with planting and stepped paving. This change in level creates two entrances on two levels: a primary entrance off the plaza at 23rd Street E and a secondary entrance facing east towards St. Georges Avenue. Both entrances provide universal access to the building and outdoor in-between spaces. In addition, this level differential allows the parkade and service cores at Level -1 to be concealed underground.

Large, high ceiling program components are embedded into grade moving towards the north of the site. This helps to reduce the physical and visual impact of large program volumes and solid frontage.



▲ In-between/Social Spaces

- The Gathering Place – large scale space for community gathering and social events
- The Loop – 110m interior walking loop with resting benches around the courtyard
- The Retreat – multi-purpose space with quiet acoustic treatment providing sensory retreat
- The Launchpad – staging area for public skates and space for quieter study and reading
- The Rec Room – hang out area next to the Gymnasium with space for table tennis and foosball
- The Landing zone – touchdown space for the slide that connects the children’s programming on Level 2 with the ground floor
- The Perch – overlook with soft furniture for lounging, people watching and for kids to run around and blow off some steam
- The Bay – quiet window seats for resting, reading or chats with a friend

3.3.2.7 SITE ACCESS

The proximity of the site to the major transportation thoroughfares of the Upper Levels Highway and Lonsdale Avenue restricts direct access into the site (refer to subsection 2.2.4 Site Constraints).

The design of 23rd Street E (between Lonsdale and St. George's) enhances the pedestrian scale of the streetscape, integrate the Green Necklace, and facilitates both the single entrance to the HJCRC parkade and the shared loading with Centennial Theatre.

The Green Necklace has been integrated as a key feature, designed as separated pedestrian and cycling paths integrated with the signalized mid-block crossing. The mid-block crossing has been designed with consideration of pedestrian safety, vehicular queuing, intersection functionality as well as creating a clear and legible connection between the parkland to the south of 23rd Street E and the front entrance to the new HJCRC.

3.3.2.8 VIEWS

The building has been designed to maximize views towards outwards and in between program spaces. Externally, the arrangement and orientation of spatial volumes allow views towards mountains to the north and through the courtyard.

Internally, the casual programming zones and courtyard are highly glazed to maximize visual connections. At each level, these zones provide spectator or casual viewing into main program areas; allowing users to connect with the activity and function of the building.

3.3.2.9 OPERATIONS

The Operations and Management (O&M) facility is located at Level -1 in the SW corner (behind the theatre) and is accessed via a vehicular or pedestrian route off 23rd Street or from inside the parkade.

The O&M facility houses the loading dock, maintenance storage, garbage storage, workshop, and staff offices.

Adjacent to the O&M facility is pool mechanical and the parkade, with various service cores distributed throughout linking Levels 1 and 2. In addition to this, there is a dedicated refrigeration, mechanical, and electrical core for the Ice Arena on Level 1.

For significant repairs and replacement, access to service cores can be gained via the Level -1 parkade or from a restricted loading area off the highway on-ramp. This restricted loading area also serves as an exit route for the ice resurfacers.

3.3.2.10 CENTENNIAL THEATRE

Integration with the existing Centennial Theatre has been an integral part of the design process as it both neighbours the development site and shares car parking facilities with the Recreation Centre. At level 1, the theatre connects directly to the proposed plaza, providing shared outdoor space with the community facility. Directly off the plaza is a dedicated stair and elevator core that links to Level -1 of the shared parkade.

3.4 Materials

Materiality has been chosen in relation to the following parameters:

- Visual appearance
- Contextual appropriateness
- Durability & maintenance
- Cost efficiency

The building envelope consists of: Concrete block cladding, corrugated metal cladding, clear glazing, obscured glazing (whether 3D such as OkaTech or 2D frit), and wood structure & soffits.

Concrete block, as a natural and heavy element, is established as the cladding material for spaces submerged into the sloping landscape. These spaces are typically on lower floors, require less daylight, or encompass mechanical rooms. Concrete block is a durable and cost-efficient product with a texture suitable to its natural context.

Above the concrete base, cladding material transitions into crisp, rectangular forms of corrugated metal and vertical glazed curtain wall; volumes perched lightly and individually shifting off its base below. Curtain wall glass was used strategically throughout the facility to concentrate its use where most impactful to achieve the desired quality of light and transparency (overall glazing is 41%). More glass was used in gathering spaces with indoor-outdoor connections while reduced on the blank walls of large 2 storey components. Intentional use of obscured glazing further filters each programs' exposure to light and exterior views during the day, while reversing its expression as a glowing beacon of light during the night.

The atrium roof features an exposed wood structure with full-height curtain wall encompassing its space and adjacent casual programming zones below, maximizing visibility into social spaces to create visual connections between program areas. Additionally, the underside of cantilevered forms is clad with a wood soffit; this warmer material complementing the landscape design and links to a community characterized by its natural environment.



1



2



3



4



5



6

LEGEND

- 1 Concrete Block
- 4 Obscured Glass
- 2 Corrugated Metal
- 5 Wood
- 3 Glass
- 6 Nature



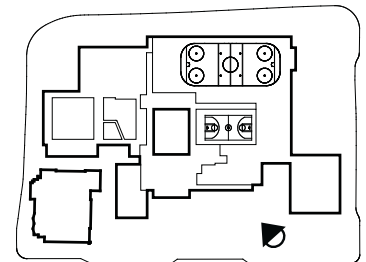


3.5 Concept Renders

The following concept renders show key views of the proposed HJCRC.

▲ Concept Render - Exterior view from 23rd Street E

Crossing 23rd Street E, you can see the dramatic roof cantilever hovering above. Multi-purpose rooms and offices peer down from the second level beside an atrium glowing with warmth, beckoning you inside. The landscaped entrance plaza feels lush and natural.



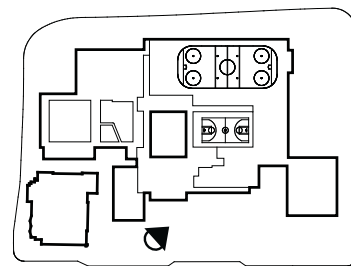
VIEW KEY





▲ Concept Render - Exterior view from within the plaza

The entrance plaza can be compared to a clearing in the trees – an open area that offers flexibility for a wide range of outdoor activities. You can see various groups gathering in the plaza, filtering through an open atrium, and the courtyard beyond. Multi-purpose rooms cantilever from the second floor.



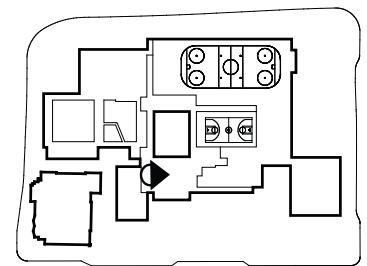
VIEW KEY





▲ Concept Render – Interior view from within the atrium

The social heart of the building invites interaction and play. A welcoming and flexible space that blurs the boundary of indoor and outdoor. To the left of the image, you see into the courtyard, which offers a lightwell connecting to the Level -1 parkade. Activities in the second floor multi-purpose room and mezzanine can be witnessed from below.



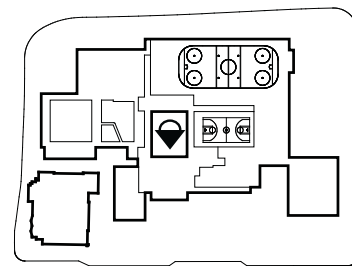
VIEW KEY





▲ Concept Render – Exterior view from within the courtyard

The atrium and surrounding circulation glows with warmth on a rainy day. The courtyard offers a natural reprieve from building functions and program – a connection back to nature.



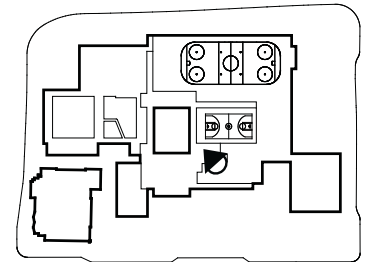
VIEW KEY





▲ Concept Render – Interior view from the Welcome Centre

A community is welcomed into the vibrant social heart of the building, with play structures dispersed throughout. A spiral slide sits adjacent to the main stair, allowing a playful way to connect from the second level. Gymnasium and courtyard activities can be seen beyond. The atrium to the left offers a cafe to enjoy a treat while providing views into the aquatic centre.



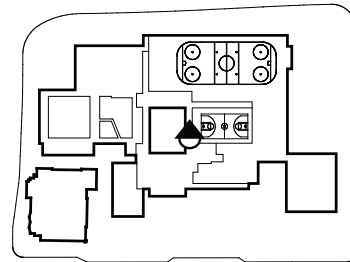
VIEW KEY





▲ Concept Render – Interior view adjacent to a corridor

A casual place to meet, play some games, or relax by yourself. You can see various activities from different program spaces such as the courtyard, arena, and gymnasium.



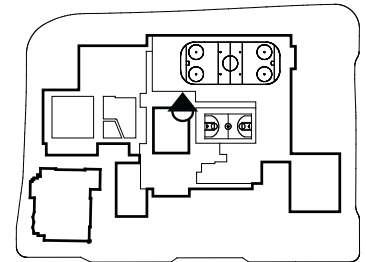
VIEW KEY





▲ Concept Render – Interior view from the skate change area

Soft daylight filters into the arena as you enjoy an afternoon on the ice. The adjacent multi-purpose room offers a gathering space with a fireplace to warm up. Spectators can watch from the adjacent seating area and beyond, tree tops and the North Shore mountain peaks can be seen.



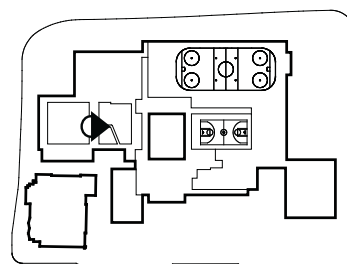
VIEW KEY





▲ Concept Render - Interior view from within the Aquatic Centre

The zero-entry leisure pool provides play space and leisure swimming for all ages (lap pool behind viewer). Framed views of the courtyard beyond are prominent from within the aquatic centre. A wellness area to the right expands to an exterior south-facing patio, and the fitness centre looks down from above on the left.



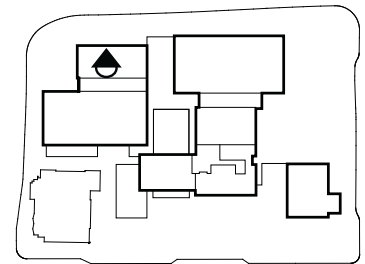
VIEW KEY





▲ Concept Render – Interior view from within the fitness centre

Surrounded by elevated views to the North Shore Mountains, multiple exercising options are offered on the second floor from studio classes to individual strength training. A covered outdoor fitness space is directly accessible from the fitness centre.



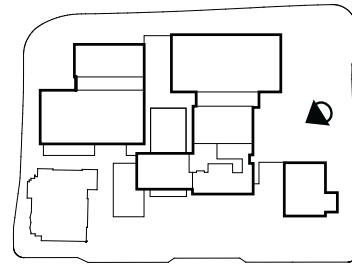
VIEW KEY





▲ Concept Render – Exterior view from active recreation zone

Vibrant and active play zones span across the outdoor program, providing casual activities and sports for all ages and abilities. Towards the left, a second level entrance connects from St. Georges Avenue via a walk adjacent to the Silver Harbour Seniors' Centre. Towards the right, concrete seating transitions into an outdoor skatepark.



VIEW KEY



3.6 Landscape Design

The open space design is driven by a diverse program of active and passive outdoor recreational spaces. It is inspired by the character of North Vancouver through the use of native and adaptive planting, and materials including wood and stone.

A large south-facing entry plaza provides a welcoming front porch for the community to gather, as well as a lawn for everyday activities, larger gatherings of up to two-thousand people, or a stroll before heading over to the Centennial Theatre. This space is directly connected to an interior atrium with views to a central courtyard that provides visitors to the building natural light, views of nature and a tranquil place to sit.

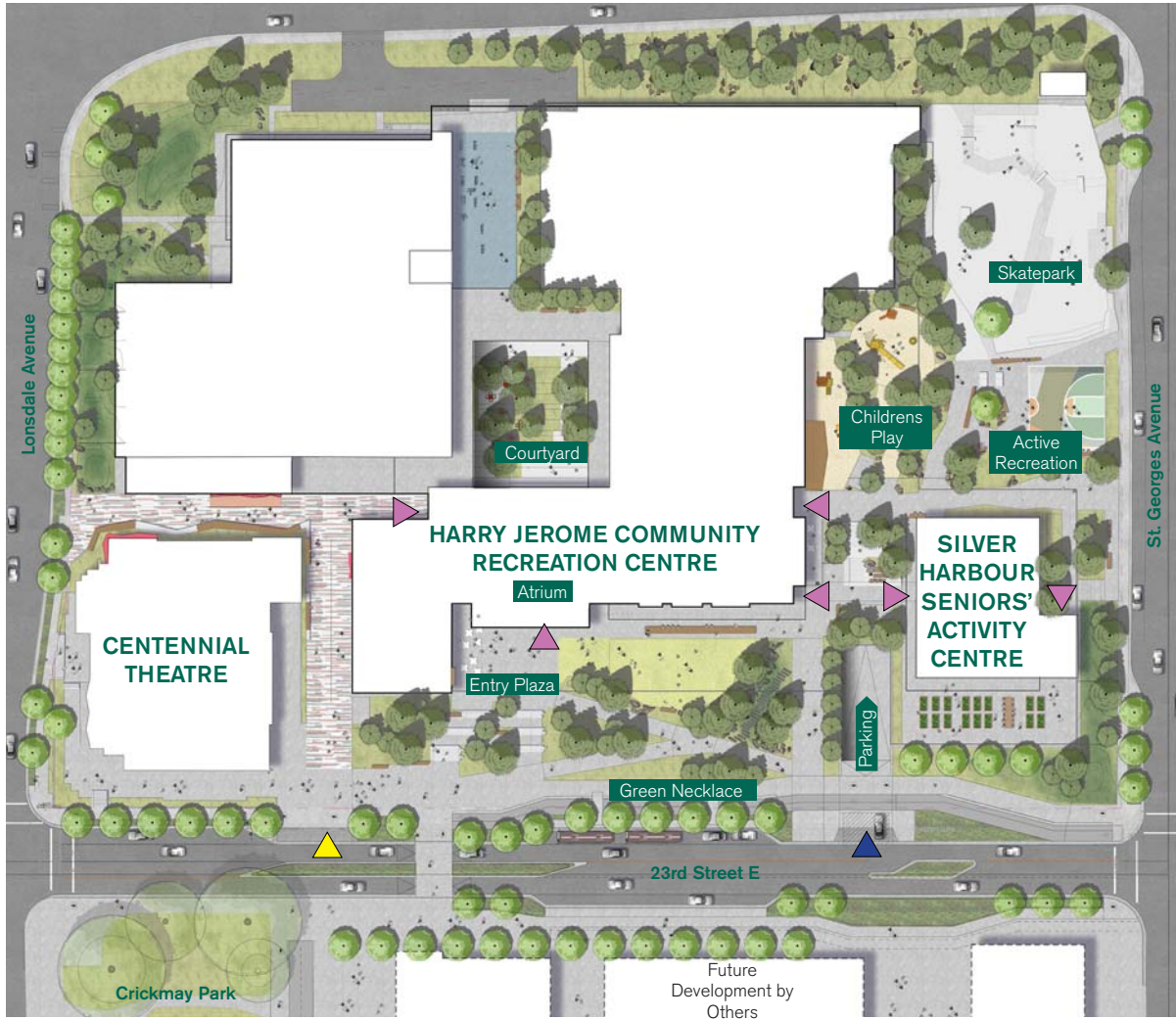
The North-East corner of the site supports an array of vibrant and diverse community functions fostering social interaction and an outdoor active lifestyle; it is a space where parents can meet while their children play, and where people of all ages can talk between basketball games or between rides through the skatepark.

Visitors to the Silver Harbour Seniors' Activity Centre can go outside for a chat or sit on the sunny south-facing social porch. Connections from the seniors centre to the recreation centre have been carefully thought out to provide direct access between the two facilities.

The design and programming of the community recreation center's open space creates an array of opportunities to foster strong social connections between members of North Vancouver's diverse community.



Upper Levels Highway on-ramp



▲ Landscape Plan

- ▲ Building Entrances
- ▲ Parkade Vehicle Entrance
- ▲ Service Vehicle Access

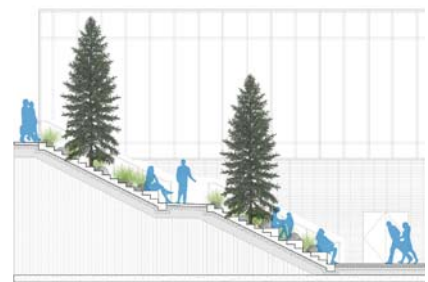




▲ Entry Plaza



▲ Section 1 - Stairs up to Entry Plaza



▲ Section 2 - Stairs to Active Recreation Zone

Upper Levels Highway on-ramp



▲ Active Recreation Zone

3.7 Sustainability

The City has adopted aggressive climate action targets to reduce greenhouse gas emissions and the existing Harry Jerome Recreation Centre is the largest contributor to the city's overall emissions footprint. As a result, climate responsive sustainable design is a priority within the project vision and principles.

In 2018, a set of performance targets and aspirational goals were proposed as part of the project Sustainability Design Vision Report to guide design direction and decision making for the HJCRC. While performance targets other than code requirements have not been formally adopted, current design does respond to a range of aspirations set out in the report, and others more recently articulated by the City.

ENERGY EFFICIENCY AND OPERATIONAL GREENHOUSE GAS EMISSIONS (GHGS)

The City of North Vancouver requires application of Step 1, of the BC Energy Step Code, which supports energy efficient design and good airtightness. The Step Code does not include performance targets for emissions. The existing recreation centre produces approximately 46 kg of CO₂e/m².y and accounts for 29%* of the City's corporate building greenhouse gas emissions. As such, the redevelopment of the Harry Jerome community center is identified as critical to meeting the City's GHG reduction targets of 80% below 2007 levels by 2040 and achieving net zero or 100% emissions reductions by 2050. To achieve this goal, the project would need to aggressively reduce emissions, estimated at a 93-95% reduction from the existing facility.

The Harry Jerome Community Recreation Centre has a highly complex building program, with a mixture of energy intensive uses such as pools and ice rinks. Despite these challenges, staff and design team pursued a design approach that reduces the carbon intensity

of the project by approximately 81% compared to the existing facility, according to the preliminary energy model.

The preliminary energy model report (dated March 10, 2021) estimates the following:

- Thermal energy demand (TEDI): 49.9 kWh/m².y
- Total Energy Use Intensity (TEUI): 377 kWh/m².y (49.5% better than NECB 2015)
- Green House Gas Intensity (GHGI): 8.5 kgCO₂e/m².y (81% reduction from the existing recreation center)

Note that the project is currently modelled to perform relatively well compared to the code minimum energy requirements, but efficiencies and emissions reductions that align with the demands of climate responsive design require further improvement.

The intensity of the aquatic and ice programs of the project necessitate emphasis on efficient mechanical systems to aggressively reduce energy demand and eliminate emissions. To accomplish this, a comprehensive heat recovery approach has been employed, whereby recovered heat from the arena CO₂ refrigeration system is transferred via chillers to end uses such as pool heating, domestic hot water generation, and space heating. This substantially reduces the amount of heat required from external sources. In addition, the heat recovery chiller plant produces that heat at very high efficiency and will operate at an efficiency 4 to 6 times better than a conventional system. These strategies contribute to substantial reduction in annual energy use from the building code requirements.

A summary of design strategies and energy conservation measures contributing to performance include:

Envelope	Highly insulated walls, roofs and floors
	Double glazing, argon filled, with low e-coating and reflectivity coating
	Airtightness test to be conducted per Energy step code requirement for quality control
Mechanical Systems	Heat recovery from natatorium exhaust and building relief/exhaust to ventilation air
	Inblue filtration system for the pool
	Water conserving plumbing fixtures including low flow sink faucets with metered sensors and high efficiency flush valve toilets with sensor activated flush
	Variable speed pumping for heating, cooling, brine systems and pool system pumps
	Dew point calculations for humidity control in natatorium
Refrigerants	CO2 refrigeration system for ice rink. CO2 systems have a Global Warming Potential (GWP) of 1, compared to a GWP of 1000-4000 for more traditional refrigerants.
Electrical Systems	Daylighting
	Efficient lighting fixtures (LED) with automated controls

OPPORTUNITIES

While project is reducing operational carbon emissions significantly, reducing emissions more than 90% compared to the existing facility is challenging given the district energy connection to the LEC, which uses a carbon intensive natural gas fuel source. As the LEC system is diversified in the future, HJCRC carbon intensity will improve. With the current reliance on natural gas, improving emissions depends upon further reducing energy demand. As design continues, this includes evaluating envelope efficiencies including the window-to-wall ratio, considering exterior shading to control interior heat gain, assessing thermal bridging, and setting a more ambitious air tightness target. Note that these strategies have co-benefits including improving indoor comfort.

Embodied carbon emissions are also a stated priority for the City. While no specific target for reduction is set, the design currently proposes use of some low carbon structural material in the form of mass timber as part of the roof system. Increasing the use of wood in the project, exploring low carbon concrete (high SCMs and/or Carbon Cure), and using low impact insulation are immediate opportunities to improve the embodied carbon performance. Setting a clear reduction goal relative to

a baseline is the best way to inform design accordingly. Several valid methods and tools to measure embodied carbon using Life Cycle Analysis (LCA) are available in the market to inform design progress.

Zero Carbon Building – Design (ZCB Design) certification is available through the Canada Green Building Council (CaGBC). The pursuit of this certification is part of the City's current evaluation of their overall GHG reduction strategies. ZCB certification has low energy requirements that do not account for building types that include pools or arenas. The CaGBC is currently reviewing their energy requirements for these types of buildings and the project team will continue to explore opportunities to achieve this certification as clarity on energy targets emerge.

At this stage of design development, a significant emphasis has been placed on building performance and climate responsive design relative to operational energy and carbon. The strategies to address sustainability and climate are in progress in other critical areas, summarized in the following table, including opportunities to further address performance as design progresses:

Category	Design Vision/Guidance	Current Progress	Opportunities
Location + Transportation	Minimize the need for automobile use and be a catalyst for non-auto mode transportation.	270 parking spaces shared between Centennial Theatre, HJCRC, and Silver Harbour.	Dedicate some parking to car-share use.
		45 secured and covered bike spaces rec, 8 Silver Harbour, 25% supplied with electrical outlets. 100 short term bike spaces mostly covered.	
		End of trip facilities and showers provided in rec and Silver Harbour.	
	Realize EV charging location.	13% (36/270) of parking stalls supplied with a Level 2 electric vehicle charging stations	
Water + Rainwater	Maximize water and rainwater re-use on site	Low flow fixtures	Consider water reuse strategies that target pool water, grey water and rainwater to the significant potable water consumption of the rec centre.
		Low irrigation demand planting, efficient irrigation with rain sensor and weather station.	Use a non-potable water source for irrigation.
		Rainwater currently managed with a detention tank at South portion of parking lot; some infiltration provided with rain gardens and small green roof area.	Consider additional Low Impact Development (LID) strategies to manage rainwater on site.
Landscape and Biodiversity	N/A	Parking is located underground.	
		Minimized hardscape	Set clear goals for hardscape and measure impact of emissivity.
		Green roof	Measure heat island and water management impact of green roof area, consider expanding green roof area.
		Reflective TOP roofing	Confirm SRI value of roof and evaluate hardscape SRI values.

