



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 27, 2023 AT 6:00 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, March 27, 2023

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, March 6, 2023

PUBLIC INPUT PERIOD

CONSENT AGENDA

Item *3 is listed in the Consent Agenda for consideration.

BYLAW – ADOPTION

- *3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8952”
(Land Use Contract Legacy Regulations and New RG-2A Zone)

PRESENTATION

2023-2027 Financial Planning Update – Chief Financial Officer

REPORTS

4. 2023-2027 Financial Planning Update
5. 2023 Early Appropriations #2
6. Zoning Bylaw Amendment for 880 West 15th Street (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture)

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICE 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, March 27, 2023

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, March 6, 2023

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.

Speakers during the Public Input Period are permitted to join the meeting electronically via Webex or in person in the Council Chamber.

There are 2 ways to sign up to speak during the Public Input Period:

- 1) Speakers participating electronically must pre-register by 12:00 noon on the day of the Council meeting by completing the online form at cnv.org/PublicInputPeriod, or by phoning 604-990-4230 to provide contact information. Pre-registrants will receive instructions via email or phone on the afternoon of the Council meeting, including a request to connect to the meeting 15-30 minutes before the meeting start time.
- 2) Speakers participating in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:55 pm on the day of the Council meeting. No late speakers will be added to the list.

If a speaker has written material to accompany their comments, the material must be sent to the Corporate Officer at clerks@cnv.org no later than 12:00 noon on the day of the Council meeting.

The Public Input Period offers an opportunity to express comments only; Council is there to listen and questions will not be responded to. 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 listed in section 12.25(2).

Speakers are not to address matters from a concluded Public Hearing or Public Meeting. When a Public Hearing / Meeting is scheduled on the same evening’s agenda, speakers are asked to only provide input when that item comes forward for discussion on the agenda in order for the comments to be considered and form part of the official record.

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

Item *3 is listed in the Consent Agenda for consideration.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAW – ADOPTION

- *3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8952”
(Land Use Contract Legacy Regulations and New RG-2A Zone)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8952”
(Land Use Contract Legacy Regulations and New RG-2A Zone) be adopted,
signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

PRESENTATION

2023-2027 Financial Planning Update – Chief Financial Officer

REPORTS

4. 2023-2027 Financial Planning Update – File: 05-1700-01-0001/2023

Report: Chief Financial Officer, March 15, 2023

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated March 15, 2023,
entitled “2023-2027 Financial Planning Update”:

THAT the following budgets and plans be endorsed:

- 2023-2027 Draft Financial Plan;
- 2023 Draft Operating Budget;
- 2023-2027 Draft Capital Plan;
- 2023 Draft Shipyards Budget;
- 2023 Draft Cemetery Budget;

AND THAT staff bring forward a Financial Plan Bylaw (2023 to 2027) that reflects
an overall tax rate increase of 5.24%.

REPORTS – Continued

5. 2023 Early Appropriations #2 – File: 05-1705-30-0019/2023

Report: Chief Financial Officer, March 15, 2023

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated March 15, 2023, entitled “2023 Early Appropriations #2”:

THAT (Funding Appropriation #2303) an amount of \$2,401,622 be appropriated from the General Capital Reserve for the purpose of funding the 2023-2027 Capital Plan;

THAT (Funding Appropriation #2304) an amount of \$50,000 be appropriated from the Sustainable Transportation Reserve for the purpose of funding the 2023-2027 Capital Plan;

THAT (Funding Appropriation #2305) an amount of \$250,000 be appropriated from the Fire Equipment Replacement Reserve for the purpose of funding the 2023-2027 Capital Plan;

AND THAT should any of the amounts remain unexpended as at December 31, 2026, the unexpended balances shall be returned to the credit of the respective fund.

6. Zoning Bylaw Amendment for 880 West 15th Street (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture) – File: 05-1705-30-0019/2023

Report: Planner 2, March 15, 2023

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated March 15, 2023, entitled “Zoning Bylaw Amendment for 880 West 15th Street (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture)”:

THAT the application submitted by Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, to rezone the property located at 880 West 15th Street from a CS-1 Zone to a Comprehensive Development Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*,

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

AND 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.

PUBLIC CLARIFICATION PERIOD

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICE OF MOTION

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(2)(b) [negotiations with other level of government].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 6, 2023

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
J. Peters, Acting Deputy Corporate Officer
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
L. Sawrenko, Chief Financial Officer
D. Van Heerden, Manager, Financial Planning
H. Granger, City Solicitor
J. Draper, Acting Director, Planning and Development
M. Friesen, Manager, Environmental Sustainability
L. Lensink, Planner, Environmental Sustainability
K. Magnusson, Director, Engineering, Parks and Environment
L. Gillies, Deputy Director, Project Management and Delivery, LEC
L. Orr, Acting Director, Community and Partner Engagement
C. Stevens, Manager, Strategic Initiatives
B. Lightfoot, Manager, Real Estate
C. Bulman, Committee and Records Clerk

The meeting was called to order at 6:00 pm.

Mayor Buchanan declared a moment of silence in memory of a young cyclist who was fatally injured in an accident on the morning of March 6, 2023 at 23rd Street and Lonsdale Avenue.

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Girard

1. Regular Council Meeting Agenda, March 6, 2023

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor Shahriari

2. Regular Council Meeting Minutes, February 27, 2023

CARRIED UNANIMOUSLY

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

International Women’s Day – March 8, 2023

Nowruz – March 20, 2023

World Down Syndrome Day – March 21, 2023

PUBLIC INPUT PERIOD

- Mahvash Kabolizadeh, 804 West 19th Street, North Vancouver, spoke regarding the proximity of the 2nd floor balcony at 808 West 19th Street.

CONSENT AGENDA

Moved by Councillor Bell, seconded by Councillor Valente

THAT Item 3 be removed from the Consent Agenda.

CARRIED UNANIMOUSLY

CORRESPONDENCE

3. Board in Brief, Metro Vancouver Regional District, February 24, 2023
– File: 01-0400-60-0006/2023

Re: Metro Vancouver – Board in Brief

Moved by Councillor Bell, seconded by Councillor Girard

THAT the correspondence from Metro Vancouver, dated February 24, 2023, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

CARRIED UNANIMOUSLY

REPORTS

4. Homes that Meet Today’s Climate Context Notice of Motion Update – Research Project with Vancouver Coastal Health and Metro Vancouver
– File: 11-5280-14-0001/2023

Report: Planner 2, Environmental Sustainability, February 22, 2023

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, Environmental Sustainability, dated February 22, 2023, entitled “Homes that Meet Today’s Climate Context Notice of Motion Update – Research Project with Vancouver Coastal Health and Metro Vancouver”:

Continued...

REPORTS – Continued

4. Homes that Meet Today’s Climate Context Notice of Motion Update – Research Project with Vancouver Coastal Health and Metro Vancouver
– File: 11-5280-14-0001/2023 – Continued

THAT the City enter into a contribution agreement with Vancouver Coastal Health and Metro Vancouver Regional District to undertake a project to identify policies and programs that have strong potential to reduce heat-related and/or wildfire smoke-related mortality and morbidity in existing residential buildings;

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

CARRIED UNANIMOUSLY

5. Authorization for Staff to Negotiate Statutory Rights of Way for City Benefit and Public Utilities for the North Shore Neighbourhood House Lands
– File: 02-0800-30-0031/1

Report: Manager, Real Estate, February 16, 2023

Moved by Councillor Shahriari, seconded by Councillor Valente

PURSUANT to the report of the Manager, Real Estate, dated February 16, 2023, entitled “Authorization for Staff to Negotiate Statutory Rights of Way for City Benefit and Public Utilities for the North Shore Neighbourhood House Lands”:

THAT staff be authorized to negotiate any required statutory rights of way and related legal agreements to secure the delivery and provision of services for the City or from various public utilities necessary for the properties within the North Shore Neighbourhood House Lands, which includes 207-225 East 2nd Street and 200-236 East 1st Street (the “NSNH Lands”), and allow such agreements to be registered on the NSNH Lands as required;

THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment) be considered;

THAT staff be directed to initiate an Alternative Approval Process regarding “Parks Dedication Bylaw, 1972, No. 4932, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment);

THAT any required notices be published in accordance with Sections 26, 40, 86 and 94 of the *Community Charter*;

AND THAT the Mayor and Corporate Officer be authorized to execute utility statutory rights of way and related agreements over the NSNH Lands.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

6. “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment)

Moved by Councillor Shahriari, seconded by Councillor Valente

THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Shahriari, seconded by Councillor Valente

THAT “Parks Dedication Bylaw, 1972, No. 4392, Amendment Bylaw, 2023, No. 8965” (Derek Inman Parklands Adjustment) be given third reading.

CARRIED UNANIMOUSLY

REPORT

7. 2023 Early Appropriations – File: 05-1705-30-0019/2023

Report: Chief Financial Officer, February 24, 2023

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated February 24, 2023, entitled “2023 Early Appropriations”:

THAT (Funding Appropriation #2301) an amount of \$50,000 be appropriated from the General Capital Reserve for the purpose of funding the 2022-2031 Capital Plan;

THAT (Funding Appropriation #2302) an amount of \$150,000 be appropriated from the Engineering Equipment Replacement Reserve for the purpose of funding the 2022-2031 Capital Plan;

AND THAT should any of the amounts remain unexpended as at December 31, 2026, the unexpended balances shall be returned to the credit of the respective fund.

CARRIED UNANIMOUSLY

COUNCIL INQUIRIES / REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICE OF MOTION

Nil.

ADJOURN

Moved by Councillor Shahriari, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:26 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8952

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, 2023, No. 8952” (Land Use Contract Legacy Regulations and New RG-2A Zone)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having civic addresses of:
 - 214-236 West Esplanade; and
 - 60 Semisch Avenue,

and legally described below as henceforth being transferred, added to and forming part of C-1A (Central Lonsdale Mixed Use A Zone) in accordance with Schedule A:

PID: 007-187-459	LOT C BLOCK 163 DISTRICT LOT 271 PLAN 18418
------------------	---

from zone M-1.

3. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having civic addresses of:
 - 202-204 West 4th Street;
 - 405-409 Chesterfield Avenue;
 - 220 East 11th Street;
 - 213 East 17th Street;
 - 215 East 17th Street; and
 - 217 East 17th Street,

and legally described below as henceforth being transferred, added to and forming part of RG-2A (Ground-Oriented Residential 2A Zone) in accordance with Schedule A:

202-204 West 4th Street and 405-409 Chesterfield Avenue:	
PID: 002-747-138	STRATA LOTS 1-5, DISTRICT LOTS 271 AND 274 STRATA PLAN VR. 550, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
PID: 005-442-974	
PID: 005-442-991	
PID: 005-443-016	
PID: 005-443-032	

220 East 11th Street (Units 1-23):	
PID: 004-581-555	STRATA LOTS 1-23, DISTRICT LOT 549 STRATA PLAN VR. 628, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
PID: 005-589-070	
PID: 005-589-088	
PID: 005-589-096	
PID: 005-589-118	
PID: 005-381-690	
PID: 005-589-126	
PID: 005-589-134	
PID: 005-589-169	
PID: 004-392-817	
PID: 003-894-720	
PID: 005-589-177	
PID: 005-589-185	
PID: 005-589-207	
PID: 005-412-200	
PID: 002-400-952	
PID: 005-589-223	
PID: 005-589-231	
PID: 004-205-928	
PID: 005-260-451	
PID: 005-589-240	
PID: 005-589-266	
PID: 005-589-274	
213, 215 and 217 East 17th Street:	
PID: 005-829-143	STRATA LOTS 1-3, DISTRICT LOT 549 STRATA PLAN VR. 762, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
PID: 005-829-178	
PID: 005-829-224	

from zone RT-1.

- Part 3 of Division I: Administration of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by adding the following to Section 302(4), after the Short Form and Designation of “RG-2 Ground Oriented Residential 2”:

“RG-2A Ground Oriented Residential 2A”

- Division II: General Zoning Standards of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by replacing, in Part 4: General Regulations, subsection 410(2), as follows:

- (2) Siting Exceptions for Special Residential Zones

For developments in the RS-4B, RG-2, RG-2A, RG-3, RG-4 and RM-2 zones, the following siting exceptions shall apply:

- (a) where Exterior Wall thickness is in excess of 0.165 metres (6.5 inches) provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.25 metres (9.8 inches);
 - (b) where eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.92 metres (3 feet) from any Lot Line;
 - (c) where Bay Windows project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.61 metres (2 feet) from any Lot Line;
 - (d) where Unenclosed balconies project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in the Bylaw may be reduced by 0.3 metres (1 foot) from any Lot Line;
 - (e) where Unenclosed Porches or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - (f) 0.76 metres (2.5 feet) from an abutting Interior Side Lot Line or Exterior Side Lot Line; and
 - (g) 1.22 metres (4 feet) from an abutting Front Lot Line or Rear Lot Line;
 - (h) where eaves project beyond the face of an Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
 - (i) 0.76 metres (2.5 feet) from an abutting Interior Side Lot Line or Exterior Side Lot Line; and
 - (j) 1.22 metres (4 feet) from an abutting Front Lot Line or Rear Lot Line;
 - (k) an Underground Structure may be sited in any portion of a Lot with the exception of any portion of the Lot within a Special Setback scheduled in Section 411 of this Bylaw; and
 - (l) where a Green Wall or a Solar Collector projects beyond the face of the Principal Building or Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced to that required by the British Columbia Building Code, as amended from time to time, but may not project into any portion of the Lot within a Special Setback scheduled in Section 411 of this Bylaw.
6. Division III: Zone Standards of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by adding, in Part 5A: Special Residential Zone Regulations, after section 562, as follows:

562A RG-2A Ground-Oriented Residential 2A

(1) Purpose

To permit a range of ground-oriented housing types, including Townhouses, with densities up to 0.75 FSR.

(2) Principal and Accessory Uses

Subject to the regulations contained in this Bylaw, the Principal and Accessory Uses permitted in the RG-2A Ground-Oriented Residential 2A shall be as indicated by the shaded area in Figure 562A-1.

(3) Minimum Dwelling Unit size

A Dwelling Unit shall have a minimum Gross Floor Area of 37.2 square metres (400 square feet).

(4) Density

The combined and in total Gross Floor Area shall at no time exceed 0.75 times the Lot Area, where:

(a) Gross Floor Area (One-Unit and Two-Unit Residential)

(i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:

- a. 0.50 times the Lot Area; or
- b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet);

(ii) Notwithstanding subsection 562A(5)(a)(i) above:

- a. Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential); and
- b. of the total allowed in subsection 562A(5)(a)(i), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed the lesser of 92.9 square metres (1,000 square feet).

(5) Lot Coverage

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 40 percent.

(6) Building Height

Principal Buildings shall not exceed a Building Envelope of 8.23 metres (27.0 feet) as measured from average Building Grades:

- (a) from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and
- (b) from the Lane for the remainder of the Lot.

(7) Building Siting

Principal Buildings shall not be sited less than:

- (a) 3 metres (9.8 feet) from a Front Lot Line or Exterior Side Lot Line;
- (b) 1.6 metres (5.2 feet) from an Interior Side Lot Line;
- (c) 2.4 metres (7.9 feet) from an Exterior Side Lot Line; and
- (d) 1.6 metres (5.2 feet) from a Rear Lot Line.

Figure 562A-1 Principal and Accessory Uses in RG-2A Zone

Principal Use	Accessory Use										
(1) One-Unit Residential Use											
(2) Two-Unit Residential Use											
(3) Townhouse Residential Use											
(4) Rental Apartment Residential Use											
(5) Child Care Use subject to subsection 507(4)											
(6) Residential Care Facility Use											
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
	Accessory Secondary Suite Use subject to subsection 507(10)	Accessory Coach House Use subject to subsection 507(12)	Accessory Bed and Breakfast Use subject to subsection 507(9)	Accessory Hen Keeping subject to Sections 412 and 514	Accessory Boarding Use subject to subsection 507(8)	Accessory Dwelling Unit Use subject to subsection 507(13)	Accessory Lock-Off Unit Use subject to subsection 507(14)	Accessory Home Occupation Use subject to subsections 507(5), (6) and (7)	Accessory Home Office Use	Accessory Off-Street Parking Use	Accessory Off-Street Loading Use

READ a first time on the 27th day of February, 2023.

READ a second time on the 27th day of February, 2023.

READ a third time on the 27th day of February, 2023.

ADOPTED on the <> day of <>, 2023.

MAYOR

CORPORATE OFFICER

C-1A and RG-2A

Amending Bylaw No. 8952

SCHEDULE A

Page 1 of 1

TITLE: Rezoning Map



THIS PAGE INTENTIONALLY LEFT BLANK



Summary

- A 2023-2027 Financial Plan is needed to support a 2023 Tax Rate Bylaw, which must be passed before May 15
- The 2023-2027 Financial Plan has been updated based on Council's feedback and is summarized in this presentation



The 2023-2027 Capital Plan projects have been streamlined, deferred and/or removed (\$20M). It is fully funded, supports the continued delivery of the Harry Jerome Community Recreation Centre, and maintains reasonable reserves.



Increased non-tax revenue and expense management keep the property tax increase below inflation at only 5.24%

Outline

- Background
- Capital Plan Improvements
- Additional Information Requested
- Draft 2023 Tax Rate Increase
- Lower Mainland Comparison
- Recommendations and Next Steps

Background

- Draft 2023-27 Financial Plan (Feb 13) included:
 - Proposed tax rate increase of 5.24%
 - Capital spending of \$227M over 190+ projects
- Every Department asked to streamline, defer, and/or remove capital requests
- Council requested additional information in certain areas
- This presentation shows proposed changes to the Capital Plan and provides additional information as requested



Capital Plan Reductions

Department (\$M's)	2023 Projects	%*	23-27 Projects	%*
Planning & Development	3.52	64.9%	0.43	3.6%
Engineering, Parks & Environment	0.62	3.0%	16.07	15.4%
Strategic & Corporate Services	0.46	6.3%	2.70	9.4%
Library	0.32	40.7%	0.33	19.9%
Finance	0.27	73.6%	0.13	20.8%
NVRC	0.14	10.9%	0.10	1.8%
Community & Partner Engagement	0.09	28.1%	0.16	24.4%
Public Safety	0.04	5.0%	0.50	17.3%
City Clerks	0.01	5.0%	0.01	5.0%
Museum and Archives	0.00	0.0%	0.03	11.4%
Total	5.5	14.7%	20.4	13.1%

All departments worked together to streamline, defer, and remove \$20M from the original draft 2023-2027 Capital Plan



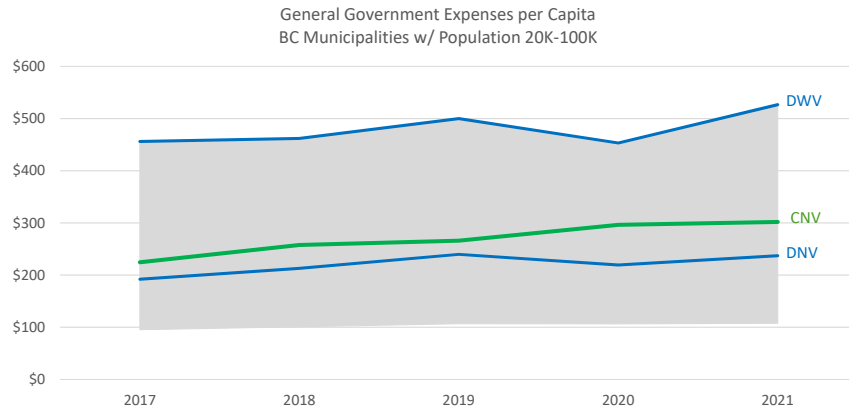
*calculations are % reductions vs the Feb 2023 Draft Capital Plan, excluding Harry Jerome Community Recreation Centre, North Shore Neighborhood House, and capital provisions.

Home Retrofit Rebates/E-bike Loan Programs

- It was suggested that funding proposed for **Green Necklace Exercise Equipment** (\$400k in 2024) be repurposed to a home retrofit rebate and/or an e-bike loan program
- Both these items can be incorporated within projects already proposed for inclusion in the 2023-2027 Capital Plan
 - **Greening the Community Building Sector (Ref#11-32)**
 - This \$1.5M project supports initiatives to transition privately-owned buildings in the City to be zero carbon and climate resilient through higher standards for new construction and decarbonization of existing buildings.
 - **Micro-Mobility Services Planning and Coordination (Ref#11-36)**
 - This \$190k project will deliver guidelines, regulations and pilots for new mobility services and devices in the City
- **Green Necklace Exercise Equipment** has also been removed from the capital plan for an overall net savings of \$400,000



General Government Expenditures



CNV's General Government expenses are competitive

RCMP Contract, Wages, & IHIT

2023 RCMP net tax impact of \$697K (1.1%)

➤ The net increase for the RCMP contract consists of:

Expenditure Type	2023 Increase
RCMP contract Increase	\$1,489,700
Increased vacancy provision	(595,700)
2022 CNV Contract Increase Provision	(225,100)
Civilian costs	32,000
Total	\$697,000

RCMP Collective Agreement was settled in 2022

RCMP is experiencing sick leaves and low national recruitment levels

Use of reserves previously set up to smooth impact of new collective agreement

The Financial Plan mitigates the impact of the RCMP contract on tax payers

RCMP - Vacancy Provision

- The RCMP's Actual Complement has fallen short of expectations due to sick leaves and low recruitment levels nationally
- Reducing the complement funded in the Operating Budget from 129 to 120 (the highest seen in past 4 years) will
 - Reduce the likelihood of unnecessary surpluses
 - Reduce the property tax rate increase impacts

Year	2019/20	2020/21	2021/22	2022/23
Authorized Complement	155.0	155.0	155.0	155.0
Allocated to Integrated Teams	(15.0)	(15.0)	(15.0)	(15.0)
Vacancy Provision	(10.5)	(10.5)	(10.5)	(10.5)
Net	129.5	129.5	129.5	129.5
Actual Complement Achieved	120.2	120.2	117.6	113.4

Museum of North Vancouver



- With public attendance across the sector low in the early week, fall and winter, MONOVA's programming is as follows:

- Hours open to the public**
- New** ➤ Wednesday 10:00am to 5:00pm
 - Thursday 10:00am – 8:00pm
 - Friday 10:00am – 5:00pm
 - Saturday 10:00am – 5:00pm
 - Sunday 10:00am – 5:00pm
- Starting March 2023, open 38 hours per week (34-42 hrs per week planned in the Council approved "Transition Business Plan")

Monday – Wednesday operations

- Access to Museum offered through various revenue generating options
 - Pre-booked private tours
 - School programs
 - Private events, meetings and conferences

Expanded hours of operation during "high seasons"

- School Breaks: Open every day (ie for 16 consecutive days in 2023 Spring Break)

MONOVA has expanded programming to meet demand in line with the Business Plan approved by Council

Draft 2023 Tax Rate Increase

	\$(000's)	Tax Impact
Salary and Other Wage Provisions	3,234	5.17%
RCMP Contract, Wages & IHIT*	697	1.11%
Major & Community Agencies	612	0.98%
New Capital Infrastructure Maintenance	203	0.33%
Other Items (various)	601	0.96%
Non-Tax Revenues	(2,993)	(4.79%)
Shipyards	(80)	(0.13%)
Assessment Value Growth	(400)	(0.64%)
2023 Net Operating Program Increase	\$1,874	3.00%
Transfer to Capital	625	1.00%
New Items – Operating	774	1.24%
2023 Draft Tax Rate Increase	\$3,273	5.24%

5.24% is lower than inflation, which peaked at 7.8% on October 2022

*Integrated Homicide Investigation Team

Transfer to Capital

Increase of Tax Levy to Capital \$625K (1.0%)

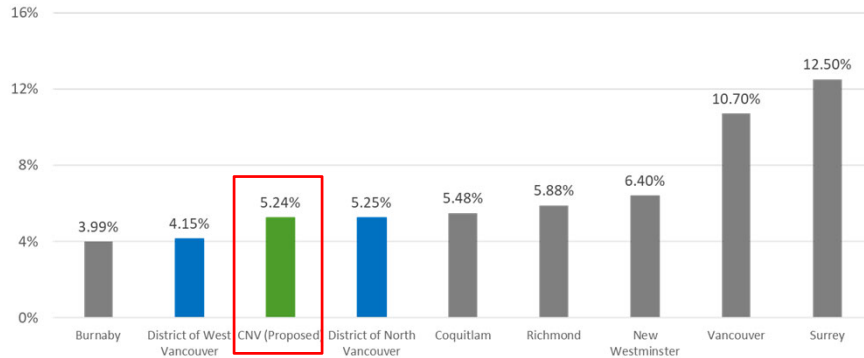
- Common municipal practice to increase 1% (\$625K) each year to fund infrastructure deficits.
- CNV's 10-year average for the levy increase is close to the 1% threshold.
- Staff anticipate growing demands on Capital Budgets as CNV's Asset Management Plans mature.

Year	Increased Levy
2014	0%
2015	2%
2016	2%
2017	2%
2018	1%
2019	2%
2020	0%
2021	0%
2022	2%
2023	1%
5 yr Average	1.0%
10 yr Average	1.2%

It is recommended to continue the 1% transfer in 2023

Lower Mainland Comparison

- City of North Vancouver's proposed tax rate increase is competitive within the Metro Vancouver Region



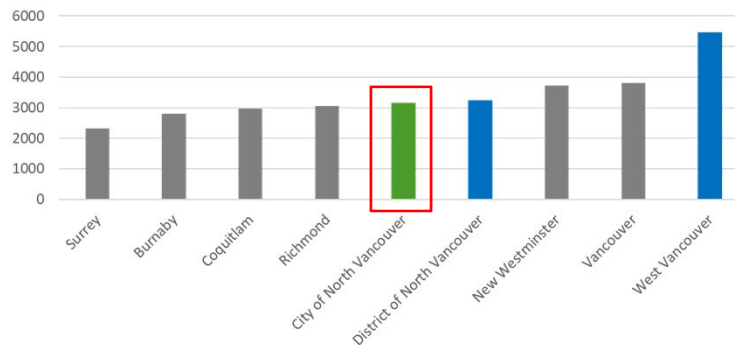
City of North Vancouver's proposed tax rate increase is competitive

Regional tax rate increases, per publicly available information



Lower Mainland Comparison

- City of North Vancouver tax levels are competitive on the North Shore and within the Metro Vancouver region



2022 Taxes and Charges on a Representative House (gov.bc.ca)



Recommendations

PURSUANT to the report of the Chief Financial Officer, dated March 15, 2023, entitled “2023-2027 Financial Planning Update”:

THAT the following budgets and plans be endorsed:

- 2023-2027 Draft Financial Plan;
- 2023 Draft Operating Budget;
- 2023-2027 Draft Capital Plan;
- 2023 Draft Shipyards Budget;
- 2023 Draft Cemetery Budget.

AND THAT staff bring forward a Financial Plan Bylaw (2023 to 2027) that reflects an overall tax rate increase of 5.24%.

Next Touchpoints with Council

Key Dates	Date
Finance Committee Meeting	February 13, 2023
Financial Planning Update to Council Early Appropriations #2	March 27, 2023
Tax Rate Distribution Options	April 3, 2023
Financial Plan and Tax Rate Bylaws to Council	April 17, 2023
Financial Plan and Tax Rate Bylaw Adoption Appropriation #1	April 23, 2023

We are here



city
of north
vancouver

THIS PAGE INTENTIONALLY LEFT BLANK



 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: 2023-2027 FINANCIAL PLANNING UPDATE
Date: March 15, 2023 File No: 05-1700-01-0001/2023

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 March 15, 2023, entitled "2023-2027 Financial Planning Update":

THAT the following budgets and plans be endorsed:

- 2023-2027 Draft Financial Plan;
- 2023 Draft Operating Budget;
- 2023-2027 Draft Capital Plan;
- 2023 Draft Shipyards Budget;
- 2023 Draft Cemetery Budget.

AND THAT staff bring forward a Financial Plan Bylaw (2023 to 2027) that reflects an overall tax rate increase of 5.24%.

ATTACHMENTS

1. 2023-2027 Draft Financial Plan – updated March 15, 2023 (CityDocs [2333681](#))
2. 2023 Draft Operating Budget – updated March 15, 2023 (CityDocs [2333682](#))
3. 2023 New Items Listing – dated February 1, 2023 (CityDocs [2326266](#))
4. 2023-2027 Draft Capital Plan – updated March 15, 2023 (CityDocs [2338855](#))
5. 2023-2027 Capital Plan Reductions Summary (CityDocs [2338841](#))
6. 2023 Draft Shipyards Operating Budget – dated February 1, 2023 (CityDocs [2324955](#))
7. 2023 Draft Cemetery Operating Budget – dated February 1, 2023 (CityDocs [2325168](#))

BACKGROUND

The Community Charter requires that Council adopt a five year Financial Plan that includes both operating and capital items before May 15th in each year. A Draft 2023-2027 Financial Plan was discussed with Council at its Finance Committee meeting on February 13, 2023. That original Draft 2023-2027 Financial Plan was comprised of several components, summarized below:

	2022	2023 (Feb 13)	Increase/ (Decrease)
Operating Budget	\$88.5	\$94.8	\$6.3
Capital Plan	215.0	76.7	(138.3)
Shipyards Budget	2.0	2.2	0.2
Water Budget ¹	14.3	16.4	2.1
Sewerage and Drainage Budget ¹	15.9	17.9	2.0
Solid Waste Budget ¹	3.9	4.1	0.2
Cemetery Budget	0.4	0.6	0.2
Collection for Other Organizations	57.3	57.4	0.1
Other Items	33.6	33.7	0.1
Total	\$ 430.9M	\$ 303.8M	(\$127.1M)

¹ 2023 Budgets that were previously endorsed by Council December 12, 2022

In addition to the above proposed spending, Council also considered New Items that would improve public safety, increase human resource management capabilities, advance CNV's Economic Development Strategy, and improve processing of economic development applications. These New Items have a 2023 budget impact of \$775,000 (annualized at \$1,688,000) and include 6.5 new Regular-Full-Time positions.

Council provided staff with feedback at the February 13th Finance Committee meeting, asked for some additional information, and directed staff to investigate ways to streamline, defer, and/or remove spending in the Capital Plan.