		Use of native and adaptive vegetation.	Measure amount of native/ adaptive planting; measure biomass density index to understand climate management potential.
		Minimize uplighting on exterior	Adopt BUG rating
		Bird friendly design strategies applied.	Adopt a design standard for Bird Friendly Design (CSA, City of Vancouver, other).
Materials + Indoor Quality	Design for a 50 year life time, with durable and easily maintained/replaced products. The building shall commit to community health in its design, construction and operation	Glazing at the atrium and interior courtyard introduces daylight and views at the core of the building.	Set an embodied carbon reduction target of at least 10% below a baseline to evaluate low impact material selection. Require low emitting materials per LEED to be applied on interior. Prioritize materials that report environmental impact through EPDs, or material ingredient reporting with HPDs or other third party verified transparency programs. Require air flushing or testing before occupancy (refer to LEED v4.1).

SUMMARY

Building and site systems at HJCRC have the potential to be well integrated and offer exceptional co-benefits for long term, high performance, low carbon, and climate responsive design. Setting clear performance goals and establishing metrics will support decision-making accordingly and accountability within the design team and project stakeholder group. Considering third party verification programs offers both accountability, thresholds of performance, and established methods of measurement, that can result in better performance as well as public recognition.

Project performance across categories will benefit from the following as design is refined:

- A comprehensive envelope study to evaluate passive opportunities to control energy demand (thermal bridging, solar heat gain, shading and daylight).
- Evaluating opportunities to conserve and/or reuse potable water.
- Better address rainwater management with more low impact development strategies.
- Evaluate potential for the landscape to maximize carbon management and improve building performance and comfort by reducing heat island effect.
- Evaluating the embodied carbon of materials and setting a target for reduction.
- Setting a materials health and transparency benchmark to address emissions and health impacts.

Sustainability

81% carbon intensity reduction from existing recreation centre

Electric car and bike charging

49% better total energy demand than NECB 2015 baseline

Maximized daylighting

Highly insulated building envelope

Integrated project commissioning of major building systems

Heat recovery chiller plant **4-6 times** more efficient than conventional systems (CO2 refrigeration)

Innovative low energy pool filtration system (InBlue)

Future consideration for Zero Carbon Building – Design

3.8 Cost Analysis

A class B cost estimate was prepared based on the review of the re-design information provided for the new construction of the Harry Jerome Community Recreation Centre in North Vancouver, BC. The estimate was priced in Q1, March 2021 local unit rates and assumed a construction start date of June 2022. Class B construction cost estimates are typically +/- 10-15% in accuracy with many variables influencing the final construction price including the current uncertainty and volatility of the market. Supply chain issues currently being experienced may have unknown (short and long term) impacts on pricing levels and anticipated projected construction escalation.

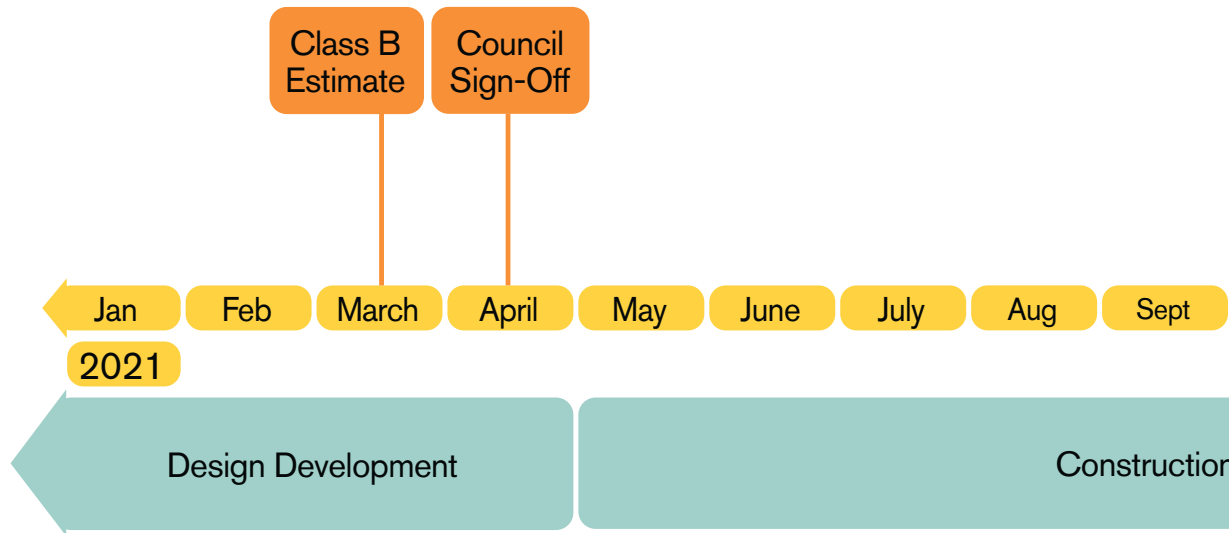
HJCRC Cost Summary

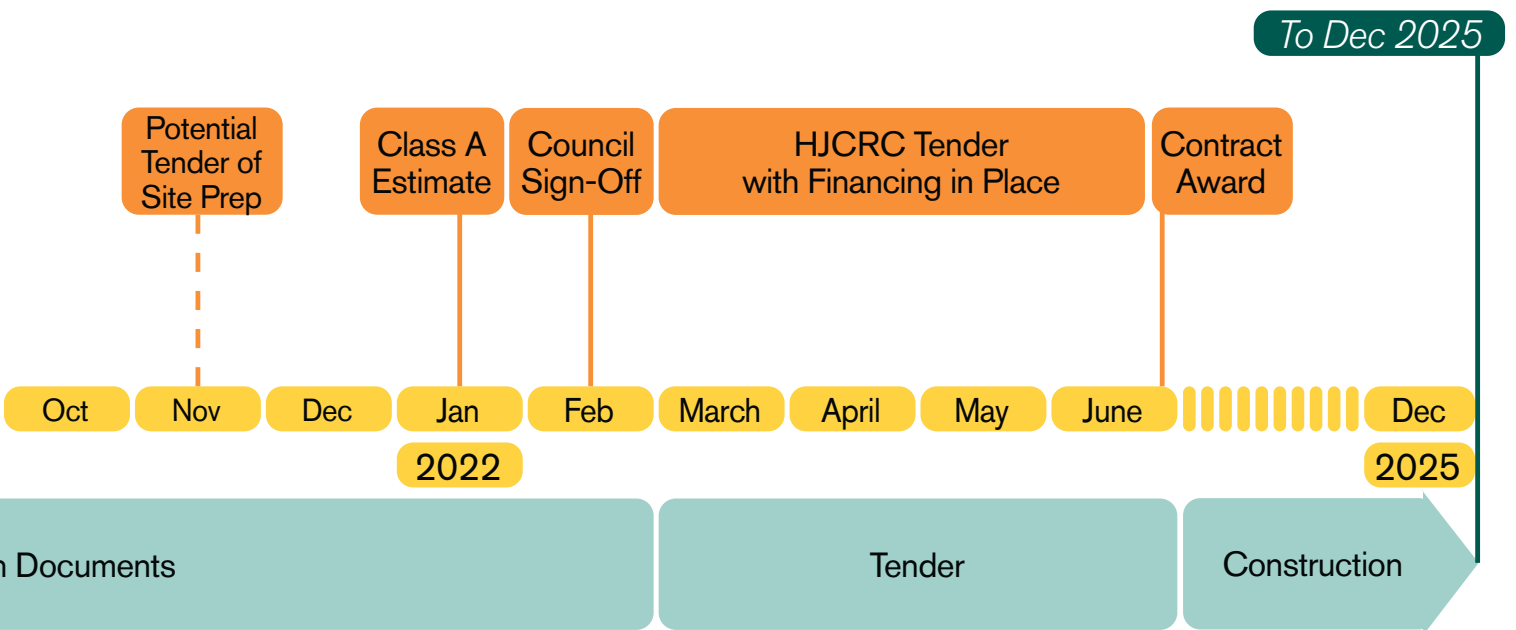
CLASS B ESTIMATE

\$153,006,000	Construction + Soft Costs
\$28,690,000	Contingencies + Escalation
<hr/>	
\$181,696,000	Total Project Cost

3.9 Project Schedule

The HJCRC project has completed the re-design phase and will continue into construction documents after council sign-off. The construction document phase will take 10 months and conclude with the next Council sign off in February 2022 and project tendering to occur shortly after. There is opportunity to tender the site prep work in advance which could occur in Nov 2021. The construction phase is scheduled to start in June 2022 and is anticipated to continue for 3 years, completing in 2025.





4.0 Next Steps

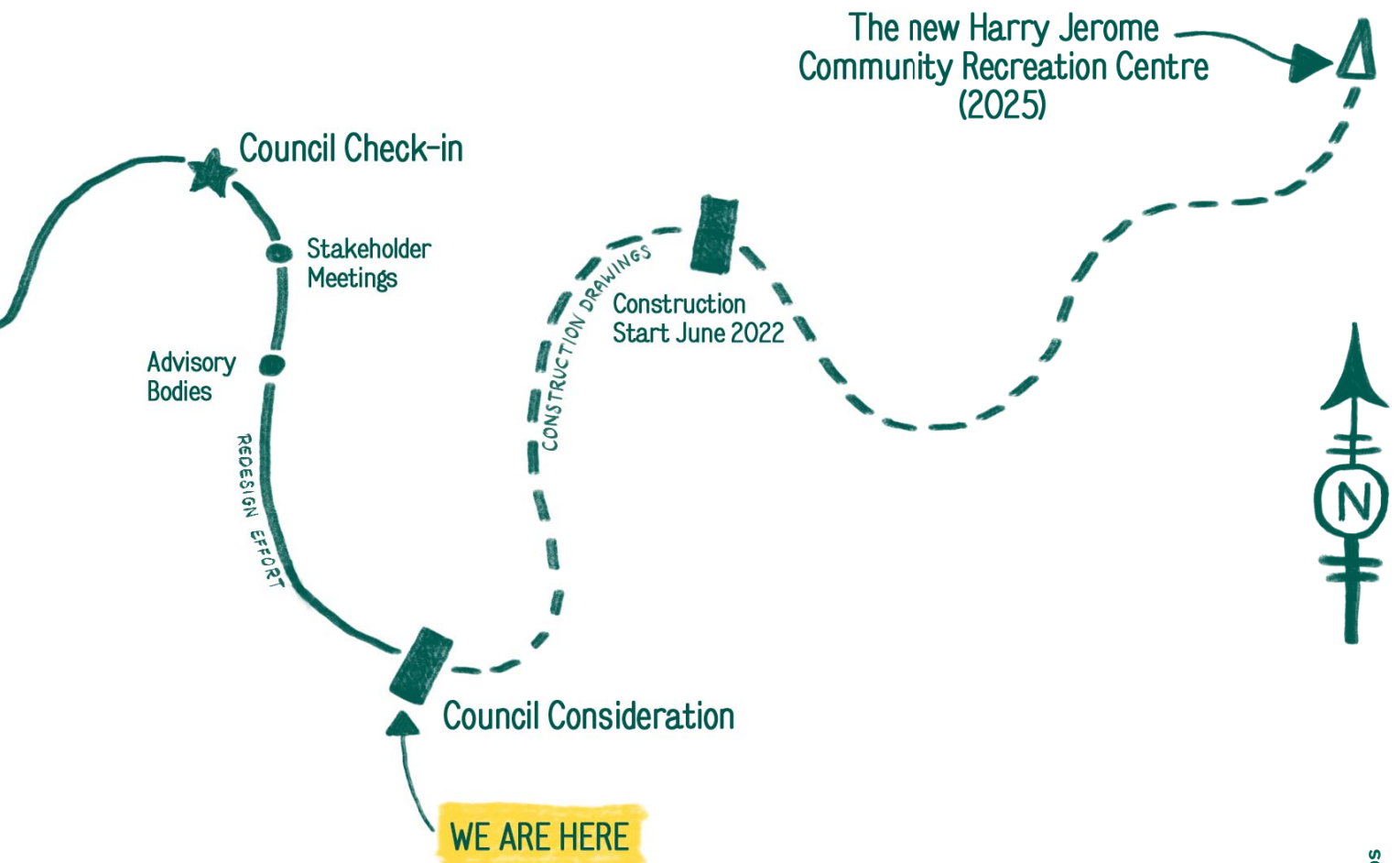
4.0 Next Steps

The next stage of this project is to proceed to is to proceed to detailed design and on to construction. We would advise the release of this design development report and continue into the next stage.

As part of the next stage, we would recommend the City of North Vancouver consider hiring a construction manager if it is the preferred construction delivery method.

The team should also consider further investigations into sustainability opportunities and continue to find collaborative ways to further reduce GHG emissions.







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MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020

REPORT

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

Report: Director, Strategic and Corporate Services, and Deputy Director, Strategic and Corporate Services, March 2, 2020

Moved by Councillor McIlroy, seconded by Councillor Hu

PURSUANT to the report of the Director and Deputy Director, Strategic and Corporate Services, dated March 2, 2020, entitled “Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects”:

THAT, based on the Community Recreation Strategy prioritization process, the recommended Harry Jerome Community Recreation Centre scope, inclusive of the following components, be endorsed:

- Community Recreation Centre Program
 - Gyms 1 and 2
 - Fitness Space
 - Multi-Purpose Rooms
 - Art Spaces
 - Youth Area
 - Preschool Space
 - Community Living Room
- Aquatic Program
 - Leisure Pool
 - 26.5m 10-lane Pool
 - Diving Boards 1m and 3m
 - Hot Pool and Amenities
- Arena Program
 - Ice with 500 seats
- Outdoor Program
 - At-grade Multi-Activity Court
 - Skatepark
- Associated Project
 - Silver Harbour Seniors Activity Centre;

THAT staff be directed to redesign the Harry Jerome Community Recreation Centre project based on the recommended component scope and for overall cost effectiveness, including:

Continued...

MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

- Removal of rooftop uses
- Reduction of south building from a 4-storey to a 3-storey configuration
- Reducing windows throughout
- Review of component size, building form and materiality;

THAT staff be directed to pursue the investigation of higher sustainability targets, with consideration to financial impacts, as part of the redesign effort for Harry Jerome Community Recreation Centre;

THAT staff's recommendation is to continue, as previously directed by Council, to work with Flicka Gymnastics, on a cost-share basis; to update cost estimates for both a full renovation and a purpose built facility at Mickey McDougall; to develop cost estimates based on existing square footage and an enhanced facility; to develop a letter of support from Mayor and Council; and, request Flicka Gymnastics to report back on a fundraising plan;

THAT existing Harry Jerome Community Recreation Centre funding be reallocated for the purpose of funding the redesign phase and internal and external project management related to Harry Jerome Community Recreation Centre and associated projects;

THAT staff be directed to provide 350 underground parking stalls as part of a revised design for the Harry Jerome Community Recreation Centre for cost effectiveness;

AND THAT staff report back with an updated Harry Jerome Community Recreation Centre design, renewed Class B estimate with financing plan and an updated project schedule.

Council separated the vote on the recommendation, as follows:

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT, based on the Community Recreation Strategy prioritization process, the recommended Harry Jerome Community Recreation Centre scope, inclusive of the following components, be endorsed:

Continued...

MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

- Community Recreation Centre Program
 - Gyms 1 and 2
 - Fitness Space
 - Multi-Purpose Rooms
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 - Youth Area
 - Preschool Space
 - Community Living Room

- Arena Program
 - Ice with 500 seats
- Outdoor Program
 - At-grade Multi-Activity Court
 - Skatepark
- Associated Project
 - Silver Harbour Seniors Activity Centre.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT, based on the Community Recreation Strategy prioritization process, the following components be endorsed:

- Aquatic Program
 - Leisure Pool
 - Diving Boards 1m and 3m
 - Hot Pool and Amenities.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT, based on the Community Recreation Strategy prioritization process, the following component be endorsed:

- Aquatic Program
 - 26.5m 10-lane Pool.

CARRIED

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

Continued...

MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT staff be directed to redesign the Harry Jerome Community Recreation Centre project based on the recommended component scope and for overall cost effectiveness, including:

- Removal of rooftop uses
- Reduction of south building from a 4-storey to a 3-storey configuration
- Reducing windows throughout
- Review of component size, building form and materiality.

CARRIED

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

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT staff be directed to pursue the investigation of higher sustainability targets, with consideration to financial impacts, as part of the redesign effort for Harry Jerome Community Recreation Centre;

THAT staff's recommendation is to continue, as previously directed by Council, to work with Flicka Gymnastics, on a cost-share basis; to update cost estimates for both a full renovation and a purpose built facility at Mickey McDougall; to develop cost estimates based on existing square footage and an enhanced facility; to develop a letter of support from Mayor and Council; and, request Flicka Gymnastics to report back on a fundraising plan;

THAT existing Harry Jerome Community Recreation Centre funding be reallocated for the purpose of funding the redesign phase and internal and external project management related to Harry Jerome Community Recreation Centre and associated projects;

THAT staff be directed to provide 350 underground parking stalls as part of a revised design for the Harry Jerome Community Recreation Centre for cost effectiveness;

AND THAT staff report back with an updated Harry Jerome Community Recreation Centre design, renewed Class B estimate with financing plan and an updated project schedule.

CARRIED UNANIMOUSLY

Continued...

MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

Moved by Councillor Bell, seconded by Councillor Valente

THAT the following words be added under the “Arena Program” section:

- Curling Facility.

DEFEATED

Mayor Buchanan, Councillor Girard, Councillor Hu and Councillor McIlroy are recorded as voting contrary to the motion.

For clarification, the motion reads as follows in its entirety:

PURSUANT to the report of the Director and Deputy Director, Strategic and Corporate Services, dated March 2, 2020, entitled “Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects”:

THAT, based on the Community Recreation Strategy prioritization process, the recommended Harry Jerome Community Recreation Centre scope, inclusive of the following components, be endorsed:

- Community Recreation Centre Program
 - Gyms 1 and 2
 - Fitness Space
 - Multi-Purpose Rooms
 - Art Spaces
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 - Preschool Space
 - Community Living Room
- Aquatic Program
 - Leisure Pool
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 - Diving Boards 1m and 3m
 - Hot Pool and Amenities
- Arena Program
 - Ice with 500 seats
- Outdoor Program
 - At-grade Multi-Activity Court
 - Skatepark

Continued...

MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

- Associated Project
 - Silver Harbour Seniors Activity Centre;

THAT staff be directed to redesign the Harry Jerome Community Recreation Centre project based on the recommended component scope and for overall cost effectiveness, including:

- Removal of rooftop uses
- Reduction of south building from a 4-storey to a 3-storey configuration
- Reducing windows throughout
- Review of component size, building form and materiality;

THAT staff be directed to pursue the investigation of higher sustainability targets, with consideration to financial impacts, as part of the redesign effort for Harry Jerome Community Recreation Centre;

THAT staff's recommendation is to continue, as previously directed by Council, to work with Flicka Gymnastics, on a cost-share basis; to update cost estimates for both a full renovation and a purpose built facility at Mickey McDougall; to develop cost estimates based on existing square footage and an enhanced facility; to develop a letter of support from Mayor and Council; and, request Flicka Gymnastics to report back on a fundraising plan;

THAT existing Harry Jerome Community Recreation Centre funding be reallocated for the purpose of funding the redesign phase and internal and external project management related to Harry Jerome Community Recreation Centre and associated projects;

THAT staff be directed to provide 350 underground parking stalls as part of a revised design for the Harry Jerome Community Recreation Centre for cost effectiveness;

AND THAT staff report back with an updated Harry Jerome Community Recreation Centre design, renewed Class B estimate with financing plan and an updated project schedule.



Department Manager	Director	CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
STRATEGIC & CORPORATE SERVICES DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Barb Pearce, Director, Strategic & Corporate Services
Heather Reinhold, Deputy Director, Strategic & Corporate Services

Subject: **PRIORITIZATION OF HARRY JEROME COMMUNITY RECREATION
CENTRE COMPONENTS AND ASSOCIATED PROJECTS**

Date: March 2, 2020 File No: 02-0800-30-0002/1

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

RECOMMENDATION:

PURSUANT to the report of the Director and Deputy Director, Strategic & Corporate Services, dated March 2, 2020, entitled "Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects":

THAT based on the Community Recreation Strategy prioritization process, the recommended Harry Jerome Community Recreation Centre scope, inclusive of the following components, be endorsed:

- Community Recreation Centre Program:
 - Gym 1 & 2
 - Fitness Space
 - Multi-Purpose Rooms
 - Art Spaces
 - Youth Area
 - Preschool Space
 - Community Living Room
- Aquatic Program
 - Leisure Pool
 - 26.5m 10-lane Pool
 - Diving 1m & 3m
 - Hot Pool & Amenities

- Arena Program
 - Ice with 500 seats
- Outdoor Program
 - At-grade Multi Activity Court
 - Skatepark
- Associated Project
 - Silver Harbour Seniors Activity Centre

THAT staff be directed to redesign the Harry Jerome Community Recreation Centre project based on the recommended component scope and for overall cost effectiveness, including:

- Removal of rooftop uses
- Reduction of south building from a four storey to three storey configuration
- Reducing windows throughout
- Review of component size, building form and materiality;

THAT staff be directed to pursue the investigation of higher sustainability targets, with consideration to financial impacts, as part of the redesign effort for Harry Jerome Community Recreation Centre;

THAT staff's recommendation is to continue, as previously directed by Council, to work with Flicka, on a cost-share basis, to update cost estimates for both a full renovation and a purpose built facility at Mickey McDougall; develop cost estimates based on existing square footage and an enhanced facility; develop a letter of support from Mayor and Council; and request Flicka to report back on a fundraising plan;

THAT existing Harry Jerome Community Recreation Centre funding be reallocated for the purpose of funding the redesign phase and internal and external project management related to Harry Jerome Community Recreation Centre and associated projects;

AND THAT staff report back with an updated Harry Jerome Community Recreation Centre design, renewed Class B estimate with financing plan and an updated project schedule.