DISCUSSION

Staff have reviewed and updated the Draft 2023-2027 Financial Plan to incorporate Council's feedback, reflect the proposed New Items, and adjust some accounts to reflect year-end closing balances (**Attachment 1**). A summary of the updates are shown in the table below:

	2023 (Feb 13)	2023 (Mar 27)	Increase/ (Decrease)
Operating Budget ¹	\$94.8	\$95.6	\$0.8
Capital Plan ²	76.7	71.2	(5.5)
Shipyards Budget	2.2	2.2	-
Water Budget	16.4	16.4	-
Sewerage and Drainage Budget	17.9	17.9	-
Solid Waste Budget	4.1	4.1	-
Cemetery Budget	0.6	0.6	-
Collection for Other Organizations	57.4	57.4	-
Other Items ³	33.7	36.0	2.3
Total	\$ 303.8M	\$ 301.4M	(\$2.4M)

¹ Increase relates to New Items (Attachment 3) being incorporated into the Financial Plan

² Decreases made to the Capital Plan (Attachment 5) in response to direction from Mayor and Council.

³ 2022 year-end has closed and operating surplus moved into non-statutory reserves.

Operating Budget

The 2023 Operating Budget includes operational expenditures, such as salaries, maintenance, on-going programs, and energy costs, which are relatively continuous. The Operating Budget is funded mainly by ongoing revenues, primarily property taxation revenue (81%) and partially by other non-tax revenue sources such as fees, rents, and interest income.

The recommended Draft 2023 Operating Budget dated March 15, 2023 (**Attachment 2**) reflects a tax rate increase of 5.24%, which includes 3.00% for Operating expenses, 1.00% for the Capital Plan, and 1.24% for requested new items (**Attachment 3**).

Current Overall Increases and Decreases from 2022 to 2023

	\$ (000's)	Tax Rate Impact
2023 General Operating Plan Increase		
Salary and other wage provisions	3,234	5.17%
RCMP Contract, Wages and IHIT	697	1.11%
Major Agencies and Community Agencies	612	0.98%
Shipyards	(80)	(0.13%)
New Capital Infrastructure Maintenance	203	0.33%
Increase in Non-Tax Revenues	(2,993)	(4.79%)
Other Items (Various)	601	0.96%
Tax Roll Growth	(400)	(0.64%)
2023 Net Operating Plan Increase	1,874	3.00%
Increase of annual tax levy to capital	625	1.00%
2023 Proposed Baseline	2,499	4.00%
New Items	774	1.24%
2023 Proposed Tax Rate Increase	3,273	5.24%

The original Draft 2023 Operating Budget dated February 13, 2023 has been updated to include the New Items proposed to Council at the Finance Committee meeting on February 13, 2023.

With the reductions proposed to the 2023-2027 Capital Plan discussed in below, it is possible to have a fully funded Capital Plan while reducing the increase of annual tax levy to capital from 1.0% to 0.5%. However, it's common municipal practice to allocate 1% of an annual tax rate increase to capital to fund municipal infrastructure deficits and to support prudent asset management. With 1% of CNV's tax rate increase funding capital, CNV will have achieved an average increased transfer to capital of 1% over the past five years and 1.2% over the past 10 years. At its December 12th, 2022 meeting, Staff updated Council on the progress made over the past 2 years to improve CNV's Asset Management plans. As these plans mature and account for impacts of climate change, staff anticipate that there will be growing demands on CNV's capital budgets. The 1% recommended increased transfer to capital proposed in CNV's draft financial plan will help fund these maturing asset management plans consistent with common municipal practice, especially important given the high inflation experienced in B.C. over the past year. Overall, staff recommend allocating a full 1% of the tax rate increase to capital in 2023.

Capital Plan

At its February 13, 2023 Finance Committee Meeting, Council provided feedback on the original Draft 2023-2027 Capital Plan. CNV Departments were directed to look at capital requests for opportunities to streamline, defer or remove. This feedback has been incorporated in the attached March 15th version of the plan (**Attachment 4**), which has been reduced, as summarized in the table below.

<i>\$ millions</i>	2023	2023-2027
Total – February 1, 2023	76.7	227.5
Land/Major Investments	-	-
Buildings	(0.6)	(0.3)
Streets & Transportation	-	(14.8)
Parks & Environment	(0.3)	(1.2)
Equipment	(0.8)	(3.4)
Block Funding	-	-
Other Projects	(3.8)	(0.6)
Total Reductions	(5.5)	(20.3)
% Decrease	7.1%	9.0%
Total – March 15, 2023	71.2	207.2

All CNV departments were able to make reductions to their requests for the 2023-2027 Capital Plan resulting in decreases of 7.1% for 2023 and 9.0% for 2023-2027. Reductions by Department are shown in the table below:

<i>\$ millions</i>	2023	2023-2027
Total – February 1, 2023	76.7	227.5
Planning & Development	(3.52)	(0.43)
Engineering, Parks & Environment	(0.62)	(16.07)
Strategic & Corporate Services	(0.46)	(2.70)
Library	(0.33)	(0.33)
Finance	(0.27)	(0.13)
NVRC	(0.14)	(0.10)
Community & Partner Engagement	(0.09)	(0.16)
Public Safety	(0.04)	(0.50)
City Clerks	(0.01)	(0.01)
Museum & Archives	(0.00)	(0.03)
Total Reductions	(5.48)	(20.4)
% Decrease	7.1%	9.0%
Total – March 15, 2023	71.2	207.1

Once provisions and major constructions projects (Harry Jerome Community Recreation Centre and North Shore Neighbourhood House) are removed from the % decrease calculation, CNV's departments collectively reduced their capital spending by 14.7% and 13.1% in 2023 and 2023-2027, respectively.

A full consolidated listing of the changes to the plan with explanations is attached (**Attachment 5**) where reductions to all capital project requests have been individually explained.

Other Items

The *Community Charter* requires that all proposed expenditures be set out in the Financial Plan, including non-cash depreciation expenses and transfers to or between funds:

	2022	2023	Increase
Depreciation ¹	\$17.4	\$17.7	\$0.3
Non-statutory Reserve Transfers ²	16.2	21.3	2.1
Total	\$ 33.6M	\$ 36.0M	\$ 2.4M

¹ Depreciation items are accounting entries driven by past capital spending and are not future capital expenditures, which are included in CNV's other budgets and capital plans.

² The non-statutory reserve amount includes funds for emergency/unexpected expenditures or are set aside for specific known future spending already approved by Council.

The February 13, 2023 figures were estimates before the 2022 year-end had closed. These numbers have now been updated to reflect CNV's 2022 year-end accounts.

Staff have not proposed any changes to the 2023 Draft Shipyards Operating Budget (**Attachment 6**) or the 2023 Draft Cemetery Operating Budget (**Attachment 7**) since the Finance Committee meeting on February 13, 2023, but those budgets have nevertheless been included as attachments to this report for completeness.

FINANCIAL IMPLICATIONS

Financial implications are discussed throughout the report and in additional materials provided.

INTER-DEPARTMENTAL IMPLICATIONS

The 2023-2027 Financial Plan is a reflection of CNV's policies, and the work plans of all CNV departments. In developing the Financial Plan, Finance staff rely on their close working relationship with staff in other departments and CNV's shared-cost agencies.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The preparation and approval of a Financial Plan is consistent with the requirements of the Community Charter and with several of the objectives of the City's 2014 Official Community Plan, and was prepared with consideration of Council's current Strategic Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

2023-2027 Draft Financial Plan

For years ended December 31 (\$000s)	2023	2024	2025	2026	2027
Revenue					
Property Value Tax	75,715	78,124	80,605	83,153	85,772
Levies (Storm and Eco)	4,143	4,447	4,773	5,171	5,533
Revenue from Fees and Services	49,976	53,142	56,556	60,286	63,466
Revenue from Other Sources	3,929	3,804	3,842	3,880	3,919
	133,763	139,517	145,776	152,490	158,690
Transfers					
Collections for Other Governments	57,415	58,563	59,734	60,929	62,148
Transfer from Reserves	63,796	83,621	51,462	45,845	42,754
External Contributions	28,719	5,328	3,822	3,120	3,751
Transfer from Capital Assets	17,700	18,054	163,415	18,783	19,159
	167,630	165,566	278,433	128,677	127,813
Total Revenues	301,393	305,083	424,209	281,167	286,503
Expenditures					
Operating Expenses					
General Government	27,607	28,297	29,004	29,729	30,472
Transportation and Transit	8,344	8,552	8,766	8,985	9,210
Health, Social Services, Housing	4,000	4,100	4,203	4,308	4,416
Development Services	8,307	8,515	8,728	8,946	9,170
Protective Services	31,247	32,029	32,830	33,651	34,492
Parks, Recreation and Culture	26,489	27,151	27,830	28,526	29,239
Water	12,053	18,246	20,861	20,697	22,523
Sewer	12,514	18,871	22,788	24,862	26,655
Solid Waste	4,098	4,210	4,327	4,446	4,570
	134,658	149,971	159,337	164,150	170,747
Capital Expenditures	76,443	64,316	27,547	23,055	20,895
Transfers					
Collections for Other Governments	57,415	58,563	59,734	60,929	62,148
Equity	19,525	18,819	19,289	19,771	20,265
Reserves	13,352	9,414	45,302	13,262	12,448
Debt Servicing	0	4,000	113,000	0	0
	90,292	90,796	237,325	93,962	94,861
Total Expenditures	301,393	305,083	424,209	281,167	286,503

2023 DRAFT OPERATING BUDGET

March 15, 2023



Table of Contents

2023 Departmental Financial Summaries

All Departments Financial Summary	1
Offices of the Chief Administrative Officer, City Clerk's and Mayor	2
Strategic & Corporate Services	6
Community & Partner Engagement	10
Planning & Development	14
Finance	19
Public Safety – Bylaw Services	23
Public Safety – Fire Department	26
Public Safety – Police	29
Engineering, Parks & Environment	34
Major External Boards and Commissions	38
North Vancouver City Library	40
Museum & Archives of North Vancouver	42
North Vancouver Recreation & Culture Commission	44

Introduction

This report outlines the year over year changes to the Operating budget on a departmental level. The Operating Budget is balanced, relying on a 5.24% tax rate increase, which includes 3.00% for Operating expenses, 1.00% for the Capital Plan and 1.24% for requested new items. The financial information presented in the following materials exclude proposed new items.

Operating Expenses in this budget have increased \$7.0M vs 2022. This increase is driven by factors including increases to salary and other wage provisions driven by collective bargaining, RCMP Contract Policing costs and inflationary costs affecting City-wide services including IT, Insurance and funding for Major and Community Agencies.

Detailed information on the changes impacting each departments' budgets are outlined in the following pages.

ALL DEPARTMENTS FINANCIAL SUMMARY

	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
REVENUES			
CAO, City Clerk's and Mayor's (Legislative)	5,000	5,000	0
Strategic & Corporate Services	1,833,000	1,823,800	-9,200
Community & Partner Engagement	1,469,800	1,724,300	254,500
Planning & Development	2,609,163	3,499,696	890,533
Finance	7,279,550	9,828,000	2,548,450
Public Safety - Fire	205,000	246,735	41,735
Public Safety - Bylaws	798,000	784,000	-14,000
Public Safety - Police	1,520,275	1,054,000	-466,275
Engineering, Parks & Environment	1,528,000	1,651,920	123,920
Major External Boards & Commissions	94,252	94,252	0
Property Taxes	72,040,000	75,714,314	3,674,314
Total Operating Revenues	89,382,040	96,426,017	7,043,977
EXPENSES			
CAO, City Clerk's and Mayor's (Legislative)	3,723,564	3,606,164	-117,400
Strategic & Corporate Services	8,891,421	9,779,280	887,859
Community & Partner Engagement	2,925,405	2,144,725	-780,680
Planning & Development	6,386,965	7,611,858	1,224,893
Finance	15,829,708	20,251,426	4,421,718
Public Safety - Fire	12,724,861	12,812,454	87,593
Public Safety - Bylaws	1,239,959	1,374,712	134,753
Public Safety - Police	16,549,498	17,004,105	454,607
Engineering, Parks & Environment	9,392,616	9,548,071	155,455
Major External Boards & Commissions	11,422,563	11,977,742	555,179
Shared Corporate Training Programs	295,480	315,480	20,000
Total Operating Expenses	89,382,040	96,426,017	7,043,977

Offices of the Chief Administrative Officer, City Clerk's and Mayor

The Chief Administrative Officer provides leadership to all CNV staff. The various departments within CNV provide critical support services for the organization.

The City Solicitor provides legal advice to Council and CNV staff; drafts and negotiates legal agreements on behalf of the organization.

The City Clerk's office is responsible for the preparation of Council and Committee meeting agendas and minutes, administration and certification of City bylaws, interpreting legislation, administration of local elections and managing corporate records, coordinating Committees of Council, protection of privacy and access to information requests.



The Mayor's office provides administrative, communications and research support for the Mayor.

KEY RESPONSIBILITIES

- Liaison between Mayor, Council and CNV staff
- Work with Council to develop and implement its strategic priorities
- Oversee the affairs and operations of CNV and its departments
- Advise Council and CNV staff on obligations, legislative interpretation and the extent of municipal authority
- Provide strategic advice to CNV
- Deliver information to Council and Council Committees
- Administer and preserve corporate records management services
- Provide information and records to the public regarding Council business
- Respond to requests for information under the *Freedom of Information and Protection of Privacy Act*
- Administer general local elections
- Coordinate the Mayor's schedule, commitments and speaking engagements
- Conduct research and draft media communications
- Provide administrative support to the Office of the Mayor

CHIEF ADMINISTRATIVE OFFICER, CLERK'S AND MAYOR'S (LEGISLATIVE) REVENUES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
CLERK'S MANAGEMENT AND SUPPORT				
Legal Advertising	1162	5,000	5,000	0
Total General Programs		5,000	5,000	0
Total City Clerk's Revenues				
		5,000	5,000	0
Total Admin, Clerk's & Legislative Revenues				
		5,000	5,000	0

CHIEF ADMINISTRATIVE OFFICER, CLERK'S AND MAYOR'S (LEGISLATIVE) EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
CAO MANAGEMENT AND SUPPORT				
Management and Support*	1110	954,750	905,750	-49,000
CAO Contingency	1111	40,000	40,000	0
Total Management and Support		994,750	945,750	-49,000
CAO OTHER PROGRAMS				
Admin CAO Corporate**	1120	515,500	542,500	27,000
Civic Engagement	1125	10,000	10,000	0
Public Art Admin**	8031	0	6,000	6,000
Public Art Maintenance**	8032	0	20,000	20,000
Community Art Program**	8040	0	15,000	15,000
Total Other Programs		525,500	593,500	68,000
Total CAO Expenses				
		1,520,250	1,539,250	19,000
CLERK'S MANAGEMENT AND SUPPORT				
Management and Support***	1310	1,147,216	980,816	(166,400)
Total Management and Support Expenses		1,147,216	980,816	(166,400)
CLERK'S GENERAL PROGRAMS				
Volunteer Appreciation	1341	10,000	15,000	5,000
Election Administration	1350	45,000	70,000	25,000
Records Management	1380	18,600	18,600	0
Legal Advertising	1162	44,000	44,000	0
Total General Programs Expenses		117,600	147,600	30,000
CLERK'S OTHER PROGRAMS				
Board of Variance	2750	2,087	2,087	0
Total Other Programs Expenses		2,087	2,087	0
Total City Clerk's Expenses				
		1,266,903	1,130,503	-136,400

*Includes a \$52K budget decrease (budget was transferred to Finance - no net decrease)

**Includes a \$68K budget increase (budget was transferred from Finance - no net increase)

***Includes a \$190K budget decrease (budget was transferred to Finance (\$52K), CPE (\$72K) and P&D (\$66K) - no net decrease)

CHIEF ADMINISTRATIVE OFFICER, CLERK'S AND MAYOR'S (LEGISLATIVE) EXPENSES (continued)

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
LEGISLATIVE MANAGEMENT AND SUPPORT				
Management and Support	2610	303,097	303,097	0
Total Management and Support Expenses		303,097	303,097	0
LEGISLATIVE SUPPORT PROGRAMS				
Legislative	2620	622,671	622,671	0
Sister Cities	2631	10,000	10,000	0
Regional Legislative Meetings	3340	643	643	0
Total Support Programs		633,314	633,314	0
Total Legislative Expenses		936,411	936,411	0
Total CAO, Clerk's & Legislative Expenses		3,723,564	3,606,164	-117,400

2023 Operating Budget Analysis - Administrative & Legislative

CAO, City Clerk's, Mayor & Council

2022 Revenue Budget	5,000	
2023 Revenue Budget	5,000	
2023 Revenue Budget Increase/(Decrease)	-	0.00% % change
2022 Expenditure Budget	3,723,600	
Salaries Obligation	26,600	
Election Administration	25,000	
Volunteer Appreciation	5,000	
Expenditure Budget Increase/(Decrease)	56,600	1.52% % change
Budget Transfers to/from other City Departments	(174,000)	
2023 Expenditure Budget	3,606,200	
2023 Expenditure Budget Increase/(Decrease)	(117,400)	-3.15% % change
2023 Net Tax Draw \$ Increase/(Decrease)	56,600	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	0.09%	

Strategic & Corporate Services

The Strategic & Corporate Services Department is dedicated to creating and maintaining critical support services for the organization, and delivering vibrant public facilities for betterment of the entire community. The Department works closely with all other groups to deliver effective and efficient service.

KEY RESPONSIBILITIES

- Lead large scale public development projects from inception to completion
- Provide a complete range of real estate, facilities management services for City-owned and City-leased properties and building assets
- Provide progressive, client-focused Human Resources services
- Support Council and Corporation with strategic and business planning services
- Deliver customer-focused technology services for solutions that contribute to the City's business objectives



DIVISIONS

- Strategic Initiatives & Project Delivery
- Civic Facilities
- Real Estate
- Human Resources
- Information Technology

STRATEGIC & CORPORATE SERVICES REVENUES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
REAL ESTATE & PROPERTY MANAGEMENT				
Parking*	1973	526,500	595,900	69,400
Property Management**	1971	1,306,500	1,227,900	-78,600
Total Real Estate Management		1,833,000	1,823,800	-9,200
Total Strategic & Corporate Services Revenues		1,833,000	1,823,800	-9,200

*Includes a \$2.4K revenue budget increase (budget was transferred from Finance - no net increase)

**Includes a \$92.5K revenue budget decrease (budget was transferred to EPE (\$89K) and CPE (\$3.5K) - no net decrease)

STRATEGIC & CORPORATE SERVICES EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
STRATEGIC INITIATIVES				
Strategic Initiatives	1140	266,600	266,600	0
Management & Support	1210	4,000	4,000	0
Budget Savings	1217	-15,000	-15,000	0
Total Strategic Initiatives		255,600	255,600	0
HUMAN RESOURCES				
HR Management & Support***	1510	664,300	753,530	89,230
Special Administration	1511	20,450	20,450	0
Recruitment	1520	464,200	464,200	0
Benefits Administration	1540	83,700	83,700	0
Employee Fitness	1541	4,500	1,000	-3,500
Employee Assistance	1542	23,000	23,000	0
Disability Management	1545	51,600	51,600	0
Employee Recognition	1570	25,563	20,000	-5,563
Labour Relations	1580	147,200	147,200	0
Health & Safety	1590	198,140	198,140	0
Total Human Resources		1,682,653	1,762,820	80,167
FACILITIES MANAGEMENT				
Facilities Management****	2140 2135	950,801	1,207,443	256,642
FM - Janitorial	2148	351,100	351,100	0
FM - Security	2149	183,700	183,700	0
FM - Capital OH Recovery	2151	-60,000	-60,000	0
Total Facilities Management		1,425,601	1,682,243	256,642

***Includes a \$143.6K budget decrease (budget was transferred to Finance - no net decrease)

****Includes a \$320K budget increase (budget was transferred from the Capital Plan - no net increase)

STRATEGIC & CORPORATE SERVICES EXPENSES (continued)

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
REAL ESTATE & PROPERTY MANAGEMENT				
City Lands	1960	295,300	314,572	19,272
Parking	1973	133,500	129,500	-4,000
Property Management	1971	1,236,178	1,195,078	-41,100
Total Property Management		1,664,978	1,639,150	-25,828
INFORMATION TECHNOLOGY				
IT Administration	2510	-384,412	-496,646	-112,234
IT Application Services	2530	1,615,300	1,885,231	269,931
IT GIS	2540	595,300	599,709	4,409
IT Client Services	2550	1,932,651	2,128,102	195,451
IT Security Services	2560	103,750	323,071	219,321
Total Information Technology		3,862,589	4,439,467	576,878
Total Strategic & Corporate Services Expenses		8,891,421	9,779,280	887,859

2023 Operating Budget Analysis - Strategic & Corporate Services

2022 Revenue Budget	1,833,000	
Parking Revenue and Provision	67,000	
Property Revenue	13,900	
Revenue Budget Increase/(Decrease)	80,900	4.41%
		% change
Budget Transfers to/from other City Departments	(90,100)	
2023 Revenue Budget	1,823,800	
2023 Revenue Budget Increase/(Decrease)	(9,200)	-0.50%
		% change
2022 Expenditure Budget	8,891,400	
Salaries Obligation	91,900	
Information Technology	494,200	
Parking Expenses	(4,000)	
Human Resources	(23,700)	
Human Resources: New Items	247,530	
Real Estate & Property Management	(41,100)	
Real Estate & Property Management: New Item	19,270	
Facilities Management	(72,500)	
Expenditure Budget Increase/(Decrease)	711,600	8.00%
		% change
Budget Transfers to/from other City Departments	176,300	
2023 Expenditure Budget	9,779,300	
2023 Expenditure Budget Increase/(Decrease)	887,900	9.99%
		% change
2023 Net Tax Draw \$ Increase/(Decrease)	630,700	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	1.0%	

Community & Partner Engagement

Community & Partner Engagement takes direction from Mayor and Council, the Official Community Plan, the Economic Development Strategy, and other civic policies in order to provide excellent customer service.

KEY RESPONSIBILITIES

- Media relations and issues management
- Communications & City website
- Public engagement
- Economic development and tourism
- Film and special events
- Business licensing and compliance
- Shipyards skate plaza and splash park
- Shipyards / Waterfront programming
- Community partnerships
- Youth and family community development
- Place-making & public realm activation



DIVISIONS

- Communications & Engagement
- Economic Development & Business Services
- Shipyards and Waterfront
- Administration

COMMUNITY & PARTNER ENGAGEMENT REVENUES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
MANAGEMENT AND SUPPORT				
Management and Support	1710	6,000	0	-6,000
BUSINESS LICENSE & ECONOMIC DEVELOPMENT				
Intermunicipal Program	1800	40,000	40,000	0
Business License*	1900	1,276,800	1,500,300	223,500
Pier	1153			0
Filming Administration	1360	147,000	184,000	37,000
Total Business License & Economic Dev Revenues		1,463,800	1,724,300	260,500
Total CPE Revenues		1,469,800	1,724,300	254,500

*Includes a \$3.5K revenue budget increase (budget was transferred from SCS - no net increase)

COMMUNITY & PARTNER ENGAGEMENT EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
SHIPYARDS & CENTRAL WATERFRONT				
Shipyards Contribution**	1130	905,000	0	-905,000
Total Management and Support Expenses		905,000	0	-905,000
MANAGEMENT AND SUPPORT				
Management and Support	1710	658,755	586,955	-71,800
CD Budget Savings	1717	-15,000	-15,000	0
Total Management and Support Expenses		643,755	571,955	-71,800
COMMUNICATIONS & PUBLIC RELATIONS				
Comm & Public Relations***	1160	577,300	649,100	71,800
Publications	1161	26,500	8,500	-18,000
Community Advertising	1163	36,100	36,100	0
Community Report	1164	8,800	8,800	0
Total Communications & Public Relations		648,700	702,500	53,800
BUSINESS LICENSE & ECONOMIC DEVELOPMENT				
Business Services	1155	203,300	203,300	0
Intermunicipal Program	1800	20,700	20,700	0
Business License	1900	104,400	176,200	71,800
Economic Development	1150	88,000	151,024	63,024
Tourism	1151	20,000	20,000	0
Filming Administration	1360	126,900	126,900	0
Chamber of Commerce	8500	15,000	15,000	0
Total Business License & Economic Dev Expenses		578,300	713,124	134,824
Total CPE Programs Expenses		2,775,755	1,987,579	-788,176
SOCIAL PROGRAMS				
School Anti-Violence	8231	20,000	20,000	0
Child Youth & Family Friendly	8300	17,000	17,000	0
Studio in the City	8301	50,000	50,000	0
Youth Services	8305	29,650	29,650	0
Youth Initiatives	8360	20,500	20,500	0
Family Events in Civic Plaza	8370	12,500	20,000	7,500
Total Social Programs		149,650	157,150	7,500
Total Other Programs Expenses		149,650	157,150	7,500
Total CPE Expenses		2,925,405	2,144,724	-780,676

**Includes a \$905K budget decrease (Shipyards contribution budget was transferred to Finance - no net decrease)

***Includes a \$72K budget increase (budget was transferred from Clerk's - no net increase)

2023 Operating Budget Analysis - Community & Partner Engagement

2022 Revenue Budget	1,469,800	
Business Licenses	220,000	
Filming Administration	37,000	
Administration	(6,000)	
Revenue Budget Increase/(Decrease)	251,000	17.08%
		% change
Budget Transfers to/from other City Departments	3,500	
2023 Revenue Budget	1,724,300	
2023 Revenue Budget Increase/(Decrease)	254,500	17.32%
		% change
2022 Expenditure Budget	2,925,405	
Communications Software	(18,000)	
Economic Development: New Item	63,025	
Family Events in Civic Plaza: New Item	7,500	
Expenditure Budget Increase/(Decrease)	52,525	1.80%
		% change
Budget Transfers to/from other City Departments	(833,200)	
2023 Expenditure Budget	2,144,725	
2023 Expenditure Budget Increase/(Decrease)	(780,680)	-26.69%
		% change
2023 Net Tax Draw \$ Increase/(Decrease)	(198,475)	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	-0.32%	

Planning & Development

Planning & Development assists Mayor and Council in setting community goals and objectives, creating plans, and implementing these plans through policies, regulations and development.

KEY RESPONSIBILITIES

- Long range and land use planning
- Community and social planning
- Transportation planning
- Environmental planning and sustainability
- Development planning
- Building permits
- Zoning administration
- Code interpretation and regulation
- Construction approvals

DIVISIONS

- Building
- Development Planning
- Long Range and Community Planning
- Transportation
- Environmental Sustainability
- Administration



PLANNING & DEVELOPMENT REVENUES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
PLANNING REVENUES				
Permits & Fees	1770	2,400,000	3,200,000	800,000
Community Service Grants	2731	46,663	87,896	41,233
Development Approvals	1730	159,000	159,000	0
Total Planning Revenues		2,605,663	3,446,896	841,233
TRANSPORTATION				
Congestion & Curbside Management	1931	0	7,800	7,800
Commercial Bike Racks*	3260	3,500	0	-3,500
Total Transportation Revenues		3,500	7,800	4,300
ENVIRONMENT				
Tree Bylaw	1941	0	15,000	15,000
EV Charging Stations	1976	0	30,000	30,000
Total Environment Revenues		0	45,000	45,000
Total Planning & Development Revenues		2,609,163	3,499,696	890,533

*Includes a \$3.5K budget decrease (budget was transferred to EPE - no net decrease)

PLANNING & DEVELOPMENT EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
MANAGEMENT AND SUPPORT				
Management and Support	1910	923,610	919,510	-4,100
Total Management and Support Expenses		923,610	919,510	-4,100
PERMITS & INSPECTIONS				
Inspections****	1760	1,841,121	1,903,021	61,900
Permits and Fees	1770	0	800,000	800,000
Total Development Planning Expenses		1,841,121	2,703,021	861,900
DEVELOPMENT PLANNING				
Development Planning	1720	941,900	941,900	0
Heritage Planning	1950	5,250	5,250	0
Total Development Planning Expenses		947,150	947,150	0
COMMUNITY PLANNING				
Community Planning	1920	411,650	416,550	4,900
Total Community Planning Expenses		411,650	416,550	4,900
TRANSPORTATION				
Transportation**	1930	351,500	448,200	96,700
Community & School Active Travel***	1932	0	120,000	120,000
Public Transp Alternatives	1543	7,500	7,500	0
Integrated Transp Cmte	2805	8,800	8,800	0
Commercial Bike Racks*	3260	3,500	0	-3,500
Bicycle Promotions	3261	1,970	1,970	0
Traffic & Transp Ops	5180	48,031	9,700	-38,331
School Crossing Guards	8232	93,800	93,800	0
Total Transportation Expenses		515,101	689,970	174,869
ENVIRONMENT				
Environmental Sustainability	1940	211,300	259,200	47,900
Tree Bylaw	1941	0	10,000	10,000
EV Charging Stations	1976	0	20,000	20,000
Environment Stewardship	5040	53,780	68,780	15,000
Total Environment Expenses		265,080	357,980	92,900
Total PD Programs Expenses		4,903,712	6,034,181	1,130,469

*Includes a \$3.5K budget decrease (budget was transferred to EPE - no net decrease)

**Includes a \$60K budget increase (budget was transferred from the Capital Plan - no net increase)

***Includes a \$120K budget increase (budget was transferred from the Capital Plan - no net increase)

****Includes a \$66K budget increase (budget was transferred from Clerk's - no net increase)

PLANNING & DEVELOPMENT EXPENSES (continued)

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
ADVISORY COMMITTEES				
Advisory Design Panel	2720	6,649	6,649	0
Social Planning Advisory	2730	3,266	3,266	0
Community Services Grant	2731	146,663	187,896	41,233
Advisory Planning	2740	5,582	5,582	0
Heritage Advisory	2760	3,637	3,637	0
Total Advisory Committees Expenses		165,797	207,030	41,233
SOCIAL PROGRAMS				
Homeless Prevention Program	8150	76,400	76,400	0
Substance Use Committee	3310	5,000	1,000	-4,000
Total Social Programs		81,400	77,400	-4,000
COMMUNITY AGENCIES				
NSNH Operating & Edible Garden	8140	72,434	75,786	3,352
NSNH Youth Worker (YW)	8314	121,997	127,643	5,646
NSNH P&P Teens	8311	12,219	12,785	566
NSNH YW at Youth Lounge	8317	61,003	63,829	2,826
NSNH Queen Mary School	8312	82,623	86,444	3,821
NSNH QM Comm. Project	8320	18,048	18,883	835
NSNH Comm Schools Program	8321	22,846	23,904	1,058
NSNH Youth Lounge Op	8313	9,968	10,431	463
NSNH Golden Circle	8318	4,022	4,212	190
NSNH Learning Together	8319	6,052	6,323	271
NSNH John Braithwaite CC	8604	381,467	399,119	17,652
Silver Harbour Centre	8130	171,565	179,504	7,939
Family Services of the NS	8112	54,073	56,573	2,500
Capilano Community Services	8120	12,990	13,591	601
Capilano Comm. Serv. - Youth Worker	8121	74,037	77,463	3,426
NS Community Resources	8125	57,649	60,315	2,666
NS Crisis Services Society	8351	10,824	11,327	503
NS Women's Centre	8352	13,530	14,153	623
Harvest Project	8353	10,824	11,327	503
Restorative Justice	3360	37,885	39,635	1,750
Total Community Agencies		1,236,056	1,293,247	57,191
Total Other Programs Expenses		1,483,253	1,577,677	94,424
Total Planning & Development Expenses		6,386,965	7,611,858	1,224,893

2023 Operating Budget Analysis - Planning & Development

2022 Revenue Budget	2,609,200	
Permit Revenues	800,000	
Community Services Grants	41,200	
EV Charging Stations User Fees	30,000	
Tree Bylaw Permits	15,000	
Congestion and Curbside Management Fees	7,800	
Revenue Budget Increase/(Decrease)	894,000	34.26%
		% change
Budget Transfers to/from other City Departments	(3,500)	
2023 Revenue Budget	3,499,700	
2023 Revenue Budget Increase/(Decrease)	890,500	34.13%
		% change
2022 Expenditure Budget	6,387,000	
Salaries Obligation	42,800	
Permit Revenues Expenses	800,000	
Core Funded Agencies, 4.7% Cost of Living Increase	57,200	
Community Services Grants	41,200	
EV Charging Station Costs	20,000	
Environment Stewardship - Living City Grants	15,000	
Tree Bylaw Costs	10,000	
Substance Use Committee Expenses	(4,000)	
Expenditure Budget Increase/(Decrease)	982,200	15.38%
		% change
Budget Transfers to/from other City Departments	242,700	
2023 Expenditure Budget	7,611,900	
2023 Expenditure Budget Increase/(Decrease)	1,224,900	19.18%
		% change
2023 Net Tax Draw \$ Increase/(Decrease)	88,200	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	0.14%	

Finance

Finance provides financial services to the public, City departments and City Council.