ATTACHMENTS:

1. Council endorsed Community Recreation Strategy - "A Healthy City for All: The Role of Community Recreation" dated February 2020 ([Doc#1881918](#))
2. HJCRC & Associated Project Component Summary List ([Doc#1887951](#))
3. HJCRC & Associated Project Decision-Making Framework Summary ([Doc#1887973](#))
4. Council Report (report only), dated February 25, 2019, entitled "Harry Jerome Community Recreation Centre Update: Potential Cost Reductions and Enhanced Project Management Measures" ([Doc#1888301](#))
5. Council Report (report only), dated July 18, 2018, entitled "Flicka Gymnastics Relocation – Next Steps" ([Doc#1888298](#))
6. Correspondence from Flicka Gymnastics dated May 23, 2019 ([Doc#1888863](#))

PURPOSE:

To confirm the component scope and next steps for Harry Jerome Community Recreation Centre (HJCRC) and associated projects based on the Community Recreation Strategy decision-making framework.

BACKGROUND:

On February 24, 2020, Council endorsed the Community Recreation Strategy – “A Healthy City for All: The Role of Community Recreation” (Attachment #1).

The Community Recreation Strategy confirms the vision and goals for community recreation in the City and includes a decision-making framework to help prioritize significant community recreation projects in the City.

As confirmed through the Community Recreation Strategy, the City's vision is to create a healthy city for all. Quality community recreation, comprised of the built and natural environment, programs, and services, inspires residents to be active and connected to their community throughout their life. All community recreation programs, services and amenities must work to improve the health and wellbeing of individuals, foster a sense of belonging and strengthen community capacity.

DISCUSSION:

For the past several years, the scope for replacement and enhancement of HJCRC and associated projects has been reviewed and debated. Making decisions related to the redevelopment of such a significant community recreation project has been challenging.

In the past, when working to confirm project scope, the focus has generally been on which components to exclude, and in retrospect, often without context of the broad range of amenities that were being included in the HJCRC.

In order to maximize the contribution of a new HJCRC towards meeting our goals for community recreation, while being fiscally responsible, the four-step prioritization process, as outlined in “A Healthy City for All: The Role of Community Recreation” has been undertaken. The prioritization process has been completed for each of the individual HJCRC components and associated projects and is summarized below. (For a comprehensive summary of all components and associated projects, see Attachment #2.) Program or space components that would be essential in any replacement of HJCRC, such as administration space, circulation space and parking, were not included in the prioritization process. Parking is however discussed with respect to refinements for overall cost effectiveness further below.

As part of undertaking the prioritization process, inputs from a variety of sources were considered: public and stakeholder input from the past several years; detailed stakeholder input gathered in the development of the HJCRC Functional Program; North Vancouver Recreation and Culture Commission (NVRCC) utilization data and needs assessment; and experience derived from operating the existing and other facilities.

As noted in “A Healthy City for All: The Role of Community Recreation”, the prioritization process is somewhat subjective and it is anticipated that not all stakeholders will agree with the prioritization of specific amenities. It is important to note that all components have value, however prioritization is necessary due to financial and space capacity.

SUMMARY OF PRIORITIZATION PROCESS:

A summary of the prioritization process is outlined below; a more detailed summary of Step Two and Step Three is included as Attachment #3.

STEP ONE: How well does an amenity meet our goals?

Two overarching goals for community recreation in the City have been confirmed. For an amenity to be considered for replacement, enhancement or new, the amenity must significantly meet the following goals:

- *Improve health & wellbeing of individuals*
 - Provide opportunities for all to be active and creative; regardless of age, ability and identity
 - Enable life-long active living, physical literacy, play and creativity
 - Ensure equitable access through opportunities that are physically, financially and socially accessible
 - Provide opportunities for skill development
 - Promote and enable the benefits of being in nature

- *Foster sense of belonging & strengthen community capacity*
 - Promote inclusion; enable the celebration of diversity in ethnicity, age, ability and gender
 - Build community spirit and pride
 - Provide safe, welcoming spaces, places and experiences that allow people to connect to one another
 - Develop leadership and build community capacity
 - Facilitate environmental and community stewardship

All of the HJCRC and associated project components substantially meet our goals for community recreation and thus were advanced in the prioritization process. The comparative extent to which components meet our goals were further assessed as part of Step Three.

STEP TWO: Do we have the right amount and range of amenities?

To assess if we have the right amount and range of amenities, each component was reviewed in consideration of the five demand indicators: Use of Amenities; Community Priority; Group Preference; Participation Trends & Demographics, and Comparative Supply.

The summary of demand indicator ratings represent the ideal course of action if there were no constraints. The demand indicator summary ratings can be found in Attachment #3. All components were then advanced to Step Three for overall prioritization.

STEP THREE: How do we prioritize delivery of enhanced or new amenities?

Building on Step Two, to best maximize the contribution of HJCRC towards meeting our community recreation needs, within the constraints, each of the components was further assessed through four prioritization criteria: Contribution to Community Recreation Goals; Financial Impact; Flexibility, Adaptability and Non-Exclusivity; and Expected Economic Impact. This step was completed for all amenities recommended for replacement, enhancement or new. Based on the cumulative decision-making framework, a summary of the prioritized list of components can be found in Attachment #3.

Based on the prioritization process, the recommended HJCRC component scope, grouped by amenity type, is outlined below.

RECOMMENDED HJCRC COMPONENT SCOPE
Community Recreation Centre Program
Gym 1 & 2
Fitness Space
Multi-Purpose Rooms
Art Spaces
Youth Area
Preschool Space
Community Living Room
Aquatic Program
Leisure Pool
26.5m 10-lane Pool
Diving 1m & 3m
Hot Pool & Amenities
Arena Program
Ice with 500 Seats
Outdoor Program
At-grade Multi Activity Court
Skatepark
Associated Project
Silver Harbour Seniors Activity Centre

Summary of Items Not Recommended for Inclusion within HJCRC:

Items not recommended for inclusion within the HJCRC scope, with supporting considerations, are as follows:

- **53m 8-lane Pool:**

A 53m 8-lane Pool ranks high based on demand indicators and ranks the same as a 26.5m 10-lane Pool for all criteria, with the exception of Use of Amenities. While a 53m 8-lane pool offers increased physical capacity for concurrent users, there is a likelihood for this to create an oversupply of aquatic space in North Vancouver. In addition, it is highly anticipated that the 53m 8-lane Pool would be used only a small portion of the time in the 53m configuration. (See Attachment #4)

When further assessing a 53m 8-lane Pool against the overall prioritization criteria, it is the Financial Impact that lowers the ranking below a 26.5m 10-lane Pool.

A 53m 8-lane Pool will cost more to construct and will cost more to operate than a 26.5m 10-lane Pool.

An enhanced replacement of the existing 25m Pool, along with the provision of a new Leisure Pool, will best meet the City's desired outcomes overall within the financial reality.

- **Rooftop Track / Walking Circuit:**

While the track / walking circuit ranked high within the overall prioritization process, costs incurred in locating this component on the roof results in it not being recommended for inclusion. Furthermore, as outlined in Attachment #4, this recommendation has been made with the context of alternate walking provisions available through the Green Necklace and the track amenities at Sutherland and Fen Burdett.

- **Skatepark Roof**

The July 2018 HJCRC scope included a partially covered skatepark. As part of the user engagement process, a partial roof was a compromise between either full or no roof options. A skatepark roof has a relative high capital cost, can always be added as a future component, and it is therefore recommended that this component be removed from project scope.

- **Rooftop Sports Court (Racquet):**

While there is a desire to replace the existing four tennis courts on site, the cost premium of locating it on the roof results in this amenity not being recommended for inclusion. As outlined in Attachment #4, the rooftop sports courts would also be constrained in size and accessibility, reducing the use, flexibility and adaptability. A future project could integrate additional tennis / sports courts, at-grade, elsewhere in the City.

- **Curling:**

The inclusion of curling has had considerable discussion and review over the past number of years. Curling would be a new amenity. When considered through the decision-making framework, demand indicators overall do not rate high for curling. The use of a curling facility is comparatively less than many other amenities and there are limited numbers of City residents engaged in the activity (there are options available to participate in the sport within the Metro region). In addition, the participation trends from Curl BC for Canada, BC and Lower Mainland indicate a modest decline in curling over the past decade and a lower percentage of participation by Canadians than in the past.

In consideration of the prioritization criteria, curling does contribute to achieving the goals set for community recreation, but the financial impact of curling is the most significant factor for it not being recommended for inclusion. Curling has a high capital construction cost as well as high ongoing operating costs (see Attachment #4). Lastly, curling takes up sizable area on a constrained site, and the amenity is an exclusive-use facility during the at least half of the year.

- **Diving 5m:**
A 5m diving component had been included in the most recent (July 2018) project scope. This would be a new amenity not currently provided in HJCRC. It did not rank high in looking at demand indicators. As the 5m diving component would be utilized by a small segment of pool users, increase capital costs and can be accessed in other communities, it is recommended that this component be removed from project scope.
- **Pool Slide:**
A pool slide has been included in the project scope to date as a replacement of the existing slide. In terms of consideration through the prioritization matrix, it has been highlighted that use is limited from an accessibility standpoint, it is open only a portion of operating hours and has high capital and operating costs (due to staffing implications). In review, alternatives could be provided at a lower cost and with greater flexibility through mobile play features and smaller scale slides that do not need to be staffed. In keeping with the prioritization recommendation, staff recommend that the pool slide be removed from project scope.

STEP FOUR: Next Steps & Taking Action!

In order to advance the HJCRC project, a redesign process related to component scope and overall cost effectiveness is required.

HJCRC Design Refinements for Cost Effectiveness:

With Council direction to undertake a redesign process, staff will work to incorporate the component updates as well as revisions for overall cost effectiveness. These revisions would include the following costs savings as previously identified in the March 22, 2019 report (Attachment#4): the removal of rooftop uses; reduction of the south building form from a four storey to three storey configuration; and a reduction of windows throughout.

In addition, opportunities to minimize costs through the refinement of component areas, building form and materiality throughout the whole building will be made. A number of components that are considered core to a new HJCRC (inclusive of Silver Harbour) are enhancements over the existing program. With a necessary focus on cost effectiveness, component sizing will be reviewed, and revised where possible, through the redesign process. Incorporation of the highest accessibility standards (Rick Hansen Foundation Accessibility Certification "Gold") will continue to be incorporated. Updates will be included in the redesign report back to Council.

Lastly, a means to reduce overall cost would be to reduce the parking provision. It is staff's recommendation not to reduce parking, even with a reduction in overall program. The current provision of 403 underground parking stalls is a direct replacement of the existing on and off-street parking currently utilized by the existing HJCRC and Centennial Theatre. However, in efforts to reduce overall project cost, and to reflect a reduction in previous contemplated scope, an allocation of ~350 stalls would represent a replacement of the current on-site parking (344 stalls). It should be noted, that the majority of existing on-street parking will not be reinstated. Should Council wish to include a reduction in underground parking, the following recommended could be included:

THAT staff be directed to provide 350 underground parking stalls as part of a revised design for HJCRC for cost effectiveness;

Project Timing:

It is anticipated that the redesign process, inclusive of an update to the Class B cost estimate, will take 6-8 months to complete. Staff will then report back with an updated design, cost estimate, project schedule and financing plan for Council's consideration. As part of reporting back, the project will be evaluated for consistency with the Zoning Bylaw and any required variances (ex. lot coverage, setback, etc.) would be brought forward for Council consideration. Lot consolidation will be completed as well.

Project Team:

In order to proceed with workload and to integrate a more in-depth construction and sequencing review, internal and external project management will be integrated as part of the project team.

Sustainability Targets:

Currently the design for HJCRC incorporates a number of comprehensive green building strategies and sustainability initiatives, with an expected 50-60% reduction in GHG's over the existing facility.

With Council direction, and in coordination with LEC, the redesign phase will explore the opportunity for on-site heat recovery to further reduce carbon intensity with a goal of working towards further reducing carbon emissions.

Next Steps Flicka Gymnastics

Flicka Gymnastics is a non-profit society that provides both recreational and competitive recreational gymnastics. Flicka has rented space at HJCRC, at a subsidized rate, in the since 1999.

As outlined in the July 18, 2018 report (Attachment#5), a feasibility study for the Mickey McDougall site was completed and Flicka indicated their support of a basic renovation option for the City-owned Mickey McDougall building. The intention with this scenario was for the City to lease the building to Flicka and for the City to undertake landlord improvements, which were to be financed through the City's Project Plan (separate from HJCRC funding). Flicka would then be responsible for tenant improvements to optimize the building for their needs. There is no provision for financial contribution to more significant capital investments at this time.

Upon further review, Flicka has determined that this option does not meet their needs and would substantially increase their operating costs. As outlined in their letter of May 23, 2019 (Attachment #6), Flicka has indicated that if a new gymnastics facility is not provided within the new HJCRC, their organization's preference is to obtain a purpose-built facility (such as Mickey McDougall) with significantly more square footage than currently occupied in HJCRC. A secondary option would be an extensively renovated building that meets these enhanced needs (such as Mickey McDougall). Flicka has indicated a willingness to fundraise for and then operate a new/renovated facility, and a commitment from Council for either a long-term land lease or building lease is required to begin this process.

As part of undertaking the overall prioritization process, staff assessed the Flicka Gymnastics component through the decision-making framework. In summary, the existing facility is well used, there is existing demand within the community and it does respond to demographic and participation trends.

In order to support provision of gymnastics, staff's recommendation is to continue to work, on a cost share basis, with Flicka to:

- Update cost estimates for both a purpose built facility and a full renovation;
- Develop cost estimates based on existing square footage and an enhanced facility;
- Develop a letter of support from Mayor and Council;
- Request Flicka to report back on a fundraising plan.

FINANCIAL IMPLICATIONS:

The current Class B estimate for HJCRC that was completed in February 2019, is no longer current. Present day indication does not show a softening of construction costs. It is understood that to proceed with a new HJCRC, scope and cost reductions will be required for all components, amenities and features.

The redesign effort will focus on the scope and cost reductions. Once complete, a design update to Council will include an updated Class B estimate, financing plan and project schedule for Council's consideration. The redesign effort and integration of internal and external project management can be accommodated within existing appropriated project funding. Funds that were previously appropriated for construction documentation, site servicing and demolition, will be reallocated to redesign efforts and project management. The anticipated cost for the redesign period is approximately \$700,000. The anticipated cost for internal (3 years) and external (pre-construction phase) project management is \$780,000. Additional funding for construction documentation, site servicing and demolition will likely be required and a request will be included as part of the design update to Council.

A grant application has been made to the "Investing in Canada's Infrastructure Program" (ICIP). A decision is anticipated in early spring. Staff will update Council on any updates or outcomes of the grant application process.

INTER-DEPARTMENTAL IMPLICATIONS:

Strategic & Corporate Services, Engineering, Parks & Environment and North Vancouver Recreation and Culture Commission staff collaborated on the prioritization of the HJCRC and associated project components.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

The replacement of HJCRC will contribute to health and wellness opportunities within our community, inspiring residents to be active and connected to their community throughout their life.

STRATEGIC PLAN IMPLICATIONS:

Renewal of HJCRC plays a significant role in contributing to achieving Council's vision of the Healthiest Small City in the World.

RESPECTFULLY SUBMITTED:



Barb Pearce
Director, Strategic & Corporate Services



Heather Reinhold
Deputy Director, Strategic & Corporate Services

HJCRC - SUMMARY OF ADVISORY BODY RESOLUTIONS

Integrated Transportation Committee:

At their regularly scheduled meeting on February 3, 2021, the Integrated Transportation Committee received a presentation from the HJCRC Design Team (City staff and consultants) regarding the above mentioned. Following review and discussion, the following motion was made:

THAT the Integrated Transportation Committee has reviewed and supports the Harry Jerome Community Recreation Centre project and makes the following additional comments:

- The committee notes the importance of the active transportation connections, design of the 23rd Street frontage, and surrounding off-site improvement;
- The committee recommends that the City continue to advocate for improved active transportation connection across the Highway;
- The committee appreciates staffs' diligence in returning to clarify the secure bike parking for employees and are in support of the proposed amendment.

The recommendations of the Integrated Transportation Committee do not, in any way, represent Council and/or staff approval or rejection of this proposal.

CARRIED UNANIMOUSLY

Advisory Design Panel:

At their meeting on March 17th, 2021 the Advisory Design Panel reviewed the above application and endorsed the following resolution:

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Harry Jerome Recreation Centre application and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

CARRIED UNANIMOUSLY

How can the Harry Jerome Community Recreation Centre help **inspire residents to be active and connected to their community?**

Harry Jerome Community Recreation Centre

Vision

“The Harry Jerome Community Recreation Centre will be a welcoming, vibrant social heart of the community.

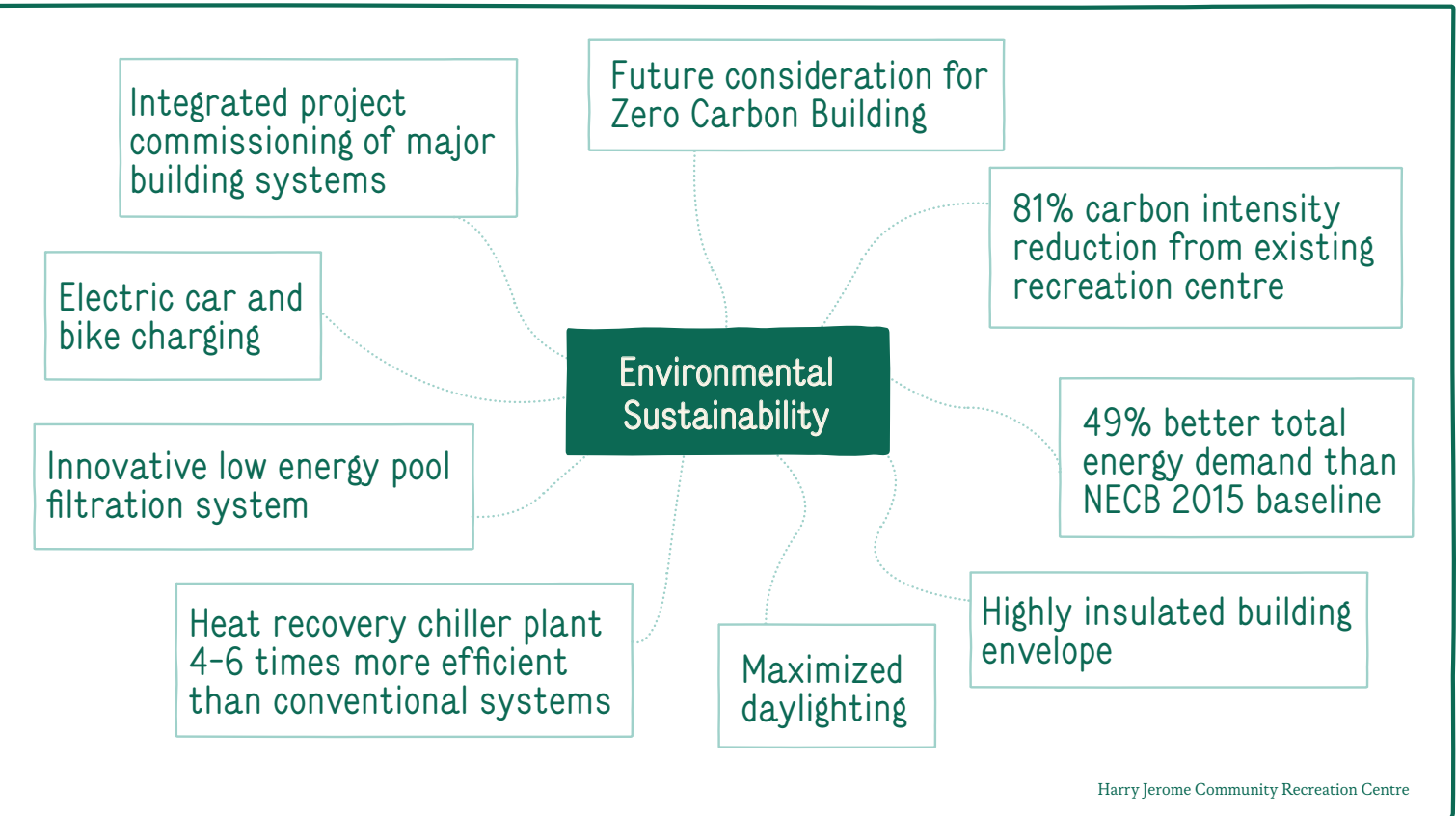
It will foster individual and collective wellness by providing opportunities to participate in a variety of organized and casual activities.

The centre will empower community members to enjoy healthy, active, and connected lives.”

Harry Jerome Community Recreation Centre

Principles

THE HARRY JEROME COMMUNITY RECREATION CENTRE WILL BE...



Universal Design

hcma

In-house accessibility specialists.

hcma is seeking feedback from NS ACDI through meetings during design and preparation of construction documents.

**North Shore
Advisory
Committee on
Disability
Issues**

Rating system to help measure accessibility of sites and promote increased access through Universal Design principles.

**Rick Hansen
Foundation
Accessibility
Certification**

National Building Code score: 35%
RHFAC Accessibility Certified score: 60%+
RHFAC Accessibility Certified Gold score: 80%+

Designated RHFAC Professionals who have undergone formal training and passed a standardized professional exam.