KEY RESPONSIBILITIES

- Annual Municipal Report
- Financial Plan
- Property Taxes
- Permissive Tax Exemptions
- Statement of Financial Information
- Utility Fees

DIVISIONS

- Accounting and Reporting
- Financial Planning & Analysis
- Internal Controls and Performance
- Payroll
- Purchasing
- Revenue
- Administration



FINANCE REVENUES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
PURCHASING				
Purchasing	2130	16,000	42,600	26,600
Total Purchasing Revenues		16,000	42,600	26,600
INSURANCE & RISK MANAGEMENT				
Risk Liability and Insurance	2150	48,800	48,800	0
Total Insurance & Risk Management Revenues		48,800	48,800	0
PAYROLL				
Payroll	2200	0	2,000	2,000
Total Payroll Revenues		0	2,000	2,000
TREASURY & REVENUE				
Treasury	2192	2,080,500	4,361,300	2,280,800
Other Taxes	2302	4,251,850	4,412,800	160,950
Other Revenue*	2303	75,900	4,000	-71,900
Total Treasury & Revenue Revenues		6,408,250	8,778,100	2,369,850
Total Finance Programs Revenues		6,473,050	8,871,500	2,398,450
FINANCE CORPORATE PROGRAMS				
Financial Planning Contingency	2401	1,000,000	1,000,000	0
Planning	2420	-193,500	-43,500	150,000
Total Finance Corporate Programs Revenues		806,500	956,500	150,000
Total Finance Programs Revenues		7,279,550	9,828,000	2,548,450

*Includes a \$2.4K revenue budget decrease (budget was transferred to SCS - no net decrease)

FINANCE EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
MANAGEMENT AND SUPPORT				
Management and Support	2110	493,829	498,429	4,600
Fin Budget Savings	2117	-15,000	-15,000	0
Total Management and Support Expenses		478,829	483,429	4,600
PURCHASING				
Purchasing	2130	289,600	431,700	142,100
Vehicle Fleet Admin	2160	40,946	30,446	-10,500
Total Purchasing Expenses		330,546	462,146	131,600
INSURANCE & RISK MANAGEMENT				
Risk Liability and Insurance****	2150	357,900	436,300	78,400
Total Insurance & Risk Management Expenses		357,900	436,300	78,400
ACCOUNTING & REPORTING				
Financial Accounting	2170	288,044	504,600	216,556
Accounts Payable	2180	139,176	197,876	58,700
Total Accounting & Reporting Expenses		427,220	702,476	275,256
TREASURY & REVENUE				
Treasury	2192	81,000	299,300	218,300
Taxation	2302	691,350	789,200	97,850
Total Treasury & Revenue Expenses		772,350	1,088,500	316,150
PAYROLL				
Payroll	2200	350,675	289,175	-61,500
Total Payroll Expenses		350,675	289,175	-61,500
FINANCIAL PLANNING & ANALYSIS				
Financial Planning	2400	664,900	546,700	-118,200
Total Financial Planning & Analysis Expenses		664,900	546,700	-118,200
Total Finance Programs Expenses		3,382,420	4,008,726	626,306
FINANCE CORPORATE PROGRAMS				
Shipyards Contribution*	1130	0	825,400	825,400
Finance Corporate**	2120	-117,300	0	117,300
Internal Controls	2195	163,300	248,300	85,000
Financial Plan Contingency	2401	1,000,000	1,000,000	0
Planning***	2420	11,327,788	14,136,500	2,808,712
Council Grants	8401	30,000	30,000	0
Travel Grants	8410	2,500	2,500	0
Public Art Admin****	8031	6,000	0	-6,000
Public Art Maintenance****	8032	20,000	0	-20,000
Community Art Program****	8040	15,000	0	-15,000
Total Finance Corporate Programs Expenses		12,447,288	16,242,700	3,795,412
Total Finance Expenses		15,829,708	20,251,426	4,421,718

*Includes a \$905K budget increase (Shipyards contribution budget was transferred from CPE - no net increase)

**Includes a \$247.6K budget increase (budget was transferred from SCS (\$143.6K), CAO (\$52K) and Clerk's (\$52K - no net increase)

***Includes a \$500K budget decrease (budget was transferred to SCS and P&D from the Capital Plan - no net decrease)

****Includes a \$41K budget decrease (budget was transferred to CAO - no net decrease)

*****Includes a \$27K budget decrease (budget was transferred to CAO - no net decrease)

2023 Operating Budget Analysis - Finance

2022 Revenue Budget	7,279,600	
Interest and Investment Income	2,300,000	
Grants in Lieu, Provincial and Other	121,000	
Utility Revenue Levy	34,000	
Squamish Band Fire Services Agreement	6,000	
Other	(100)	
Municipal Plates Permits	(15,000)	
LEC Interest & Dividends	(19,200)	
Parking Management	(25,900)	
Revenue Budget Increase/(Decrease)	2,400,800	32.98%
		% change
Corporate Revenues	150,000	
Budget Transfers to/from other City Departments	(2,400)	
2023 Revenue Budget	9,828,000	
2023 Revenue Budget Increase/(Decrease)	2,548,400	35.01%
		% change
2022 Expenditure Budget	15,829,700	
Provisions and Other Obligations	2,975,500	
Increase Transfer to Capital and Reserves	625,000	
Interest Expense	150,000	
Bank Charges	96,000	
Insurance	56,400	
Cellular	51,500	
Taxation Costs	3,000	
Subscriptions	(8,200)	
Vehicle Fleet Admin	(10,500)	
Office Supplies	(22,100)	
2023 Expenditure Budget Increase/(Decrease)	3,916,600	24.84%
		% change
Shipyards Contribution	(79,600)	
Budget Transfers to/from other City Departments	584,700	
2023 Expenditure Budget	20,251,400	
2023 Revenue Budget Increase/(Decrease)	4,421,700	28.03%
		% change
2023 Net Tax Draw \$ Increase/(Decrease)	1,286,200	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	2.06%	

Public Safety – Bylaw Services

Bylaw Services is responsible for the enforcement of the City's Bylaws. Bylaw Officers work to educate the community about bylaws, enforce fairly and consistently, and resolve any bylaw conflicts in a collaborative way.

KEY RESPONSIBILITIES

- Parking Enforcement
- Bylaw Enforcement
- Animal Control



PUBLIC SAFETY - BYLAWS REVENUES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
BYLAW MANAGEMENT				
Bylaw Enforcement	1392	750,000	722,000	-28,000
Animal Control	8210	48,000	62,000	14,000
Total Bylaw Management Revenues		798,000	782,000	-16,000
Total Public Safety Bylaws Revenues		798,000	784,000	-14,000

PUBLIC SAFETY - BYLAWS EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
BYLAW MANAGEMENT				
Bylaw Enforcement	1392	1,052,527	1,166,265	113,738
Bylaw Dispute Registry	1396	6,000	6,000	0
Animal Control	8210	155,888	186,903	31,015
VCH - Municipal Services	3350	25,544	15,544	-10,000
Total Bylaw Management Expenses		1,239,959	1,374,712	134,753
Total Public Safety Bylaws Expenses		1,239,959	1,374,712	134,753

2023 Operating Budget Analysis - Public Safety - Bylaws

2022 Revenue Budget	798,000	
Permits Resident Exempt	22,000	
Dog Licenses	12,000	
Dog Licenses: New Item	2,000	
Fines - Parking	(50,000)	
2023 Revenue Budget	784,000	
2023 Revenue Budget Increase (Decrease)	(14,000)	-1.75% % change
2022 Expenditure Budget	1,239,959	
Bylaw Enforcement: New Item	115,470	
Animal Control: New Item	31,015	
Insurance	(1,732)	
VCH - Municipal Services	(10,000)	
2023 Expenditure Budget	1,374,712	
2023 Expenditure Budget Increase (Decrease)	134,753	10.87% % change
2023 Net Tax Draw \$ Increase (Decrease)	148,753	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	0.24%	

Public Safety – Fire Department

To safeguard and serve our community through the promotion and provision of education, emergency medical and fire services in order to protect life, property and the environment.

KEY RESPONSIBILITIES

- Operations and Support
- Fire Prevention and Public Education
- Emergency Management and Planning
- Public Safety and Community Service
- Administration



PUBLIC SAFETY - FIRE REVENUES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
SUPPORT PROGRAMS				
Fire Prevention	4040	205,000	246,735	41,735
Total Support Programs Revenues		205,000	246,735	41,735
Total Fire Department Revenues		205,000	246,735	41,735

PUBLIC SAFETY - FIRE EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
MANAGEMENT AND SUPPORT				
Management and Support	4010	1,598,960	1,615,742	16,782
Fire Budget Savings	4017	-15,000	-15,000	0
Total Management and Support Expenses		1,583,960	1,600,742	16,782
SUPPORT PROGRAMS				
Fire Apparatus	4020	387,717	378,000	-9,717
Fire Operations	4030	8,955,288	8,984,929	29,641
Fire Prevention	4040	1,031,397	1,038,863	7,466
Dispatch Services	4044	361,680	374,662	12,982
Total Support Programs Expenses		10,736,082	10,776,454	40,372
CORPORATE EMERGENCY PROGRAMS				
General Preparedness	3010	30,000	30,000	0
North Shore Emergency Management	8205	355,518	385,957	30,439
North Shore Rescue	8208	19,301	19,301	0
Total Corporate Emergency Programs		404,819	435,258	30,439
Total Fire Department Expenses		12,724,861	12,812,454	87,593

2023 Operating Budget Analysis - Public Safety - Fire

2022 Revenue Budget	205,000	
Fire Building Review Permit Fees	45,000	
False Alarm Bylaw	7,500	
Transfers from Reserves	(10,800)	
2023 Revenue Budget	246,700	
2023 Revenue Budget Increase/(Decrease)	41,700	20.34% % change
2022 Expenditure Budget	12,724,900	
Salaries Obligation	38,900	
North Shore Emergency Management (NSEM) Contribution	30,400	
Dispatch Services	13,000	
Insurance	6,400	
Utilities	(1,100)	
2023 Expenditure Budget	12,812,500	
2023 Expenditure Budget Increase/(Decrease)	87,600	0.69% % change
2023 Net Tax Draw \$ Increase/(Decrease)	45,900	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	0.07%	

Public Safety – Police

The RCMP, with Police Support Services, serves and protects the City.

KEY RESPONSIBILITIES

- Municipal traffic enforcement
- Investigative services
- Crime reduction and prevention
- Community policing
- Youth intervention
- Mental Health Integrated Outreach Team
- Integrated First Nations Unit



PUBLIC SAFETY - POLICE (RCMP) REVENUES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
NON-SHARED (CITY ONLY) PROGRAMS				
Admin Police Non-Shared	4710	679,000	679,000	0
Total Non-Shared (City Only) Programs Revenues		679,000	679,000	0
POLICE CONTRACT				
Transfer from Reserves	4700	841,275	375,000	-466,275
Total Police Contract		841,275	375,000	-466,275
Total City Only Programs Revenues		1,520,275	1,054,000	-466,275
Total Police (RCMP) Revenues		1,520,275	1,054,000	-466,275

PUBLIC SAFETY - POLICE (RCMP) EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
MUNICIPAL SHARED PROGRAMS				
BUILDING				
GBB Facility Operations	4600	647,370	653,970	6,600
Total Building Expenses		647,370	653,970	6,600
ADMINISTRATION				
Administration	4610	1,218,185	938,985	-279,200
Total Administration Expenses		1,218,185	938,985	-279,200
RECORDS AND INFORMATION				
Records & Information	4615	1,307,800	1,289,800	-18,000
Front Counter	4622	0	593,600	593,600
Total Records and Information Expenses		1,307,800	1,883,400	575,600
TELECOM				
Telecom	4620	2,891,000	2,310,600	-580,400
North Shore Dispatch	4621	183,800	183,800	0
Total Telecom Expenses		3,074,800	2,494,400	-580,400
CLIENT SERVICES				
Operational Support	4623	0	545,000	545,000
Client Services Support	4640	1,456,900	1,067,100	-389,800
Keep of Prisoners	4630	387,500	385,400	-2,100
Victim Services	4641	342,480	338,380	-4,100
Crime Prevention	4642	96,310	99,610	3,300
Block Watch	4643	86,850	83,950	-2,900
Auxiliary Police	4644	34,700	5,000	-29,700
False Alarm Reduction	4646	8,000	8,000	0
Total Client Services Expenses		2,412,740	2,532,440	119,700
POLICE PROGRAMS				
Bicycle Patrol	4645	15,000	15,000	0
D.A.R.E.(Drug Resistance)	4653	7,250	7,250	0
Spurs Cadet Program	4655	10,000	10,000	0
Member Support	4660	121,000	283,600	162,600
Total Police Programs Expenses		153,250	315,850	162,600
Total Shared Programs		8,814,145	8,819,045	4,900
Recovery for Shared Costs	4701	-4,838,942	-4,813,435	25,507
Administration Non-Shared	4710	-322,600	-321,000	1,600
Total Recoveries for Shared Programs Expenses		-5,161,542	-5,134,435	27,107
Net City Shared Programs Expenses		3,652,603	3,684,610	32,007

PUBLIC SAFETY - POLICE (RCMP) EXPENSES (continued)

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
NON-SHARED (CITY ONLY) PROGRAMS				
CNV Community Policing	4720	127,145	127,145	0
Crimestoppers	8220	6,200	6,200	0
Total Non-Shared (City Only) Expenses		133,345	133,345	0
POLICE CONTRACT				
Police Contract	4700	12,763,550	13,186,150	422,600
Total Contract (City Only) Expenses		12,763,550	13,186,150	422,600
Total City Only Programs Expenses		12,896,895	13,319,495	422,600
Total Police (RCMP) Expenses		16,549,498	17,004,105	454,607

2023 Operating Budget Analysis - Public Safety - Police

	CNV Share (1)	
2022 Revenue Budget	1,520,300	
Transfers from Reserves	(466,300)	
2023 Police Support Services Revenue	679,000	
2023 Operating Reserve Revenue	375,000	
2023 Total Revenue	1,054,000	
2023 Revenue Budget Increase/(Decrease)	(466,300)	-30.7% % change
2022 Expenditure Budget	16,549,500	
Shared Civilian Programs	32,000	
RCMP Contract Increase	856,700	
RCMP Contract Increase: New Items	224,444	
RCMP Contract IHIT Provisional Increase	32,900	
Contingencies and Provisions	(691,400)	
2023 Expenditure Budget	17,004,144	
2023 Expenditure Budget Increase/(Decrease)	454,644	2.7% % change
2023 Net Tax Draw \$ Increase/(Decrease)	920,944	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	1.47%	

(1) For 2023, CNV Share is 45.42% and DNV Share is 54.58%

Engineering, Parks & Environment

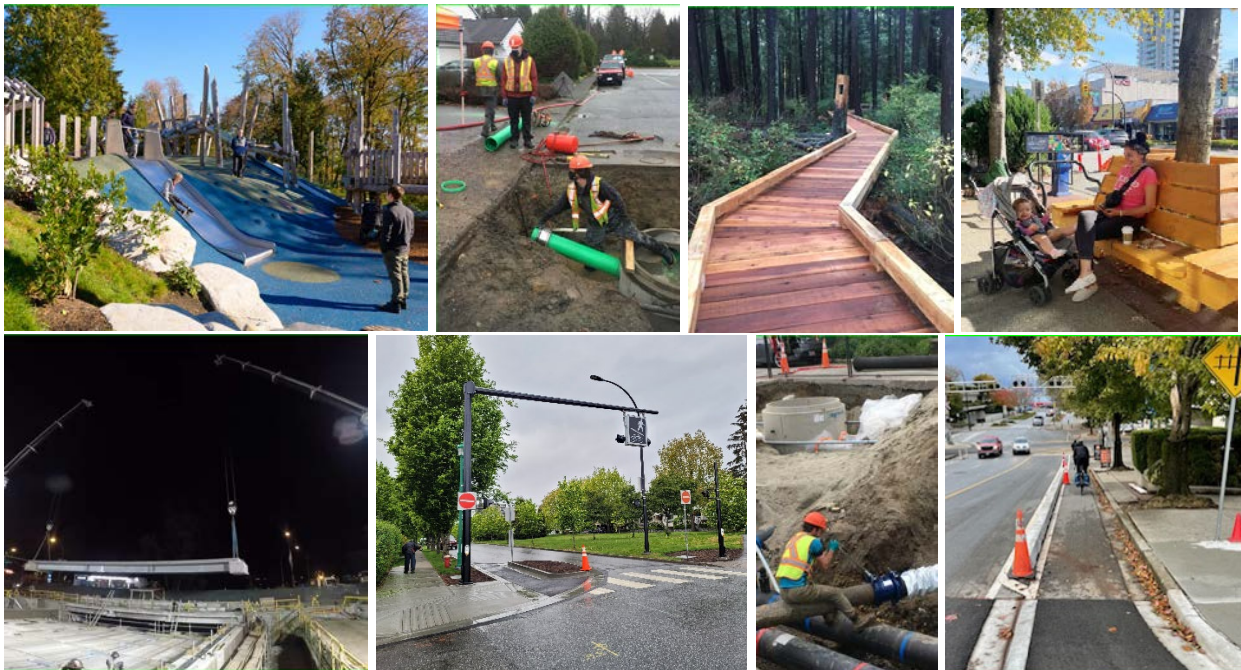
The Engineering, Parks & Environment Department provides and maintains essential municipal services, public spaces and infrastructure.

KEY RESPONSIBILITIES

To create safe, resilient, inviting and cost effective public infrastructure that supports the community and enables it to thrive.

DIVISIONS

- Engineering Planning, Design
- Public Realm Infrastructure and Project Delivery
- Operations
- Development Services
- Parks and Natural Lands
- Administration



ENGINEERING, PARKS & ENVIRONMENT REVENUES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
MANAGEMENT AND SUPPORT				
Management and Support	5010	4,000	4,000	0
Total Management and Support Revenues		4,000	4,000	0
DEPUTY ENGINEER				
Development Services	1725	351,000	386,100	35,100
Public Realm*	5171	0	89,000	89,000
Commercial Bike Racks**	3260	0	3,500	3,500
Total Deputy Engineer		351,000	478,600	127,600
OPERATIONS DIVISION				
Streets				
Streets Operations	5160	422,000	422,000	0
Streets Admin	5165	505,000	505,000	0
Total Streets Revenues		927,000	927,000	0
Parks				
Parks Operations	5070	150,000	150,000	0
Sport Field Users	5073	61,000	62,220	1,220
Parks Admin	5075	35,000	30,100	-4,900
Total Parks Revenues		246,000	242,320	-3,680
Total Operations Division Revenues		1,173,000	1,169,320	-3,680
Total Engineering General Revenues		1,528,000	1,651,920	123,920

*Includes a \$89K revenue budget increase (budget was transferred from SCS - no net increase)

**Includes a \$3.5K revenue budget increase (budget was transferred from P&D - no net increase)

ENGINEERING, PARKS & ENVIRONMENT EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
MANAGEMENT AND SUPPORT				
Management and Support	5010	376,719	376,719	0
Engr Budget Savings	5017	-30,000	-30,000	0
Total Management and Support Expenses		346,719	346,719	0
DEPUTY ENGINEER				
Design				
Survey	5170	26,031	26,031	0
Total Design Expenses		26,031	26,031	0
Development				
Development Services	1725	0	35,521	35,521
Public Process	1315	4,854	4,854	0
Commercial Bike Racks*	3260	0	3,500	3,500
Total Development Expenses		4,854	43,875	39,021
Total Deputy Engineer Expenses		30,885	69,906	39,021
OPERATIONS DIVISION				
Streets				
Streets Operations	5160	2,417,345	2,460,988	43,643
Streets Admin	5165	1,518,069	1,553,129	35,060
Total Streets Expenses		3,935,414	4,014,117	78,703
Parks & Environment				
Parks Operations	5070	2,653,701	2,676,526	22,825
Special Events Support	5071	81,251	81,251	0
Sport Field Users	5073	236,415	236,415	0
Streetscapes & Greenways	5074	862,169	878,456	16,287
Parks Admin	5075	1,314,295	1,312,940	-1,355
Total Parks Expenses		5,147,831	5,185,588	37,757
Total Operations Division Expenses		9,083,245	9,199,705	116,460
COMMITTEES				
Advisory Cmte Disability Issues	3120	6,267	6,267	0
Joint Use	2910	500	500	0
Total Committees Expenses		6,767	6,767	0
OVERHEAD CAPITAL				
Parks Overhead Capital	5077	-15,000	-15,000	0
Streets Overhead Capital	5167	-60,000	-60,000	0
Total Overhead Capital		-75,000	-75,000	0
Total Engineering General Expenses		9,392,616	9,548,097	155,481

*Includes a \$3.5K budget increase (budget was transferred from P&D - no net increase)

2023 Operating Budget Analysis - Engineering, Parks & Environment

2022 Revenue Budget	1,528,000	
Development Services	35,100	
Sports Field Users	1,200	
Parks Admin	(4,900)	
Revenue Budget Increase/(Decrease)	31,400	2.05%
		% change
Budget Transfers to/from other City Departments	92,500	
2023 Revenue Budget	1,651,900	
2023 Revenue Budget Increase/(Decrease)	123,900	8.11%
		% change
2022 Expenditure Budget	9,392,600	
Salaries Obligation	13,900	
Capital Cost Impacts	82,800	
Development Services: New Item	35,500	
Streets and Parks Admin: New Items	33,300	
Utilities Recoveries	(13,500)	
Expense Budget Increase/(Decrease)	152,000	1.62%
		% change
Budget Transfer - Commercial Bike Racks	3,500	
2023 Expenditure Budget	9,548,100	
2023 Expenditure Budget Increase/(Decrease)	155,500	1.66%
		% change
2023 Net Tax Draw \$ Increase/(Decrease)	120,600	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	0.19%	

Major External Boards and Commissions

The City delivers programs and services to the community not only through internal departments, but also through external Agencies, Boards and Commissions. The most significant in terms of financial contribution are the three shown in the Major External Boards and Commissions summary. They are presented in greater detail on the following pages, and consist of the following:



- North Vancouver City Library (Board)
- Museum & Archives of North Vancouver (Commission)
- North Vancouver Recreation and Culture (Commission)

MAJOR EXTERNAL BOARDS AND COMMISSIONS REVENUES

Programs	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
MAJOR EXTERNAL BOARDS AND COMMISSIONS			
Rent Cultural Facilities	94,252	94,252	0
Total Boards and Commissions	94,252	94,252	0
Total Revenues	94,252	94,252	0

MAJOR EXTERNAL BOARDS AND COMMISSIONS EXPENSES

Programs	Program Number	2022 Annual Budget	2023 Annual Budget	Variance 2023 Annual to 2022 Annual
MAJOR EXTERNAL BOARDS AND COMMISSIONS				
City Library	8601	4,628,242	4,828,546	200,304
MONOVA	8602	622,665	657,015	34,350
NV Recreation and Culture	8603	6,171,656	6,492,181	320,525
Total Boards and Commissions		11,422,563	11,977,742	555,179
Total Expenses		11,422,563	11,977,742	555,179

North Vancouver City Library

The North Vancouver City Library is an inclusive and welcoming space for everyone, supporting lifelong learning and community connection with free and equitable access to information and ideas in all their forms.

KEY RESPONSIBILITIES

- Programming and resources to support literacy development and lifelong learning
- Robust physical and digital collections
- Access to technology, public technology support and digital literacy
- Provision of spaces for study, collaboration, creation and discovery



2023 Operating Budget Analysis - Library

2022 Revenue Budget	4,786,900	
Revenues Increase	1,000	
2023 Revenue Budget	4,787,900	
2023 Revenue Budget Increase/(Decrease)	1,000	0.0% % change
2022 Expenditure Budget	4,786,900	
Salaries Obligation	77,100	
Library Materials	46,500	
City IT Services	39,500	
Heat & Hydro	13,400	
Insurance	12,000	
Other Expenses	12,800	
2023 Expenditure Budget	4,988,200	
2023 Expenditure Budget Increase/(Decrease)	201,300	4.2% % change
2022 Municipal Contribution	4,628,200	
2023 Municipal Contribution	4,828,500	
Municipal Contribution Increase/(Decrease)	200,300	4.33% % change
2023 Net Tax Draw \$ Increase/(Decrease)	200,300	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)	0.32%	

Museum & Archives of North Vancouver

Museum & Archives (“MONOVA”) is the sole municipal custodian of the City’s cultural, archival and museum collections.

KEY RESPONSIBILITIES

- MONOVA operates both the Museum of North Vancouver at The Shipyards and the Archives of North Vancouver located in Lynn Valley
- Manages and preserves artifacts and records of municipal, historical and cultural significance to the community
- Develops and delivers engaging and compelling interpretative, educational programs and exhibits
- Works with the local community to identify, document and preserve local history and bring it to life



2023 Operating Budget Analysis - MONOVA

	Museum Budget	CNV Share (50%)	
2022 Revenue Budget	253,200	126,600	
Gift Shop	20,000	10,000	
Exhibit Rentals and Other	(2,000)	(1,000)	
2023 Revenue Budget	271,200	135,600	
2023 Revenue Budget Increase/(Decrease)	18,000	9,000	7.11% % change
2022 Expenditure Budget	1,498,530	749,265	
Salaries Obligation	21,800	10,900	
Contracted Services (Archives and Public Programs)	15,600	7,800	
Communications and Marketing	14,300	7,150	
DNV IT Service Fees	13,900	6,950	
CNV Insurance and Audit Fees	12,700	6,350	
Services Contracts	9,100	4,550	
Training	2,000	1,000	
Supplies and Other Expenses	1,600	800	
Software	1,500	750	
Strata Fees and Utilities	(5,800)	(2,900)	
2023 Expenditure Budget	1,585,230	792,615	
2023 Expenditure Budget Increase/(Decrease)	86,700	43,350	5.79% % change
2022 Municipal Contribution	1,245,330	622,665	
2023 Municipal Contribution	1,314,030	657,015	
Municipal Contribution Increase/(Decrease)	68,700	34,350	5.52% % change
2023 Net Tax Draw \$ Increase/(Decrease)	68,700	34,350	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)		0.05%	

North Vancouver Recreation & Culture Commission

The Recreation and Culture Commission improves the health and well-being of all North Vancouver individuals, families and communities and inspires residents through quality recreation and culture opportunities.

KEY RESPONSIBILITIES

- Planning and delivery of community recreation and cultural services, programs and events
- Community recreation and culture facility management, operations and maintenance; facility planning
- Management of the public art programs and oversight of community arts grants
- Capacity building of relevant recreation and culture organizations



2023 Budget Analysis - North Vancouver Recreation and Culture Commission

	NVRC Budget	City Share ⁽¹⁾	
2022 Municipal Contribution	17,943,000	6,171,700	
Revenue Increases			
Membership, Programs, Rentals, Other	3,196,306	1,084,824	
Pinnacle Pool Revenue	4,115	4,115	
Total Revenue Increases	3,200,421	1,088,939	
Expense Increases			
Salaries Obligation	2,735,629	928,474	
New Cyber Security Position	91,200	30,954	
Insurance	125,000	42,422	
Building Utilities	125,257	36,798	
Arts & Culture Grants	17,630	8,815	
Canlan Ice Contract	37,926	12,870	
Pinnacle Pool	455	455	
Other Expenses	1,027,324	348,676	
Total Expense Increases	4,160,421	1,409,464	
2022 Municipal Contribution	17,943,000	6,171,656	
2023 Municipal Contribution	18,903,000	6,492,181	
Municipal Contribution Increase/(Decrease)	960,000	320,525	5.19%
			% change
2023 Net Tax Draw \$ Increase/(Decrease)		320,525	
2023 Overall Tax Impact (assuming 1% tax increase equals \$625K)		0.51%	

Notes

(1) CNV Share

- CNV contribution for Recreation Services is 33.94%
- CNV contribution for Pinnacle Pool is 100%
- CNV contribution for Arts and Culture Grants is 50%
- CNV contribution for Building Utilities is by building ownership

2023 NEW ITEMS LISTING

Department	Complement	2023 Budget (\$000s)	2023 Tax Impact	Annual Cost (\$000s)
Mayor, CAO, Clerks, Legislative	-	-	0.00%	-
Strategic & Corporate Services	5.5	267	0.42%	749
Community & Partner Engagement	-	71	0.11%	184
Engineering, Parks & Environment	-	69	0.11%	193
Finance	-	-	0.00%	-
Planning & Development	-	-	0.00%	-
Public Safety	1.0	144	0.24%	338
RCMP	-	224	0.36%	224
Grand Total	6.5	775	1.24%	1,688

Department & Division	Description	Benefits	Complement	2023 Budget	2023 Tax Impact	Annual Cost
Strategic & Corporate Services						
Human Resources	- Implementation of various training, education and development initiative - Support for increased complexity of HR functions/services and demands on the HR Division	- Enhanced inter-departmental service levels - A framework to meet Council's EDIR mandate - Additional focus on People and Culture, including strategic culture and values development, employee engagement, and succession planning.	5.0	247,529	0.39%	694,984
Real Estate	- Support the increasing needs of the Real Estate Division, which has become more involved in financial analysis and negotiations with the Planning Department, and has enhanced processes to ensure best practice and due diligence	- Execution of major strategic real estate land management projects (including land dispositions, exchanges and transfer density negotiations)	0.5	19,272	0.03%	54,109
			5.5	266,801	0.42%	749,093
Community & Partner Engagement						
Economic Development	- To complete and implement the Economic Investment Strategy, investigate and implement improvements to the City's business services and manage the Economic Development Division.	- A completed Economic Investment Strategy, and ongoing implementation	0.0	63,024	0.10%	176,952
Social Programs	- New family events to be held in Civic plaza - To continue to spearhead playful and fun ways to celebrate our unique location and community.	- A more vibrant City		7,500	0.01%	7,500
			0.0	70,524	0.11%	184,452
Engineering, Parks & Environment						
Development Services	- Provide support to land development planning, subdivision, and building applications, and provide oversight on development of City infrastructure	- Retention of highly qualified staff, and improved customer service - Timely processing of applications from significant future developments, including HJNL, Concert Harbourside Lands, and NSNH.		50,540	0.08%	141,900
Water, Streets & Parks and Environment	- Provide resources to support work related to Infor IPS - Support Operations, Development, and Design staff on day to day needs	- Effective delivery of CNV's Asset Management Program and delivery of EPE's works projects.		18,285	0.03%	51,340
			0.0	68,825	0.11%	193,240

2023 NEW ITEMS LISTING cont.

Department & Division	Description	Benefits	Complement	2023 Budget	2023 Tax Impact	Annual Cost
Public Safety						
Fire Operations	- Provide resources to meet the desired service level of the NVCFD within the shared services arrangement, including: - improve fire/rescue service levels - improve the safety of responders - improve resource coordination - reduce risks associated with providing fire/rescue services	- Staffing that meets the desired service levels - Better coordinated training - Improved vacancy management (ie less O/T)	1.0	-	0.00%	97,955
Bylaws	- Provide resources to manage increased competition for curb space while ensuring adherence to parking regulations	- Consistent application of parking enforcement regulations - More proactive monitoring of 4 City owned pay lots		115,470	0.19%	158,203
Bylaws	- Animal Control - To support the first phase of the Dog Friendly City Plan by prioritizing investment into animal enforcement	- More animal control complaints addressed - Residents proactively educated, resulting in increased licensing and a clearer picture of the number of dogs in the city		29,015	0.05%	81,466
			1.0	144,485	0.24%	337,624
Police Support Services/RCMP	- 50% of the vehicles, Ammunition, Integrated Teams increased costs, Training, Professional Services as proposed by the RCMP in its Multi-Year Financial Plan	- An adequate and effective level of Policing in NV as required by the Police Act		224,444	0.36%	224,444
			0.0	224,444	0.36%	224,444
Grand Total			6.5	775,079	1.24%	1,688,853

2023 NEW ITEMS LISTING

Regular Full Time Staffing

Department	Division	Complement	Description	2023 Budget	2023 Tax Impact	Annual Cost
SCS	Human Resources	1.0	RFT - Manager, Equity, Diversity and Inclusion	63,326	0.10%	177,800
<p>Explanation/Justification: Through a Council motion in June 2021, amongst other directives, staff were directed to build a framework on EDIR that identifies appropriate strategies, identifies skills and resources needed to undertake this work, identifies key partners and outlines a set of principles that guides this work. Building of the framework has commenced and it is anticipated that further ongoing and full time assistance will be required. This request is put forward to employ a RFT Equity, Diversity and Inclusion Specialist.</p>						
SCS	Human Resources	1.0	RFT - Training Advisor	52,260	0.08%	146,731
<p>Explanation/Justification: This request is for an RFT Training and Development Advisor to support various training, education and development initiatives across the City. This position will take the lead on training initiatives for managers, supervisors and employees as well as through individual or group facilitations around change management which will include building a team culture across the City while promoting individual career development to take a proactive approach to the future of our employees and to support the employee life cycle.</p>						
SCS	Human Resources	2.0	RFT (2) - HR Advisors	104,520	0.17%	293,461
<p>Explanation/Justification: Additional HR resources are required to support the increasing complexity of human resources matters, employee relations, health and safety and well being of City employees and City workplaces.</p>						
SCS	Human Resources	1.0	RFT - Administrative Assistant	27,422	0.04%	76,992
<p>Explanation/Justification: An additional RFT position is requested to support the increased services and demands placed on the Human Resources Department.</p>						
SCS	Real Estate	0.5	RFT from RPT - Property Valuator	19,272	0.03%	54,109
<p>Explanation/Justification: The conversion of the existing Property Valuator - Negotiator position from RPT to RFT will provide sufficient staffing resources to meet current and future needs of the Real Estate Services Division. The workload of Real Estate Services has increased in recent years as has become more involved in financial analysis and negotiations with the Planning Department (transfer density negotiations, valuing in-kind amenities, etc.) as well as multiple large scale high priority Real Estate projects (land dispositions, exchanges, lease renewals, etc.). Further, the Real Estate Services Division has introduced a number of business process improvements that require more effort to ensure best practice and due diligence. The current staff resources do not meet current needs and poses risk to the organization due to delayed response to overdue action items. This role will allow the Manager to focus on major projects and strategic real estate land management.</p>						
Fire	Fire Operations	1.0	RFT - Firefighter	-	0.00%	97,955
<p>Explanation/Justification: This request is for an increase in Fire Department - Operations Division compliment level for 1.0 Firefighter. The intent is to have the position approved in the 2023 budgetary process and filled through our annual recruitment process that takes place in the fall of 2023 with a projected start date of January 2024.</p> <p>The NVCFD is part of a shared services agreement with its mutual aid partners - The District of North Vancouver and the District of West Vancouver Fire Departments - with cooperative and shared service goals that include: *improve fire/rescue service levels to residents, businesses and industry *improve the safety of responders at mutual aid incidents *improve resource coordination between the 3 departments *reduce risks associated with providing fire/rescue services</p> <p>In order to meet the staffing needs associated with the desired service level of the NVCFD within the shared services arrangement as well as to better coordinate our training requirements and manage our vacancy needs it is anticipated that the Operations Division will need to increase our compliment by one (1) more firefighters in an incremental approach.</p>						
Total		6.5		266,800	0.43%	847,048

2023 – 2027 DRAFT CAPITAL PLAN

March 15, 2023

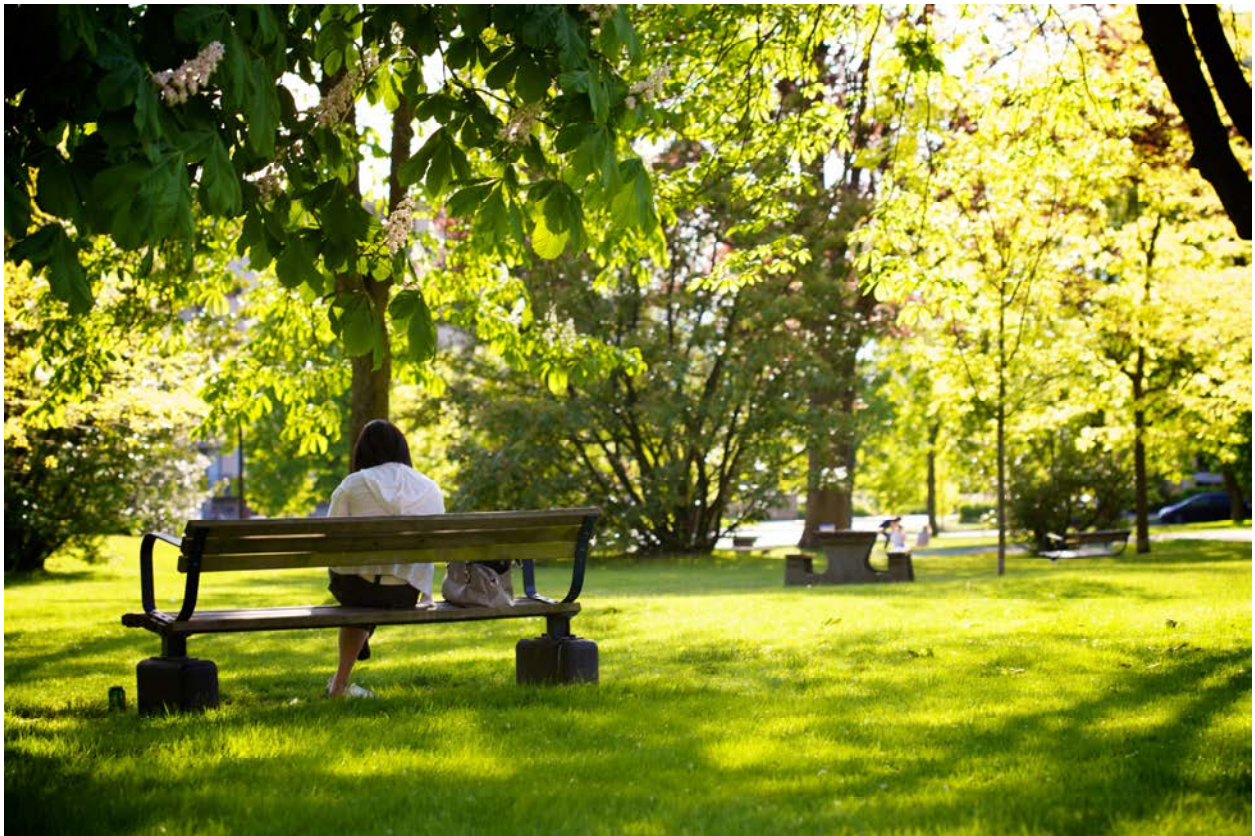


Table of Contents

2023 – 2027 Draft Capital Plan

Introduction	3
2023-2027 Funding	4
Land And Major Investments	5
Buildings	6
Streets And Transportation	9
Parks And Environment	12
General Equipment	15
Information Technology	17
Engineering Equipment	19
Public Safety	20
Block Funding	21
Other Projects	23

Introduction

The Capital Plan provides a framework to organize and prioritize capital projects for the construction of new facilities and infrastructure in the City, the maintenance and replacement of existing capital assets, and delivery of various other projects. The preparation and review of the Plan informs Council and the public of project benefits, scheduling and proposed prioritization and allows for guidance and feedback. It also enables planning for the funding of these projects.

CNV's is planning capital spending of \$228 million over the next 5 years. This spending is advancing all of the priorities in Council's Strategic Plan.

2023 Capital Plan Summary

Section	Base Program	Dedicated Funds	New Initiatives	Total
1 - Land & Major Investments	-	\$ 24,400,000	\$ -	\$ 24,400,000
2 - Buildings	1,340,393	15,418,420	2,598,617	19,357,430
3 - Streets & Transportation	2,625,200	2,955,000	5,255,000	10,835,200
4 - Parks & Environment	100,000	1,663,000	5,549,000	7,312,000
5 - Public Art				-
6 - General Equipment	666,313	86,537	250,000	1,002,850
7 - IT Equipment	1,210,500	53,500	900,000	2,164,000
8 - Engineering Equipment		665,000	260,000	925,000
9 - Fire Equipment		250,000		250,000
10 - Block Funding	731,655	72,885		804,540
11 - Other Projects	358,350	744,553	3,118,982	4,221,885
TOTAL	\$ 7,032,411	\$ 46,308,895	\$ 17,931,599	\$ 71,272,905

2023 - 2027 Capital Plan Summary

Section	Base Program	Dedicated Funds	New Initiatives	Total
1 - Land & Major Investments	-	\$ 25,200,000	\$ -	\$ 25,200,000
2 - Buildings	9,512,028	43,852,962	8,476,828	61,841,819
3 - Streets & Transportation	10,325,200	11,272,000	30,275,000	51,872,200
4 - Parks & Environment	4,240,000	10,675,500	12,049,000	26,964,500
5 - Public Art				-
6 - General Equipment	2,777,414	249,186	305,000	3,331,600
7 - IT Equipment	4,874,100	246,800	5,040,000	10,160,900
8 - Engineering Equipment		4,331,000	260,000	4,591,000
9 - Fire Equipment		1,275,000		1,275,000
10 - Block Funding	3,650,147	364,427		4,014,574
11 - Other Projects	1,636,050	2,184,553	14,009,982	17,830,585
TOTAL	\$ 37,014,940	\$ 99,651,428	\$ 70,415,810	\$ 207,082,178

2023-2027 Funding:

The projects in the Plan are expected to be financed from funds in existing reserves with balances at the beginning of 2023, new funds transferred to reserves, as well external grants and contributions as in past years. A significant portion of the reserve revenues expected to be generated in 2023-2027 are generated from the following sources:

- Contributions from the annual tax levy. Funding in 2023 is based on the tax levy approved by Council in early 2023. Future amounts are assumptions for planning purposes only and are based on amounts approved by Council in the past. In 2023, Council approved the amount to be transferred to capital projects equal to approximately 15% of total taxes.
- Development Cost Charges. Revenues are projected for the DCC Transportation and DCC Parks funds consistent with historical trends.
- Interest on the reserve balances. The interest rate is forecasted on the basis of the rate of return on CNV's present investments, which are conservatively placed in fixed income vehicles as restricted by the Community Charter.
- Land sales. Based on the estimated value of the land and the scheduled date of sale.

Draws from each of CNV's capital reserve funds is shown in the table below:

Projected Fund Balances					
The following table shows projected ending capital reserve balances from 2023-2027 Reserves with zero balance are not included					
Capital Reserve Balance	2023	2024	2025	2026	2027
General Capital	11,285,100	5,211,900	-	-	2,280,300
Tax Sale Land - Principle	28,118,100	28,118,100	27,339,500	33,377,300	55,728,100
Tax Sale Land - Interest	262,800	-	-	-	-
Civic Amenity	24,279,600	5,103,000	39,917,400	42,029,000	56,546,800
Affordable Housing	4,848,800	7,663,600	9,281,100	10,527,900	11,804,600
Fire Equipment Replacement	300	300	300	300	300
Eng Equipment Replacement	1,896,000	1,645,600	1,247,900	1,816,400	1,372,600
Local Area Services	267,700	274,200	280,700	287,500	294,400
Parks DCC	13,964,000	2,477,800	2,324,300	153,300	1,623,300
Transportation DCC	153,900	8,600	474,800	1,274,600	1,305,200
Public Art	366,600	375,400	384,400	393,700	403,100
Cemetery Development	922,600	944,700	967,400	990,600	1,014,400
Grant Total	86,365,500	51,823,200	82,217,800	90,850,600	132,373,100

2023 - 2027 CAPITAL PLAN

LAND AND MAJOR INVESTMENTS

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
1 - 1	Strategic Land Acquisition	Strategic & Corporate Services	3,500,000	-	-	-	-	3,500,000	Funds for strategic land purchases that may be required to achieve Council visions and priorities. Funds would be drawn from the Tax Sale Land Reserve where use of funds, are permitted for land acquisitions.
1 - 2	Provision for Park Acquisition	Finance	3,900,000	-	-	-	-	3,900,000	The CNV Financial Plan is required to reflect a provision for acquisition of parkland in order to be consistent with the City's Park Development Cost Charges (DCC) Bylaw. DCC rates are calculated by a formula which allocates costs for required parkland growth. Park deficient areas are identified, and estimates of amounts required to purchase parkland in this area are included in the financial plan. The inclusion of a provision for parkland acquisition in the Capital Plan gives the City the ability to acquire land for new parks or park expansion should an opportunity arise during the year.
1 - 3	Provision for Affordable Housing	Planning & Development	2,000,000	200,000	200,000	200,000	200,000	2,800,000	General provision of funding to be available for purchase of a building, site or a portion thereof, in partnership with BC Housing, CMHC, non-profit societies or other partners, to facilitate the creation of new affordable housing. The Affordable Housing Reserve Fund was established to facilitate the City's housing objectives with the current balance in the Fund the result of years of continual funding from amenity contributions to meet these goals.
External	Provision for External funding and contributions	Finance	15,000,000	-	-	-	-	15,000,000	Provision to use external funding and contributions unknown at the time of Financial Plan preparation.
Total			24,400,000	200,000	200,000	200,000	200,000	25,200,000	

Total Funding Requested	24,400,000	200,000	200,000	200,000	200,000	25,200,000
Total Contributions	15,000,000	-	-	-	-	15,000,000
Net Funding Requested	9,400,000	200,000	200,000	200,000	200,000	10,200,000

Base Program	the maintenance and renewal of existing assets, systems, and infrastructure
New Initiative	New capital infrastructure
Dedicated Funds	restricted funding
External Contribution	all outside funding, including grants, developers contribution, shared costs from outside agencies, etc..

2023 - 2027 CAPITAL PLAN

BUILDINGS

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
Capital Maintenance									
2 - 1	Maintenance, Repair & Replacement - City Hall	Strategic & Corporate Services	356,000	252,000	22,000	11,200	72,800	714,000	Funding for essential maintenance, repair and replacement of equipment and building components at City Hall.
2 - 2	Maintenance, Repair & Replacement - Gerry Brewer Building	Strategic & Corporate Services	80,393 96,607	607,265 729,735	129,447 155,553	676,576 813,024	46,801 56,239	1,540,483 1,851,157	Funding for essential maintenance, repair and replacement of equipment and building component of the Gerry Brewer Building. This project is co-funded by DNV as part of a cost sharing agreement covering police services.
2 - 3	Maintenance, Repair & Replacement - Fire Hall	Strategic & Corporate Services	49,000	115,000	11,000	200,480	5,600	381,080	Funding for essential maintenance, repair and replacement of equipment and building components of the Fire Hall
2 - 4	Maintenance, Repair & Replacement - City Owned / Non-City Used Buildings	Strategic & Corporate Services	86,000	69,000	317,000	-	-	472,000	Funding for essential maintenance, repair and replacement of equipment and building component for Non-City Used properties (i.e. rental properties, Presentation House Theatre, holding properties, etc...).
2 - 5	Maintenance, Repair & Replacement - Parks Buildings	Strategic & Corporate Services	33,000	32,000	32,000	33,600	33,600	164,200	Funding for essential maintenance, repair and replacement of equipment and building components relating to City Parks.
2 - 6	Maintenance, Repair & Replacement - Operations Centre	Strategic & Corporate Services	70,000	122,000	64,000	11,200	39,200	306,400	Funding for essential maintenance, repair and replacement of equipment and building components of the Operations Centre.
2 - 7	Maintenance, Repair & Replacement - Civic Library	Strategic & Corporate Services	76,000	56,000	538,000	56,000	10,080	736,080	Funding for essential maintenance, repair and replacement of equipment and building components at the City Library
North Vancouver Recreation & Culture Commission									
2 - 8	Critical Maintenance and Repairs - Harry Jerome Community Recreation Centre	North Vancouver Recreation & Culture Commission	200,000	200,000	100,000	-	-	500,000	Capital maintenance from 2023 to 2025 for any unforeseen maintenance, repair and replacement for the Harry Jerome CRC. Funding is intended to cover critical work required to ensure the safety of the public and staff and to ensure uninterrupted building operations.
2 - 9	New Harry Jerome Community Recreation Centre - Fit Out Allowance	North Vancouver Recreation & Culture Commission	-	-	-	100,000	100,000	200,000	This project is for minor facility enhancements not addressed in the original design and allows for post-construction minor modifications of the new Harry Jerome CRC in order to improve public experience.
2 - 10	Maintenance, Repair & Replacement - John Braithwaite Community Centre	North Vancouver Recreation & Culture Commission	150,000	90,000	30,000	50,000	50,000	370,000	This project will deliver functional upgrades and planned major components replacement to the John Braithwaite Community Centre.
2 - 11	Maintenance, Repair & Replacement - Centennial Theatre	North Vancouver Recreation & Culture Commission	170,000	405,000	550,000	115,000	190,000	1,430,000	This project will address planned major components replacement and renovation at Centennial Theatre to be more closely aligned with the new Harry Jerome Community Recreation Centre.
Harry Jerome CRC									
2 - 12	Harry Jerome Community Recreation Centre and Silver Harbour Seniors Activity Centre	Strategic & Corporate Services	11,483,813	26,068,121	611,871	-	-	38,163,805	Tendering, construction and commissioning of remainder of above grade components including exterior envelope, interior finishes, Fixtures, Furniture & Equipment, hard and soft landscaping, skate park and off-site works for the new Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Activity Centre. 2023-2027 appropriations enable a total HJCRC and SH project budget of \$230 million.
2 - 13	Mickey McDougall Feasibility Study & Building Upgrades	Strategic & Corporate Services	- 2,250,000	750,000 -	375,000 -	- -	- -	1,125,000 2,250,000	A Green and Inclusive Community Buildings grant from Infrastructure Canada will provide funding to allow for owner improvements to the Mickey McDougall building. Upgrades are focused on life-safety systems, replacement of critical building equipment and general building maintenance in support of tenant improvements to be undertaken by project partner.

2023 - 2027 CAPITAL PLAN

BUILDINGS

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
Library									
2 - 15	Meeting Room Partition Replacement - Library	Strategic & Corporate Services	-	225,000	-	-	-	225,000	Additional funding to replace the City Library's third floor meeting room partition, which is end-of-life. The third floor program room is the largest and most used program space in the library, hosting hundreds of community meetings and library programs each year. The ceiling-mounted movable walls that are used to turn an open space into one large or two small program rooms are end-of-life, resulting in degraded library user experience, costly repairs and increased risk of total failure or injury to staff. Initial project funding received in 2020 is insufficient to meet escalating costs, and additional funding is required in order to complete this project.
Shipyards Common Site									
2 - 16	The Shipyards Splash Park Renewal	Engineering: Parks & Environment	-	-	-	120,000	-	120,000	This project will improve the usability of the Splash Park to make it more engaging, safe and sustainable. Improvements to include repairs and repainting of existing mounds, re-caulking and integration of additional interactive features set within a vibrant new rubber paving design.
CNV									
2 - 17	City Hall Facility Projects	Strategic & Corporate Services	70,000	537,000	48,000	22,400	22,400	699,800	Funding to address functional requirements and operational changes for City Hall business and operations. Includes renovations / reconfiguration of welcome desks/public access, meeting Rooms, CAO & Clerks area, HVAC improvements as well as general upgrades to accommodate growth / operational changes.
2 - 18	Fire Hall Dormitory construction	Strategic & Corporate Services	1,070,000	-	-	-	-	1,070,000	Current Fire Hall dormitory does not meet basic privacy and health and safety requirements for a facility that is operational 24/7 or comply with current guidelines. Improvements would include private rooms, new ventilation systems, updated electrical and safety systems.
2 - 19	EV Fleet Transition Infrastructure	Strategic & Corporate Services	-	673,159	80,592	311,063	62,397	1,127,211	EV Fleet Transition roadmap/report has identified required electrical upgrades and infrastructure requirements for the Operations Centre and Fire hall. Upgrades should align with the vehicle purchasing roadmap. Implementation of the electrical upgrades and infrastructure required to support the EV fleet transition roadmap as detailed in the consultant's report.
2 - 20	City Hall Envelope & Glazing Upgrades	Strategic & Corporate Services	-	-	1,972,985	-	-	1,972,985	Replacement of single-pane windows in the west wing of City Hall and associated envelope upgrades. The project would eliminate chronic leaks and improve the energy efficiency of City Hall.
2 - 21	Reconfigure Gateway Welcome Desk, Atrium and Public Access	Strategic & Corporate Services	535,000	264,000	-	-	-	799,000	Renovations and reconfiguration of atrium welcome desks and public access to accommodate operational changes, improve safety for staff and public. Project details will also include allowing the atrium space to be used for ongoing public/special events.

2023 - 2027 CAPITAL PLAN

BUILDINGS

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
Citywide									
2 - 22	Quay Plaza Improvements	Strategic & Corporate Services	50,000	-	-	-	-	50,000	Funding to support public realm improvements to the Quay Plaza located on the south side of the Lonsdale Quay Market. As this area functions as part of the Quay's operations, the City has a Maintenance Agreement with the Quay that outlines responsibilities between the City and the Quay. The intent of the improvements are to generally upgrade the public realm, increase usable and programmable public space. Improvements may include the removal of end of life infrastructure.
			150,000	-	-	-	-	150,000	
2 - 23	North Shore Neighborhood House Design & Construction	Strategic & Corporate Services	-	-	-	197,000	2,845,000	3,042,000	Funding for design development of North Shore Neighbourhood House (NSNH) in coordination with project partners as well as development of detailed cost estimate. Placeholder for construction, with funding structure to be confirmed with NSNH. Construction estimate includes external project management support.
2 - 24	NSNH Site Preparation	Strategic & Corporate Services	666,617	-	-	-	-	666,617	Funds to prepare the overall NSNH / Derek Inman Park Site for development. Lands must be brought to a condition in which they can be developed. This requires the relocation of utilities from an existing right of way, upgrade of utilities serving the site, relocation of a community garden and accommodating the NSNH interim condition (e.g. relocation of outdoor childcare). Contingency funding for remediating unforeseen soil contamination is included.
2 - 25	Mahon Park Childcare and Public Washrooms	Strategic & Corporate Services	250,000	-	-	-	-	250,000	Additional funding required to proceed with tender and construction of a new childcare and public washroom facility located within Mahon Park, to account for construction cost inflation. Amount Appropriated \$5,036,604; External Funding \$592,000.
			1,438,000	-	-	-	-	1,438,000	
2 - 26	Civic Plaza additional Flagpoles	Strategic & Corporate Services	27,000	-	-	-	-	27,000	There are currently 3 flagpoles in civic plaza, one each for the federal, provincial, and municipal government. To advance reconciliation with the Squamish and Tsleil-Waututh Nations, 2 new flag poles are proposed.
Total Capital Maintenance			19,357,430	31,195,280	5,037,448	2,717,543	3,534,117	61,841,819	
Total Funding Requested			19,357,430	31,195,280	5,037,448	2,717,543	3,534,117	61,841,819	
Total Contributions			3,943,930	729,735	155,553	813,024	56,239	5,689,157	
Net Funding Requested			15,413,500	30,465,545	4,881,895	1,904,520	3,477,878	56,152,662	

2023 - 2027 CAPITAL PLAN

STREETS AND TRANSPORTATION

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
Mobility Strategy Implementation									
3 - 1	Neighbourhood Traffic Safety and Infrastructure Improvements Program	Engineering, Parks and Environment	615,000	865,000	515,000	515,000	390,000	2,900,000	This project will address site-specific safety issues in various City neighbourhoods and develop a new approach to neighbourhood traffic safety and access to guide future improvement plans. Works may include, but are not limited to, the installation of new and updated traffic signs, pavement markings, intersection safety improvements, traffic calming elements (speed bumps, bump outs) and pedestrian beacon installation. Public requests for improvements received are prioritized through data collection and analysis prepared by City Staff.
			50,000	50,000	50,000	50,000	50,000	250,000	
3 - 2	New Pedestrian Crossing Facilities	Engineering, Parks and Environment	1,615,000	900,000	300,000	300,000	300,000	3,415,000	Existing pedestrian and vehicular traffic volume warrants installation of new pedestrian crossing facilities at major intersections. The requested funds are needed for design and construction of new pedestrian crossing treatments. (Chesterfield & 16th, 18th, 22nd (Special Crosswalks), St George's & 29th St (Special Crosswalk), EGBLVD at E 9th St; EGBLVD at E 11th St; EGBLVD at E 17th St, etc.)
3 - 3	Priority Mobility Network Improvements	Engineering, Parks and Environment	470,000	1,645,000	570,000	420,000	2,720,000	5,825,000	This project will execute on the consultation, design and construction of priority corridors identified in the Council approved Priority Mobility Network Strategy (2019) and continue to prioritize future work based on approved evaluation criteria. This work will result in infrastructure tailored to the unique street context and suitable for a broad range of human and electrified mobility devices like bicycles and scooters with users of All Ages and Abilities (AAA).
			-	600,000	230,000	812,000	2,200,000	3,842,000	
3 - 4	Upper Levels Greenway	Engineering, Parks and Environment	750,000	3,200,000	-	-	-	3,950,000	This project will complete alternatives assessment, design, community engagement and construction of a new All Ages and Abilities mobility route that is identified by the Priority Mobility Network Strategy (2019). The project will engage with the First Nations, local residents, and other stakeholders to assess needs and navigate trade-offs to deliver a route that aligns with the WalkCNV and Safe Mobility Strategy goals and objectives.
			725,000	1,980,000	-	-	-	2,705,000	
3 - 5	Carson Graham School Area Active Transportation Improvements	Engineering, Parks and Environment	-	500,000	500,000	-	-	1,000,000	This project will execute on the design, public engagement and construction of active transportation safety improvements on Jones Ave and around Carson Graham Secondary School as identified in the school's Active and Safe Routes to School Plan and Priority Mobility Network Strategy. Improvements will include sidewalk infill and replacement, improved transit access, protected mobility facilities that extend the Green Necklace to the Jones Overpass and pedestrian scale lighting for the final remaining unlit section of the Green Necklace.
			-	325,000	1,670,000	-	-	1,995,000	
3 - 6	Active and Safe Routes to School	Engineering, Parks and Environment	-	150,000	150,000	150,000	50,000	500,000	This project will implement infrastructure recommended by School Travel Plans at the City's elementary and high schools. Improvements will consist of measures to address vehicle circulation and parking issues, filling gaps in the active transportation network and enhance the comfort and safety on identified popular walking routes to school - elements may include: bumpouts, sidewalks, signage and pavement markings etc. Project will also support annual planning and coordination work with the school district.
			-	5,000	5,000	5,000	5,000	20,000	
3 - 7	New Sidewalks To Complete the Pedestrian Network	Engineering, Parks and Environment	400,000	500,000	500,000	500,000	500,000	2,400,000	This project will enable the design, public engagement and construction of new sidewalk segments to complete the pedestrian network.
			80,000	-	-	-	-	80,000	
3 - 8	Sidewalks - Infill and Reconstruction	Engineering, Parks and Environment	225,000	200,000	200,000	250,000	250,000	1,125,000	This project will replace deteriorated sidewalks to eliminate tripping hazards, upgrade of deficient sidewalks no longer meeting the needs of the community and to complete small infill projects to better connect capital or development projects with the surrounding network.
3 - 9	Transit Improvement Program	Engineering, Parks and Environment	50,000	155,000	155,000	155,000	155,000	670,000	This program will support technical study, design and implementation of transit priority interventions like bus lanes, signal priority and bus bulges as well as accessibility upgrades to improve access to transit.
			-	70,000	70,000	70,000	70,000	280,000	

2023 - 2027 CAPITAL PLAN

STREETS AND TRANSPORTATION

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
3 - 10	Mobility Data Collection and Monitoring	Engineering, Parks and Environment	130,000	130,000	90,000	90,000	90,000	530,000	This project will fund procurement, development and application of various transportation data collection, analysis and communication tools, including: automated volume and speed counters, intercept surveys, open data platforms, and third-party data licensing.
3 - 11	Marine-Main Corridor Improvements	Engineering, Parks and Environment	-	-	-	-	-	-	Enabling TransLink's capital investments to create bus lane, new signals, bus signal queue jumpers, synchronized signals for bus prioritization, left turn bays and widened bridges all in the interest of creating a reliable and efficient bus service along the route. Also included are improvements to cycling and pedestrian facilities that parallel the route or provide enhanced barrier free access to the Rapid Bus stops.
			1,600,000	-	-	-	-	1,600,000	
3 - 12	New Traffic Signals	Engineering, Parks and Environment	420,000	1,000,000	1,000,000	1,000,000	1,000,000	4,420,000	Existing pedestrian and vehicular traffic volume warrants installation of a full traffic signal at these intersections. The requested funds are needed for design and construction of new traffic signals. The Signals are as follows: Brooksbank & E 3rd Street - New Signal Design and Construction, East Grand Blvd at E 13th St New Signal - Design, East Grand Blvd at E 15th St New Signal - Design, Turning Movement Count Data Collection.
3 - 13	Pedestrian and Roadway Lighting Implementation	Engineering, Parks and Environment	450,000	450,000	450,000	450,000	450,000	2,250,000	Design and construction of new roadway and pedestrian level lighting throughout the City as per the street lighting implementation plan completed in 2019.
Community Wellbeing Strategy Implementation									
3 - 14	Installation of Accessible Pedestrian Units	Engineering, Parks and Environment	35,000	35,000	35,000	35,000	35,000	175,000	Installation of Accessible Pedestrian Signal (APS) devices at various signalized intersections within the City (audible signals).
Infrastructure Management (Maintenance and Renewal)									
3 - 15	Traffic Signal System Upgrades	Engineering, Parks and Environment	320,000	320,000	500,000	500,000	500,000	2,140,000	Upgrade of existing traffic signal poles, underground wiring, signal communication systems, and controllers in the City. Locations and project details to be determined per results from various traffic engineering analysis and based on needs for upgrading traffic signal equipment.
3 - 16	Traffic Signal LED Replacement	Engineering, Parks and Environment	300,000	-	-	-	-	300,000	Replacement of the traffic signal LEDs required every 7 years.
3 - 17	Street Light and Traffic Signal Pole Replacement	Engineering, Parks and Environment	200,000	200,000	200,000	200,000	200,000	1,000,000	Planned replacement of deteriorated street light and traffic signal poles as prioritized based on 2022 condition assessment. The City's inventory of street light and traffic signal poles comprises approximately 2000 poles, with associated foundations/bases and electrical circuits.
3 - 18	Street Lighting Central Management System	Engineering, Parks and Environment	-	-	100,000	-	-	100,000	Presence of street lighting central management system will enable achieving further reduction in electricity consumption and maintenance cost of the new LED street lights. Also, new functions will be enabled, such as, dimming capabilities of new LED lights, track and reports energy savings and burnt out fixtures through automatically generated emails. The system will futureproof the City infrastructure for utilizing future intelligent infrastructure features.
3 - 19	Fell Avenue: Roadside Barriers, Retaining Walls, and Slope Stability.	Engineering, Parks and Environment	500,000	-	-	-	-	500,000	Existing situation assessed by consultant in 2022. Staff recommendation to improve and extend roadside barriers, replace deteriorated retaining walls, and install instrumentation (inclinometer) to monitor slope movement.