Harry Jerome Community Recreation Centre

Project Location



Harry Jerome Community Recreation Centre

Project Context



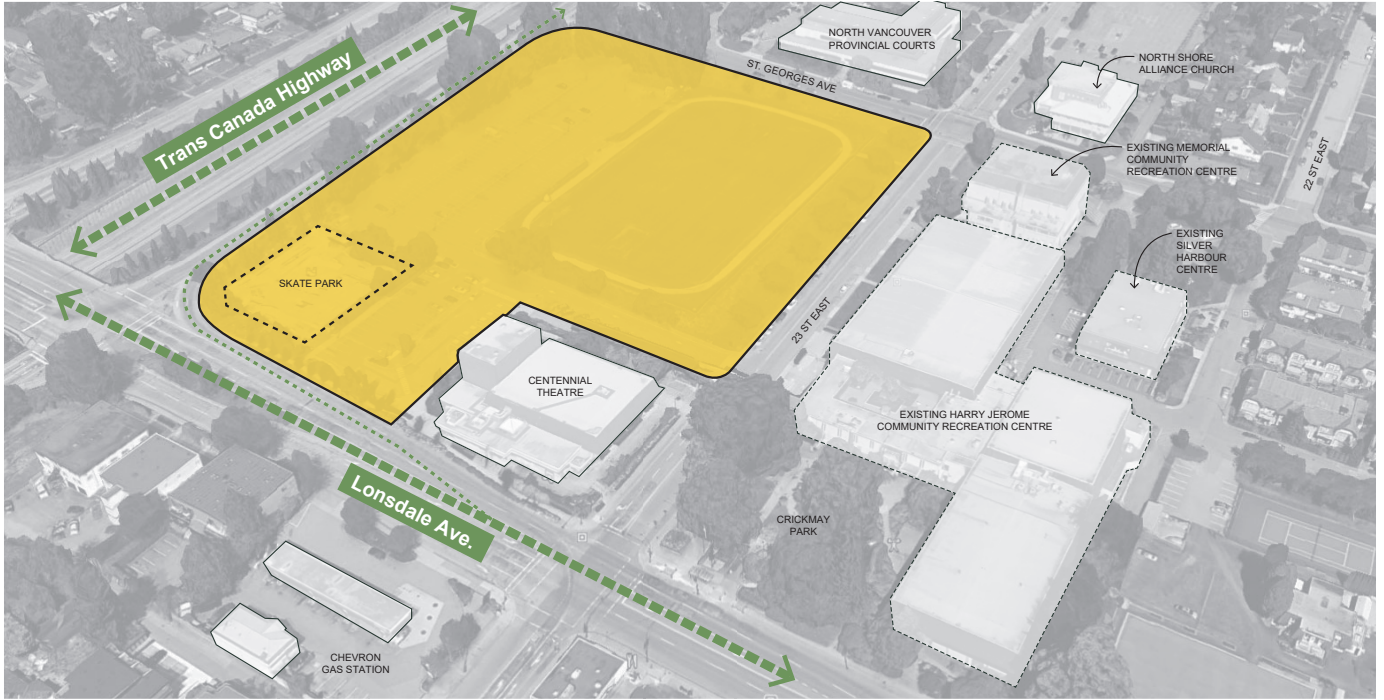
Harry Jerome Community Recreation Centre

City of North Vancouver



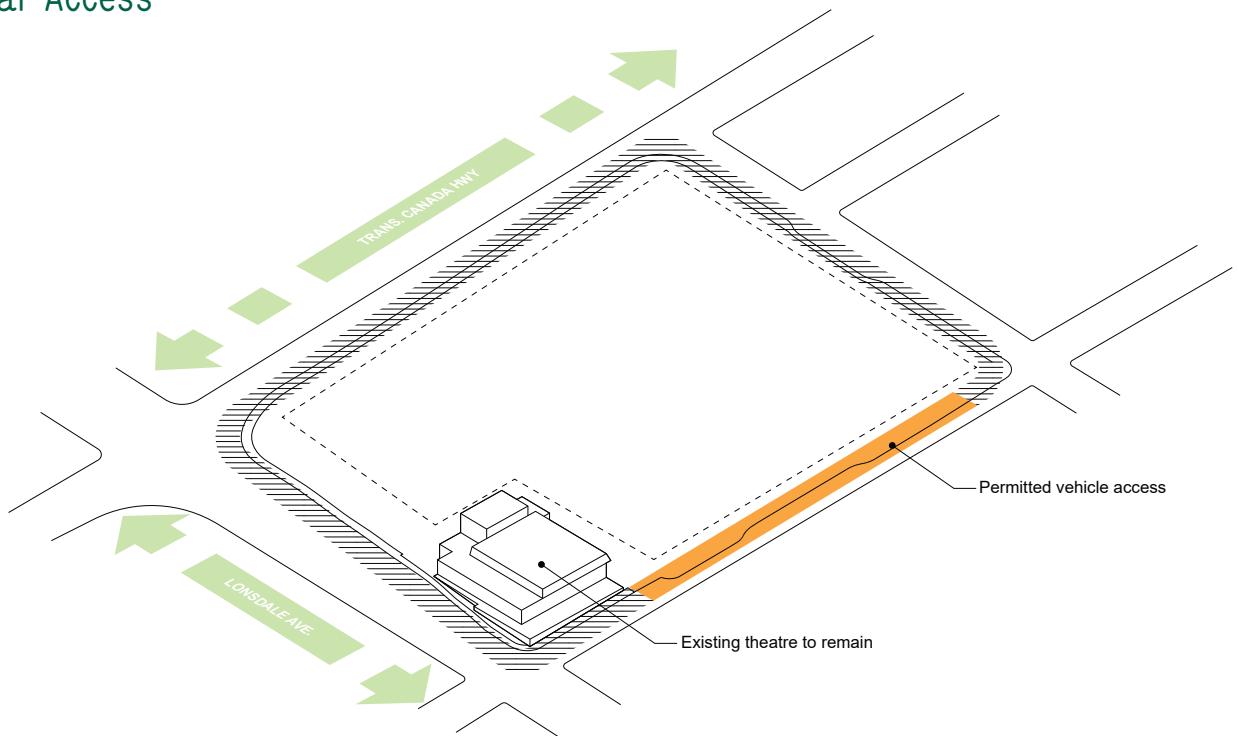
Harry Jerome Community Recreation Centre

Site Context



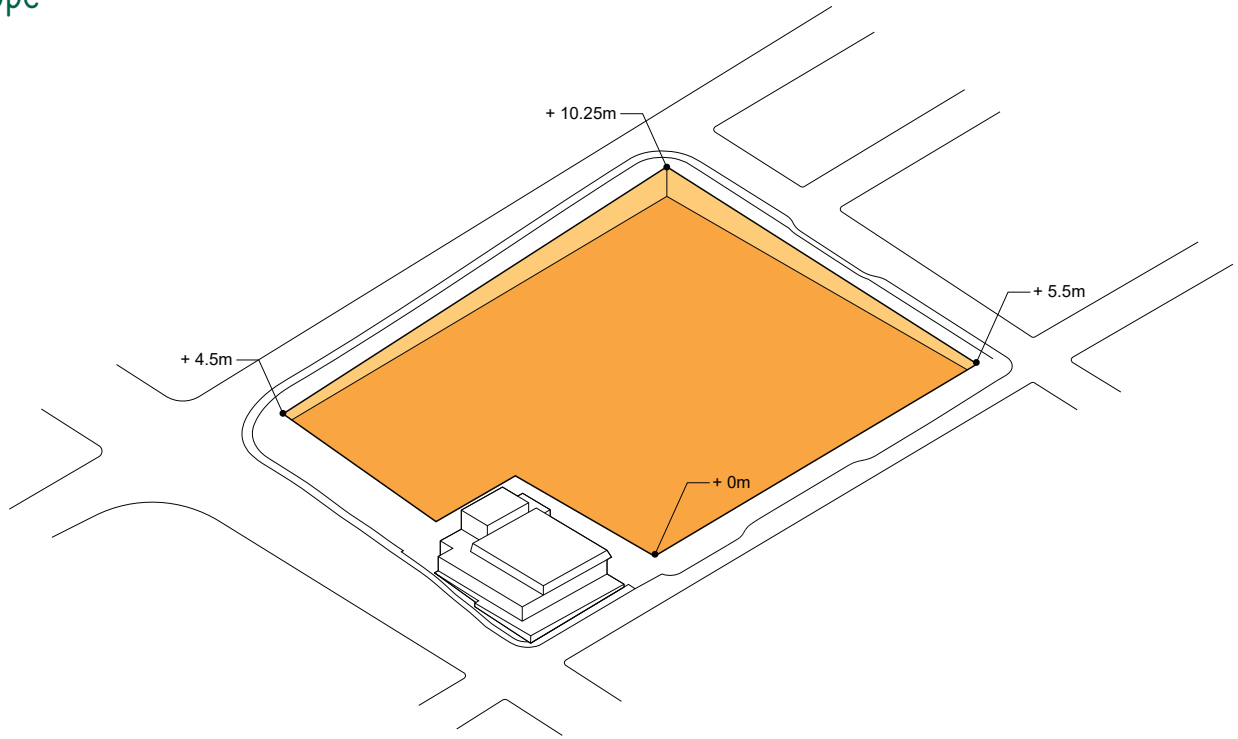
Harry Jerome Community Recreation Centre

Vehicular Access



Harry Jerome Community Recreation Centre

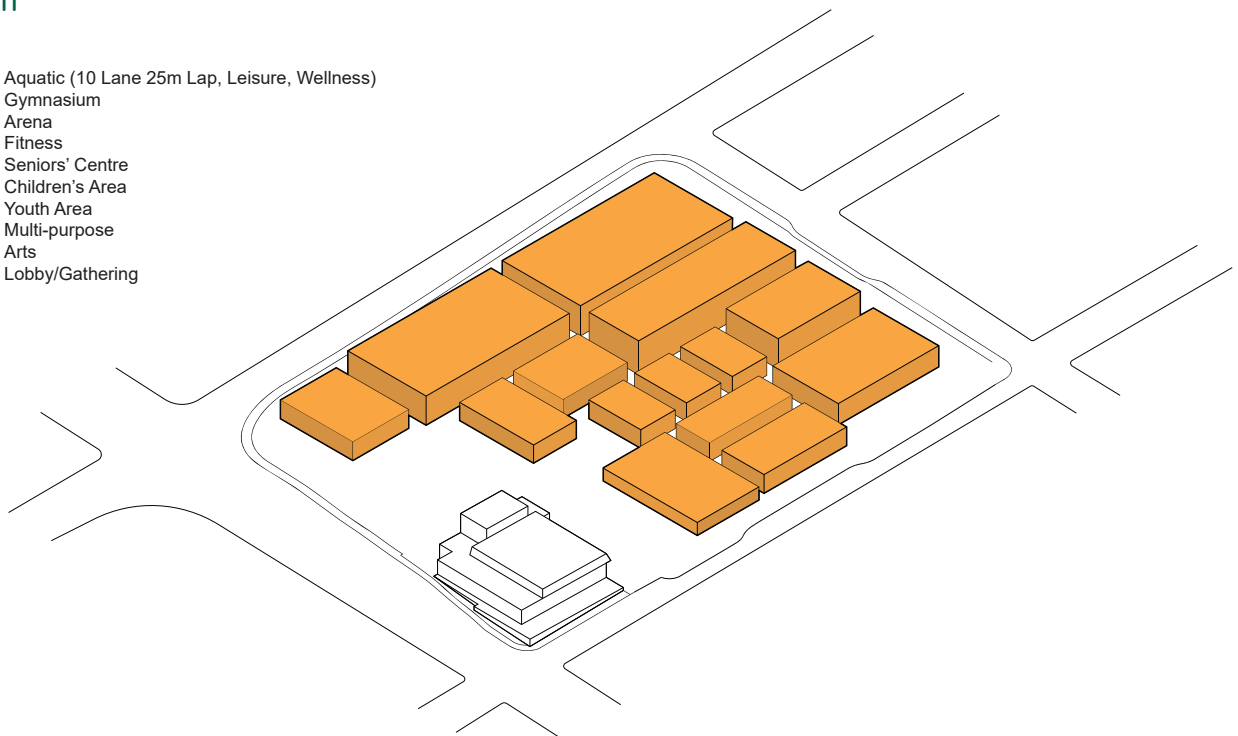
Site Slope



Harry Jerome Community Recreation Centre

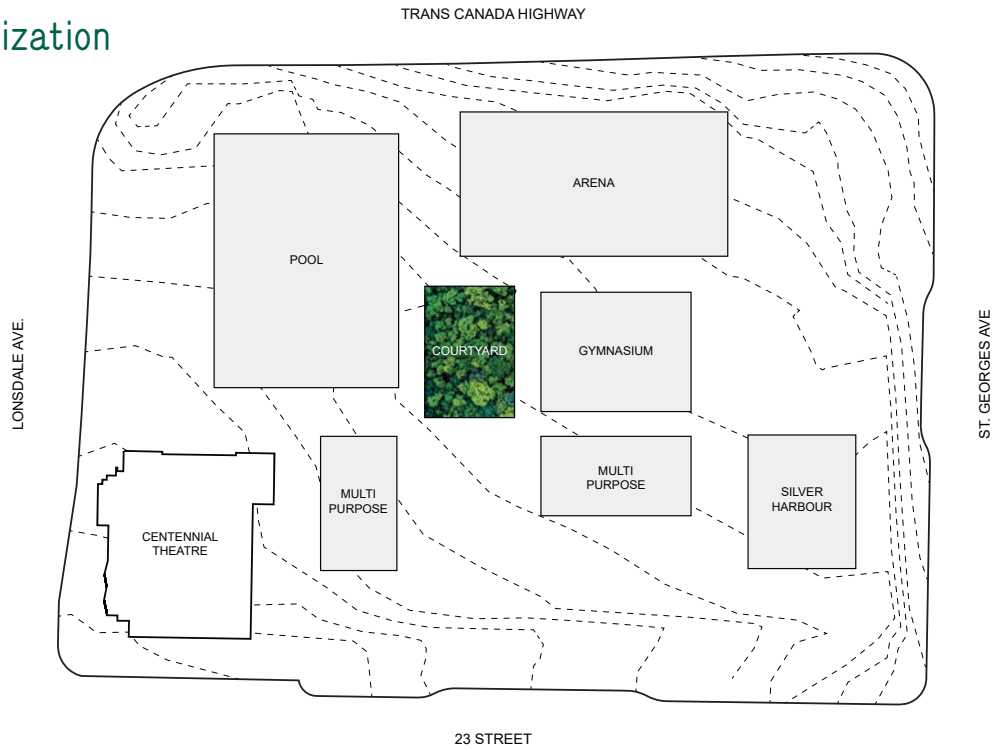
Program

- Aquatic (10 Lane 25m Lap, Leisure, Wellness)
- Gymnasium
- Arena
- Fitness
- Seniors' Centre
- Children's Area
- Youth Area
- Multi-purpose
- Arts
- Lobby/Gathering



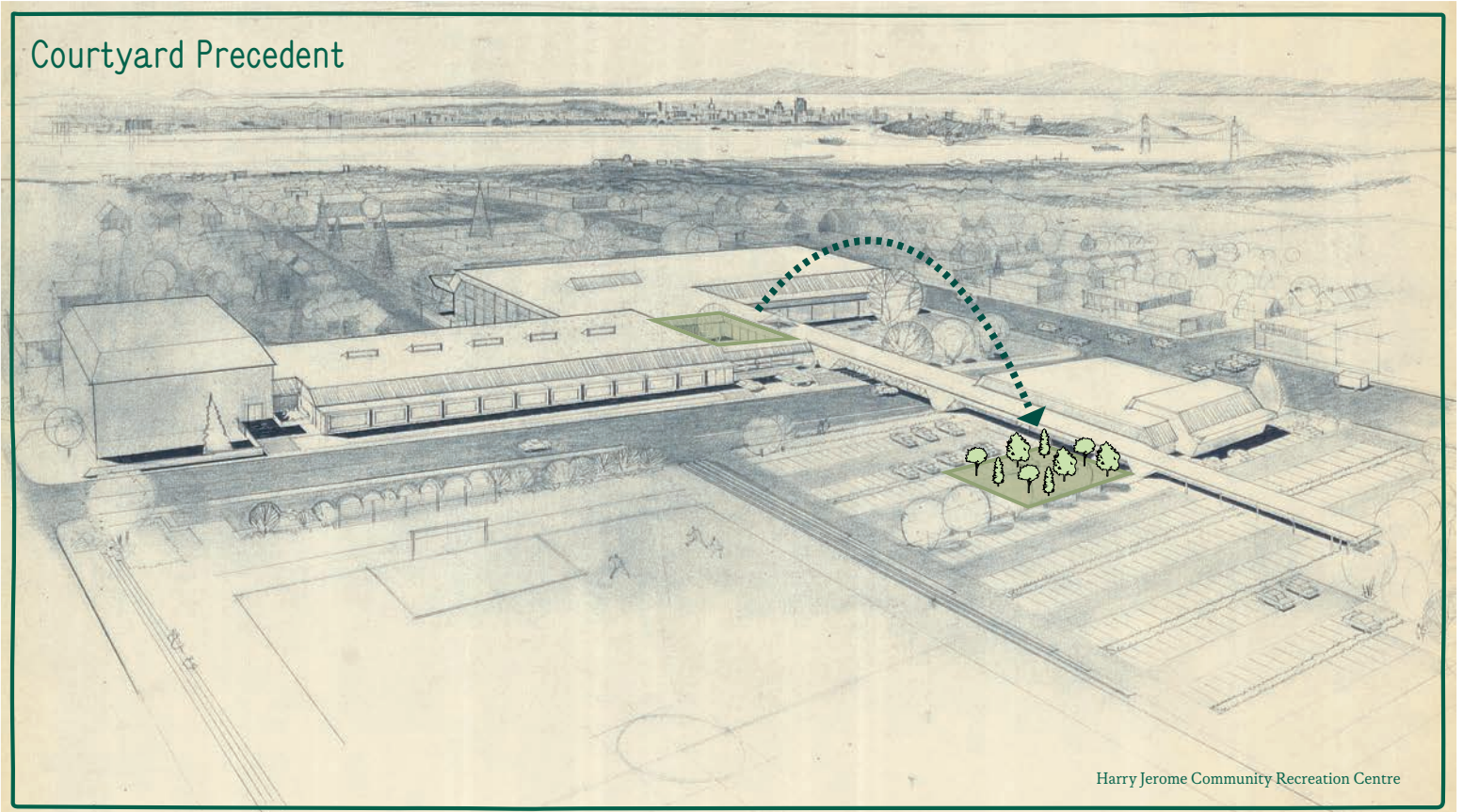
Harry Jerome Community Recreation Centre

Building Organization



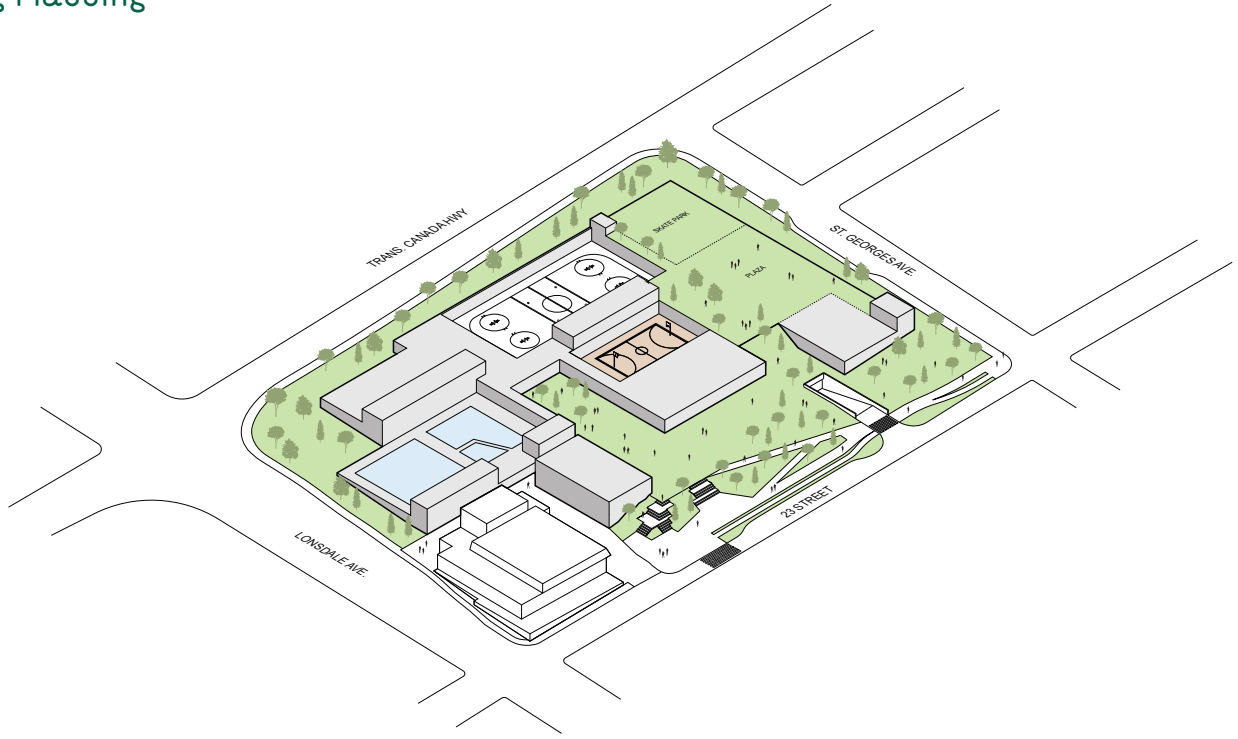
Harry Jerome Community Recreation Centre

Courtyard Precedent



Harry Jerome Community Recreation Centre

Building Massing



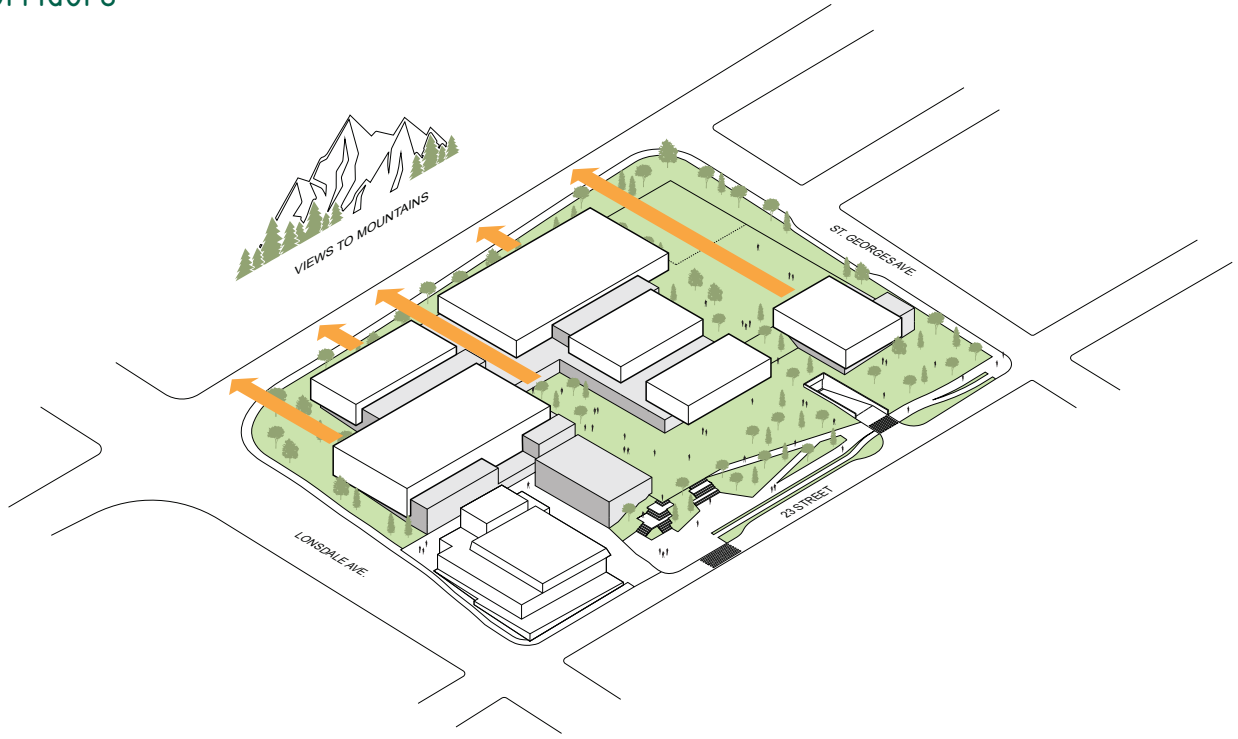
Harry Jerome Community Recreation Centre

Building Massing



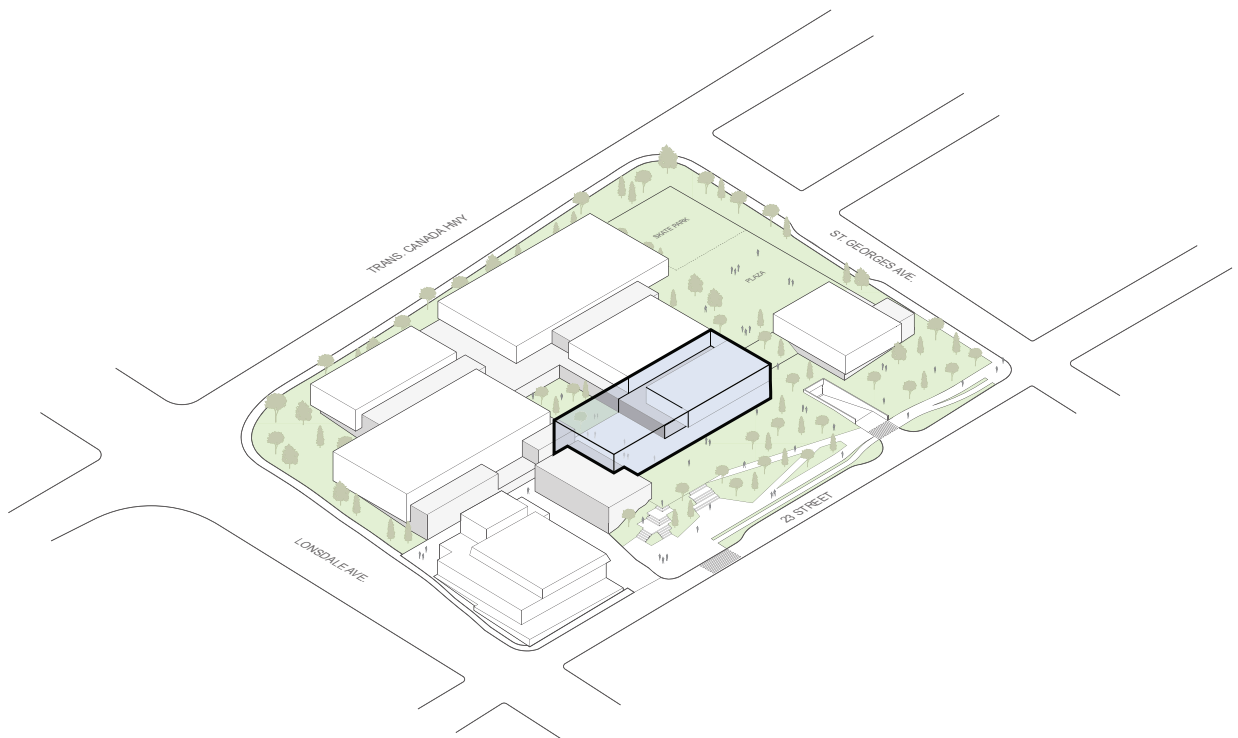
Harry Jerome Community Recreation Centre

View Corridors



Harry Jerome Community Recreation Centre

Atrium



Harry Jerome Community Recreation Centre

Landscape - Site Plan



Legend

- 1. Green Necklace
- 2. Outdoor Gathering Space
- 3. Atrium
- 4. Courtyard
- 5. Outdoor Fitness
- 6. Skatepark
- 7. Active Recreation Zone
- 8. Nature Play
- 9. Social Porch
- 10. Recreation/Culture Connector
- 11. Rain gardens
- Building Entrances
- Parkade Vehicle Entrance
- Service Vehicle Access

Harry Jerome Community Recreation Centre

Landscape - Outdoor Program



Central Gathering Space

- Plaza and lawn
- Main entry
- Southern exposure
- Everyday
- Events

Softscape Area

- Fits 300 people sitting
- Fits 600 people standing

Hardscape Area

- Fits 1300 people standing

- Green Necklace Pedestrian Path
- Green Necklace Separated 2-way Cycling Path (3.0m)

Harry Jerome Community Recreation Centre

Landscape - Outdoor Program



- ① **Skatepark**
 - Stakeholder involvement
 - Newline skatepark - designers
 - Urban plaza style
 - Visible from street



- ② **Active Recreation Zone**
 - Integrated with skatepark
 - Hangout / gathering space
 - Basketball, table games
 - Connected
 - Visible from street



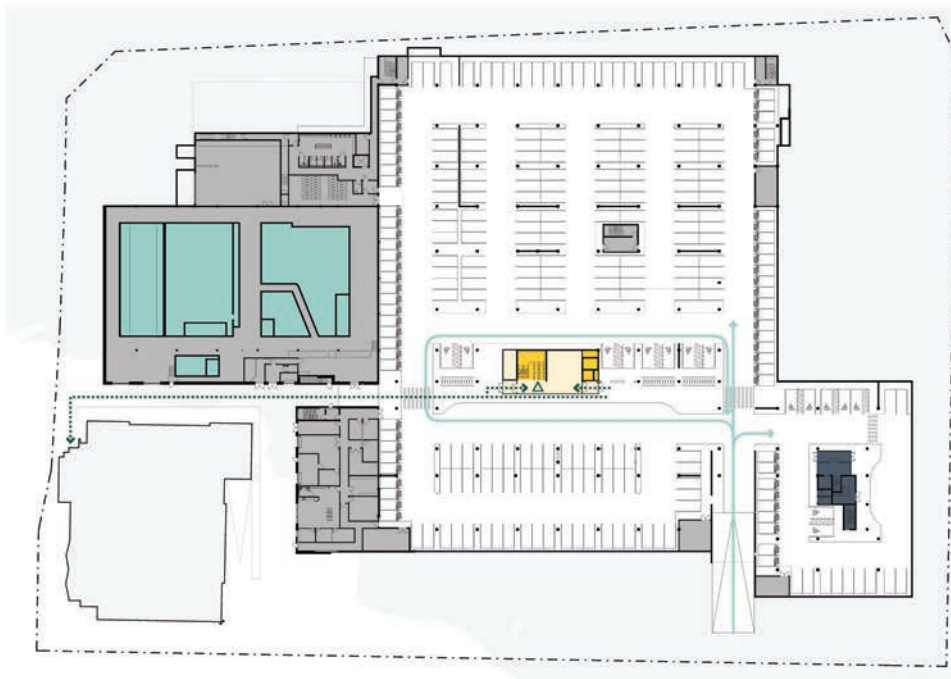
- ③ **Nature Play**
 - Natural materials (logs, boulders, planting)
 - Structure and unstructured play
 - Variety of age groups
 - Woodland playground



- ④ **Feature Bench**

Harry Jerome Community Recreation Centre

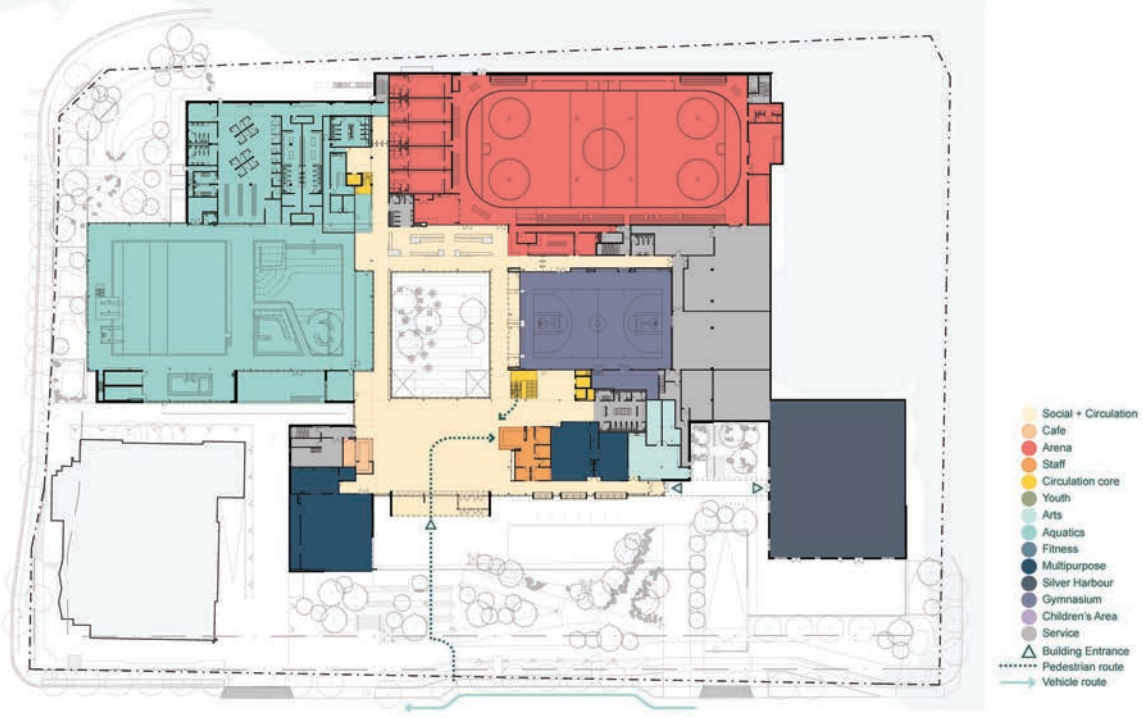
Level -1 Plan



- Social + Circulation
- Cafe
- Arena
- Staff
- Circulation core
- Youth
- Arts
- Aquatics
- Fitness
- Multipurpose
- Silver Harbour
- Gymnasium
- Children's Area
- Service
- ▲ Building Entrance
- Pedestrian route
- Vehicle route

Harry Jerome Community Recreation Centre

Level 1 Plan



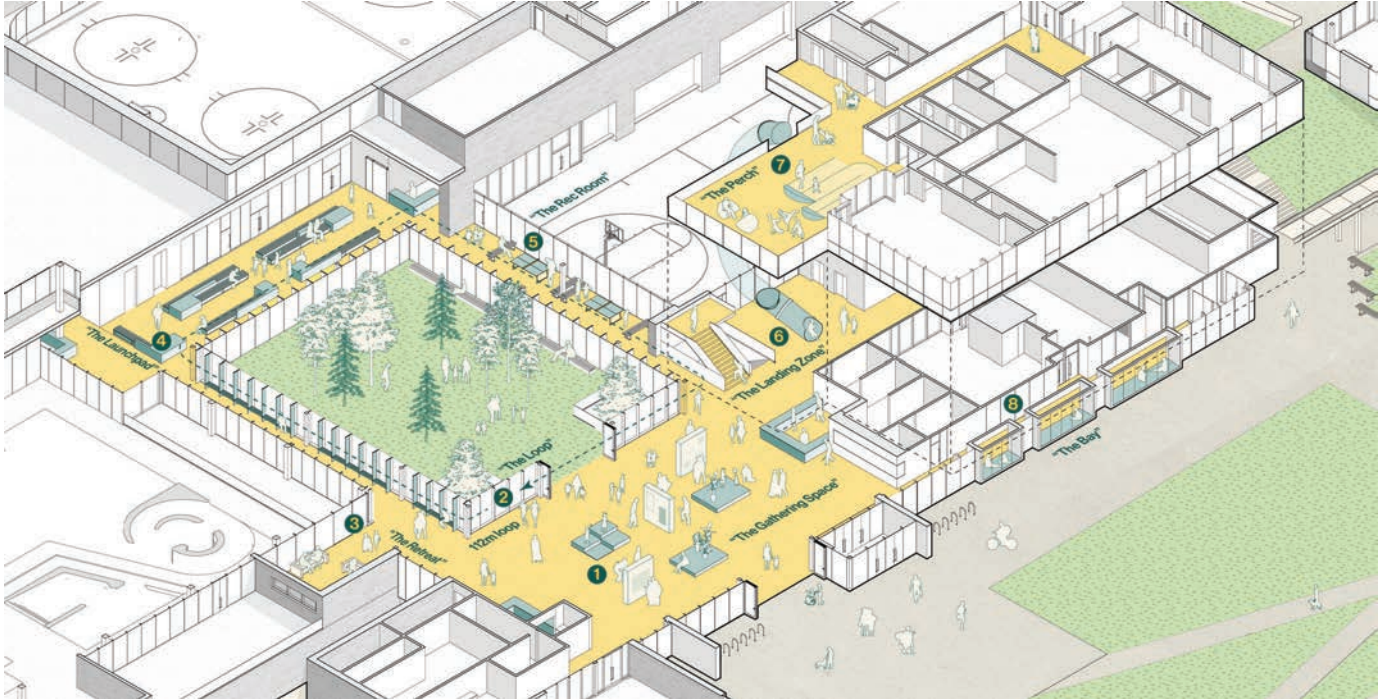
Harry Jerome Community Recreation Centre

Level 2 Plan



Harry Jerome Community Recreation Centre

The In-Between Spaces



Harry Jerome Community Recreation Centre



Exterior View from 23rd Street



Exterior View from Entry Plaza



Atrium



Courtyard

The Landing Zone



The Rec Room



Harry Jerome Community Recreation Centre

Prepping for the Skate



Harry Jerome Community Recreation Centre

An Early Morning Swim



Harry Jerome Community Recreation Centre

Afternoon Workout



Harry Jerome Community Recreation Centre

Summer Sunshine



Harry Jerome Community Recreation Centre

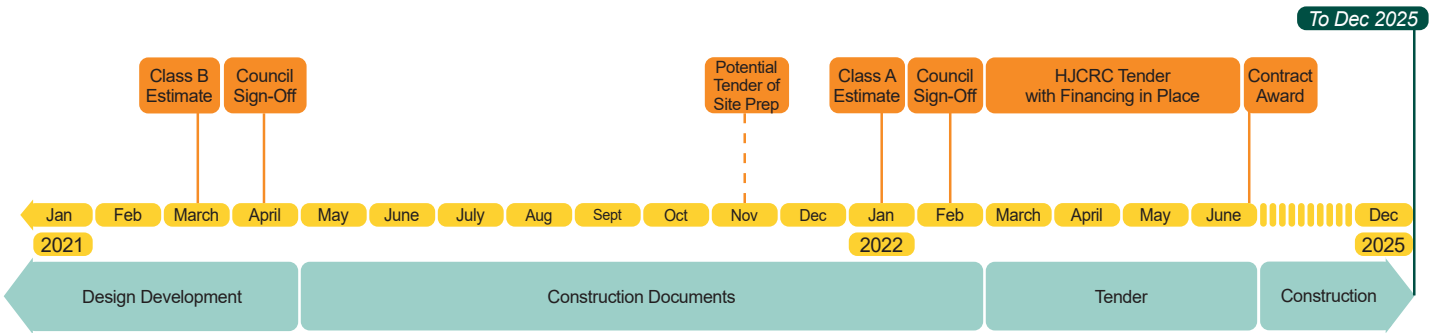
Costing Summary

**HJCRC
Cost
Summary**
CLASS B ESTIMATE

HJCRC Building Construction	\$114, 953, 000
Onsite Works	\$14, 220, 500
Offsite Works	\$6, 331, 100
Soft Costs	\$12, 447, 600
Permits and DCC's	\$2, 172, 200
Furniture, Fixtures, and Equipment	\$2, 881, 600
Contingencies & Escalation	
Soft Cost Contingency	\$260, 000
Design Contingency (5%)	\$6, 958, 800
Construction Contingency (5%)	\$7, 069, 900
Escalation Contingency (9.7%)	\$14, 401, 300
HJCRC TOTAL	\$181, 696, 000

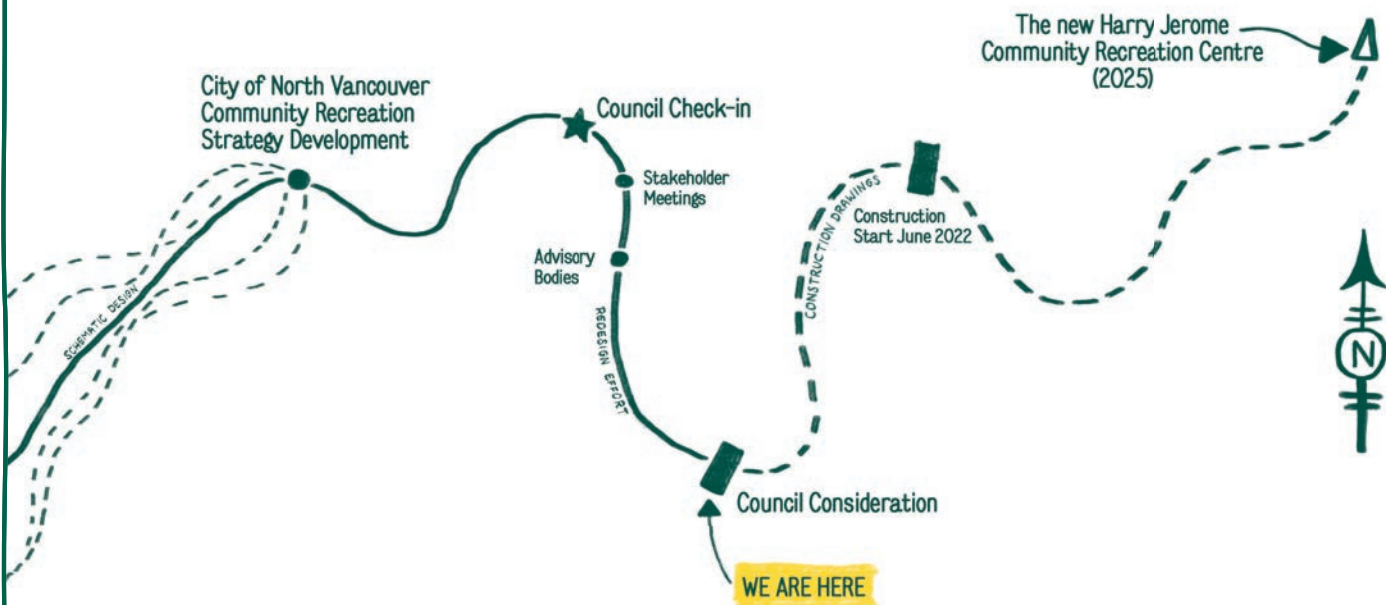
Harry Jerome Community Recreation Centre

Project Schedule



Harry Jerome Community Recreation Centre

HJCRC Next Steps



Harry Jerome Community Recreation Centre

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8909

A Bylaw to authorize the borrowing of \$117,000,000 for the purpose of the design and construction of a new Harry Jerome Community Recreation Centre

WHEREAS it is deemed desirable to construct a new Harry Jerome Community Recreation Centre;

AND WHEREAS the estimated cost of constructing the new Harry Jerome Community Recreation Centre, including expenses incidental thereto, is the sum of One Hundred and Eighty Six million, Eight Hundred Thousand dollars (\$186,800,000) of which the sum of One Hundred and Seventeen million dollars (\$117,000,000) is the amount of debt intended to be borrowed by this Bylaw;

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

1. This Bylaw shall be known and cited for all purposes as **“Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909”**.
2. The Council is hereby empowered and authorized to undertake and carry out, or cause to be carried out, the construction of a new Harry Jerome Community Recreation Centre, generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - A. To borrow on the credit of the Municipality a sum not exceeding One Hundred and Seventeen million dollars (\$117,000,000);
 - B. To acquire all such real property, easements, rights-of-way, licences, rights or authorities as may be requisite or desirable for or in connection with the construction of the said Harry Jerome Community Recreation Centre.
3. The maximum term for which debentures may be issued to secure the debt created by this Bylaw is 30 years.

READ a first time on the <> day of <>, 2022.

READ a second time on the <> day of <>, 2022.

READ a third time on the <> day of <>, 2022.


ADOPTED on the <> day of <>, 2022.

MAYOR

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: TEMPORARY USE PERMIT – 502 EAST 3rd STREET – POP-UP
GARDEN CENTRE

Date: January 19, 2022 File No: 08-3400-20-0070/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated January 19, 2022, entitled
“Temporary Use Permit – 502 East 3rd Street – Pop-Up Garden Centre”:

THAT Temporary Use Permit No. PLN2021-00025 (Greater Vancouver
Transportation Authority) to permit a pop-up retail garden centre (Retail-Service
Group 2 Use) at 502 East 3rd Street for a three-year term, be considered;

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

AND THAT a Public Meeting be held.

ATTACHMENTS

1. Context Map (CityDocs [2135982](#))
2. Letter from Applicant (CityDocs [2117991](#))
3. Site Plan, dated January 14, 2022 (CityDocs [2135832](#))
4. Sustainability Checklist (CityDocs [2133788](#))
5. Temporary Use Permit No. PLN2021-00025 (CityDocs [2135103](#))

SUMMARY

This application proposes a temporary retail garden centre use on the existing parking area at the southeast portion of the 502 East 3rd Street block.

BACKGROUND

The subject site is owned by the Greater Vancouver Transportation Authority and is proposed to be leased to Urban Roots Garden Market for operation of a retail garden centre. The site contains a decommissioned gas bar.

DISCUSSION

Project Description

Site Context and Surrounding Use

The subject site is located in the Moodyville neighbourhood at the northwest corner of East 3rd Street and Ridgeway Avenue. The site spans four lots with a combined area of approximately 2,500 square metres (26,500 square feet). The remainder of the block serves as a bus depot for the Greater Vancouver Transportation Authority to the west and power substation for BC Hydro to the north.

The RapidBus runs along the East 3rd Street frontage with a stop directly adjacent to the site.

Existing surrounding uses are all residential with low density to the north and medium density to the east, south and west.

The site is zoned M-1 (Industrial) and adjacent areas are RS-1 (One-Unit Residential), RT-1 (Two-Unit Residential), RG-3 (Ground-Oriented Residential 3) and RM-2 (Medium Density Apartment Residential 2).

Policy Context

The Official Community Plan (OCP) land use designation of the site is Mixed Use Level 2 (MU2) for medium density development, including commercial uses and activities that contribute to pedestrian-scale village feel.

The site is also adjacent to the Moodyville Development Permit Area, which is intended to encourage a pedestrian-friendly and transit-supportive environment. Within the Moodyville guidelines, the site is designated as part of the “neighbourhood centre” subarea. The site was not pre-zoned for mixed-use development in tandem with the remainder of the neighbourhood, due to the unique position of the site at the centre of the neighbourhood and the potential for commercial development. A rezoning application at some point in the future would be required to facilitate development of this site as a centre point in Moodyville.

OCP policy on Temporary Use Permits is as follows:

Table 1. Temporary Use Permits

Official Community Plan	
Policy 2.7 Temporary Use Permits	<p>The OCP grants the ability for Temporary Use Permits (TUP) to be issued for short-term uses to site-specific locations that are otherwise not permitted under current zoning.</p> <p>The OCP designates all areas of the City to be a TUP area where TUP's can be granted, should the temporary use be in the interest of the public in general.</p> <p>TUPs are good for up to three years when approved by Council and can only be renewed by Council once for a another term of up to three years. The permit can not exceed the combined six year term.</p>

Proposal

The proposal is for a temporary and seasonal retail garden centre that sells garden supplies. The proposed garden centre consists of approximately 437 square metres (4,700 square feet) of enclosed and unenclosed tent structures. The proposal includes vehicle and bicycle parking that is screened from the street, as well as fencing of the decommissioned gas bar to restrict public access.