2023 - 2027 CAPITAL PLAN

STREETS AND TRANSPORTATION

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
3 - 20	Pavement Management: Streets & Lanes	Engineering, Parks and Environment	1,150,200	1,500,000	1,500,000	1,500,000	1,500,000	7,150,200	Cracksealing, patching, resurfacing and reconstructing pavements in streets and lanes to preserve or extend the useful life and may also include replacing sections of curbs, curb and gutter, and/or sidewalks. Will also include periodic pavement condition data collection.
3 - 21	Provision for Local Area Services - City Share	Engineering, Parks and Environment	500,000	-	-	-	-	500,000	Local Area Services are municipal works or services that benefit specific properties in a limited area and the cost of which is recovered in whole or in part by a special tax on those properties. Typical projects include lane paving, street lighting, sidewalks, and slope stabilization works with costs being shared between the benefiting properties and the City-at-large. Note, there have been very few successful petitions over the past decade and it is difficult to anticipate future demand.
3 - 23	Lynn Creek Bridge at Cotton Road - Widening and Replacement	Engineering, Parks and Environment	250,000	-	-	-	-	250,000	The existing bridge was constructed in 1972 and is nearing the end of its design life. Consultant has recommended repairs to the existing bridge that are required to maintain the bridge in the short term. In the longer term the bridge will require replacement. The existing bridge restricts the width of Cotton Road for transportations needs, resulting in sub-standard conditions for pedestrians and cyclists and the only gap in the transit priority lanes along Cotton/Main from Gladstone to Phibbs exchange.
Total Funding Requested			10,835,200	14,780,000	8,790,000	7,002,000	10,465,000	51,872,200	
Total Contributions			2,455,000	3,030,000	2,025,000	937,000	2,325,000	10,772,000	
Net Funding Requested			8,380,200	11,750,000	6,765,000	6,065,000	8,140,000	41,100,200	

2023 - 2027 CAPITAL PLAN

PARKS AND ENVIRONMENT

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
Parks Specific									
4 - 1	Semisch Park / 1st Street Accessibility Improvements	Engineering, Parks and Environment	350,000	-	-	-	-	350,000	Provide accessible ramp connection from 2nd Street south to 1st Street through Semisch Park.
4 - 2	Kings Mill Walk Master Plan - Implementation	Engineering, Parks and Environment	500,000	500,000	-	-	-	1,000,000	Implementation of the full scope of the approved plan, including off-leash area, playground, washroom building, celebration of Squamish Nation cultural history, habitat enhancement, and improved Spirit Trail. External funding is developer's contribution.
			5,299,000	-	-	-	-	5,299,000	
4 - 3	Construction of New Community Gardens	Engineering, Parks and Environment	75,000	75,000	200,000	-	-	350,000	Funding for the construction of new community garden plots based on the site selection process completed in 2022. Final sites will be determined following a public consultation process.
4 - 4	Public School Playground Funding	Engineering, Parks and Environment	150,000	150,000	37,500	-	-	337,500	This provides funding to specific schools to a maximum of \$75,000 each over a 10 year period. Supports the development of enhanced outdoor school grounds to benefit the community.
4 - 5	Spirit Trail - Lynnmouth Park	Engineering, Parks and Environment	-	200,000	800,000	-	-	1,000,000	This project includes the design, public consultation and construction of an approximate 450m length section of Spirit Trail with lighting and associated Lynnmouth Park entry adjustments and water connection.
4 - 6	Victoria Park Washroom	Engineering, Parks and Environment	-	400,000	-	-	-	400,000	This project involves the design and construction of a new permanent public washroom for Victoria Park. The washroom location will integrate into the existing park space.
4 - 7	1600 Eastern Avenue Park Construction	Engineering, Parks and Environment	-	1,700,000	-	-	-	1,700,000	Construction of a new neighbourhood park at 1600 Block of Eastern Avenue.
4 - 10	New Community Park - Harry Jerome Neighbourhood Lands	Engineering, Parks and Environment	-	300,000	400,000	5,800,000	-	6,500,000	This project will result in the planning, design and construction of a new 1 hectare community park and Green Necklace greenway as part of the redevelopment of the Harry Jerome Neighbourhood Lands. The project scope includes community consultation and preparation of a park master plan in 2024, with detailed design and construction to be coordinated with Phase 2 of the adjacent multi-family developments.
4 - 11	Confederation Field Turf Replacement	Engineering, Parks and Environment	-	-	1,200,000	-	-	1,200,000	The synthetic turf at Confederation Field was replaced in 2014 and has an expected life of approximately 10 years. Based on that projected life expectancy, the turf is tentatively scheduled for replacement in 2025.
4 - 12	Waterfront Park Master Plan & Implementation	Engineering, Parks and Environment	-	-	450,000	-	-	450,000	Development and implementation of a Master Plan for Waterfront Park as part of the City's Central Waterfront precinct. This project will include integration of the City owned property at 15 Chesterfield, public consultation, issue identification and study, redevelopment objectives, design development, detailed design and construction. Upon completion, a phasing and implementation budget will be prepared, and pending approval, construction could begin in 2028 after detail design and tender periods.
4 - 13	Sunrise Park Trail System Expansion	Engineering, Parks and Environment	-	-	250,000	-	-	250,000	Expansion of the trail system in Sunrise Park to provide a new pedestrian connection to Brooksbank Avenue. This work will also include removal of invasive plants and the addition of more native plants and trees.
4 - 14	Casano - Loutet Trail & Habitat Improvements	Engineering, Parks and Environment	-	-	400,000	-	-	400,000	Construction of a formal trail system and habitat enhancement of the new City park at Casano Drive and in Loutet Park. The new trail connections would provide access to the planned new pedestrian overpass.

2023 - 2027 CAPITAL PLAN

PARKS AND ENVIRONMENT

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
4 - 16	Mahon Park Playground and Spray Park Replacement	Engineering, Parks and Environment	-	-	-	1,500,000	-	1,500,000	Renovated in 2004, Mahon Park playground and spray park has become an increasingly popular destination for the community. After 20 years there will be features that will require replacement in order to continue to be safe, fun, and functional.
4 - 17	Cloverley Park Design & Construction	Engineering, Parks and Environment	250,000	3,650,000	-	-	-	3,900,000	This project includes a provision for funding the design, public engagement and construction of a new Cloverley park.
4 - 18	Tempe Heights Park Playground Replacement	Engineering, Parks and Environment	-	-	-	70,000	600,000	670,000	This project will result in the replacement of the aging playground Tempe Heights Park.
4 - 19	Loutet Park Playground Replacement	Engineering, Parks and Environment	-	-	-	-	70,000	70,000	This project will result in the replacement of the aging playground in Loutet Park.
4 - 20	Dog Friendly City - Phase 2	Engineering, Parks and Environment	75,000	-	-	-	-	75,000	Completion of the Dog Friendly City project, initiated in 2022. Phase 2 will build upon the Actions endorsed by Council in June 2022, including preparation of education campaigns to promote responsible dog ownership; identifying new opportunities for off-leash and/or dog relief zones in underserved areas; design typologies, management and access; and prepare the final Dog Friendly City plan for endorsement by Council.
4 - 21	Bewicke and Mosquito Creek Trail Public Realm Safety Improvements	Engineering, Parks and Environment	100,000	-	-	-	-	100,000	Improve safety overall and comfortable passage through this multi-use pedestrian trail corridor that connects Bewicke Avenue to the West 2nd Street underpass trail. Adding lighting and re-designing the lane layout will create a more welcoming space for all along this busy pedestrian corridor, that is also part of the Trans Canada Trail network.
4 - 22	Moodyville Park Natural Area Enhancements	Engineering, Parks and Environment	63,000 250,000	-	-	-	-	63,000 250,000	This project will enable improvements to the local ecosystem to further improve our local ecosystems and residents quality of life, reduce pollution, enhance biodiversity and habitats, and build resilience to climate change by expanding our urban forests, street trees, wetlands, living dykes, bioswales, and naturalized coastal restoration. The focus for this grant funding would be in Moodyville Park's natural areas. Funding is a 80/20 split between Federal government natural infrastructure grant/City, the grant will cover up to \$250k
4 - 23	City Cemetery Program	Engineering, Parks and Environment	100,000	-	-	-	-	100,000	Dedicated funding from the Cemetery Reserve to finance the replacement of existing cemetery infrastructure as well as the provision of new cemetery services to meet community needs.
City Wide Programs									
4 - 24	Parks Master Plan Update	Engineering, Parks and Environment	-	200,000	-	-	-	200,000	The Parks Master Plan is a guiding document detailing the City's parks, greenway routes, recreation facilities, environmental management and overall implementation strategies. The existing Parks Master Plan was completed in 2010, with strategic recommendations for ten years. A revised, new Parks Master Plan will be required as a response to the changing demographics and land uses.

2023 - 2027 CAPITAL PLAN

PARKS AND ENVIRONMENT

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
4 - 25	Play Equipment Replacement	Engineering, Parks and Environment	100,000	100,000	100,000	100,000	100,000	500,000	The ongoing play equipment renewal and replacement program in 19 City parks. For 2024, the primary focus will be Heywood Park.
4 - 26	Grass Sports Field Renovations	Engineering, Parks and Environment	-	150,000	-	150,000	-	300,000	The City's sand-based grass fields are more than 20 years old and are in need of renovation. The drainage and irrigation systems need to be updated in order to keep the fields playable through the year. Loutet #2 field was completed in 2016, Loutet #1 in 2019, and Ray Perrault field is the next priority for 2024. Remaining fields to be completed are Loutet Field #3 in 2026 and Kinsmen Stadium Field in 2028.
Total Funding Requested			7,312,000	7,425,000	3,837,500	7,620,000	770,000	26,964,500	
Total Contributions			5,549,000	-	-	-	-	5,549,000	
Net Funding Requested			1,763,000	7,425,000	3,837,500	7,620,000	770,000	21,415,500	

2023 - 2027 CAPITAL PLAN

GENERAL EQUIPMENT

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
City									
6 - 1	Pool Vehicle Replacement	Finance	-	50,000	65,000	-	65,000	180,000	Replacement of CNV's Pool vehicles and eBikes at the end of their useful lives ensures service levels are maintained and helps CNV implement its strategy to zero emissions.
6 - 2	Police Support Services Pool Vehicle Replacement	Public Safety	36,336	36,336	-	-	-	72,672	Replacement of Municipal Pool Vehicles used by Police Support Services personnel for business, events & emergencies. This project is co-funded by DNV as part of a cost sharing agreement covering police services.
			43,664	43,664	-	-	-	87,328	
6 - 3	Bylaw Services Vehicle Replacement	Public Safety	65,000	40,000	45,000	-	-	150,000	Replacement of a Bylaw Services Enforcement Vehicle with a newer more fuel efficient or electric model. Vehicle being replaced is at end of useful life.
6 - 4	Civic Buildings - Furniture and Equipment	Strategic & Corporate Services	129,000	106,000	106,000	112,000	112,000	565,000	Funding to enable the replacement / purchase of furniture and equipment in all civic buildings. Maintains suitable working conditions and ensures timely replacement of equipment as required.
6 - 5	Gerry Brewer Furniture & Equipment	Strategic & Corporate Services	24,527	24,073	24,073	25,435	25,435	123,542	Budgetary provision for replacement / purchase of furniture and equipment in the Gerry Brewer building.
			29,473	28,927	28,927	30,565	30,565	148,458	
6 - 6	Health and Safety Equipment	Strategic & Corporate Services	12,000	-	-	-	-	12,000	Replacement of expiring health and safety equipment - 4 AED's - 2 at City Hall and 2 at the Operations Centre. First Aid table replacement for City Hall First Aid Room. AED have a 10 year life span, with batteries being replaced at intervals when required.
6 - 7	Noise Monitoring Network	Public Safety	250,000	-	-	-	-	250,000	To deploy noise monitoring terminals to monitor noise levels from construction and traffic activity utilizing the information to inform policy making on traffic management, transportation and urban planning. Quantifying the current noise levels in the City is intended to assist in reducing the noise impact on the environment, City residents and the economy.
Total City			590,000	329,000	269,000	168,000	233,000	1,589,000	
North Vancouver Recreation & Culture Commission									
6 - 8	NVRC Recreation Program Equipment	North Vancouver Recreation & Culture Commission	285,000	375,000	275,000	90,000	130,000	1,155,000	Program equipment such as weight room, sports & activities equipment, activity room furnishings & equipment, theatre performance equipment for Centennial Theatre and John Braithwaite Community Centre. The ice resurfer at Harry Jerome CRC is at the end of its useful life and will need to be replaced before the new centre opens in 2025. Fitness room equipment will need to be replaced each year to ensure safe and reliable equipment for program participation.
6 - 9	NVRC Maintenance Vehicles	North Vancouver Recreation & Culture Commission	6,700	-	-	-	-	6,700	Replacement of NVRC maintenance vehicles. In 2023, the gardener's vehicle trailer will be replaced as it's at the end of its useful life.
			13,400	-	-	-	-	13,400	
Total North Vancouver Recreation & Culture Commission			305,100	375,000	275,000	90,000	130,000	1,175,100	

2023 - 2027 CAPITAL PLAN

GENERAL EQUIPMENT

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
Library									
6 - 10	Self-Service Payment Systems Replacement	Library	-	-	25,000	-	-	25,000	Replace end-of-life self-service payment systems for printing and copying
6 - 11	City Library Wayfinding and Signage Renewal	Library		30,000	45,000	-	-	75,000	Current signage at City Library is incomplete, out-of-date and presents multiple barriers to access. People arriving at the library have difficulty in navigating the space and finding the resources they need. This project will assess, design and implement improved directional and wayfinding signage for the library facility that meets or exceeds standards for accessibility and creates a sense of welcome and orientation for library users of all ages and abilities.
6 - 12	Flexible Meeting Pods	Library	-	-	55,000	-	-	55,000	This project will install flexible, modular meeting pods to enable library users to meet in person or online without disturbing other library users. Cost-effective, space-efficient, pre-fabricated spaces will protect privacy and minimize sound transmission.
6 - 14	Library Furniture Renewal	Library	51,000	47,000	63,000	47,000	28,000	236,000	Replace or refurbish end-of-life library furniture, including public seating, desks and tables. The library facility contains over 300 seats and receives over 1,400 visitors daily. After years of daily use, furniture is showing wear and tear and needs to be repaired, refurbished or replaced.
6 - 15	Automated Materials Handling & RFID System Replacements	Library	56,750	68,750	22,000	22,000	7,000	176,500	Replace end-of-life automated materials handling and radio frequency identification (RFID) system components including the automated sorting machine, sort bins, RFID security gates, RFID antennae and self-service checkouts.
Total Library			107,750	145,750	210,000	69,000	35,000	567,500	
Total Funding Requested			1,002,850	849,750	754,000	327,000	398,000	3,331,600	
Total Contributions			86,537	72,591	28,927	30,565	30,565	249,186	
Net Funding Requested			916,313	777,159	725,073	296,435	367,435	3,082,414	

2023 - 2027 CAPITAL PLAN

INFORMATION TECHNOLOGY

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
City									
7 - 1	User Device Replacements	Strategic & Corporate Services	170,000	220,500	220,500	220,500	220,500	1,052,000	Planned replacement of desktop computers, laptops, and tablets. Desktops and laptops have a 4 year lifespan, and tablets have a 3 year lifespan. As a device reaches end of life it is replaced; City currently has approximately 288 laptops, 242 desktops, and 68 tablets.
7 - 2	Data Centre Infrastructure	Strategic & Corporate Services	370,000	475,000	265,000	430,000	50,000	1,590,000	To maintain the City's data centre infrastructure, network and private cloud, while growing the infrastructure as the City grows. Maintenance includes adding storage, servers, switches, cable management, etc. Upgrade and replacement of infrastructure items will be needed as they reach end of life.
7 - 3	Fibre Infrastructure Improvement	Strategic & Corporate Services	50,000	50,000	50,000	50,000	50,000	250,000	To maintain the City's existing fibre infrastructure that interconnects City buildings with City services while also growing that infrastructure as the City grows.
7 - 4	Cyber Security Enhancements	Strategic & Corporate Services	125,000	-	-	-	-	125,000	To continue improving cyber security for the City's information, business applications, and delivery of services.
7 - 5	Enterprise Applications	Strategic & Corporate Services	225,000	225,000	225,000	225,000	225,000	1,125,000	To continue modernizing and enhancing the City's enterprise applications, enabling the enterprise applications to grow with the City. This includes system upgrades, changes to use new features, new enhancements installation and configuration, and may include the purchase of new modules.
7 - 6	OpenData & 3D Modeling	Strategic & Corporate Services	100,000	100,000	-	-	-	200,000	This creates the framework for self-serve downloadable datasets by members of the public tailored to specific parameters as entered. Specialised software is required to provide an on demand online service which delivers datasets tailored to specific parameters entered by the public.
7 - 7	eProcurement	Strategic & Corporate Services	60,000	-	-	-	-	60,000	Software to allow for online bid submissions, online evaluation, purchasing dashboard and online access portal will align with BC Bid and allow notification of interested bidders who have viewed the bid opportunities
7 - 9	Electronic Grants Software & Supportive Community Funding Review	Planning & Development	40,000	40,000	-	-	-	80,000	Acquisition and implementation of a Electronic Grants Software, including a comprehensive review of all supportive funding the City provides, including all grants, core funding, permissive tax exemptions, and other financial mechanisms. The intent is to create a singular clear, consistent, and transparent funding framework.
7 - 10	Land Management	Strategic & Corporate Services	300,000	250,000	250,000	-	-	800,000	This will replace the City's end to end land management process, starting from the raw/base land data received from LTSA for the City's land administration. This work is needed to retire 20+ year old legacy technology and move to new technology.
7 - 11	IT Resourcing	Strategic & Corporate Services	500,000	500,000	1,000,000	1,100,000	1,000,000	4,100,000	This is for IT division resources. Areas include IT Security, Application Services, GIS Services, and Client Services and Technical Services.
Total City			1,940,000	1,860,500	2,010,500	2,025,500	1,545,500	9,382,000	
North Vancouver Museum & Archives									
7 - 12	IT Refresh	Museum & Archives	33,500	7,800	5,000	11,000	9,500	66,800	Scheduled replacement and enhancement of IT equipment and supporting hardware for MONOVA to ensure that it is refreshed and modernized on a regular basis with technology that meets industry standards, works with hardware and software at all facilities and is compatible with that of the District of North Vancouver and City of North Vancouver expectations for service to the community. These funds are matched by the District.
Total North Vancouver Museum & Archives			67,000	15,600	10,000	22,000	19,000	133,600	

2023 - 2027 CAPITAL PLAN

INFORMATION TECHNOLOGY

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
Library									
7 - 13	Integrated Library Systems (ILS) Renewal	Library	28,000	-	24,000	-	-	52,000	Maintain and update the Integrated Library System that runs the bulk of City Library's day-to-day business of cataloguing and circulation of library materials, by completing periodic system evaluation and optimization and ensuring critical hardware and software systems are replaced or upgraded at end of life.
7 - 14	A/V, Multimedia & Instructional Systems Renewal	Library	8,000	58,100	22,200	40,000	20,000	148,300	Replace end-of-life A/V, multimedia and instructional systems in heavily-used community meeting rooms and public spaces. The Library's meeting and program rooms are used by residents, local businesses, and community organizations - playing host to approximately 500 community meetings and over 1,000 library programs each year, in addition to paid private bookings.
Total Library			36,000	58,100	46,200	40,000	20,000	200,300	
North Vancouver Recreation & Culture Commission									
7 - 15	Facility desktop hardware refresh	North Vancouver Recreation & Culture Commission	21,000	21,000	21,000	21,000	21,000	105,000	Ongoing maintenance and replacement of desktop computer hardware including PC's, monitors, peripherals, printers etc.
7 - 16	Perfect Mind Development and Integration	North Vancouver Recreation & Culture Commission	10,000	10,000	-	10,000	-	30,000	This capital project will fund the development of custom features specific to North Vancouver's needs in the Perfect Mind platform and customer registration process. It will allow for direct integration with NVRC systems and processes providing efficiencies for staff and customers. Cost share project with DNV.
			20,000	20,000	-	20,000	-	60,000	
7 - 17	Phone System Replacement	North Vancouver Recreation & Culture Commission	-	60,000	-	-	-	60,000	North Vancouver Recreation and Culture is currently operating a Mitel VOIP phone system that is approaching end of support from the manufacturer. This system is scheduled for regular replacement to ensure stable reliable phone service. Cost share project with DNV.
			-	120,000	-	-	-	120,000	
7 - 18	Network Hardware Replacement	North Vancouver Recreation & Culture Commission	35,000	-	-	-	-	35,000	Ongoing maintenance and replacement of facility networking equipment including switches, routers etc.
7 - 19	Recreation Centre Wi-Fi Replacement	North Vancouver Recreation & Culture Commission	35,000	-	-	-	-	35,000	NVRC installed public WIFI in all facilities in 2017. As technology continues to evolve this project will allow NVRC to keep facility WIFI services current with supported technology.
Total North Vancouver Recreation & Culture Commi			121,000	231,000	21,000	51,000	21,000	445,000	
Total Funding Requested			2,164,000	2,165,200	2,087,700	2,138,500	1,605,500	10,160,900	
Total Contributions			53,500	147,800	5,000	31,000	9,500	246,800	
Net Funding Requested			2,110,500	2,017,400	2,082,700	2,107,500	1,596,000	9,914,100	

2023 - 2027 CAPITAL PLAN

ENGINEERING EQUIPMENT

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027 Total Project Appropriations	Description
8 - 1	Engineering, Parks and Environment Operations Vehicle/Equipment Replacement Program	Engineering: Equipment	665,000	989,000	1,127,000	274,000	1,276,000	4,331,000	Engineering, Parks and Environment Operations vehicle and equipment replacement. In 2023, vehicles and equipment to be replaced include six 1/2 ton and 3/4 ton pickup or flat-bed trucks, one riding turf mower, and one solid waste refuse truck. The solid waste refuse truck is the third of three trucks that are up for replacement.
8 - 2	Park Operations - Urban Forestry, Natural Areas and Facilities Fleet Vehicles	Engineering, Parks and Environment	260,000	-	-	-	-	260,000	Provides the funding necessary for purchase of two net new vehicles (purchase one three-tonne roll-off dump truck and one 3/4 ton crewcab flat deck truck) that help ensure Engineering, Parks and Environment Operations has an adequate number of vehicles available to meet operational demand.
Total			925,000	989,000	1,127,000	274,000	1,276,000	4,591,000	
Total Funding Requested			925,000	989,000	1,127,000	274,000	1,276,000	4,591,000	
Total Contributions			-	-	-	-	-	-	
Net Funding Requested			925,000	989,000	1,127,000	274,000	1,276,000	4,591,000	

2023 - 2027 CAPITAL PLAN

PUBLIC SAFETY

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
9 - 1	Fire Equipment Replacement Program	Public Safety	140,000	600,000	180,000	165,000	80,000	1,165,000	Replace aging turn-out gear (\$60,000) and aging miscellaneous technical rescue equipment (\$20,000) on an annual replacement schedule. Replacing aging Fire Fleet Vehicle - Fire Prevention in 2023 for \$60,000.
9 - 2	Data and Analytics Platform	Public Safety	110,000	-	-	-	-	110,000	The data and analytics platform is a suite of cloud based tools that work together to help diagnose current and future performance challenges, model the impact of potential solutions and continuously track the effectiveness of the changes that are implemented. Opportunities include long term station planning that address community growth to short, medium and long term resource allocation based on current and projected workloads and performance metrics.
Total Funding Requested			250,000	600,000	180,000	165,000	80,000	1,275,000	
Total Contributions			-	-	-	-	-	-	
Net Funding Requested			250,000	600,000	180,000	165,000	80,000	1,275,000	

2023 - 2027 CAPITAL PLAN

BLOCK FUNDING

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
Block Funds									
10 - 1	Block Funding - The Shipyards	Engineering, Parks and Environment	35,000	35,000	35,000	35,000	35,000	175,000	Block Funding to acquire capital items under \$10,000 for The Shipyards (Shipyards Commons, Cates Deck, Shipbuilders' Square, St. Roch Dock and Burrard Dry Dock Pier).
10 - 2	Block Funding - Planning and Development	Planning & Development	10,000	10,000	10,000	10,000	10,000	50,000	Construction administration (building codes, referenced standards, required equipment, etc.) is a constantly evolving process, adapting to - for example - new technologies, environmental sustainability efforts, and new opportunities for the support of healthy, accessible built environments. The provision of the block funding requested below supports the Building Division's efforts to remain leaders in innovative construction administration.
10 - 3	Block Funding - Gerry Brewer Building	Strategic & Corporate Services	29,622	29,413	29,413	29,413	29,413	147,274	Block funding to acquire / undertake capital items and projects under \$10,000 for the Gerry Brewer Building. This project is co-funded by DNV as part of a cost sharing agreement covering police services.
			35,595	35,595	35,595	35,595	35,595	177,977	
10 - 4	Block Funding - City Used Buildings	Strategic & Corporate Services	100,000	100,000	100,000	100,000	100,000	500,000	Block funding to acquire / undertake capital items and projects under \$10,000 for City-Used properties (i.e. City Hall, Fire Hall, Shipyards Office, Operations Centre).
10 - 5	Block Funding - Non-City Used Buildings	Strategic & Corporate Services	100,000	100,000	100,000	100,000	100,000	500,000	Block funding to acquire / undertake capital items and projects under \$10,000 for Non City-Used properties (i.e. rental properties, Presentation House Theatre, holding properties, etc...).
10 - 6	Block Funding - Parks Infrastructure	Engineering, Parks and Environment	75,000	75,000	75,000	75,000	75,000	375,000	Since 2005 the Parks Infrastructure Block Funding has supported a variety of small scale park infrastructure upgrades individual project with values of less than \$10,000, and provides staff with the resources to respond immediately to time-sensitive, smaller infrastructure replacement issues, in order to ensure public safety and maintain levels of service.
10 - 7	Block Funding - EPE - Engineering Equipment	Engineering, Parks and Environment	50,000	50,000	50,000	50,000	50,000	250,000	Block funding for unplanned Engineering Operations Equipment costs under \$10,000 each .
10 - 8	Block Funding - Transportation	Engineering, Parks and Environment	30,000	30,000	30,000	30,000	30,000	150,000	Block funding is a capital account to be used by the Transportation Division to fund small unforeseen capital projects which arise each year. Examples of possible projects are geometry improvements, traffic signal designs, signal coordination, minor street and signal system improvements, equipment costs under \$10,000 each.
10 - 9	Block Funding - Public Safety - Police Equipment	Public Safety	22,710	22,710	22,710	22,710	22,710	113,550	These funds are typically used for replacement, maintenance and repair of small office equipment and gym equipment under \$10,000 each. This project is co-funded by DNV as part of a cost sharing agreement covering police services.
			27,290	27,290	27,290	27,290	27,290	136,450	
10 - 10	Block Funding - Bylaw	Public Safety	10,000	10,000	10,000	10,000	10,000	50,000	Block funding for emergency/unplanned Bylaw costs less than \$10,000 each.
10 - 11	Block Funding - Museum and Archives	Museum & Archives	10,000	10,000	10,000	10,000	10,000	50,000	Annual Block funding is used by the Museum & Archives for purchasing or replacing minor capital assets less than \$10,000 such as exhibit and programs equipment, technology, or specialized storage and display components used in the delivery of community programs, in the management and stewardship of the museum and archival collections, and in the public operations of the Museum & Archives. These funds are matched by the District.
			10,000	10,000	10,000	10,000	10,000	50,000	

2023 - 2027 CAPITAL PLAN

BLOCK FUNDING

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
10 - 12	Block Funding - Fire	Public Safety	50,000	50,000	50,000	50,000	50,000	250,000	Block funding for emergency/unplanned Fire Department costs less than \$10,000 each that will assist the NVCFD to provide a safe and secure community while ensuring that homes and businesses are well protected. This funding will also assist the NVCFD to respond to and recover from emergencies and disasters
10 - 13	Block Funding - Library Equipment	Library	20,000	20,000	20,000	20,000	20,000	100,000	Block funding for replacement of equipment and furnishings less than \$10,000 each
10 - 14	Block Funding - Information Technology	Strategic & Corporate Services	100,000	100,000	100,000	100,000	100,000	500,000	This block funding is for new or replacement miscellaneous items, such as IT peripherals and accessories, less than \$10,000 each
10 - 15	Block Funding - NVRC	North Vancouver Recreation & Culture Commission	50,000	50,000	50,000	60,000	60,000	270,000	Block funding for minor capital projects less than \$10,000 each.
10 - 16	NVRC Emergency Capital Replacement Fund	North Vancouver Recreation & Culture Commission	30,000	30,000	30,000	35,000	35,000	160,000	Replacement or major repairs of critical building systems due to surprise failures or unforeseen circumstances.
10 - 17	Child Care Facilities Improvements	Planning & Development	9,323	-	-	-	-	9,323	Matching capital grants to registered non-profit societies for the purpose of expanding, repairing, renovating and purchasing new equipment for child care facilities in the City. This is an annual project which has been in place since 2006.
Total - Block Funds			804,540	795,008	795,008	810,008	810,008	4,014,574	
Total Funding Requested			804,540	795,008	795,008	810,008	810,008	4,014,574	
Total Contributions			72,885	72,885	72,885	72,885	72,885	364,427	
Net Funding Requested			731,655	722,123	722,123	737,123	737,123	3,650,147	

2023 - 2027 CAPITAL PLAN

OTHER PROJECTS

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
11 - 01	Maintenance, Repair & Replacement - Memorial Community Recreation Centre	North Vancouver Recreation & Culture Commission	15,000	15,000	15,000	-	-	45,000	Capital maintenance from 2023 to 2025. Funding is intended to cover critical work required to ensure the safety of the public and staff and to ensure uninterrupted building operations and to address any unforeseen maintenance repair/replacement until the facility is handed back to CNV in 2024/2025. This request amount should be enough to cover plugged/clogged drains, boiler components failure, HVAC components failure, or minor electrical issues.
11 - 02	Maintenance, Repair & Replacement - Mickey McDougall Community Recreation Centre	North Vancouver Recreation & Culture Commission	15,000	15,000	5,000	-	-	35,000	Capital maintenance from 2023 to 2025. Funding is intended to cover critical work required to ensure the safety of the public and staff and to ensure uninterrupted building operations and to address any unforeseen maintenance repair/replacement until the facility is handed back to City in 2024/2025. This request amount should be enough to cover plugged/clogged drains, boiler components failure, HVAC components failure, or minor electrical issues.
11 - 03	Library shelving replacement	Library	33,350	-	42,700	-	-	76,050	Replacement of end-of-life library shelving
11 - 04	Heritage Reserve Provision	Planning & Development	92,053	-	-	-	-	92,053	Funding for possible heritage projects will directly maintain or promote the heritage characteristics of the City. This includes anticipated work around updating the City's heritage program website to include information around the City's commitment towards Indigenous Reconciliation.
11 - 05	Traffic Signal Pre-Emption for Fire Emergency Vehicles	Engineering, Parks and Environment	80,000	80,000	80,000	80,000	80,000	400,000	Traffic signal pre-emption allows a fire truck to communicate with downstream traffic signals increasing its likelihood of receiving a green light. It can also communicate with traffic signals further ahead to get traffic flowing before the truck arrives in order to decrease response times.
11 - 06	Public Realm Accessibility Improvements	Engineering, Parks and Environment	10,000	20,000	20,000	20,000	20,000	90,000	Retrofit existing infrastructure throughout the City to continue to provide access to all. Works may include, but not be limited to the application of tactile walking surface indicators, braille signage and ramps.
11 - 07	Public Realm Improvements	Engineering, Parks and Environment	115,000	50,000	50,000	50,000	50,000	315,000	Provides streetscape elements to enhance the experience of the public realm. Elements may include, but are not limited to benches, shelters, signage, water fountains, garbage cans, bike racks and holiday lighting.
11 - 08	Living City Tree Program	Engineering, Parks and Environment	200,000	200,000	200,000	120,000	120,000	840,000	The program will plant trees on streets that currently have few or no street trees, and include a three year pilot project along Lonsdale with supportive infrastructure to promote long-term tree health. Response to a rapid decline in street tree health on Lonsdale Ave that has resulted in stunted tree growth, regular removal of dead trees and degradation of street character because of tree loss.
			5,000	5,000	5,000	5,000	5,000	25,000	
11 - 09	Chris Zuehlke Fence Height Extension	Engineering, Parks and Environment	22,500	-	-	-	-	22,500	Fence height extension at Chris Zuelke field in order to improve safety and allow older age youth players to use the facility
			22,500	-	-	-	-	22,500	
11 - 10	Hemlock Looper Moth Tree Removal and Restoration	Engineering, Parks and Environment	150,000	150,000	-	-	-	300,000	Mitigate risk to the public by way of prioritizing inspections, monitoring, scheduling removals, and replanting to ensure long term overall health of our urban forest.
11 - 11	Traffic Circle Renovations	Engineering, Parks and Environment	25,000	25,000	25,000	25,000	25,000	125,000	The City's existing volunteer traffic circle adoption program has experienced declining enrollment from community members resulting in a number of unmanaged overgrown and unsightly circles. This project will enable a proactive approach to renovating existing traffic circles to address sightline hazards caused by overgrowth and reduce the long-term maintenance cost.
11 - 12	Wooden Bridge and Stair Replacement	Engineering, Parks and Environment	25,000	25,000	25,000	25,000	25,000	125,000	This project consists of the replacement of aging wooden structures, such as stairs, bridges and boardwalks, throughout the City's park system.

2023 - 2027 CAPITAL PLAN

OTHER PROJECTS

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
11 - 13	Park & Greenways Trail Resurfacing	Engineering, Parks and Environment	10,000	10,000	10,000	10,000	10,000	50,000	Annual repairs to paved trails and greenways. Includes wayfinding, trail markings, and resurfacing.
11 - 14	Parks Furnishings and Signage	Engineering, Parks and Environment	35,000	35,000	35,000	35,000	35,000	175,000	Ongoing implementation of the City's parks and environmental signage program, and the addition/replacement of park furnishings, such as benches and picnic tables.
11 - 15	Small Scale Natural Area Enhancement Projects	Engineering, Parks and Environment	-	-	-	-	-	-	This project will enable improvements to the local ecosystem and residents quality of life, reduce pollution, enhance biodiversity and habitats, and build resilience to climate change by expanding our urban forests, street trees, wetlands, living dykes, bioswales, and naturalized coastal restoration. The focus for this grant funding would be various smaller scale natural area enhancement projects. Funding is 100% covered by Natural Resources Canada, up to \$150k
			150,000	-	-	-	-	-	
11 - 16	Public Art Civic Program	North Vancouver Recreation & Culture Commission	85,000	85,000	85,000	85,000	85,000	425,000	The annual Civic Public Art Program provides for the inclusion of public art projects in coordination with civic engineering and parks capital projects each year. The resulting public artwork builds upon the City owned art inventory in parks, municipal buildings, streets, plaza or other civic areas. Since inception the Civic Public Art Program has commissioned and completed 51 municipally funded public art projects.
11 - 17	Website Renewal	Library	-	10,000	5,000	5,000	25,000	45,000	Ongoing investment in development of City Library's digital branch at nvcl.ca, which sees over 500,000 visits per year. Funding supports incorporation of new technology and security updates, integration of new library services into the digital space, and provision of a seamless and accessible user experience for library patrons of all ages and abilities.
11 - 18	NVRC Website Replacement	North Vancouver Recreation & Culture Commission	-	-	120,000	-	-	120,000	This project will allow NVRC to replace its current website to best meet the needs of North Vancouver residents and includes funding for maintenance and updates in 2029.
			-	-	240,000	-	-	-	
11 - 19	DCC Bylaw Review	Finance	-	200,000	-	-	-	200,000	Funding to engage consultant support to update CNV's DCC programs and rates. Consultant would provide overall assistance with the project, including assisting with the development of capital spending plans and cost estimates, calculating rates, and leading stakeholder engagement activities.
11 - 20	Financial Systems Health Check	Finance	45,000	-	-	-	-	45,000	This project aims to review the effective and efficient utilization of the CNV's financial Enterprise Resource Planning (ERP) system. The system is used to track, record and report on all the City's financial transactions and financial reports within an enterprise internal control framework. The ERP system was implemented approximately 20 years ago and several other modules have been added since then. A review of the overall systems functionality and optimization is timely, and will identify opportunities for the Department to be a better business partner to the organization.
11 - 21	Property Tax Strategy Update	Finance	50,000	-	-	-	-	50,000	This project will review the status of the City's current property tax structure and provide options for Council consideration to improve the system. Due to the importance of property taxes to residents and businesses, it is prudent to periodically review the basis and structure of the levy and how it may be affecting the various classes of rate payers.
11 - 22	Study of Highway No.1 at Lonsdale	Engineering: Parks & Environment	-	60,000	150,000	-	-	210,000	To complete a high-level technical feasibility study to respond to the Council approved motion regarding a Land Bridge over Hwy 1. The first phase will examine the current state of infrastructure and create feasibility level options with Class 5 estimates for physical solutions for the Land Bridge concept. The second phase (to be led by Planning and Development/Real Estate) will build on phase 1 to complete a land use options plan with ROI. Both phases will be reported back to Council for review and further direction.

2023 - 2027 CAPITAL PLAN

OTHER PROJECTS

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
11 - 23	Archeological Chance Find Procedure and Training	Engineering, Parks and Environment	70,000	-	-	-	-	70,000	Development of a comprehensive process for archeological chance finds. This includes identification of archeological assets, an action procedure in case of identification and staff training.
11 - 24	Community Engagement Program	Community & Partner Engagement	80,000	-	-	-	-	80,000	Funding for Community Engagement support to lead the development of a Community Engagement program that will establish a clear, consistent and more purposeful engagement process to focus and prioritize resources to be more proactive and strategic.
11 - 25	City Studio CapU Partnership	Community & Partner Engagement	50,000	50,000	50,000	-	-	150,000	City Studio Partnership provides an opportunity for CapU students to work on City issues and opportunities gaining work experience while providing research and student motivation to provide ideas for City projects that staff are working on or would like to undertake but don't have the time. 14 projects were showcased in Spring 2021 and 16 projects in 2022. The project is administered by CapU and CNV contributions are 50% of the cost.
11 - 26	Lonsdale Great Street	Community & Partner Engagement	100,000	150,000	-	-	-	250,000	This inter-departmental project is focused on the eventual development of a consolidated vision and associated operational plans for the revitalization of Lonsdale as a Great Street. This phase of the project will build on the preliminary work completed in the last quarter of 2022.
11 - 27	Placemaking in the City - Activation and Maintenance	Engineering: Parks & Environment	275,000	145,000	145,000	160,000	175,000	900,000	This project is a comprehensive package to cover all placemaking initiatives in the City to include costs associated with the activation and upkeep of short and long-term public space projects. Areas of scope include: laneways, plazas, streets and parks, parklets, street seats, murals and events and programming under Play CNV.
			20,000	-	-	-	-	20,000	
11 - 28	Open Streets - Central Lonsdale Maintenance and Activation	Engineering: Parks & Environment	110,000	118,000	-	-	-	228,000	This project will support the year-round maintenance and activation demands of Open Streets - Central Lonsdale between the 1400 and 1700 west and east blocks of Lonsdale Avenue. This includes parklets, street seats, dedicated greenscape, decking and lighting in the area. Work this year will be focused on accessibility improvements and further unifying and animating the streetscape to increase vibrancy, draw visitors and support business and community.
11 - 29	The Shipyards & Waterfront Vision Plan	Engineering: Parks & Environment	30,000	-	-	-	-	30,000	Development and implementation of The Shipyards Vision Plan. The project will provide a review and analysis of The Shipyards public spaces and a guiding vision for the public realm as a destination. The Vision Plan will support community needs and economic viability of programming along with venue asset management. The project will identify appropriate consideration of programming, marketing and branding to achieve its full potential as a lively and vibrant gathering place.
11 - 30	Climate and Environment Strategy Implementation	Planning & Development	336,082	250,000	250,000	250,000	250,000	1,336,082	The Climate and Environment Strategy (CES) Implementation project will consist of CES finalization and implementation of high priority actions to reduce carbon pollution, improve resiliency, protect and enhance our natural systems and demonstrate leadership in corporate facilities and operations. Guided by the CES, this project will include actions to reduce carbon pollution from City buildings and fleet, accelerate the transition to electric vehicles in the City, address consumption-based emissions and embodied carbon, and increase the health and biodiversity of our natural areas.
			40,000	-	-	-	-	40,000	
11 - 31	Cooling Requirements for Residential Buildings	Planning & Development	50,000	-	-	-	-	50,000	The Cooling Requirements for residential building projects will consist of supportive studies to identify opportunities to require, incentivize and support the construction of homes and the retrofit of existing homes so that they are adequately prepared for our present and future climate context, including enhanced cooling systems for extreme heat events in response to Council's "Homes that Meet Today's Climate Context" Notice of Motion. In particular, this project will explore potential opportunities to incorporate cooling into multi-family buildings, including those serviced by the Lonsdale Energy Corporation.

2023 - 2027 CAPITAL PLAN

OTHER PROJECTS

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
11 - 32	Greening the Community Building Sector	Planning & Development	100,000	200,000	300,000	400,000	500,000	1,500,000	This project supports initiatives to transition privately-owned buildings in the City to be zero carbon and climate resilient through higher standards for new construction and decarbonisation of existing buildings (LEC and retrofits).
			80,000	-	-	-	-	80,000	
11 - 33	Biodiversity and Natural Areas Strategy Implementation	Planning & Development	50,000	-	-	-	-	50,000	This project advances two key recommendations from the Biodiversity and Natural Areas Strategy, finalized in 2022. The first will identify tools for finalizing the boundaries of the City's draft Natural Habitat Network and provide recommendations for formalizing its protection. The second involves preparatory work for updating the City's existing streamside development permit area guidelines and boundaries.
11 - 34	Great Streets - Corridor Studies	Planning & Development	100,000	100,000	-	-	-	200,000	This is a major study that will lead to recommendations for Lonsdale Avenue, Chesterfield and St. Georges to meet multi-modal needs. Lonsdale has been recently identified in TransLink plans as a RapidBus route and as such, will need to accommodate space for frequent, rapid, and reliable transit.
11 - 35	NS Connects Implementation	Planning & Development	100,000	100,000	100,000	50,000	50,000	400,000	In support of the Council endorsed NS Connects (previously Integrated North Shore Transportation Planning Project) transportation planning priorities. In 2023 the staff working group will advance the following elements: North Shore Transportation Panel Survey, refined business case level planning, staffing and studies for bus rapid transit, supporting studies and applications for improved E-W network connectivity and rollout of communication and engagement related to INSTPP (Now NS Connects) implementation activity.
			250,000	250,000	250,000	170,000	170,000	1,090,000	
11 - 36	Micromobility Services Planning and Coordination	Planning & Development	30,000	40,000	40,000	40,000	40,000	190,000	This project will support dedicated staff resources and supplementary consultant services to develop and deliver guidelines, regulations and pilots for new and emerging personal, shared, or commercial mobility services and devices (e.g., e-scooters, e-bikes, ridehailing, micro cargo delivery vehicles) in the City in coordination with the Districts of West Vancouver and North Vancouver.
11 - 37	Parking & Curbside Management Planning and Implementation	Planning & Development	140,000	120,000	195,000	170,000	90,000	715,000	This project will deliver initiatives and dedicated staffing resources to enable the City to shift towards more proactive curbside management to better respond to emerging needs. Funds will be allocated to reviewing and updating the City's policies and programs (2022-2023); developing/implementing plans that will outline the curbside regulations and tools for the City's busiest mixed-use areas (2023-2025); also ensuring consistent staff resources are available to administer curbside management across the City (2023-2026).
11 - 38	City Survey	Planning & Development	-	-	200,000	-	-	200,000	Undertake City-wide survey to receive statistical feedback (qualitative and quantitative) from the public about living in the City. A panel survey or City-of-100 methodology would be applied. The survey would be undertaken at regularized intervals (2-3yrs) to provide constancy for comparison in the data over time. The questions would be related to the 4 strategies and the OCP. The information would support projects and work in various departments in understanding public sentiment on key topics such as belonging, inclusivity, housing, safety, access, and more.
11 - 39	Future Child Care Facilities	Planning & Development	250,000	1,500,000	1,750,000	-	-	3,500,000	Provision of future child care in school facilities and/or on other sites.

2023 - 2027 CAPITAL PLAN

OTHER PROJECTS

Ref #	Project Name	Department	2023	2024	2025	2026	2027	2023-2027	Description
11 - 40	Land Use and Long Range Studies	Planning & Development	40,000	-	-	-	-	40,000	To undertake studies that integrate land use and long range planning to support community growth and development. This includes Land use studies as identified in the OCP or at Council direction. data sets, public consultation, and other evidence based studies (social, environmental, transportation, economic, etc) identified or required to support long range city building objectives.
11 - 41	Land Use and Long Range Studies and OCP 10-year Review	Planning & Development	-	900,000	200,000	100,000	-	1,200,000	To conduct a focused 10-year review of the Official Community Plan. It will address and reflect changing community and demographic needs, emerging and pressing issues and key Council and City strategic priorities. The OCP is a significant opportunity to check in with the community and recalibrate some directions and objectives to better support the community.
11 - 42	Affordable Housing Initiatives	Planning & Development	275,000	145,000	145,000	-	-	565,000	Housing Initiatives that aim to improve the conditions for supply and delivery of affordable housing in the City. This may include part two of the duplex special study area, post occupancy surveys, short term rental policy review, MMR policy update, family units, inclusionary policy review, homeless protocols, Affordable Housing Reserve Fund Terms of Reference Update, Non-Profit Housing Regeneration Policy, housing needs and statistics, Homelessness Action Initiative, and/or other housing initiatives.
11 - 43	NSHAI Homelessness Response Protocols	Planning & Development	10,000	-	-	-	-	10,000	To create cross-jurisdictional homelessness response protocols for staff that outlines available tools and responses to issues, challenges, and situations to better support people experiencing homelessness in public spaces. This was an action item out of the NSHAI (North Shore Homelessness Action Initiative) work and would be a collaboration across jurisdictions to provide a framework for coordinated, equitable, and consistent approaches.
11 - 44	Book Bike Staffing and Outreach	Library	28,000	28,000	-	-	-	56,000	The continuation of the Book Bike service delivery and community-based programming. Includes temporary staffing for full-time book bike service in the summer and part-time programming at the Shipyards during the rest of the year.
11 - 45	City Library Strategic Planning	Library	-	35,000	-	-	-	35,000	This project will carry out research and community consultation and facilitate the development of a strategic plan for library services from 2025 onward. City Library's 2018-2021 Strategic Plan has been extended through 2023. After six years, an in-depth assessment of needs and opportunities is necessary in order to ensure the library continues to evolve in response to changing needs and expectations and aligns with the community's priorities.
11 - 46	City Library Equity, Diversity, Inclusion & Accessibility Planning	Library	25,000	-	-	-	-	25,000	This project will complete an equity, diversity and inclusion (EDI) audit and framework for action for City Library, integrated and coordinated with the City's work on the same. In addition, as required by the Accessible BC Act, this project will incorporate a further scope of work to develop a three-year accessibility plan for City Library.
11 - 47	IPS Systems Support	City Clerks	197,400	-	-	-	-	197,400	Support key data components in Infor Public Sector (IPS) to provide City-wide support.
11 - 48	Equity Diversity & Inclusion initiatives	Strategic & Corporate Services	100,000	100,000	-	-	-	200,000	This is for support of the City's equity, diversity & inclusion initiatives. Funding will support staff training, ongoing development of the City's action plan, and support of Council's EDIR Framework.
11 - 49	Staff Development initiatives	Strategic & Corporate Services	100,000	100,000	-	-	-	200,000	Development of leadership and management training and support program; development of succession planning program, and internal communications support.
Total Non Capital Projects			4,221,885	5,316,000	4,737,700	1,800,000	1,755,000	17,830,585	
Total Funding Requested			4,221,885	5,316,000	4,737,700	1,800,000	1,755,000	17,830,585	
Total Contributions			567,500	255,000	495,000	175,000	175,000	1,667,500	
Net Funding Requested			3,654,385	5,061,000	4,242,700	1,625,000	1,580,000	16,163,085	

2023-2027 Capital Plan Reductions Summary

Buildings

Ref #	Project Name	Department	2023	2023 -2027	Explanation
02 - 01	Maintenance, Repair & Replacement - City Hall	Strategic & Corporate Services	(11,000)	(11,000)	Adjusted allocation of staffing overhead across SCS projects
02 - 02	Maintenance, Repair & Replacement - Gerry Brewer Building - DNV	Strategic & Corporate Services	(2,729)	(2,729)	Adjusted allocation of staffing overhead across SCS projects
02 - 02	Maintenance, Repair & Replacement - Gerry Brewer Building - CNV	Strategic & Corporate Services	(2,271)	(2,271)	Adjusted allocation of staffing overhead across SCS projects
02 - 03	Maintenance, Repair & Replacement - Fire Hall	Strategic & Corporate Services	(78,000)	(47,000)	Remaining funds in 2021 & 2022 M&R should be sufficient to cover some of the work planned for 2023. Other work can be deferred until 2024.
02 - 04	Maintenance, Repair & Replacement - City Owned / Non-City Used Buildings	Strategic & Corporate Services	(3,000)	(3,000)	Adjusted allocation of staffing overhead across SCS projects
02 - 05	Maintenance, Repair & Replacement - Parks Buildings	Strategic & Corporate Services	(116,000)	(116,000)	Remaining funds in 2021 & 2022 M&R should be sufficient to cover some of the work planned for 2023.
02 - 06	Maintenance, Repair & Replacement - Operations Centre	Strategic & Corporate Services	(2,000)	(2,000)	Adjusted allocation of staffing overhead across SCS projects
02 - 07	Maintenance, Repair & Replacement - Civic Library	Strategic & Corporate Services	(3,000)	(2,000)	Adjusted allocation of staffing overhead across SCS projects
02 - 08	Critical Maintenance and Repairs - Harry Jerome Community Recreation Centre	NVRC	(100,000)	(100,000)	Remaining funds in previously approved M&R sufficient to cover work in 2023.
02 - 11	Maintenance, Repair & Replacement - Centennial Theatre	NVRC	(40,000)	-	Concession gate relocation & dishwasher addition postponed until 2024
02 - 15	Meeting Room Partition Replacement - Library	Strategic & Corporate Services	(225,000)	-	The Library will continue to use the existing end-of-life moveable wall partitions for library programs and community meetings as long as they remain functional. There are some remaining funds in 2021 & 2022 Library M&R that could be used to extend the life of the current divider in the short-term
02 - 17	City Hall Facility Projects	Strategic & Corporate Services	(2,000)	(2,000)	Adjusted allocation of staffing overhead across SCS projects
02 - 18	Fire Hall Dormitory construction	Strategic & Corporate Services	5,651	5,651	Adjusted allocation of staffing overhead across SCS projects
02 - 19	EV Fleet Transition Infrastructure	Strategic & Corporate Services	-	257	Adjusted allocation of staffing overhead across SCS projects
02 - 20	City Hall Envelope & Glazing Upgrades	Strategic & Corporate Services	-	1,518	Adjusted allocation of staffing overhead across SCS projects
02 - 21	Reconfigure Gateway Welcome Desk, Atrium and Public Access	Strategic & Corporate Services	(17,000)	(17,000)	Adjusted allocation of staffing overhead across SCS projects
02 - 26	Civic Plaza additional Flagpoles	Strategic & Corporate Services	(566)	(566)	Adjusted allocation of staffing overhead across SCS projects
			(596,915)	(298,139)	

Streets & Transportation

Ref #	Project Name	Department	2023	2023 -2027	Explanation
03 - 05	Carson Graham School Area Active Transportation Improvements	Engineering, Parks and Environment	-	(1,950,000)	Project reduced by \$2.0M due to slowing the pace of proposed improvements to better reflect existing organizational capacity by extending timelines over several years and delivering the same scope of improvements using a combination of other project funding. Also reassess proposed improvements and timing to ensure alignment with 2023-2026 Council Strategic Plan.
03 - 12	New Traffic Signals	Engineering, Parks and Environment	-	(530,000)	Slowing the pace of proposed new traffic signals to by extending timelines over several years. Will reassess to ensure alignment with 2023-2026 Council Strategic Plan.
03 - 20	Pavement Management: Streets & Lanes	Engineering, Parks and Environment	-	(1,589,800)	Condition assessment and asset management best practice recommends annual funding in the order of \$3M per year to maintain the existing condition of the network. A refreshed asset management plan for pavement will provide an opportunity to reconcile the desired service levels and required funding for pavements.
n/a	Marine Drive Bridge Replacement over Mackay Creek	Engineering, Parks and Environment	-	(7,500,000)	Postponed from 2026 to 2028. Bridge replacement was recommended in the 2015 condition assessment. This project will likely be part of the ongoing Bus Rapid Transit (BRT) planning initiative as well as the potential redevelopment of the area.
03 - 23	Lynn Creek Bridge at Cotton Road - Widening and Replacement	Engineering, Parks and Environment	-	(3,300,000)	Postponed from 2027 to 2030. Existing bridge will continue to be bottleneck for transit until it is replaced. This project will likely be part of the ongoing Bus Rapid Transit (BRT) planning initiative.
			-	(14,869,800)	

2023-2027 Capital Plan Reductions Summary

Parks & Environment

Ref #	Project Name	Department	2023	2023 -2027	Explanation
n/a	Beach and Grass Volleyball	Engineering, Parks and Environment		(70,000)	Defer project and reassess after completion of upcoming NVRCC recreational needs assessment and also to ensure alignment with 2023-2026 Council Strategic Plan.
n/a	Green Necklace Outdoor Fitness Equipment Stations	Engineering, Parks and Environment		(400,000)	Defer project and reassess after completion of upcoming NVRCC recreational needs assessment and also to ensure alignment with 2023-2026 Council Strategic Plan.
n/a	Loutet Park Sports Courts	Engineering, Parks and Environment		(500,000)	Defer project and reassess after completion of upcoming NVRCC recreational needs assessment and also to ensure alignment with 2023-2026 Council Strategic Plan.
04 - 21	Bewicke and Mosquito Creek Trail Public Realm Safety Improvements	Engineering, Parks and Environment	(250,000)	(250,000)	BC Hydro has proposed significant construction in this same location so there is an opportunity to coordinate the restoration required following the BC Hydro work to realize the public realm safety improvements along the trail.
			(250,000)	(1,220,000)	

Equipment

Ref #	Project Name	Department	2023	2023 -2027	Explanation
06 - 01	Pool Vehicle Replacement	Finance	(65,000)	(125,000)	Reduced following new current state/usage assessment (Transit Van in 2023, F-150 and E-Bikes in 2026)
06 - 03	Bylaw Services Vehicle Replacement	Public Safety	(40,000)	-	Moved BL vehicle replacement from 2023 to 2024. Chances of acquiring one were reduced because of the current market conditions.
06 - 04	Civic Buildings - Furniture and Equipment	Strategic & Corporate Services	(4,000)	(4,000)	Adjusted allocation of staffing overhead across SCS projects
06 - 05	Gerry Brewer Furniture & Equipment - DNV	Strategic & Corporate Services	(1,092)	(1,092)	Adjusted allocation of staffing overhead across SCS projects
06 - 05	Gerry Brewer Furniture & Equipment - CNV	Strategic & Corporate Services	(908)	(908)	Adjusted allocation of staffing overhead across SCS projects
06 - 11	Wayfinding and Signage Renewal	Library	(30,000)	-	Revised timeline from 2023-2024 to 2024-2025 to incorporate learning from EDI and Accessibility assessments in 2023.
06 - 12	Flexible Meeting Pods	Library	-	(55,000)	Removed from 2024 budget pending further planning.
n/a	Self-Service Book Locker	Library	(156,200)	(156,200)	Removed from budget pending further consideration of community need and organizational capacity.
06 - 14	Library Furniture Renewal	Library	(12,000)	(32,000)	Reduced 2023 and 2024 budgets based on current state assessments
06 - 15	AMH & RFID replacements	Library	(60,750)	(14,000)	Reduced 2023 budget by splitting a major cost over 2023-2024; removed some costs based on staff assessment that useful life can be extended.
07 - 09	Electronic Grants Software & Supportive Community Funding Review	Planning & Development	(40,000)	-	Timing delay of 1 year
07 - 12	IT Refresh - CNV	Museum	-	(15,000)	Reduced and deferred the replacement of the video conferencing equipment until future requirements can be re-evaluated
07 - 12	IT Refresh - DNV	Museum	-	(15,000)	Reduced and deferred the replacement of the video conferencing equipment until future requirements can be re-evaluated
07 - 13	ILS Renewal	Library	-	-	Deferred 2024 budget of \$16,000 to 2025 based on most current information available from system vendor.
07 - 14	AV, Multimedia, Instructional Systems	Library	(41,000)	(11,000)	Reduced 2023 budget based on current state assessment; deferred one project to 2024 to align with a related project.
07 - 11	IT Resourcing	Strategic & Corporate Services	-	(2,500,000)	Reductions from the capital project in latter years will be possible with anticipated increased investment in operating budget
08 - 01	Engineering, Parks and Environment Operations Vehicle/Equipment Replacement	Engineering, Parks and Environment	(370,000)	23,000	Deferred purchase of garbage truck in 2023 to 2025 and moved funding in 2026 to 2023 to cater for purchase of vehicle that was lost in fire.
09 - 01	Fire Equipment Replacement Program	Public Safety		(500,000)	Moved SCBA replacement from 2027 to 2028. Adjustment is to better align with a joint procurement process with our shared services partners.
			(820,950)	(3,406,200)	