PLANNING ANALYSIS

The proposed use, intensity and form is consistent with OCP land use designation and applicable policy. Parking requirements have been met, with additional bicycle parking provided. The proposal will not affect the existing bus depot or power substation uses, and will be physically segregated from those uses.

Since the proposed use will be housed in temporary tent structures, the anticipated impact to the existing hardscape and landscaping is minimal. Due to the presence of the decommissioned gas bar, the site falls under the Contaminated Sites Regulation and development would typically require a Site Disclosure Statement and, possibly, a Remediation Plan. However, this proposal qualifies for an exemption on the grounds that no excavation will take place and the soil on site is not likely to be disturbed.

The nature of the proposed business and operation hours are anticipated to have minimal impact on adjacent residential uses. In general, the proposal will provide more greenery to the streetscape, which will help facilitate a more pedestrian-friendly environment. Also, the proposal will help activate an otherwise vacant site in advance of any future development proposal.

COMMUNITY CONSULTATION

Council consideration of the application will take place at a Public Meeting. Public notice of the Public Meeting will be published in accordance with the Local Government Act section 494. Notice will include an on-site notice sign, mail-out to neighbours within 40 metres of the site, and an ad in two consecutive issues of a local newspaper.

SUSTAINABILITY COMMENTS

The proposal addresses sustainability in the areas of Natural Systems, Physical Structures, Local Economy, Social Connections and Cultural Diversity. Plants and landscaping will be watered by hand, which is generally more water-efficient than conventional automated irrigation systems. All lighting will be LED. The tent structures will be disassembled for re-use when the garden centre is not operational. The proposal will provide new jobs and help support a local farming business. The site design incorporates Crime Prevention Through Environmental Design (CPTED) measures, accommodates wheelchair access and contributes to the streetscape.

FINANCIAL IMPLICATIONS

The proposal is not anticipated to have any financial implications for the City.

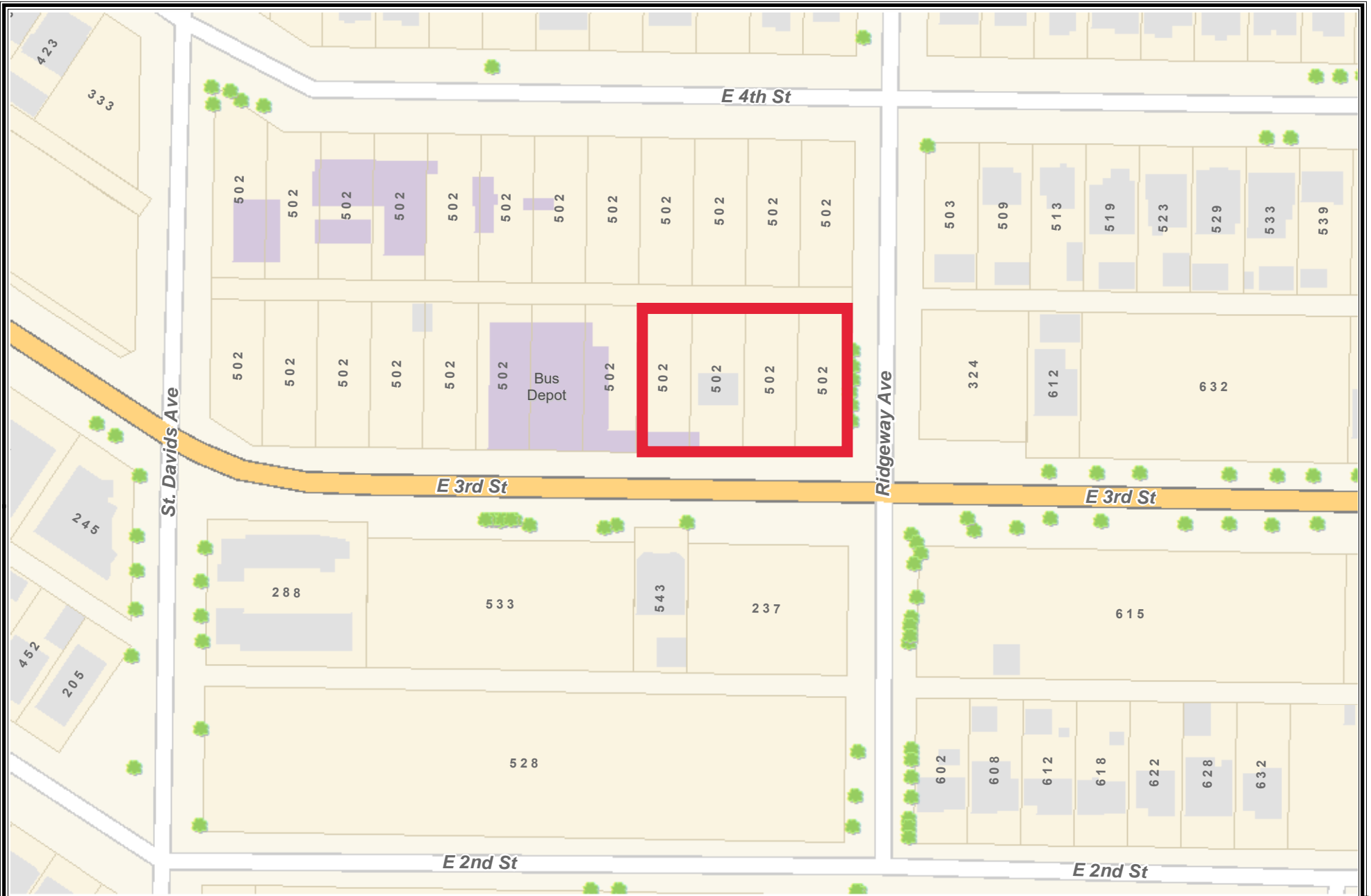
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The proposal is supported by OCP policies to encourage development of small businesses, employment opportunities for a diverse community, water conservation and food security with better access to urban agriculture opportunities.

RESPECTFULLY SUBMITTED:



Emma Chow
Planner 2, Development Planning



Mr. Michael Epp, Director of Planning and Development
 Mr. Yan Zeng, Manager of Development Planning
 City of North Vancouver, 141 W 14th Street
 North Vancouver, BC submitted by email to mepp@cnv.org, yzeng@cnv.org

November 16, 2021

Dear Mr. Epp, Mr. Zeng,

RE: Letter of Intent – 502-536 E 3rd Street – Garden Centre Temporary Use Permit Application

On behalf of a major BC garden supply wholesaler, Canadian Valley Growers, and their multi-site direct-to-consumer brand, Urban Roots Garden Market, this is an application to use the subject property as temporary garden centre for up to three years.

Canadian Valley Growers (CVG) is a Langley owned and operated business, serving Western Canada for over 40 years. During peak season, their local farming business employs 200 people. CVG has decades of experience as a major supplier to big box retailers including, Art Knapp, Superstore, Home Depot and Costco. They are known as a wholesaler with professional, personalized, hands-on support. They also sell directly to consumers. They will serve the City of North Vancouver under their *tried-and-tested*, multi-site brand: **Urban Roots Garden Market**, which proved community acceptance in their first operational year (2021). They believe that high quality produce, cleanliness, education and customer service are paramount, a good fit for the City of North Vancouver.



The subject property would be used by Urban Roots Garden Market under a multi-year lease agreement. The leased area proposed is roughly 2,462 m². It is currently paved with minimal to no

surface ponding. As part of early site preparation, the existing decommissioned gas bar, centered on the site, is proposed to be fenced off by landowner, Greater Vancouver Transportation Authority (GVTA), to protect the safety of the public.

The owner and lessee therefore propose to temporarily use the site as a Garden Supply Centre for up to 3 years, operating seasonally, to commence in March 2022.

We sincerely appreciate your consideration,

A handwritten signature in black ink, appearing to read "Gaetan Royer", with a long horizontal flourish extending to the right.

Gaetan Royer,
CEO, CityState Consulting Group, Inc.

Temporary Use Applicable Legislation

Properties within any land use designation in the Official Community Plan and in all zones, are eligible for the issuance of a Temporary Use Permit (TUP). The subject property is zoned M-1, Industrial. Located within the Moodyville (E 3rd Street area), the site is also subject to Form and Character guidelines as per Development Permit Area for East 3rd Street. While the M-1 zone permits a range of industrial uses, the zone doesn't include the explicit use of *garden supply centre*.

This is a Temporary Use Permit application to temporarily allow a garden supply centre as a principal use in M-1 zone for the subject leased space. It is also important to note that the subject property is designated Mixed Use Level 2 in the Official Community Plan, which permits fully commercial uses and activities contributing to a pedestrian-scale village-feel, consistent with the Urban Roots Garden Market we propose.

Development Permit Area for East 3rd Street

The property located at 502-536 E 3rd Street and properties located along the frequent-transit corridor, are subject to Development Permit Area guidelines for form and character. Our proposed temporary garden centre achieves the objective of the East 3rd Street Development Permit Area to encourage a pedestrian-friendly and transit-supportive environment that provides a range of amenities. We also propose that Urban Roots Garden Markets are attractive, safe and well-designed seasonal developments consistent with the City's policies for commercial and retail uses.

Our proposed frontage along E 3rd Street is consistent with adjacent car lot, west of the site. Similarly, the scale, massing, form and character we propose offer a soft transition between single family development north of the site and multifamily buildings to the south, providing neighbours with a trusted-amenity. Added greenery along Ridgeway Avenue and tall, green peaked tents visible from E 3rd Street provides street orientation and pedestrian interest. We identified a pedestrian access at the north side of the existing curb cut off Ridgeway, to provide safe access using a traffic control barrier, keeping pedestrians safe and vehicles at bay. We invite staff to consider the temporary and seasonal nature of our proposal, as it relates to the DPA for E 3rd Street, guidelines for mimicking the height, colour and materials of adjacent structures and uses.

Among the many benefits of having a quality, vibrant and *community-building* Urban Roots Garden Market in the City of North Vancouver, the built-in greenery of a garden centre will significantly enhance the appearance of the streetscape. We propose to screen parking from public view, with a low, 3' vinyl wrap signage, to ensure the attractive peaked tents and plantings are highly visible from E 3rd Street. Planting is also proposed to screen the location of our onsite secure non-hazardous storage container, portable toilet and refuse receptacles.

Site Description

This vacant site is fenced and relatively flat with a gentle rise in elevation toward the northeast corner of the property. The existing vegetation consists of several mature trees of various species along the northeast boundary of the site, while tall cedar hedges wrap the north property line. The existing landscaping is proposed to be left undisturbed.



Little to no surface ponding was present during a site inspection on October 8th, a day following a significant rainfall event. Since the site is paved, no site remediation is proposed, other than the installation of a new fence around the perimeter of the decommissioned Translink gas bar. This early site remediation is proposed to take place during the permitting process.



Traffic Flow and Parking

Vehicle and pedestrian traffic are expected to be low in the off-season and moderate in the peak gardening season. Customers will have access during the facility’s hours of operation 9:00am – 7:00pm. The lessee has a vast experience in operating tented direct-to-consumer garden sales centres.

It is expected that 60-80 vehicles will access the parking daily. The proposed common parking stalls which are currently vacant, far exceed the Zoning Bylaw’s required

parking for Industrial use and meet the parking requirements for retail-commercial uses. One disabled parking space will be provided. The proposed parking configuration also allows space for cart corrals, located inside the Garden Centre’s fence for afterhours security. In addition, curbside pick-up, a feature that promotes online browsing and helps reduce social proximity among patrons, will be provided at the southeast corner, as shown on the site plan.

The proposed site has an existing right-in / left-in / right-out / left-out entrance off Ridgeway Avenue and with no other existing access points present. We propose to maintain this access *as-is*, with the addition of the traffic control barrier to allow safe garden-market access for pedestrians.

Security

To prevent onsite crime, we propose to retain the existing fence line around the perimeter of the site, while removing the decayed tarp wrapping the fence and replacing it with low, 3' signage. Shopping carts will be stored inside the fence after hours to prevent onsite crime and theft.



Streetscape Beautification



A quality garden centre at this prominent location will be a monumental aesthetic improvement of the long-decommissioned bus depot.

Floral hanging baskets are proposed to line portions of the fence. The retaining wall strewn with graffiti will be freshly painted. Potted shrubs are used to shield storage and utility areas from view. The green peaked tents are intended to blend in seamlessly with the surrounding natural greenery. Lush vegetation is a garden centre's best advertising!

Structurally Engineered Tents

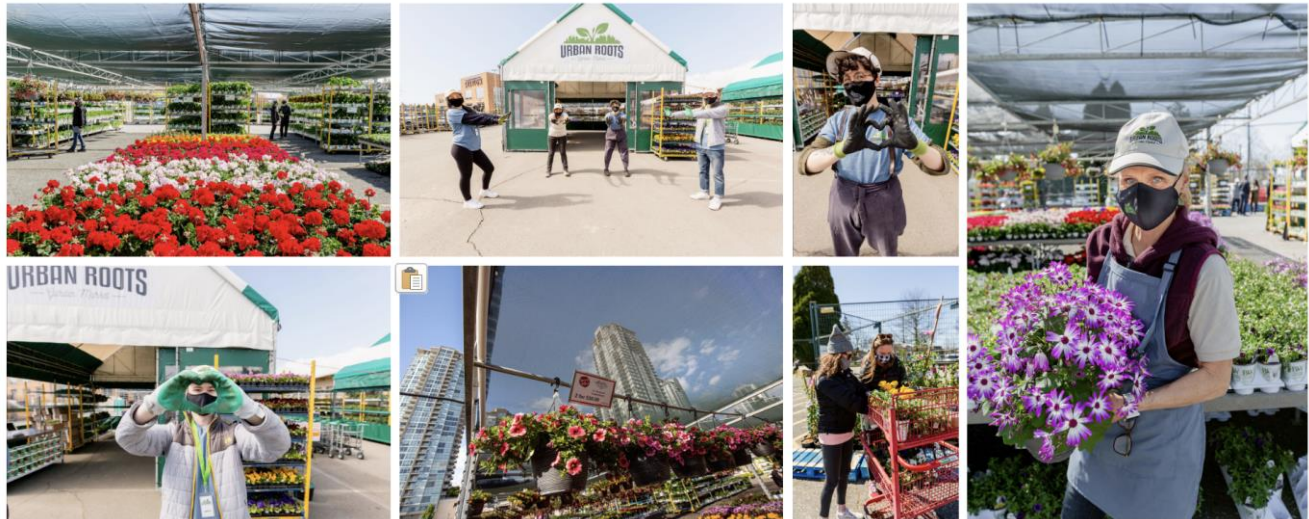
The peaked tents and shade system proposed are manufactured by OutFront Portable Solutions Inc. The tent's hot-dipped galvanized steel structure, ground anchors and overall installation are certified and stamped by a BC Professional Engineer. OutFront Portable Solutions is a Canadian company that specializes in temporary garden structures that protect plants from over exposure to a range of weather events. Wind load calculations are adjusted by a Professional Engineer based on local conditions in communities throughout the Lower Mainland. OutFront will be supplying this tent

structure identical to the ones that they supply to Loblaws, Costco, Home Depot and many other merchants in the region.

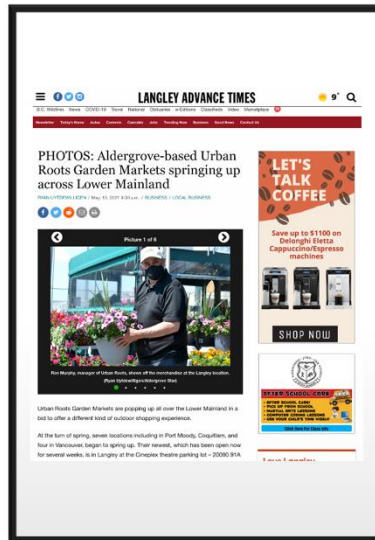
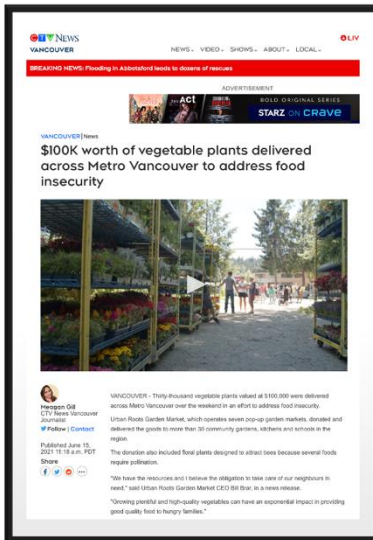
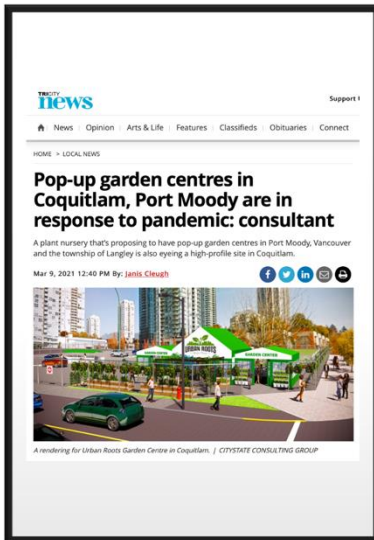
Statutory Right-of-Way

An SRW registered in 1981, in favour of BC Hydro, requires the explicit consent from BC Hydro to erect any structure on the property. Our discussions with BC Hydro started in mid-October, and we recently learned the final sign-off is forthcoming.

Community Goodwill and Economic Development



Last year, thirty-thousand vegetable plants valued at over \$100,000 were delivered across Metro Vancouver to people in need, in an effort to address food insecurity. Urban Roots Garden Market, opened 7 locations in their first year and delivered goods to more than 30 community gardens, kitchens and schools in the region. This season their goal is to continue to give back to the



community, create a sense of culture and employ local residents, creating jobs close to home. In a statement to CTV News, Urban Roots Garden Market CEO, Bill Brar says, “we have the resources and I believe the obligation to take care of our neighbours in need”.

Public Consultation

We plan to reach out to neighbours in advance of the Temporary Use Permit application sign appearing on the site. We think most commercial neighbours will welcome the additional shoppers and economic activity.

Conclusion

A professionally managed garden centre is an aesthetically pleasant form of temporary use for a vacant lot in a North Vancouver neighbourhood in transition.



502-536 E 3rd street
Urban Roots - North Vancouver District



Legal description and parcel ID

Lot 1 Block 21 Plan VAP1063 District Lot 273 Land District 1 Land District 36 PT OF PCL25 BLK21 DL273 PL1063 LD37
 PID: 014-868-717

Lot 2 Block 21 Plan VAP1063 District Lot 273 Land District 36 PT OF PCL25 BLK21 DL273 PL1063 LD37
 PID: 014-868-725

Lot 3 Block 21 Plan VAP1063 District Lot 273 Land District 36 PT OF PCL25 BLK21 DL273 PL1063 LD37
 PID: 014-868-733

PROJECT STATISTICS

502-536 E 3th St.	Gross area (F2)	Gross area (m2)	Off street Parking m (Required)	Off street Parking (Provided)
Proposed Site Area	26,498.82	2,461.81		
Tent	1,100.00	102.19	6.4 (M1)/ 16.8 (Commercial, Retail)	17
Shade structure	3,600.00	334.45		

VICINITY PLAN



PROJECT CONTACTS

PLANNING & DESIGN
 CITYSTATE CONSULTING GROUP
 Gaetan Royer
 (778) 355-5399 gaetan@citystate.ca

STRUCTURAL ENGINEER
 SUHOON BAE (JOHN), M.A.Sc., P.Eng.
 (778) 302-8224 sbengineeringca@gmail.com
 info@sbengineering.ca

DRAWING LIST

A01 COVER PAGE
 A02 SITE CONTEXT
 A03 SITE PLAN
 A04 SOUTH ELEVATION
 A05 FIRE EVACUATION
 A06 PERSPECTIVE
 A07 PERSPECTIVE



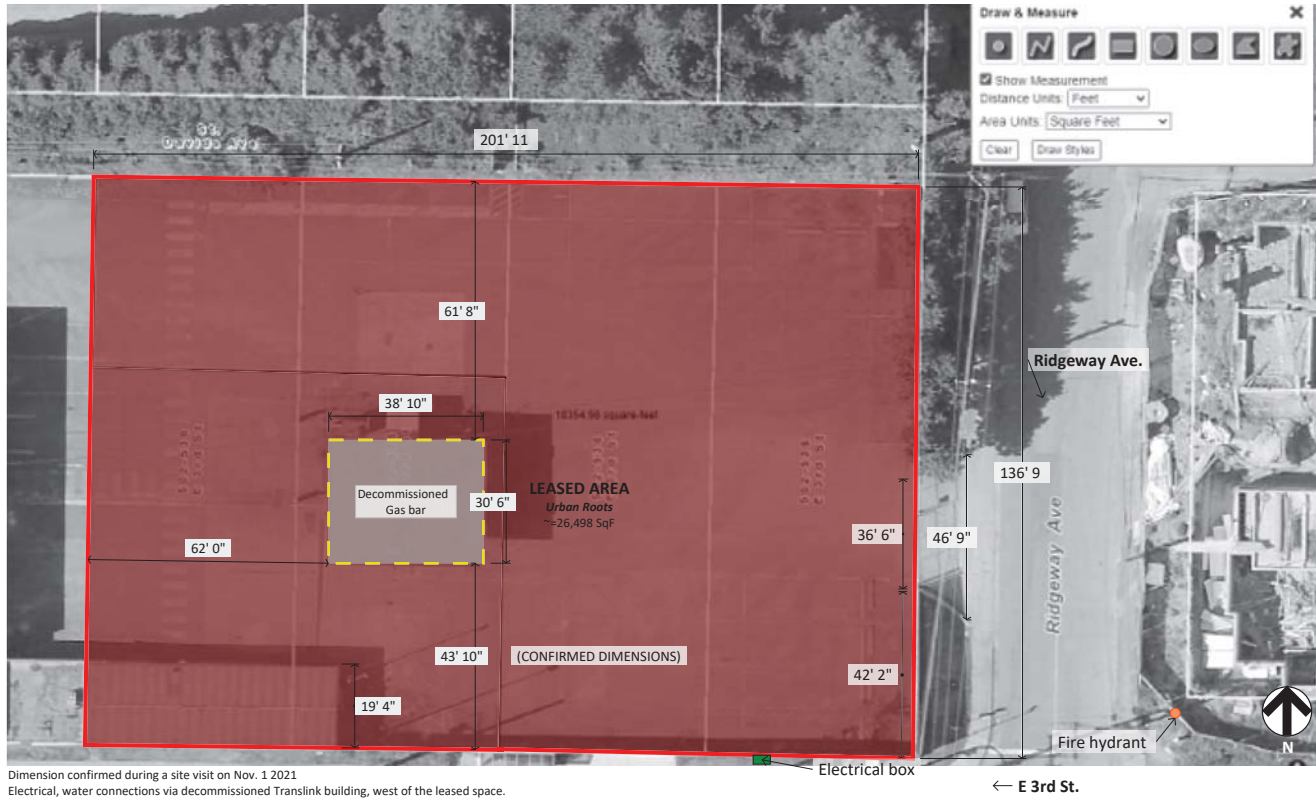
CityState Consulting Group
 2414 St Johns Street, Port Moody, BC, Canada V3H 2B1
 gaetan@citystate.ca