2023-2027 Capital Plan Reductions Summary

Other Projects

Ref #	Project Name	Department	2023	2023 -2027	Explanation
11 - 03	Shelving Replacement	Library	-	-	Deferred 2024 budget to 2025.
11 - 17	Website Renewal	Library	(5,000)	(20,000)	Reduced 2023 and 2024 estimates based on current performance of website and planned work.
11 - 19	DCC Bylaw Review	Finance	(200,000)	-	DCC Bylaw review moved to 2024 due to internal capacity to deliver (required EPE, P&D and Finance)
11 - 24	Community Engagement Program	Community & Partner Engagement	(80,000)	(80,000)	Will be funded within existing operating funds of the department.
11 - 25	City Studio CapU Partnership	Community & Partner Engagement	-	(50,000)	Reviewing the project as it is at the end of a 3 year contract. Report to come to Council in April with recommendations.
n/a	CNV4ME Initiatives	Community & Partner Engagement	(10,000)	(25,000)	Can be absorbed within the upcoming Community Wellness Strategy
n/a	Planning & Development Program, Education and Outreach	Planning & Development	(50,000)	(50,000)	To be absorbed into the Communications operating budget
11 - 35	NS Connects Implementation	Planning & Development	(50,000)	(50,000)	Delay to align with the Translink Business Case
n/a	Tree Bylaw Service Delivery	Planning & Development	(127,800)	(127,800)	Position to be funded from permit revenue.
11 - 38	City Survey	Planning & Development	-	(200,000)	Frequency changed to every 3 years. OCP 2024, Survey 2025
11 - 39	Future Child Care Facilities	Planning & Development	(3,250,000)	-	Funding timelines updated to align with construction timelines.
11 - 44	Book Bike Staffing & Outreach	Library	(20,700)	(41,400)	Reduced budgets to cover full-time summer staffing only; removed amount for additional part-time staffing at Shipyards through fall/ winter/ spring
11 - 47	IPS Systems Support	Clerks	(10,400)	(10,400)	Labour cost assumptions revised
			(3,803,900)	(654,600)	
Total Changes			(5,471,765)	(20,448,739)	

2023 Draft Shipyards Budget

Programs	2022 Annual Budget (\$)	2023 Annual Budget (\$)	Variance 2022 to 2023 (\$)	Variance (%)	Notes
SHIPYARDS REVENUES					
Rent	779,840	779,840	-	0.00%	
Parking and Filming Agreements	243,000	283,000	40,000	16.46%	Parking revenue increased in 2022 and this trend is expected to continue with COVID recovery
Sale of Services	110,000	280,000	170,000	154.55%	Increase in skating rental and other revenues due to the extension of skate season
Other Revenues	-	10,000	10,000		Corporate Sponsorship
Total Shipyards Revenue	1,132,840	1,352,840	220,000	19.42%	
City Contribution	905,000	825,400	(79,600)	-8.80%	
Total Shipyards Revenues	2,037,840	2,178,240	140,400	6.89%	
SHIPYARDS EXPENSES					
Ops & Maintenance	1,174,372	1,281,172	106,800	9.09%	Increased costs relating to the skate plaza season extension, additional security and inflationary pressures
Events & Programming	448,842	448,842	-	0.00%	
Shipyards Admin	292,726	296,326	3,600	1.23%	
Site Hosts	70,000	100,000	30,000	42.86%	Additional site hosts being added for increased programming
Marketing & Promotion	51,900	51,900	-	0.00%	
Total Shipyards Expenses	2,037,840	2,178,240	140,400	6.89%	

2023 Draft Cemetery Budget

Programs	2022 Annual Budget (\$)	2023 Annual Budget (\$)	Variance 2022 to 2023 (\$)	Variance (%)	Notes
CEMETERY REVENUES					
Cemetery Administration	360,074	547,371	187,297	52.02%	Revenue collected from Cemetery fees & plots increased in 2022 and the trend is expected to continue in 2023.
Filming Admin - Cemetery	5,000	27,050	22,050	441.00%	Increase in revenue for filming fees in 2022. Trend is expected to continue in 2023.
Total Cemetery Revenues	365,074	574,421	209,347	57.34%	
CEMETERY EXPENSES					
Cemetery Administration	128,456	199,863	71,407	55.59%	Financial transfer of funds from Cemetery operating fund to Cemetery capital reserves is increasing to cater for future capital projects.
Cemetery Operations	236,618	374,558	137,940	58.30%	Operational activities such as purchase of materials and supplies for caskets, contracted services and wages expected to increase in 2023 owing to increased cemetery activities.
Total Cemetery Expenses	365,074	574,421	209,347	57.34%	

THIS PAGE INTENTIONALLY LEFT BLANK



 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: 2023 EARLY APPROPRIATIONS #2

Date: March 15, 2023 File No: 05-1705-30-0019/2023

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 March 15, 2023, entitled "2023 Early Appropriations #2":

THAT (Funding Appropriation #2303) an amount of \$2,401,622 be appropriated from the General Capital Reserve for the purpose of funding the 2023-2027 Capital Plan;

THAT (Funding Appropriation #2304) an amount of \$50,000 be appropriated from the Sustainable Transportation Reserve for the purpose of funding the 2023-2027 Capital Plan;

THAT (Funding Appropriation #2305) an amount of \$250,000 be appropriated from the Fire Equipment Replacement Reserve for the purpose of funding the 2023-2027 Capital Plan;

AND THAT should any of the above amounts remain unexpended as at December 31, 2026, the unexpended balances shall be returned to the credit of the respective reserve.

ATTACHMENTS

1. 2023 Project Descriptions and Funding Allocations (CityDoc [2341185](#))
2. Information Report by the Manager, Information Technology, re: 2023–2027 Capital Plan-Projects Over \$500,000: Funding Appropriation - IT Resourcing (CityDoc [2340398](#))

3. Information Report by the Acting Director, Planning and Development, re: 2023–2027 Capital Plan-Projects Over \$500,000: Funding Appropriation – Affordable Housing Initiatives (CityDoc [2341572](#))
4. Information Report by the Acting Director, Planning and Development, re: 2023–2027 Capital Plan-Projects Over \$500,000: Funding Appropriation – Parking & Curbside Management Planning and Implementation (CityDoc [2341423](#))

SUMMARY

This report follows the updated 2023-2027 Financial Planning update presented to Council March 27, 2023 and provides details of projects where early appropriations are recommended.

DISCUSSION

This report recommends that funds be appropriated so work can begin on some of the projects included in the Plan. This is to allow staff to take advantage of early project tendering and to respond to immediate needs. The attachments provide additional information regarding each project.

FINANCIAL IMPLICATIONS

Sections 173(1) and 173(2) of the Community charter specifies that a municipality must not make an expenditure unless it is included in its Financial Plan for that year. Funding for the recommended expenditures is included in CNV's current 2023-2027 Financial Plan.

Sufficient funding is available in the General Capital Reserve, Fire Equipment Replacement Reserve and the Sustainable Transportation Reserve for the recommended appropriations.

Appropriation is the final step in the funding of these projects and, if approved, will allow funds to be expended.

INTER-DEPARTMENTAL IMPLICATIONS

The Financial Plan is a reflection of CNV's policies and the work plans of all CNV departments. Finance staff relied on their close working relationships with all departments in the development of this Report and its recommendations.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The preparation and approval of a Financial Plan is consistent with the requirements of the Community Charter and several of the objectives of the City's 2014 Official

Community Plan. Financial Plans are also prepared taking into consideration the 2018-2022 Council Strategic Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

2023 Project Descriptions and Funding Allocations

New Ref #	Project Name	Dept	Lead	Total 2023 Project Amount	Previously Appropriated	Early Appropriation # 2	Remaining Balance	Description
Appropriation 2303 - General Capital Reserve								
02 - 11	Maintenance, Repair & Replacement - Centennial Theatre	NVR&CC	Howard Kiang	170,000	-	170,000	-	This project will address planned major components replacement and renovation at Centennial Theatre to be more closely aligned with the new Harry Jerome Community Recreation Centre.
03 - 23	Lynn Creek Bridge at Cotton Road - Widening and Replacement	Engineering: Streets	Brian Willock	250,000	-	250,000	-	The existing bridge was constructed in 1972 and is nearing the end of its design life. Consultant has recommended repairs to the existing bridge that are required to maintain the bridge in the short term. In the longer term the bridge will require replacement. The existing bridge restricts the width of Cotton Road for transportations needs, resulting in sub-standard conditions for pedestrians and cyclists and the only gap in the transit priority lanes along Cotton/Main from Gladstone to Phibbs exchange.
06 - 06	Health and Safety Equipment	Strategic & Corporate Services	Corinne Nichols	12,000	-	12,000	-	Replacement of expiring health and safety equipment - 4 AED's - 2 at City Hall and 2 at the Operations Centre. First Aid table replacement for City Hall First Aid Room. AED have a 10 year life span, with batteries being replaced at intervals when required.
06 - 07	Noise Monitoring Network	Public Safety: Bylaws	Paul Duffy	250,000	-	250,000	-	To deploy noise monitoring terminals to monitor noise levels from construction and traffic activity utilizing the information to inform policy making on traffic management, transportation and urban planning. Quantifying the current noise levels in the City is intended to assist in reducing the noise impact on the environment, City residents and the economy.
07 - 11	IT Resourcing	Strategic & Corporate Services	Kimberly Chan	500,000	-	500,000	-	This is for IT division resources. Areas include IT Security, Application Services, GIS Services, and Client Services and Technical Services.
10 - 01	Block Funding - The Shipyards	Engineering: Parks & Environment	Magda Kwaterska	35,000	-	35,000	-	Block Funding to acquire capital items under \$10,000 for The Shipyards (Shipyards Commons, Cates Deck, Shipbuilders' Square, St. Roch Dock and Burrard Dry Dock Pier).
10 - 02	Block Funding - Planning and Development	Planning & Development	Tim Ryce	10,000	-	10,000	-	Construction administration (building codes, referenced standards, required equipment, etc.) is a constantly evolving process, adapting to - for example - new technologies, environmental sustainability efforts, and new opportunities for the support of healthy, accessible built environments. The provision of the block funding requested below supports the Building Division's efforts to remain leaders in innovative construction administration.
10 - 03	Block Funding - Gerry Brewer Building	Strategic & Corporate Services	Joel Roy	29,622	-	29,622	-	Block funding to acquire / undertake capital items and projects under \$10,000 for the Gerry Brewer Building. This project is co-funded by DNV as part of a cost sharing agreement covering police services.
10 - 04	Block Funding - City Used Buildings	Strategic & Corporate Services	Joel Roy	100,000	-	100,000	-	Block funding to acquire / undertake capital items and projects under \$10,000 for City-Used properties (i.e. City Hall, Fire Hall, Shipyards Office, Operations Centre).
10 - 05	Block Funding - Non-City Used Buildings	Strategic & Corporate Services	Joel Roy	100,000	-	100,000	-	Block funding to acquire / undertake capital items and projects under \$10,000 for Non City-Used properties (i.e. rental properties, Presentation House Theatre, holding properties, etc...).
10 - 06	Block Funding - Parks Infrastructure	Engineering: Parks & Environment	Derek Priestley	75,000	-	75,000	-	Since 2005 the Parks Infrastructure Block Funding has supported a variety of small scale park infrastructure upgrades individual project with values of less than \$10,000, and provides staff with the resources to respond immediately to time-sensitive, smaller infrastructure replacement issues, in order to ensure public safety and maintain levels of service.
10 - 10	Block Funding - Bylaw	Public Safety: Bylaws	Greg Schalk	10,000	-	10,000	-	Block funding for emergency/unplanned Bylaw costs less than \$10,000 each.
10 - 12	Block Funding - Fire	Public Safety: Fire	Greg Schalk	50,000	-	50,000	-	Block funding for emergency/unplanned Fire Department costs less than \$10,000 each that will that will assist the NVCFD to provide a safe and secure community while ensuring that homes and businesses are well protected. This funding will also assist the NVCFD to respond to and recover from emergencies and disasters.
10 - 11	Block Funding - Museum and Archives	Museum & Archives	Laurel Lawry	10,000	-	10,000	-	Annual Block funding is used by the Museum & Archives for purchasing or replacing minor capital assets less than \$10,000 such as exhibit and programs equipment, technology, or specialized storage and display components used in the delivery of community programs, in the management and stewardship of the museum and archival collections, and in the public operations of the Museum & Archives. These funds are matched by the District.
10 - 13	Block Funding - Library Equipment	Library	Monique Liddle	20,000	-	20,000	-	Block funding for replacement of equipment and furnishings less than \$10,000 each
10 - 14	Block Funding - S&CS, Information Technology	Strategic & Corporate Services	Shawna Peters	100,000	-	100,000	-	This block funding is for new or replacement miscellaneous items, such as IT peripherals and accessories, less than \$10,000 each



Department Manager	 Director	 CAO
-----------------------	---	--

The Corporation of **THE CITY OF NORTH VANCOUVER**
STRATEGIC & CORPORATE SERVICES

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Kimberly Chan, Manager, Information Technology

Subject: 2023–2027 CAPITAL PLAN-PROJECTS OVER \$500,000: FUNDING APPROPRIATION - IT RESOURCING

Date: March 15, 2023 File No: 04-1300-30-0001/2023

	2023	2024	2025	2026	2027	Total
City Contributions	\$500,000	\$500,000	\$1,000,000	\$1,100,000	\$1,000,00	\$4,100,000
External Contrib.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$500,000	\$500,000	\$1,000,000	\$1,100,000	\$1,000,00	\$4,100,000

PURPOSE

The purpose of this report is to provide rationale for funding the IT Resourcing project (07-11) as part of the 2023-2027 Capital Plan.

DISCUSSION

This report is to request early appropriation for \$500,000 for the 2023 project – IT Resourcing. Due to City growth and changing regulations, the requirements for IT services have changed and increased. These funds will allow staff to proceed with projects related to data regulatory requirements and digital services.

The IT division has requested funding in the 2023-2027 Capital Plan to effectively provide services that support the City's Corporate Business Plan and City Growth. This funding will enable the IT division to update the data program, practices and tools to attain high quality data to support projects and digital services across the organization. Initiatives for 2023 include the preparation of data for NG9-1-1 use, enhancements to the City's permitting and applications enterprise data, and increased capacity to support business services and priorities.

Appropriation of funds for this project are being requested at this time as the IT group is ready to begin finding resources and allocating this work immediately.

FINANCIAL IMPLICATIONS



A total of \$500,000 in 2023 has been requested in the Capital Plan to fund staff and/or consultants to support the above identified work. Future budget requests will be the subject of future reports and will be refined through future budget processes.

RESPECTFULLY SUBMITTED:



Kimberly Chan
Manager, Information Technology



 Department Manager	R.B. Director	 CAO
---	------------------	--

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Rupinder Basi, Acting Director, Planning and Development

Subject: 2023–2027 CAPITAL PLAN-PROJECTS OVER \$500,000: FUNDING APPROPRIATION - AFFORDABLE HOUSING INITIATIVES

Date: March 15, 2023 File No: 05-1705-30-0002/2023

	2023	2024	2025	2026	2027	Total
City Including DCC	\$275,000	\$145,000	\$145,000	\$ -	\$ -	\$565,000
External Contrib.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$275,000	\$145,000	\$145,000	\$ -	\$ -	\$565,000

PURPOSE

The purpose of this report is to provide rationale for funding the Affordable Housing Initiatives project (Ref 11-42) as part of the 2023-2027 Capital Plan.

DISCUSSION

This report is to request early appropriation for \$275,000 for the 2023 project – Affordable Housing Initiatives. Housing and affordability is a critical issue in the City. The City continually strives to ensure that people living and working on the North Shore have affordable, good quality housing options that are suitable to their life circumstances.

The purpose of the Affordable Housing Initiatives project is to ensure that we have a Housing Planner to undertake and support housing policy, actions, initiatives, and opportunities to improve the conditions for the supply and delivery of affordable housing.

During the 2023-2027 Capital Plan timeframe, the Affordable Housing Initiatives work is intended to improve housing affordability by implementing a range of solutions that take into account the entire Housing Continuum, with a particular focus on actions that seek to prevent and end homelessness, create new non-market and social / supportive housing, and support renters.

This work may include continued implementation of the Housing Action Plan (HAP), provide new housing policy (HAP) directions, inclusionary policy review, supporting people experiencing homelessness (protocols and other supports), Affordable Housing Reserve Fund Terms of Reference, and other policy work. It also includes development support, data and statistics, management of inquiries, agreement formation, and policy compliance for the benefit of the public and the development community.

In addition to the above, the Province has been signalling new requirements with regard to Housing Targets and/or other housing directions and opportunities, which may have policy implications that require analysis and/or implementation. The Housing Needs Report is now a regulatory requirement that must be updated every five years.

Given the breadth of this work, the requested 2023 funds will be used to engage a Housing Planner to continue to improve the conditions for the supply and delivery of affordable housing in the City.

Appropriation of funds for this project are being requested at this time as the Planning & Development department is ready to begin finding resources and allocating this work immediately.

FINANCIAL IMPLICATIONS


A total of \$275,000 in 2023 has been requested in the Capital Plan to fund staff and / or consulting services to support the above identified work. Future budget requests will be the subject of future reports and will be refined through future budget processes.

RESPECTFULLY SUBMITTED:



Rupinder Basi
Acting Director, Planning and Development



 Department Manager	R.B. Director	M CAO
---	------------------	----------

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Rupinder Basi, Acting Director, Planning and Development

Subject: 2023-2027 CAPITAL PLAN-PROJECTS OVER \$500,000: FUNDING APPROPRIATION - PARKING AND CURBSIDE MANAGEMENT PLANNING AND IMPLEMENTATION

Date: March 15, 2023 File No: 05-1705-30-0002/2023

	2023	2024	2025	2026	2027	Total
City Including DCC	\$140,000	\$120,000	\$195,000	\$170,000	\$90,000	\$715,000
External Contrib.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$140,000	\$120,000	\$195,000	\$170,000	\$90,000	\$715,000

PURPOSE

The purpose of this report is to provide rationale for funding the Parking and Curbside Management Planning and Implementation project (Ref 11-37) as part of the 2023-2027 Capital Plan.

DISCUSSION

This report is to request early appropriation for \$140,000 for the 2023 project – Parking and Curbside Management Planning and Implementation. The Council-approved Mobility Strategy, along with other emerging strategies and the City's Official Community Plan (OCP), identify curbside management as a key set of policy and infrastructure initiatives that can help shift transportation modes and reduce GHG emissions toward City targets and targets set by senior governments. Technical and engagement work will take place beginning in 2023 to inform the later implementation of various curbside management policies, infrastructure interventions, and operational changes. This work will occur in the 2023-2027 Capital Plan timeframe.

Overall, the purpose of the Curbside Management Strategy work is to make immediate progress towards the Mobility Strategy's vision of 'Healthy streets that work for everyone' through the implementation of key priority actions.

In 2023, requested funds will be used to develop engagement and technical work, including onboarding a consultant and / or staff resources to refine and execute a strategic engagement and communications program, to collect, analyze and report on data to inform policy amendment and creation, as well as to identify potential infrastructure and operational actions.

Appropriation of funds for this project are being requested at this time as the Planning & Development department has a project manager in place and is ready to retain technical and engagement consultants to support this work. Staff will be allocated to this project and consultant retention will begin immediately.

FINANCIAL IMPLICATIONS

A total of \$140,000 in 2023 has been requested in the Capital Plan that will fund staff and / or consulting services. Future budget requests in 2023 and beyond will be refined as the Parking and Curbside Management Strategy is developed, and an implementation work plan is created.

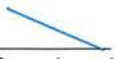


RESPECTFULLY SUBMITTED:



Rupinder Basi
Acting Director, Planning and Development

THIS PAGE INTENTIONALLY LEFT BLANK



 Department Manager	 Director	 CAO
---	---	--

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Matthew Menzel, Planner 2

Subject: ZONING BYLAW AMENDMENT FOR 880 WEST 15TH STREET (JADASI DEVELOPMENT (880 W 15TH) LTD. / GATEWAY ARCHITECTURE)

Date: March 15, 2023 File No: 08-3400-20-0071/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated March 15, 2023, entitled "Zoning Bylaw Amendment for 880 West 15th Street (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture)":

THAT the application submitted by Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, to rezone the property located at 880 West 15th Street from a CS-1 Zone to a Comprehensive Development Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

AND 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.

ATTACHMENTS

1. Context Map (CityDocs [#2239369](#))
2. Architectural Plans, dated March 13, 2023 (CityDocs [#2341684](#))
3. Landscape Plans, dated December 12, 2022 (CityDocs [#2321874](#))
4. Advisory Design Panel Resolution, dated May 20, 2022 (CityDocs [#2239968](#))
5. Public Consultation Summary (CityDocs [#2210185](#))
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8957" (CityDocs [#2326008](#))
7. "Housing Agreement Bylaw, 2023, No. 8958" (CityDocs [#2326006](#))

SUMMARY

This report presents a rezoning application over the subject site at 880 West 15th Street to permit a 5-storey rental apartment building consisting of 41 units, 4 of which would be mid-market rental units.

BACKGROUND

Applicant:	Jadasi Development (880 W 15th) Ltd.
Architect:	Gateway Architecture
Official Community Plan Designation:	Mixed Use Level 2 (MU2)
Existing Zoning:	CS-1 (Service Commercial)
Applicable Guidelines:	N/A

DISCUSSION

Site Context and Surrounding Use

The subject site has a total size of 1,226.5 sq.m. (13,202 sq.ft.), with a frontage of approximately 30.5 metres (100 feet) along West 15th Street. The site slopes downward approximately 1.41 metres from the north-east corner (rear boundary - lane) to south-west corner (front boundary – West 15th Street). The proposal would replace the existing one-storey service commercial building, currently occupied by Fountain Tire.

The site is located mid-block in the 800-block of West 15th Street, between Fell Avenue and Marine Drive. It is within close proximity to the Marine Drive frequent transit and Rapid Bus routes, and within walking distance to commercial and recreational amenities (employment, grocery stores, medical/pharmacy, banks, recreation centres and active transportation facilities, etc.).

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	885 West 16 th	CD Zone	3-storey co-op housing
South (across Marine Drive)	845-879 Marine Dr	CD Zone	1-2 storey commercial
East	860 West 15 th St	CS-1 (Service Commercial)	1-storey service commercial
West	860 West 15 th St	CS-1 (Service Commercial)	1-storey service commercial

Policy Context

The subject site is designated Mixed Use Level 2 in the Official Community Plan (OCP). This designation allows for a mix of commercial and residential uses with a maximum density of 2.5 FSR (including 0.5 bonus FSR). A maximum height of 6 storeys is permitted.

Project Description

The application proposes a 5-storey mixed-use building, with one level of commercial use, including commercial retail units at ground level, and 4 levels of secured rental residential units within the upper levels. Parking access is provided off the rear lane to the north.

The following table provides an overview of the proposed development:

Table 3: Development proposal overview

Element	Proposal
Density	2.5 FSR
Commercial Retail Space	Total of 330 square metres (3,552 square feet) or 0.27 FSR
Unit Mix	41 residential rental units, including: <ul style="list-style-type: none"> • 6 studio units; • 20 one-bed units; • 10 two-bed units; and • 5 three-bed units (12%).
Mid Market Rental	4 units (10%)
Adaptable Units	11, Level 2 adaptable units (27%)
Residential Amenity	Indoor – 58.5 square metres (630 square feet) Outdoor – 21 square metres (226 square feet)

Four of the units (10%) are proposed as mid-market units and eleven of the units (27%) are proposed to meet Level 2 of the Adaptable Design guidelines. All units would be secured through the Housing Agreement for the life of the building.

PLANNING ANALYSIS

Policy Alignment

The proposal is consistent with the OCP land use designation and below OCP height limits for the site. The proposed density is 2.5 FSR, which is consistent with the OCP Mixed Use Level 2 land use designation.

Located along the Marine Drive corridor, the proposal is in alignment with a number of OCP goals and objectives to have additional secured rental housing within proximity to the Marine Drive Frequent Transit Development Area and close to shops, services, frequent 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 family-friendly units. The proposal also exceeds the Zoning Bylaw minimum requirement for 25% of units to meet Level 2 Adaptable Design. The proposal generally addresses the Active Design Guidelines through the provision of indoor and outdoor amenity spaces, as well as new public gathering places.

Built Form and Urban Design

The proposed built form is consistent with the character of the neighbourhood. The proposed height at 17 metres and 5 storeys complies with the OCP and will ensure the building integrates with future developments on adjoining lots. The proposal establishes a strong street wall along West 15th Street, with a reasonable setback to the rear laneway to establish suitable building separation to the existing residential uses to the north.

Extensive glazing treatments within the design of ground floor retail and commercial uses will activate West 15th Street and provide opportunities for outdoor dining. The development will also deliver a new pedestrian plaza area along the West 15th Street frontage, which will enhance the current space through creating a new landscaped public gathering spaces, as well as waiting areas for public transportation.

A high level of laneway activation and casual surveillance is also achieved through positioning of a secondary pedestrian access point for residents and commercial visitors from the laneway and orientating the communal outdoor amenity area and upper level private balconies towards the laneway.

The façade of the building has been designed with appropriate articulation through the use of steps and recesses along the elevations, and use of attached balcony structures, which work to break up the form of the building and reduce the perceived bulk. The proposed development has also provided suitable landscaping treatments within the buildings design that will soften the visual impacts of the built form.

Proposed Zoning Changes

The proposed Comprehensive Development Zone will be based off of the General Commercial C-2 zone, consistent with the proposed use types and recent developments within proximity to the site, including at 850-858 Marine Drive (CD-571) and 818-858 West 15th Street (CD-745). To allow the massing, the proposed bylaw would include the following modifications to the C-2 zone base:

Table 4. Summary of Proposed Zoning Changes

	BASE C-2 ZONE	PROPOSED CD-749 ZONE
Permitted Principal Uses	Retail-Service Group 1 Accessory Residential and Parking Uses	Retail-Service Group 1 Accessory Residential Uses (permitted on the second storey and above) Accessory Parking Uses
Density Maximum	2.6 FSR	2.5 FSR (in accordance with OCP)
Lot Coverage Maximum	70 percent	85 percent
Height Maximum	12.19 metres (40 feet)	5 storeys and 17 metres (in accordance with OCP)
Siting	6.096 metres (20 feet) from the Rear Lot Line	Rear Lot Line (Laneway): <ul style="list-style-type: none"> • to wall – 4.5m (14.75 feet); and • to balcony – 3.0m (9.84 feet).
Building Width & Length	Maximum 30.48 metres (100 feet) above second storey	Waived

Lot Coverage

The application seeks a minor variation to the Lot Coverage requirements set for the C-2 zone, specifically being 70%. The application proposes a Lot Coverage of 85%.

The building has been designed with a commercial podium level, which is appropriate given the site’s Mixed Use Level 2 land use designation in the OCP. The proposed lot coverage at the ground level is required in order to meet operational functions of the building, including for example vehicle and bicycle parking, loading and garbage storage/staging, and to establish active commercial retail units along the full frontage of the West 15th Street. The proposed Lot Coverage is therefore determined to result in an appropriate form and intensity for the mixed use location.

It is also important to note that the lot coverage of the upper levels of the building (i.e. 2-5) reduces to approximately 57%.

Furthermore, the site has also been designed with appropriate landscaping treatments within the podium level to soften the built form elements and enhance amenity for residents. The applicant has also agreed to revitalize the front boulevard along the West 15th Street frontage, which will introduce approximately 16 new trees within this area. These streetscape upgrades will ensure the development positively contributes to the streetscape character, and reduces visual impacts of the development.

Rear Lot Line Setback

The proposed development will result in a variation to the siting requirements for the C-2 zone, specifically from the rear lot line, being the northern boundary adjacent to the laneway.

The proposed development results in the following minimum setbacks on the existing northern boundary (rear lot line):

- to wall – 4.5 m (14.75 feet); and
- to balcony – 3.0 m (9.84 feet).

The proposed variation is considered appropriate, given that the development has been designed with a building height of 5 storeys, which is less than the 6 storey limit imposed by the OCP.

The minor reduction in the rear boundary setback will have minimal impacts with respect to overshadowing of adjoining dwellings and will ensure that residents achieve an adequate level of access to sunlight and prevailing breezes. The proposal will achieve a minimum building separation of approximately 13 metres from the nearby residential use at 885 West 16th Street. Furthermore, the proposed development will not result in any additional overlooking impacts, compared to a compliant building under the C-2 Zone.

Building Width and Length

The proposed development will result in a minor variation to the building width and length requirements set for the C-2 zone, specifically being 30.48 m (100 ft). The proposed development results in a maximum building width of 30.9 m (101.4 ft) above the podium level.

Despite not meeting the relevant building width and length requirement, the proposed elevations have been designed with appropriate articulation along the length of the building, including steps in the building line, and inclusion of recessed balconies. The building also adopts a contemporary design, which utilizes a variety of façade materials. These built form elements appropriately break up the form of the building and reduce the perceived building bulk, despite the minor variance to building length and width.