Project: **502-536 E 3th St.**
 Urban Roots

Sheet: A01

Description: **COVER PAGE**

Scale:	Date:	Revised:
	Oct. 2021	Revised:
	Revised: Nov. 2021	Revised:
	Revised: Jan. 2022	Revised:
	Revised:	Revised:
	Revised:	Revised:



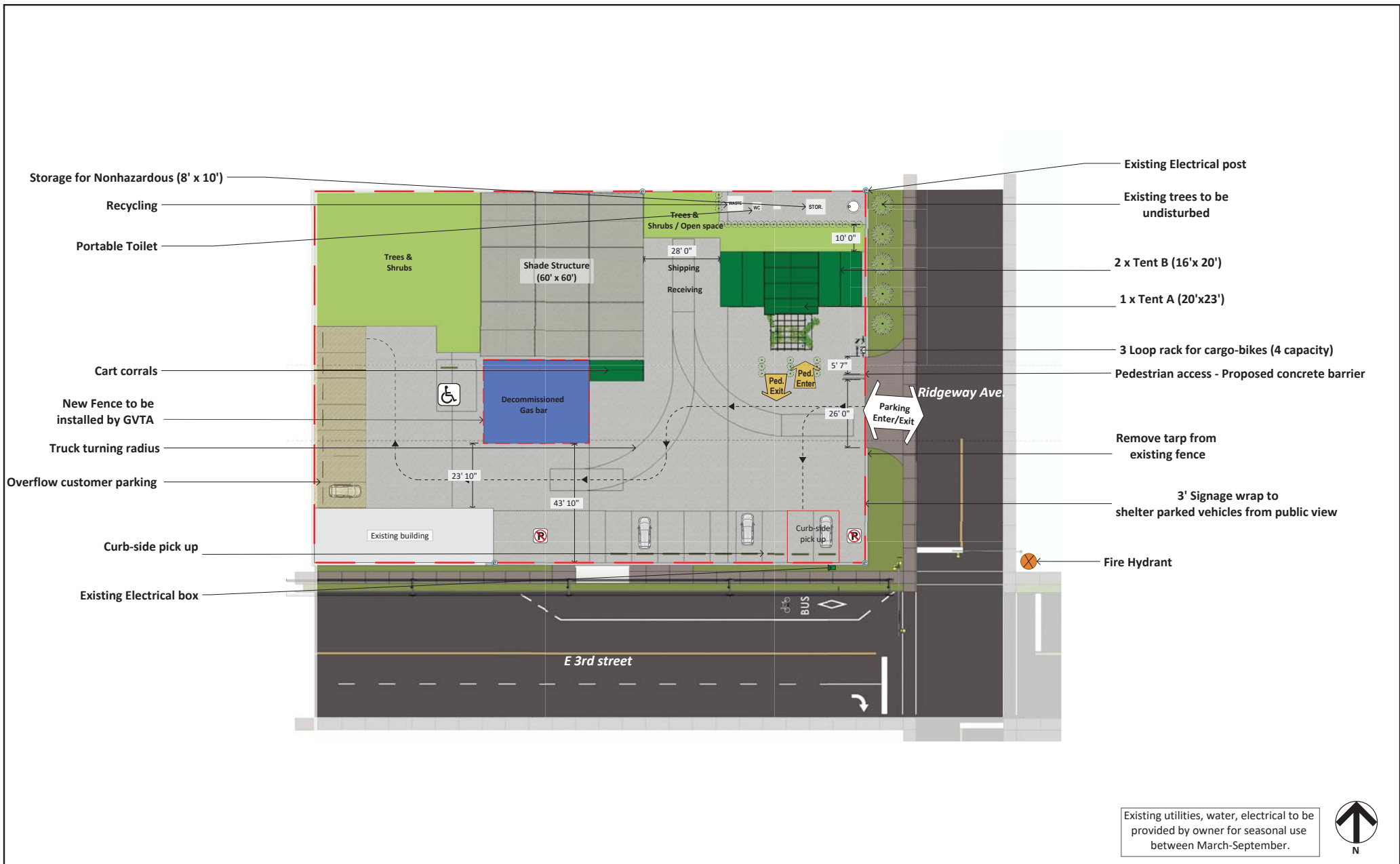
Dimension confirmed during a site visit on Nov. 1 2021
 Electrical, water connections via decommissioned Translink building, west of the leased space.
 In the four corners of site, There are electrical posts which can be connected to electrical utilities.



Site context - Location



Site context - Existing gateway



- Existing Electrical post
- Existing trees to be undisturbed
- 2 x Tent B (16'x 20')
- 1 x Tent A (20'x23')
- 3 Loop rack for cargo-bikes (4 capacity)
- Pedestrian access - Proposed concrete barrier
- Remove tarp from existing fence
- 3' Signage wrap to shelter parked vehicles from public view
- Fire Hydrant

- Storage for Nonhazardous (8' x 10')
- Recycling
- Portable Toilet
- Trees & Shrubs
- Shade Structure (60' x 60')
- Shipping Receiving
- Cart corrals
- New Fence to be installed by GVTA
- Truck turning radius
- Overflow customer parking
- Existing building
- Curb-side pick up
- Existing Electrical box

Existing utilities, water, electrical to be provided by owner for seasonal use between March-September.



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Project: **502-536 E 3th St.**
 Urban Roots

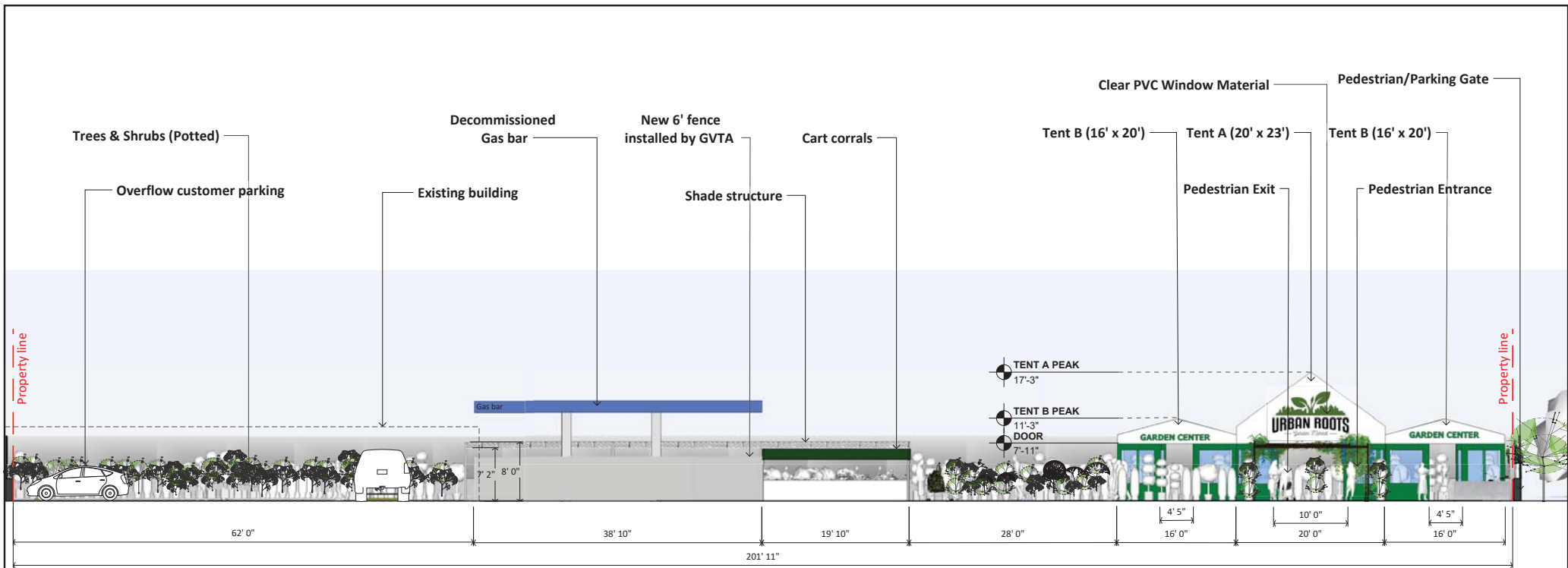
Sheet: **A03**

Description: **SITE PLAN**

Scale: **1" = 175"**

Date: Oct. 2021
 Revised: Nov. 2021
 Revised: Jan. 2022
 Revised:

Revised:
 Revised:
 Revised:
 Revised:



Show Tent Features:

- Versatile designs, easily expandable (16'x20' & 20'x23')
- For fasten posts, truss-post connect details and post anchorage details, refer to attached engineer drawings
- Professionally engineered and certified
- Not designed for snow load. Design wind pressure 0.55 kPa.
- Structure framing fabricated with galvanized steel.
- Vinyl cover is a fire resistant material conforming to NFPA-701 and/or ULC S109.
- Approved by engineer, sealed and stamped - Drawings are available.

Shade Structure Features:

- Expandable, modular (20'x20')
- Easy bolt-less assembly. Fasten columns to the ground with two 12" long spikes.
- Professionally engineered and certified
- Structure framing is designed with galvanized steel construction
- Adaptable for overhead irrigation
- Allows for merchandising hanging baskets
- Mesh cover is fire resistant material conforming to NFPA-701 and/or ULC S109.
- No side walls, minimal anchoring required
- Not designed for snow load. Shade fabric to be removed in Winter season.
- Design hourly wind pressure $q=0.55$ kPa. Not designed with side walls.
- Maximum point load on any truss is 250 LB
- Maximum total load on any truss is 250 LB
- Trusses greater than 11 ft long require lateral bracing to the top chord at mid point





Fire Hydrant

Legend	
Fire Exit	

Spatial Separation and Exposure Protection (3.2.3. Building Code):

- Limiting Distance between tent and adjacent buildings is 23m or more which allows to have 100% Area of Unprotected Opening (BC Code -Table 3.2.3.1. Unprotected Opening Limits for a Building or Fire Compartment that is not Sprinklered Throughout).
- Tents not more than 120 m² in ground area, located on fair grounds or similar open spaces, need not be separated from one another provided this does not create a hazard to the public (BC Building Code - 3.1.6.3. Clearance to Other Structures).

Fire-Resistance Ratings

As per 3.1.7.1. BC Building Code, the rating of a material, assembly of materials or a structural member that is required to have a fire-resistance rating, shall be determined on the basis of the results of tests conducted in conformance with CAN/ULC-S101, "Fire Endurance Tests of Building Construction and Materials."

- Shade structure's mesh cover is fire resistant material conforming to NFPA-701 and/or ULC S109 (required by BC Building Codes).
- Tent's Vinyl cover is a fire resistant material conforming to NFPA-701 and/or ULC S109 (required by BC Building Codes).





Looking North west onto Garden Market from Ridgeway Ave.



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Project: **502-536 E 3th St.**
 Urban Roots

Sheet: **A06**

Description: **PERSPECTIVE**

Scale:	Date: Oct. 2021	Revised:
	Revised: Nov. 2021	Revised:
	Revised: Jan. 2022	Revised:
	Revised:	Revised:



View from parking

SUSTAINABLE DEVELOPMENT GUIDELINES FOR REZONING & DEVELOPMENT PERMIT APPLICATIONS

Staff Use

Case Number _____

CIVIC ADDRESS 502 East 3rd Avenue

APPLICANT NAME CityState Consulting Group

I. INTRODUCTION

These Guidelines have been developed to help applicants prepare a successful Development Application submission. All Development Applications must include a response to the Sustainable Development Guidelines, which will be reviewed by Advisory Bodies, staff and, ultimately, City Council who will give serious consideration to the sustainability achievements of a project.

Applicants must demonstrate how their development will contribute to the current and future needs of the community by highlighting sustainability achievements of an application.

The Guidelines challenge applicants to advance the sustainability objectives of the City, as outlined in the 2014 Official Community Plan (OCP), which guides community development in our city with the following Vision:

In 2031, the City of North Vancouver will be a vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations.

One of the key ways that the community vision will be realized is through property development. Buildings house us, provide employment centres and frame our streets. They remain with us for many decades with significant ongoing impacts, including generating approximately 50% of our community greenhouse gas emissions. Buildings now need to adapt to the impacts of climate change to help the City become resilient to that new reality. Building forms and densities also have significant effects on housing cost and diversity, transportation choices, and the liveability of our community.



Sustainability in the City means balancing the natural, physical (human-made), human, social, cultural and local economic implications of our activities in order to meet the needs of people today without compromising the ability of future generations to meet their own needs.

II. PREPARING THE SUSTAINABLE DEVELOPMENT GUIDELINES

Applicants are required to submit a response to the Guidelines as a key part of their development application package. Projects are not expected to incorporate all measures in the Guidelines.

For information on underlying City goals and objectives, it is recommended that applicants refer to other relevant City policies such as the OCP, Social Plan, Economic Development Strategy, Transportation Plan, Community Energy and Emissions Plan, Food Strategy and Food Action Plan, as well as others.

The Guidelines address the six capacities that comprise the OCP's Sustainable City Framework, including Natural Systems, Physical Structures / Infrastructure, Local Economy, Human Potential, Social Connections, and Cultural Diversity.

1. Natural Systems: The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.



	Y	N	N/A	Please Provide Comments:
LANDSCAPE				
Private Trees Retained or Added in proposal (indicate number of each)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No trees to be removed for temporary use.
Green Roof / Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tent structure incompatible with green roofing/walls.
Majority Native Species Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No permanent landscaping to take place on site.
Habitat Restoration (butterfly, bird-friendly, naturalized areas)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No applicable natural areas on site.
Community Gardens*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plants kept onsite; no publicly workable gardens.
50% or More Edible Landscaping for Common Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No permanent landscaping to take place on site.
Water Efficient Irrigation System (drip hose, low-flow nozzles)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plant inventory to be watered by hand.
Rainwater Collection (rain barrel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water to be supplied by owner.
Reuse of Wastewater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimal to no wastewater due to efficient watering practices.
HARDSCAPE				
Permeable Paving for Hardscape	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No changes to onsite paving.
40%+ Open Site Space (see Zoning Bylaw definition)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structures occupy <18% of site area.
Other Sustainability Achievements:				

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

2. Physical Structures/Infrastructure: The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.



	Y	N	N/A	Please Provide Comments:
HIGH PERFORMANCE CONSTRUCTION				
Durable Building (modular / deconstructable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tents disassembled at end of season and reused.
Building Reuse / Recycled Content / Use of Repurposed Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tents disassembled at end of season and reused.
Majority Use of Environmentally Friendly Materials (non-toxic, wood)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tent structures consist of galvanized steel, vinyl and mesh coverings.
Certified by a Third Party Green Building Rating System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
ENERGY EFFICIENCY AND HEALTHY BUILDINGS				
<u>Energy Performance (per building type)</u> Part 3 Commercial (Step 2 min.) Part 3 Residential (Step 3 min.) Part 9 Commercial (BCBC min.) Part 9 Residential (Step 3 min.) Part 9 Residential < 1,200 ft ² (Step 1 min.)	Min. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Exceeding <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	(if so, specify Step) N/A - outdoor tent structures.	
Superior Insulation (thick wall exclusion in Zoning Bylaw sought for insulation above BC Building Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Airtightness (1.5+ blower door test and appropriate ventilation strategy)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Heat Recovery Ventilator (75% or better recovery)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
LED Lighting (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimal lighting - all to be LED.
Energy-Star Appliances (whole building)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Renewable Energy Fixtures Installed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Water Efficient Fixtures (whole building)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - outdoor tent structures.
Greywater Reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water cistern to be re-filled by supplier.

	Y	N	N/A	Please Provide Comments:
TRANSPORTATION				
End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Four onsite short-term bicycle stalls.
Car-Share Program	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Electric Vehicle Readiness: A minimum of 20% of all commercial parking spaces include an energized outlet capable of providing Level 2 or higher charging level for an electric vehicle	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Out of scope for temporary commercial use.
Electric Vehicle Readiness: A minimum of 20% of all residential visitor parking spaces include an energized outlet capable of providing Level 2 or higher charging level for an electric vehicle	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Other Sustainability Achievements:				

3. Local Economy: The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.



	Y	N	N/A	Please Provide Comments:
Net New Jobs Generated (long term, full time)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approximately 6-7 FT jobs created.
Commercial floor space (net increase, indicate area)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tent space is 1,100 ft ² .
Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frontage exceeds 20ft.
Non-Market / Lower-End of Market Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Use of vacant site allows business to secure lower-end-of-market leases.
Commercial Relocation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Other Sustainability Achievements:				

4. Human Potential: The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.



	Y	N	N/A	Please provide comments:
Market Rental Housing (net increase, indicate number of units)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Non-Market / Lower-End of Market Rental Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
10%+ Three+ Bedroom Units (in multi-unit residential buildings)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Micro-units ~37.16m ² (~400 ft ²)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Childcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Community Space for Food Preparation, Storage and Processing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Green Building Educational / Interpretive Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Primary and Secondary Stair Design*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Outdoor Circulation*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Storage space for residents in units and storage rooms (multi-unit residential buildings)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential use.
Other Sustainability Achievements:				

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

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



	Y	N	N/A	Please provide comments:
Design Features for People with Disabilities (beyond Zoning Bylaw requirement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Paved, flat site accommodates wheelchair accessibility.
Communal Cooking Amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Indoor Amenity*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Outdoor Recreation*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Amenities for Senior Users	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable for temporary commercial use.
Crime Prevention Through Environmental Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fencing and hedging provides privacy from adjacent streets.
Other Sustainability Achievements				

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

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



	Y	N	N/A	Please provide comments:
Formal and Informal Gathering Spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No gathering spaces provided.
Retention of Heritage Building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No heritage building on site.
Public Art Reflecting Local Culture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No public art provision.
Streetscape Improvements (benches, planters, lighting)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees, shrubs, and flowers visible from sidewalk enhance streetscape.
Other Sustainability Achievements:				

III. SUMMARY

The Sustainable Development Guidelines are important in both shaping and processing development applications. Applicants are advised to consider these issues at the outset of a project and to contact planning staff for more information on sustainable design strategies.





THE CORPORATION OF THE CITY OF NORTH VANCOUVER

TEMPORARY USE PERMIT

Permit No. PLN2021-00025

File: 08-3400-20-0070/1

Issued to owner(s): **GREATER VANCOUVER TRANSPORTATION AUTHORITY**

Respecting the lands located at **502-536 East 3rd Street**, North Vancouver, BC, legally described as:

LOT 13 BLOCK 21 DL 273 PLAN 1063 PID: 014-869-021

LOT 14 BLOCK 21 DL 273 PLAN 1063 PID: 014-869-055

LOT 15 BLOCK 21 DL 273 PLAN 1063 PID: 014-869-063

LOT 16 BLOCK 21 DL 273 PLAN 1063 PID: 014-869-098

(the “Lands”)

List of Attachments:

Schedule “A”: List of Plans

Authority to Issue:

1. This Temporarily Use Permit is issued pursuant to Section 493 of the *Local Government Act*.

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” M-1 zone are hereby varied as follows:
 - A. This permit temporarily allows the Lands to be used for the purposes described below:
 - i. To permit Urban Roots Garden Market to occupy a maximum of 4,700 square feet of gross floor area as a retail garden centre.

Special Terms and Conditions of Use:

3. Development upon or use of the lands shall conform to the following specifications:
- A. This permit is subject to the following conditions, completed to the satisfaction of Director of Planning and Development:
 - i. No excavation is permitted associated with the retail garden centre use.
 - ii. Decommissioned gas bar on the site shall be appropriately enclosed to restrict public access.
 - iii. A Business License shall be obtained prior to operation of the proposed retail garden centre at this location.
4. This Permit is issued subject to an undertaking given by the applicant:

No: X

Yes, attached hereto and forming part of this Permit: not applicable

5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. There is deposited with the City, security in the form of:
- A. an Irrevocable Letter of Credit in the amount of \$not applicable
 - B. a certified cheque in the amount of \$not applicable
- Total \$not applicable

Default under the Permit shall be deemed to have occurred should any of the conditions of the permit not be met.

In the event of default, the Permittee shall forfeit security to the City in the amount equal to the City in the amount equal to the costs incurred by the City, including administrative and legal costs, in performing the conditions required under Subsections III (1) and (2) hereof, or in carrying out the demolition, removal or restoration as required by the undertaking attached hereto, or both.

General Terms and Conditions:

6. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.

7. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.
8. This Permit expires: three years from date of issuance.
9. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
10. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
11. Nothing in this Permit shall in any way relieve the Land Owner/Business Owners obligation to comply with regulations for construction of structures or provision of on-site services pursuant to the Health Act, the Fire Services Act, the Electrical Energy Inspection Act, and any other provincial statutes.

Authorized by Council: _____
 Year / Month / Day

Expiry Date: _____
 Year / Month / Day

 Linda C. Buchanan, Mayor

 Karla D. Graham, Corporate Officer

Date Signed: _____
 Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Temporary Use Permit No. PLN2021-00025.

Notice filed the _____ day of _____, 20_____.


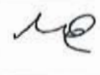

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 502-536 East 3rd Street

Author	Sheet Name	Sheet No.	Date Received	CityDocs File Number
CityState	502-536 E 3th St. Urban Roots	n/a	Jan. 14, 2022	2135832

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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: Yan Zeng, Manager, Development Planning

Subject: REZONING APPLICATION: 133 EAST 4TH STREET – AMEND THIRD
READING

Date: January 12, 2022 File No: 08-3400-20-0035/1

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

RECOMMENDATION

PURSUANT to the report of the Manager, Development Planning, dated January 12, 2022, entitled “Rezoning Application: 133 East 4th Street – Amend Third Reading”:

THAT third reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership/Integra Architecture Inc., 133 East 4th Street, CD-734) be rescinded;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership/Integra Architecture Inc., 133 East 4th Street, CD-734) be amended as follows:

- By removing the wording under Section 3.B(12) and replacing it with the following:
“Section 507(5)(h) Child Care Use is varied to allow a maximum of 24 children in care at any one time.”; and
- By adding the following wording after section 12:
“(13) Part 2 Interpretation; under the definition of “Gross Floor Area (19)”, subsections (a) and (b) be waived”;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership/Integra Architecture Inc., 133 East 4th Street, CD-734) be given third reading, as amended.

ATTACHMENTS

1. Tracked Changes version of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (CityDocs [2057560-v3](#))
2. Final version of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (CityDocs [2057560-v4](#))

BACKGROUND

On July 12, 2021, Council approved the subject rezoning after public hearing, with the following condition of the approval:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be amended by removing the wording for Section 3.B(12) and replacing it with the following:

“Section 507(5)(h) Child Care Use is varied to allow a maximum of 24 children in care at any one time.”;

AND THAT the Bylaw be given third reading, as amended.

DISCUSSION

Since July 2021, a minor omission in the bylaw was identified – a gross floor area exemption for the childcare space proposed in the cellar was intended to be included as part of the bylaw.

Under Part 2 Interpretation of the Zoning Bylaw, cellar space is generally exempt from the calculation of gross floor area. In allowing such exemption, the Zoning Bylaw puts limitation on the amount of the cellar space that can be exempt. The subject rezoning is proposing to vary that limitation in order to allow the entire childcare facility, which is to be located in the cellar, to be exempt from gross floor area calculation. Staff support this variance as it is necessary to allow the proposed facility configuration.

Under the *Local Government Act*, minor changes can be incorporated after a bylaw receives third reading, and Council may alter and then adopt an altered bylaw without further notice or hearing, as long as the alteration does not change the use, increase the density or decrease the density without the owner's consent. The proposed changes do not make any such prohibited alterations.

It is important to state that this amendment has no connection with the capacity of the childcare facility. Council's direction to reduce the facility capacity to 24 was already included in the third reading of the bylaw that was passed on July 12, 2021.

However, because of the rescission of that third reading, to be abundantly clear, staff have included Council's direction of reducing facility capacity to 24 in the recommendation section, along with the amendment regarding the cellar space, as discussed in this report.

In summary, staff are bringing the amended bylaw (Attachment 1) forward for Council's consideration, with the staff recommendation that Council rescind third reading of the version of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837", as approved at the Regular meeting of July 12, 2021, that the bylaw be amended, and that Council give a third reading to the bylaw, as amended.

RESPECTFULLY SUBMITTED:



Yan Zeng
Manager, Development Planning

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8837

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. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)**.
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-734 (Comprehensive Development 734 Zone):

Lots	Block	D.L.	Plan	
10	132	274	878	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation “CD-733 Comprehensive Development 733 Zone”:

“CD-734 Comprehensive Development 734 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-733 Comprehensive Development 733 Zone”:

“CD-734 Comprehensive Development 734 Zone”

In the CD-734 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) One Principal Building shall be permitted on one Lot;
- (2) The permitted Principal Uses on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use:
 - i. Accessory Off-Street Parking Use;
 - ii. Accessory Home Office Use;
 - (b) Child Care Use, subject to Section 507(5) of this Bylaw:
 - i. Accessory Off-Street Parking Use;

- (3) Gross Floor Area:
- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the lot area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;
 - (b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the “Base Density” to the “Total Density” as follows:

BASE DENSITY			
OCP Schedule 'A'		1.60 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
100% Rental Housing	Secured rental apartment building, of which 3 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		2.60 FSR	

To a maximum of 2.60 FSR;

- (4) The Lot Coverage of the Principal Building shall not exceed a maximum of 51 percent;
- (5) Height:
 - (a) The Principal Building shall not exceed a Height of six storeys and 18.64 metres (61.17 feet) as measured from the average Building Grade at the North property line along East 4th Street;
- (6) The minimum required Principal Building setback, measured to each building face, shall be limited to:
 - (a) 3.05 meters (10 feet) from the Front Property Line (East 4th Street);
 - (b) 5.10 meters (16.75 feet) from the rear Lot Line;
 - (c) 2.74 meters (9.0 feet) from the west Interior Lot Line;
 - (d) 1.52 meters (5.0 feet) from the east Interior Lot Line;
- (7) Section 908 Minimum Provision of Parking Spaces shall be varied to waive the minimum parking requirement for off-street resident and visitor parking;
- (8) Section 510(3) Building Width and Length shall not apply;
- (9) Section 506(c) Minimum Lot Area shall be waived;

(10) Section 906(4)(d) Parking Space access directly from Lane shall not apply;

(11) Section 906(4)(d) Parking Space access directly from Lane shall not apply;

(12) Section 507(5)(h) Child Care Use is varied to allow a maximum of 24 children in care at any one time;

(13) Part 2 Interpretation; under the definition of "Gross Floor Area (19)", subsections (a) and (b) be waived in their entirety.

READ a first time on the 21st day of June, 2021.

READ a second time on the 21st day of June, 2021.

READ a third time, as amended, on the 12th day of July, 2021.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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Lots	Block	D.L.	Plan	
10	132	274	878	from RM-1

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“CD-734 Comprehensive Development 734 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-733 Comprehensive Development 733 Zone”:
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- (1) One Principal Building shall be permitted on one Lot;
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 - (a) Rental Apartment Residential Use:
 - i. Accessory Off-Street Parking Use;
 - ii. Accessory Home Office Use;
 - (b) Child Care Use, subject to Section 507(5) of this Bylaw:
 - i. Accessory Off-Street Parking Use;

- (3) Gross Floor Area:
- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the lot area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;
 - (b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the “Base Density” to the “Total Density” as follows:

BASE DENSITY			
OCP Schedule 'A'		1.60 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
100% Rental Housing	Secured rental apartment building, of which 3 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		2.60 FSR	

To a maximum of 2.60 FSR;

- (4) The Lot Coverage of the Principal Building shall not exceed a maximum of 51 percent;
- (5) Height:
 - (a) The Principal Building shall not exceed a Height of six storeys and 18.64 metres (61.17 feet) as measured from the average Building Grade at the North property line along East 4th Street;
- (6) The minimum required Principal Building setback, measured to each building face, shall be limited to:
 - (a) 3.05 meters (10 feet) from the Front Property Line (East 4th Street);
 - (b) 5.10 meters (16.75 feet) from the rear Lot Line;
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- (13) Part 2 Interpretation; under the definition of “Gross Floor Area (19)”, subsections (a) and (b) be waived in their entirety.

READ a first time on the 21st day of June, 2021.

READ a second time on the 21st day of June, 2021.

READ a third time on the 12th day of July, 2021.

RESCINDED third reading on <> day of <>, 2022.

READ a third time, as amended, on the <> day of <>, 2022.

ADOPTED on the <> day of <>, 2022.

MAYOR

CORPORATE OFFICER

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Paul Duffy, Manager, Bylaw Services

Subject: 542 WEST 14th STREET – REMEDIAL ACTION ORDER (SITE CLEAN-UP)

Date: January 19, 2022 File No: 09-3900-01-0001/2022

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

RECOMMENDATION

PURSUANT to the report of the Manager, Bylaw Services, dated January 19th, 2022, entitled “542 West 14th Street – Remedial Action Order (Site Clean-up)” and whereas Division 12 of Part 3 of the Community Charter authorizes Council to impose a remedial action requirement on the owner of a building or other structure, and any matter or thing that is in or about any such building or structure, including a requirement to remove the matter or thing or otherwise deal with it in accordance with the directions of council or a person authorized by council, where such things are a nuisance or so dilapidated or unclean as to be offensive to the community:

THAT Council, after considering the above-referenced report and viewing the attached photographs of the property having a civic address of 542 West 14th Street, North Vancouver, legally described as: Lot E, Block 45, District Lot 271, Plan 21017; PID: 005-286-484 (the “Property”) and the residence on the Property the “Structure”):

- i. DECLARES, pursuant to the authority provided in Section 74 of the Community Charter, that the exterior of the Property surrounding the Structure is filled with an excessive quantity of debris including but not limited to; scrap wood, metal, tools, paint cans, cardboard boxes, woven bags, small kitchen appliances, bookcase, furniture, canoe, kayak

referenced in the photographs of attachment #1 (the “Debris”) are a nuisance and are so unclean as to be offensive to the community; and

- ii. IMPOSES, pursuant to the authority provided in Section 72 of the Community Charter, the following remedial action requirements (the “Remedial Action Order”) to be completed by the registered owner in fee simple of the Property (the “Owner”) at their sole cost within 45 days, commencing on the date that notice of this Remedial Action Order is sent to the Owner:
 - Removing all the objects, materials and debris including but not limited to; scrap wood, metal, tools, paint cans, cardboard boxes, woven bags, small kitchen appliances, bookcase, furniture, canoe, kayak as set out in the photographs of attachment #1 (the “Debris”) from the exterior portions of the Property and either storing such Debris off-site or disposing of such Debris at the owners’ sole cost at appropriate facilities.

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

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

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

ATTACHMENTS

1. Photos of the Property taken on October 23rd, 2021 indicating the debris and the items to be removed. (CityDocs [#2108233](#))
2. Community Charter Division 12 Section 72-80 (CityDocs [#1921868](#))

SUMMARY

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

BACKGROUND

The Property has been the subject of two untidy and unsightly property complaints investigated under the City's Nuisance Abatement Bylaw, 1986, No. 5659. The first complaint came in 2006 where there was a report of a large amount of materials in front of the carport and a derelict vehicle on the Property. It took approximately six months to resolve that complaint. In June of 2019, Bylaw Services received a second complaint which alleged that the Owners for the past 20 years have been accumulating materials both inside the residence and outside the Property. Bylaw Services has been working with the Owners for the past two years attempting to bring the Property back into compliance.

PREVIOUS ENFORCEMENT

Since the second complaint was received by Bylaw Services in June of 2019, the City has been removing barriers and engaging services and family to support the clean-up on the Property, however it has resulted in limited success. Some examples of the enforcement action taken by Bylaw Services include:

- Issuing four tickets under the Nuisance Abatement Bylaw that have yet to be paid;
- On March 11th and March 12th, 2020, a third-party clean-up was conducted on the Property over a two day period under the authority of the Nuisance Abatement Bylaw. At the end of the second day, the Owner refused to allow any more items to be removed from the Property. Although there was an improvement, the Property remained untidy and unsightly with an accumulation of items in the carport and the rear of the Property. The cost of this two day clean up was \$12,547.99 which was paid by the City as the Owner ignored the invoice. The costs will be or have been added to the Owner's property tax. Shortly after this third-party clean-up, the pandemic was declared and due the age of the Owner, other than documenting the property accumulating more items, no additional actions were taken; and
- On July 17th, 2021, a second third-party clean up was undertaken at the Property as over the past 16 months, there were additional items added that contributed to the untidiness and unsightliness of the Property. At the end of the first day of the clean-up, the Owner refused to co-operate further. The Property remains in an untidy and unsightly state. The cost of the second clean up was \$1,327.83 which has yet to be paid and will be added to the Owner's property taxes.

Up until now, the City has been utilizing the Nuisance Abatement Bylaw to address this Property. Given that the costs for the continuous cleanups are becoming significant, and the Owner has refused to allow the full cleanup of the Property to occur under the Bylaw's Order to Comply process, moving to the Remedial Action Order process at this time is the next enforcement option to bring this property back into compliance.

DISCUSSION ON CURRENT STATE OF THE PROPERTY

Under the Community Charter, the City can exercise some powers in regard to hazardous or nuisance properties. Specifically, Section 74 of the Community Charter provides that Council may declare that matters or things in or about buildings, structures or erections of any kind are a nuisance, or so dilapidated and unclean that they are offensive to the community. Council has latitude with regard to determining what matters or things in relation to a property constitute a nuisance or are offensive to the community and Council should exercise a standard of reasonableness in assessing whether matters or things are a nuisance or are offensive.

In the present case, as evidenced by the photographs set out in Attachment #1, it is staff's view that the Debris located on the Property is so unclean to the extent that it is offensive to the community, especially when considered in the context of the surrounding neighborhood which is an area of well-maintained single-family residences. As such, staff recommend that Council make the declaration set out in the Recommendation to declare the Debris on the Property as a nuisance.

Section 72 of the Community Charter provides that Council may impose remedial action requirements on property owners, lessees or occupiers of land in relation to, among other things, matters or things referred to in Section 74. Such actions may include requirements for a person to remove or demolish a matter or thing or bring it up to a standard set out in a Bylaw. Council must require that such requirements be carried out within a specified time period of not less than 30 days from the date that notice of the requirements is provided to the Owner. Given the history of the Property and the inability of the Owner to carry out remedial work in a thorough and timely manner, City staff are of the opinion that a Remedial Action Order is necessary to ensure that the remedial work is actually completed. As such, staff recommend that Council impose the remedial action requirements set out in the Recommendation.

REQUIREMENTS FOR NOTICE AND RECONSIDERATION

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

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

FINANCIAL IMPLICATIONS

A preliminary estimate of costs to carry out the requirements of the Remedial Action Order is between \$10,000 and \$15,000 based on the current state of the Property. If

the Owner defaults on carrying out the Remedial Action Order, then pursuant to the Recommendation, the City may act to complete the remedial action requirements and the costs can be charged back to the Owner under Section 17 of the Community Charter. Any costs associated with the Debris clean-up that remain unpaid as of December 31, 2022 may be added to the taxes for the Property itself. Actions may also be taken to recover costs pursuant to Sections 80, 258 and 259 of the Community Charter.

INTER-DEPARTMENTAL IMPLICATIONS

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

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

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

RESPECTFULLY SUBMITTED:



Paul Duffy
Manager, Bylaw Services

542 West 14th Street

Photos taken on October 23, 2021

Bylaw Enforcement Officer Taylor

Front of the Property looking north from West 14th Street



Items to be removed:

Tall grass and weeds

Leaves

Trim overgrown greenery

And other miscellaneous items

Driveway leading to carport at the front of the Property



Items to be removed:

Leaves

Table and contents

Patio umbrella

Extension cord

Shovel

And other miscellaneous items

Carport looking eastward



Items to be removed:

Remove all items from the carport including but not limited to;

Leaves

Woven bags

Cardboard boxes

Plastic bags and containers

Paint cans

Scrap wood and metal

Tools

And other miscellaneous items

Carport leading to the front door of the main dwelling



Items to be removed:

Plastic bags and containers

Cardboard boxes

Bookcase

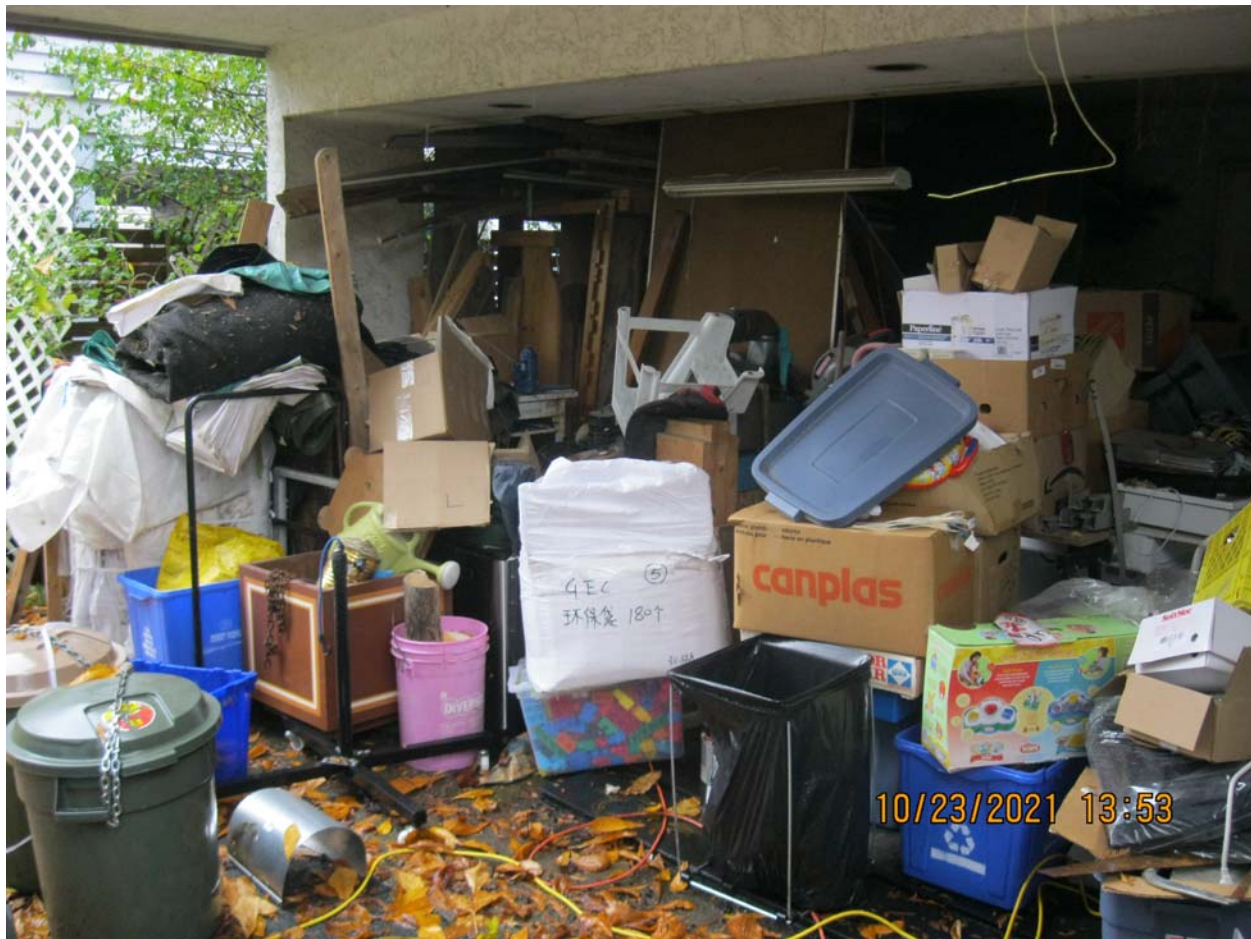
Table

Small kitchen appliances

Extension cords

And other miscellaneous items

Carport looking westward



Items to be removed:

Plastic bags and containers

Cardboard boxes

Bookcase

Table

Small kitchen appliances

Extension cords

And other miscellaneous items

View from the front door looking to the West 14th Street



Items to be removed:

Metal cart

Bookcase

Cardboard boxes

Plastic bags and containers

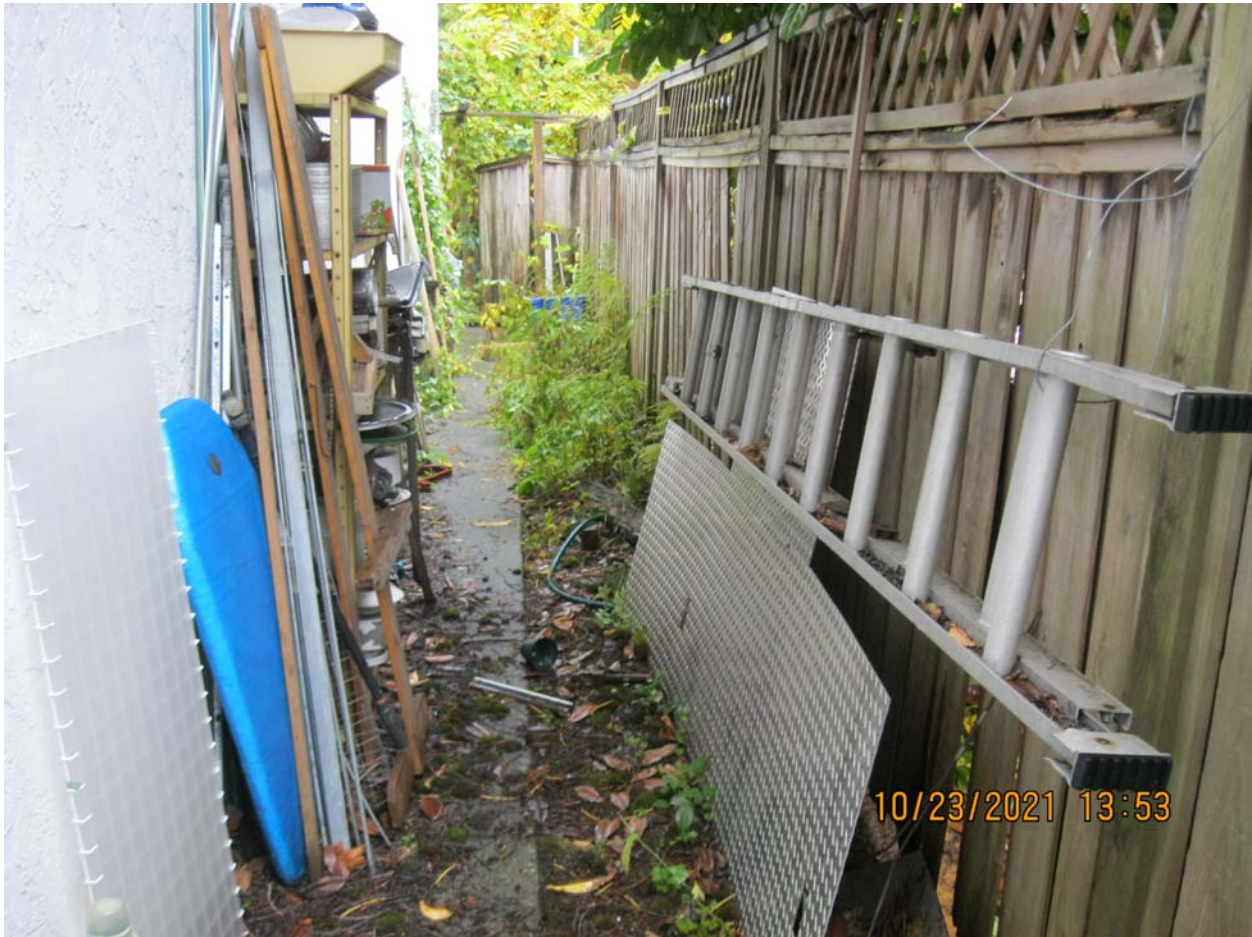
Pictures

Tables

Kitchen appliances

And other miscellaneous items

East side of Property looking north



Items to be removed:

Ladder

Sheet of metal

Leaves

Scrap wood, metal and plastic

And other miscellaneous items

West side of the Property in the rear yard



Items to be removed:

Roller

Scaffolding

Lamp standard

Tall grass and weeds

Metal grate

Sheets of plastic

Repair or remove the fence along the west side of the property

And other miscellaneous items

Rear yard, west side, looking south



Items to be removed:

Sun shade

Tools

Plastic containers

Safety helmets

Scrap metal

Plastic tubing

Tall grass and weeds

Ivy

Boat

And other miscellaneous items

Rear yard looking south



Items to be removed:

Canoe

Kayak

Sun shade

Plastic sheets

Metal frame

Plastic containers

Wheel barrow

Brambles

Tall grass and weeds

And other miscellaneous items

Rear yard, west side, looking west



Items to be removed:

Stainless steel kitchen table

Flower pots

Wire mesh

Brambles

Repair or replace the fence on the west side of the property

And other miscellaneous items

Rear yard looking north (white structure is a shed)



Items to be removed:

Scrap wood

Scrap metal

Extension cords

Tools

Tall grass and weeds

And other miscellaneous items

Division 12 — Remedial Action Requirements

Council may impose remedial action requirements

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

Hazardous conditions

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

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

Declared nuisances

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

Harm to drainage or dike

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

Time limit for compliance

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

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

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

Notice to affected persons

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

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

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

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

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

(3) A notice under this section must advise

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

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

Person affected may request reconsideration by council

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

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

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

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

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

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

Shorter time limits in urgent circumstances

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

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

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

Recovery of municipal costs through sale of property

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

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

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

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

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

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