The building width and length standards are regularly varied in individual Comprehensive Development Zones to ensure a functional built form outcome is established in mixed use areas and similar building widths and lengths have been permitted in a number of recent projects in the Marine Drive area.

Parking, Loading and Transportation

The site is located in the Marine Drive Frequent Transit Development Area, approximately 15m from a Local Bus Stop and 130m to the closest RapidBus stop.

The application proposes vehicle access to the underground parkade from the northern laneway. One loading bay and 6 surface commercial parking spaces (including one disability space) are also provided adjacent to the lane. The loading bay will ensure that all commercial and residential loading would be undertaken on-site and would not impact the functionality of the road network.

Overall, the application meets the parking and loading requirements of the Zoning Bylaw. The relevant statistics are provided in Table 5.

Table 5: Proposed Vehicle and Bicycle Parking

Car Parking	Total of 32 spaces, comprised of: <ul style="list-style-type: none"> • 21 Resident parking spaces (including 3 accessibility spaces); <ul style="list-style-type: none"> ○ 0.6 spaces per unit; • 4 Residential Visitor spaces (including one disability space); and • 7 commercial spaces (including one disability space).
Bicycle Parking	Residential: <ul style="list-style-type: none"> • Secure – 62 spaces; • Short Term – 6 spaces. Note: <ul style="list-style-type: none"> • <i>Two of the 62 secure spaces have been provided for cargo bikes.</i> Commercial: <ul style="list-style-type: none"> • Secure – 2 spaces; • Short Term – 3 spaces.
Loading Spaces	One at-grade loading bays.

Off-Site Works and Infrastructure Upgrades

The proposed development will provide appropriate off-site streetscape upgrades consistent with the Subdivision and Development Control Bylaw. This includes the reconstruction of the frontages along West 15th Street and Marine Drive with the installation of new sidewalk, curb and gutter, street trees, street lighting, road paving, and a new bus shelter. The development will also deliver a 0.6 metre dedication along the north property line in order to expand the width of the lane to current City standards (6.096 metres (20 feet)).

In addition to the bylaw required works, the development will design and construct a public plaza adjacent to the site, and also provide a \$50,000.00 financial contribution for the future upgrade of sanitary sewer infrastructure in the local catchment area – which is currently undersized.

These requirements will be secured through a Servicing Agreement with the City.

Relocation of Existing Retail and Service Tenant

To minimize impacts on the existing commercial tenant, the applicant has been in regular communication and coordinating an end of lease date that allows the time to find a suitable alternative location in North Vancouver. The applicant also will continue to

provide project updates of key milestones to tenants as the project progresses in the municipal development application process.

The applicant continues to communicate regularly with the current tenant and both parties have established a good working relationship and are committed to providing maximum flexibility to find a suitable location and seamless transition moving locations with minimal business disruption.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the OCP, allows for density bonuses beyond 2.0 FSR in the Mixed Use Level 2 designation, up to a maximum of 2.5 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. The community benefit offered by this proposal is an increase of the City's rental housing stock by 41 units, 4 of which will be mid-market rental units, secured for the life of the building through a Housing Agreement with the City.

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

- Upgrades to public plaza within City-owned boulevard fronting the site;
- \$50,000 contribution for sanitary sewer main upgrades.

Legal Agreements

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

- Development Covenant;
- Housing Agreement;
- Servicing Agreement;
- Community Good Neighbour Agreement;
- Crane Swing and Shoring Agreement;
- Flooding Covenant; and
- Community Energy Agreement.

ADVISORY BODY INPUT

The application was reviewed by the Advisory Design Panel (ADP) on April 20, 2022. The Panel recommended approval of the proposal subject to addressing the following issues to the satisfaction of staff:

- further understanding and development of how to execute landscaping, and address concerns relating to pattern/pavement adjacencies relative to development and phasing of the plaza;

- clear and strong support by panel for public art in the plaza;
- design development to address CPTED access issues from adjacent buildings to residential levels;
- concern from panel around building setbacks and future development on adjacent sites; and
- design development of passive design elements as project advances through the development phases;

Revised designs were subsequently submitted that address the above concerns to the satisfaction of staff.

COMMUNITY CONSULTATION

A Developer's Information Session (DIS) was held on July 10, 2022 and was attended by two people. Two comment forms were submitted following the DIS. All of the comment forms received were opposed the project.

One email was received outside of the DIS process, providing conditional support for the proposal.

The main reasons for support were:

- Appearance of the building.

The main concerns were:

- Removal of the mature trees from the plaza and potential loss of animal habitat;
- Location and size of the project;
- Potential increase in activity in the lane;
- The amount of car parking; and
- Integrating energy efficiency measures.

A summary of the public consultation, as prepared by the applicant, is available in Attachment #7.

Staff Response

It is important to note that the current site does not contain any existing vegetation. In coordination with staff, it was agreed that the existing cherry trees within the front City-owned boulevard will be replaced with new larger trees, which will have access to enhanced soils conditions and irrigation to ensure long term health. One existing street tree will be retained. The proposal will see a significant increase in the number of trees provided within the front boulevard, from 3 to approximately 17 new trees, resulting in a significant improvement to the existing boulevard condition.

PROCESS WHEN NO PUBLIC HEARING HELD

The *Local Government Act* assumes no Public Hearing is held for proposed zoning bylaw amendments if the bylaw is consistent with the OCP. A local government must pass a resolution if it wishes to hold a public hearing.

Given the proposal's consistency with the OCP, and minimal feedback from the public during the consultation period, staff recommend that no public hearing be held for this application.

Should Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read as follows:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8957" (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2023, No. 8958" (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759, Rental Housing Commitments) be considered and referred to the same Public Hearing;

CONCLUSION

This proposal is in alignment with goals and objectives of the OCP and Council Strategic Plan to intensify residential development within the Marine Drive Frequent Transit Development Area, and increase rental and mid-market units in the City. The project will also contribute to provision of new public gathering spaces along Marine Drive.

RESPECTFULLY SUBMITTED:



Matthew Menzel
Planner 2



CONSULTANT LIST:

PROPERTY OWNER/DEVELOPER: JADASI DEVELOPMENT (880 W. 15TH) LTD.
3434 Cortez Crescent, North Vancouver, BC V7K 4H4
Contact: Jamie de Silva jmsilva@jadasi.com 604-347-7454

ARCHITECT: GATEWAY ARCHITECTURE INC.
220 - 601 Sixth Street, New Westminster, BC V3L 3C1
Contact: Michael Cox mcox@designvancouver.com 604-608-1868

LANDSCAPE ARCHITECT: DURANTE KREUK LTD.
102 - 437 West 5th Street Vancouver, BC V6J 1M5
Contact: Peter Kreuk peter@dklbc.com 604-684-4611

CIVIL ENGINEER: CREUS ENGINEERING LTD.
200 - 901 W. 16th Street, North Vancouver, BC V7P 1R2
Contact: Andrew Gaudes agaudes@creus.com 604-987-9070

CODE CONSULTANT: CAMPHORA ENGINEERING
2479 Kingsway, Vancouver, BC V5R 5G8
Contact: Susana Chai schai@camphora.com 604-800-9822

ELECTRICAL ENGINEER: LEW ENGINEERING LTD.
108 - 11721 Roseholo Way, Richmond, BC V7A 5G7
Contact: Richard Lew rlewengh@telus.net 604-277-3157

STRUCTURAL ENGINEER: KONSTRUKTURAL STRUCTURED ENGINEERING
3400-901 51st Burrard Street, Vancouver, BC V6C 3A8
Contact: Jason Stuart jstuart@konstruktural.com 604-485-9533

MECHANICAL ENGINEER: ROH WONG & ASSOCIATES INC.
Unit 220 - 2268 No. 5 Road, Richmond, BC V6X 2T1
Contact: Ron Wong ron@rohwong.com 604-284-5580

SUSTAINABILITY CONSULTANT: ES ECO GROUP INC.
#400 - 8085 North Fraser Way, Burnaby, BC V5J 5M8
Contact: Einar Halbig einar@esecogroup.com 604-874-3715

ENERGY MODELING: RED PELICAN BUILDING SCIENCE
Contact: Nick Schock nicks@redpelican.com 778-823-3177

ENVELOPE CONSULTANT: CSA BUILDING SCIENCE WESTERN LTD.
#1242 Fowcote Rd., Coquitlam, BC V3K 6Y5
Contact: Sonny Cortez scortez@csawest.com 604-523-1366

GEOTECHNICAL ENGINEER: GEOPACIFIC
#1779 W 75th Ave., Vancouver, BC V6P 4P2
Contact: Mohammed Davrazzadeh mdavrazzadeh@geopacific.ca 604-439-8922

PROPERTY ADDRESS, LEGAL DESCRIPTION & ZONING:

ADDRESS: 880 W 15TH STREET
CITY OF NORTH VANCOUVER

LEGAL: LOT: A BLOCK 5 DL: 265 PLAN: 1406
PROPERTY ID: 011-152-206

CURRENT ZONING: CS-1

CURRENT USE: TIRE DEALERSHIP - SINGLE STOREY BUILDING

NEIGHBORING PROPERTIES:
NORTH: 4 STOREY MULTI-FAMILY RESIDENTIAL
EAST: AUTO GLASS FITMENT CENTRE
WEST: AUTO DEALERSHIP
SOUTH: MARINE DRIVE AND COMMERCIAL

PROPOSED ZONING: MIXED USE LEVEL 2 (MEDIUM DENSITY) (MCP)
DENSITY FSR 2.0 + MAXIMUM BONUS FSR 0.5
HEIGHT 6 STOREYS - 18-19 METERS

PROPOSED SETBACKS: SEE DRAWINGS.

DRAWING LIST

- A-0.0 COVER
A-0.1 CONTENT & DESIGN RATIONALE
A-0.2 FIRE ACCESS PLAN - PARKADE LEVEL
A-0.3 FIRE ACCESS PLAN - SITE PLAN
A-0.4 SITE COVERAGE
A-1.0 PARKADE LEVEL
A-1.1 SITE PLAN
A-1.2 MAIN LEVEL
A-1.3 LEVEL 2
A-1.4 LEVEL 3
A-1.5 LEVEL 4
A-1.6 LEVEL 5
A-1.7 ROOF LEVEL
A-1.8 ADAPTABLE UNITS
A-1.9 ADAPTABLE UNITS
A-1.10 AREA OVERLAYS
A-1.11 AREA / FSR OVERLAYS
A-1.12 FSR OVERLAYS
A-2.0 BUILDING ELEVATIONS
A-2.1 BUILDING ELEVATIONS
A-2.2 LIMITING DISTANCE CALCULATION
A-2.3 LIMITING DISTANCE CALCULATION
A-3.0 SECTION 1 & 3
A-3.1 SECTION 2
A-4.0 SHADOW DIAGRAMS
A-4.1 PERSPECTIVE VIEWS
A-4.2 PERSPECTIVE VIEWS
A-4.3 STREET ELEVATIONS
A-4.4 EXISTING STREET VIEW
A-5.0 MATERIAL BOARD
SURVEY (FOR REFERENCE)

Table with 2 columns: Description and Value. Includes SITE AREA (1226.51m²), SITE COVERAGE (84.83%), FLOOR AREAS (RETAIL, RESIDENTIAL), and TOTAL (3065.34m²).

PROJECT: 5 STOREY MIXED USE RESIDENTIAL & COMMERCIAL ON GRADE
MAX ALLOWABLE FLOOR AREA

1226.51m² (13 202.04ft²) x 2.5 (FSR) = 3066m² (33 005ft²)
NUMBER OF UNITS: LEVEL 5 (10 units), LEVEL 4 (10 units), LEVEL 3 (11 units), LEVEL 2 (10 units), LEVEL 1 (COMMON) (3 units), TOTAL (41 UNITS + 3 RETAIL)

41 RENTAL UNITS x 10% = 4 UNITS
MID-MARKET UNIT MIX = 1x(3 BED) + 1x(2-3BED) + 2x(1 BED)
MID-MARKET UNITS REQUIRED = 4 UNITS

PARKING: 41 RENTAL UNITS x 0.6 = 25 stalls
COMMERCIAL (3000 sq ft) / 300 sq ft = 7 stalls
VISITORS (max) 0.1 / UNIT = 4 stalls
PARKING UNITS REQUIRED = 32 STALLS

PARKING GRADE = 5 STALLS
PARKADE LEVEL = 25 STALLS
PARKING STALLS PROVIDED = 31 STALLS

BICYCLES: 41 RENTAL UNITS x 1.5 = 62 secure + 6 short term (2 over size)
COMMERCIAL (6 stalls/1000sqft + 2 secure) = 3 short term + 2 secure total

BICYCLE STALLS REQUIRED = 64 SECURE STALLS + 9 SHORT TERM

RENTAL UNITS CLASS A HORIZONTAL (0.6m X 1.8m) = 34 + (OVERSIZE) = 36
CLASS B VERTICAL (0.6m X 1.8m) = 20
BICYCLE LOCKERS (0.6m X 1.1m) = 6
TOTAL = 62
SHORT TERM BICYCLE = 6

COMMERCIAL SECURE BICYCLE (0.6m X 1.8m) = 2
SHORT TERM BICYCLE (0.6m X 1.8m) = 3

BICYCLE STALLS PROVIDED = 64 SECURE STALLS + 9 SHORT TERM

GARAGE RM. CALCULATION: RESIDENTIAL - 0.486m² / unit (41) = 20m² req | 20m² provided
COMMERCIAL - 0.622m² / m² (331) = 8m² req | 17m² provided

Summary tables for setbacks, bicycle stalls, unit mix, and unit counts. Includes 'SETBACKS' table, 'BICYCLE STALLS' table, 'UNIT MIX' table, and 'UNIT COUNTS' table.



880 WEST 15TH STREET, North Vancouver, BC



220 - 601 6th Street
New Westminster, BC V3L 3C1
tel: (604) 608-1868

Professional Engineer Registration Information and Seal Reference.



This document has been digitally certified with digital signatures and electronic timestamps, and the Engineer and Association BC. The digital certificate can be verified using the software provided.

JADASI DEVELOPMENT

Vertical project information strip containing project title, address, drawing title, sheet number (A-0.0), and revision table.

Drawing Number: A-0.0



LOCALITY & LAND USE (OCP)

DESIGN RATIONALE:

Site & Zoning:

The site consists of a single property that is approximately 40.25m (132') deep by 30.5m (100') wide with a 1 storey fire dealership building. The north of the site backs onto a lane and faces W 15th Ave and Marine Drive to the south. The plaza space to the south of the site is currently used as vehicle access and parking. (Refer to survey and site plan drawings for accurate property measurements.)

The adjacent sites to the West and East are currently developed with single storey Car dealership and Auto Glass repair shop.

The site will allow for its redevelopment into a 5-storey mixed use building (6 storeys permitted) under a new Mixed-Use Level 2 zoning as per the OCP. Currently zoned CS-1 and is designated as Mixed-Use Level 2 in the land use designation contained in the Official Community Plan, with a height limit of 18-19 metres and 6 storeys. The density anticipated in the OCP is an FSR of 2 with a bonus of up to 0.5 which results in a maximum permissible of 2.5. (Refer to drawing set stats page for detailed project statistics.)

The Project and its Relationship to context:

The proposed mixed-use residential/commercial project will replace the former low-density service commercial within the Marine Drive Frequent Transit Development Area. This development provides lot-line to lot-line commercial units, a total of 41 residential rental units (100% Rental) with 10% Mid-Market rental units. (Category B Bonus is 2019 Density Bonus and Community Benefits Policy). An amenity space located on the second floor, complete with an outdoor patio, has been provided for the residents and takes good advantage of views towards the north.

Rental unit mix consists of 15% Studio Units, 49% 1 Bed Units, 24% 2 Bed Units and 12% 3 Bed Units and meet a minimum 10% 3 bed units, as required by the City Housing Action Plan.

The project provides much needed new rental homes along the Marine Drive corridor with easy access to public transit. This proposal seeks to improve the quality of the urban fabric through urban densification in line with the OCP and improvement of the public realm by development of a plaza to the south of the project.

Creating a public space that has the potential to form a prominent pedestrian node where people can meet and socialize. Enhancing a pedestrian-friendly streetscape with a transit-supportive urban environment less reliant on motor vehicle traffic.

The proposed building layout has been organized to maximize the livability of the units while minimizing the impact on the surroundings. Many of the units are corner units, and in conjunction with large glazed windows, benefit from sun and the views to the North and South.

Building Massing / Material use:

The building form respects the site shape and urban fabric and has a commercial plinth (Spanning from Property line to Property line) that will maximize human scale interaction. The residential component is set back from the commercial base to lower the scale of the building and improving the privacy of the residential component. While also Enhancing the pedestrian friendly streetscape towards the plaza and Marine Drive.

The form and mass of the building are broken down through several approaches: a sensible use of an intentionally limited materials palette and subtle texture variations creating a clear architectural language that accentuate the corner of the building towards Marine Drive and West 15th. (Urban orientation and visual variation)
 This approach seeks to create a visually interesting contemporary architecture that creates a meaningful place within the urban environment.

A harmonious colour palette and architectural features visually articulate the building facades.

The natural grade of the site on the Lane slopes from East to West approximately 1 meter. This allowed the parkade entrance to be accessed from the lane at the northwest corner of the site. This location was chosen as it is the low end of the site which reduces the length of ramp required for access.

Fibre cement board artisan square channel paneling and fibre cement board paneling provide texture variation, with slim reveals and hidden connectors, were used for the facades, and a lighter colour was chosen for the top storeys of the building. Rain screen vinyl windows coupled with the use of low-glazing were used for all residential areas. Aluminum storefront glazing is used for the commercial component.

The railings and posts are aluminum with glass balustrades and perforated metal screens for privacy. The pedestrian canopy at the commercial units consists off a glass canopy supported by wood beams and stainless-steel fittings.

The residential entryway is clad in an Architectural composite metal cladding system. The exit doors leading from the residential component are concealed by a wood grain texture composite metal cladding system to further accentuate the residential entry.

Design:

The building form was strongly influenced by contemporary Architectural design trends that are consistent with new development trends in the area.

A selective use of a materials consisting of concrete, fibre cement board paneling with concealed fasteners and slim reveals have been chosen to create an understated sophistication, further enhanced by a harmonious colour palette.

The elegance of archetypal form is embraced and seeks to achieve a timeless quality evident in contemporary interpretations of modernist inspired architecture. An asymmetrical design composition adds a dynamic quality and adds visual variation.

CONTEXT



BIRDS VIEW

Carefully selected materials have been used to further enhance the massing by using concrete at the commercial base, grounding the project visually while utilizing the light-coloured revealed panels in the residential component. The prominent location, further enhanced by the plaza, called for a visual focal point feature on the southeastern corner of the building. This approach seeks to establish the creation of a pedestrian/transit node stimulating social interaction between neighbours.

The main entry of the residential component is located facing Marine Drive and the newly designed Landscaped Plaza. The design clearly differentiates between the commercial functions and the residential entry through the use of a portal entryway.

Sustainability:

Energy efficient and sustainable features have been, and will be, considered throughout its design. We have provided a copy of the built green checklist filled in with our anticipated sustainability measures.

No natural gas will be used in this project reducing green house gas emissions.

Increased density next to a prominent transportation corridor will decrease reliance on the automobile and encourage pedestrian and bicycle movement. The inclusion of secure bicycle storage spaces together with Electric vehicle charging stations will also encourage alternative means of transportation not reliant on fossil fuels. (Refer to stats page for detailed bicycle and parking stall quantities.)

Glazing will incorporate Vinyl framed heat deflecting low-glazing that will minimize thermal transfer and will be augmented with roller blinds on the inside face for sun control. The roofing material will be chosen to have a high reflectivity, which reduces the heat island effect.

Drought tolerant plants for the landscape combined with high efficiency irrigation and water wise design principles will reduce water requirements.

Energy efficient appliances, bathroom fixtures, and LED lighting will be utilized throughout the project. Interior finishing materials with low VOC's will be utilized throughout the project.

The building will be connected to the Lonsdale Energy Corporation and will have Hydronic heating reducing the reliance on gas and electricity.

Continuous exterior insulation has been added to the exterior wall assemblies to improve building performance over and above what is required by code.

Crime prevention through environmental design:

The mixed-use function of the project inherently facilitates crime prevention, adding eyes on the street at different times of the day. Spaces accessible off the lane can be closed off with visually transparent gates and steel panels at night to enhance security.

Light fixtures throughout the landscaping and at the lane create a safer environment at night.

The placement of commercial surface parking and the underground parking access off the lane, activates laneway activity maximizing openness and visibility.

The underground parking is secured by a visibility transparent overhead gate and its walls and ceiling will be painted white to enhance security through a bright environment. The elevator lobby will have glazing to provide visual transparency from the parking area.

Public Realm:

A redesigned landscaped plaza and street trees are proposed on the plaza space between the property and Marine Drive. (Please refer to Landscape architect's layout for more information.)

Landscape design & Sustainability: (Prepared by Durants Kreuk)

The landscape development at 880 West 15th Street in North Vancouver is divided into the onsite landscape treatment and the civic plaza located at 15th Street and Marine Drive.

On site, the ground level areas in front of the CRUs are developed as hard surface for outdoor use by the commercial units. On level 2 there is a perimeter planting area adjacent the outdoor patio spaces for residential units on this level. There is a small outdoor amenity space on the NW corner of this level.

The major landscape contribution for this project is the new streetscape and plaza space located at 15th Street and Marine Drive. This area is developed as outlined in the Marine Drive guidelines. It includes street trees, boulevard sidewalks, common hard surface plaza space with seating opportunities, additional trees and plantings.

With good southern exposure this space will be an ideal location for neighbours to meet and socialize. The plant palette uses an attractive blend of evergreen, drought tolerant, endemic and bird friendly planting. A high efficiency irrigation system will be installed.

Summary:

A detailed Architectural expression with the use of understated, quality materials, within a contemporary urban context will enhance the formal character of Marine Drive and West 15th and improve the public realm.

This property will provide much needed additional rental units with an increase of an additional 41 rental units.

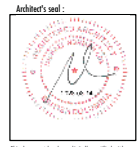
Our proposed design responds appropriately to the North Vancouver Community Plan and will be a positive addition to the urban tapestry of the city in our opinion.



220 - 601 6th Street
 New Westminster, BC V3L 3C1
 Tel: (604) 608-1868

The Project and Professional Services:
 PROJECT NO. 2019-001-0001-0001-0001
 4410 15th Street, New Westminster, BC V3L 3C1
 2019-001-0001-0001-0001-0001

The Architect has been engaged by the Client to provide Architectural Services for the Project. The Architect's fee is based on a fixed fee basis. The Client is responsible for the preparation of all other documents and for the payment of all other fees and charges.



This document has been digitally certified with digital certificates and electronic signatures, and the Engineer and Architect are responsible for the accuracy of the information contained herein. The information contained herein has been prepared for use in digital form.

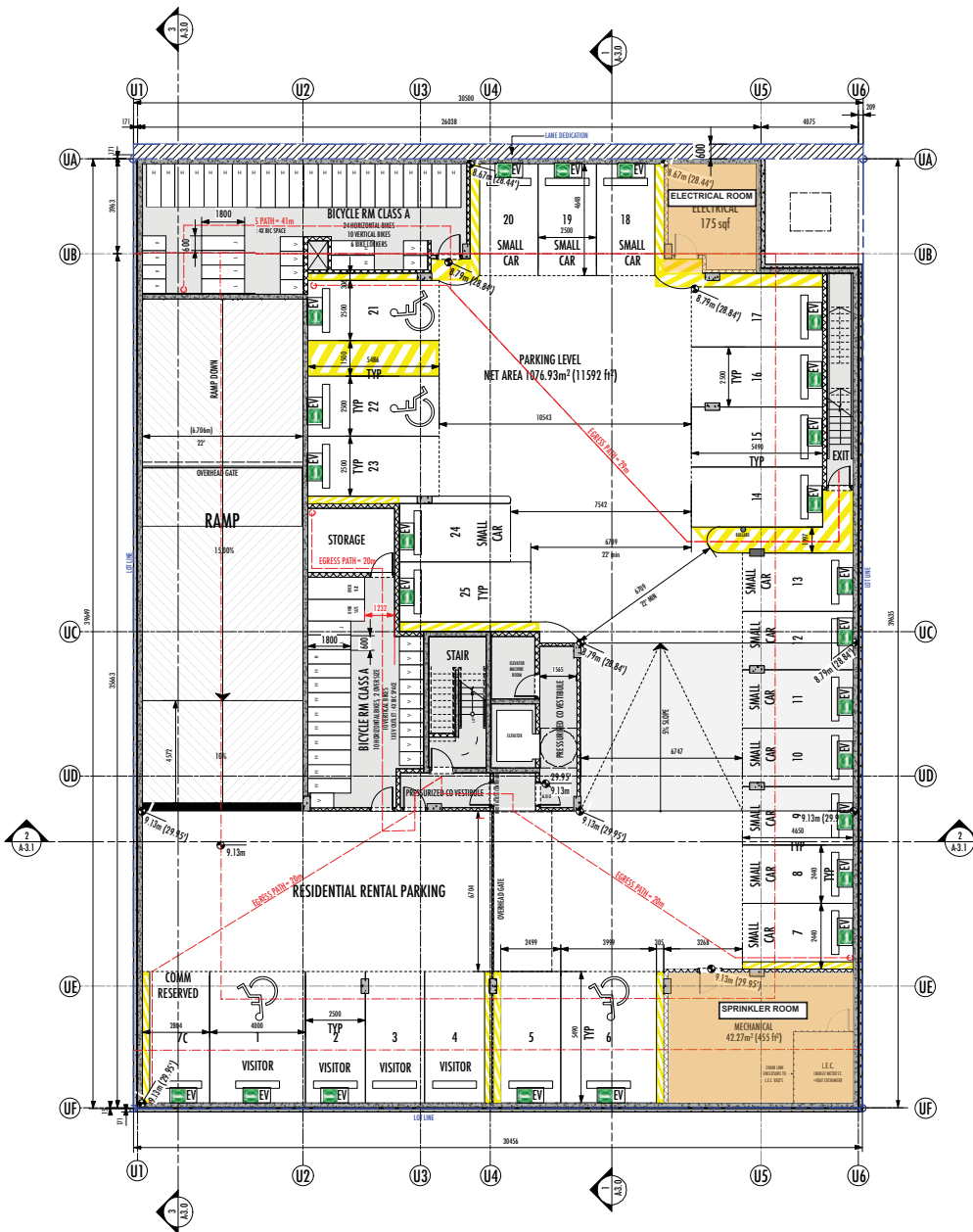
Any printed version may be added upon as a true copy of the original when created by the architect, engineer, or other professional in the field. Any digital information contained herein is the property of the architect, engineer, or other professional in the field.

JADASI DEVELOPMENT

1	CONCEPT DESIGN	2019-001-0001-0001-0001-0001
2	PRELIMINARY DESIGN	2019-001-0001-0001-0001-0001
3	PERMIT DESIGN	2019-001-0001-0001-0001-0001
4	CONSTRUCTION DOCUMENTS	2019-001-0001-0001-0001-0001
5	CONSTRUCTION ADMINISTRATION	2019-001-0001-0001-0001-0001
6	POST-CONSTRUCTION	2019-001-0001-0001-0001-0001
7	ARCHITECTURAL SERVICES	2019-001-0001-0001-0001-0001

Project No: 2019-001-0001-0001-0001-0001
 Drawing Title: CONCEPT DESIGN RATIONALE
 Project File: 2019-001-0001-0001-0001-0001
 Date: 2023-02-10
 Project Number: 924
 Scale:

Drawing Number:
A - 0.1



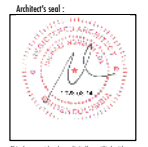
NOTE:
BICYCLE ROOMS TO HAVE MIN.
2.5M CLEARANCE (HEADROOM)

EV = ELECTRIC VEHICLE CHARGING
LEVEL 2

FIRE ACCESS PLAN - PARKADE LEVEL
SCALE: 1:100



The design and original preparation of this drawing was done by GATEWAY ARCHITECTURE INC. and we do not take responsibility for a third party's use of this drawing without our written consent. The user must ensure that the drawing is used for the intended purpose and that all necessary permits and approvals are obtained before construction. GATEWAY ARCHITECTURE INC. is not responsible for errors that all work is completed in accordance with the requirements of the applicable codes and standards.



This document has been digitally certified with digital signatures and electronic timestamps, and the signatures and timestamps are the responsibility of the signatories. The digital certificate and signatures have been transmitted to you in digital form.



Rev.	Description	Issued For
1	ISSUED FOR PERMITS	FOR PERMITS
2	ISSUED FOR PERMITS	FOR PERMITS
3	ISSUED FOR PERMITS	FOR PERMITS
4	ISSUED FOR PERMITS	FOR PERMITS
5	ISSUED FOR PERMITS	FOR PERMITS
6	ISSUED FOR PERMITS	FOR PERMITS
7	ISSUED FOR PERMITS	FOR PERMITS

880 W 15TH
880 WEST 15TH STREET, North Vancouver, B.C.
FIRE ACCESS PLAN
PARKADE LEVEL
Drawing Title: FIRE ACCESS PLAN
Project File: 2023-02-10
Sheet: 924
Scale: 1:100



70'-21.38' (458) FROM HYDRANT TO PRINCIPAL ENTRY. FIRE HYDRANT LOCATED AT W 15TH STREET CORNER WITH MARINE DRIVE



FIRE ACCESS PLAN - SITE PLAN

SCALE: 1:200



Michael Cox, Architect A I B C

220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 608-1868

The Engineer and Architect are not responsible for the design of the building or the construction of the building. The Engineer and Architect are not responsible for the design of the building or the construction of the building. The Engineer and Architect are not responsible for the design of the building or the construction of the building.

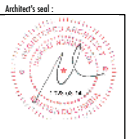


Table 2.1.1 Building Parameters

Part 3 or Part 9	Part 3
Building Area (m ²)	~3000
Building Grade	~11.98 m at the South
# Storeys	1
Height (m)	No
# of Street Facing	1 (Fire Truck Access to the south)
Major Occupancy	FI; M; A2, C, D, E, F3
Construction	2nd to 5th: Noncombustible 2nd to 5th: Combustible
Floor FRP	2nd to 5th: 2 h 2nd to 5th: 1 h
Sprinklers	Yes, NFPA 13 2013 Yes, NFPA 13 2013
Stairways	Yes, Single Stage
Fire Alarms	Yes, Single Stage
Central Monitoring	Yes
Emergency Power	1 h
Occupant Load	250
Commercial Kitchen	N/A

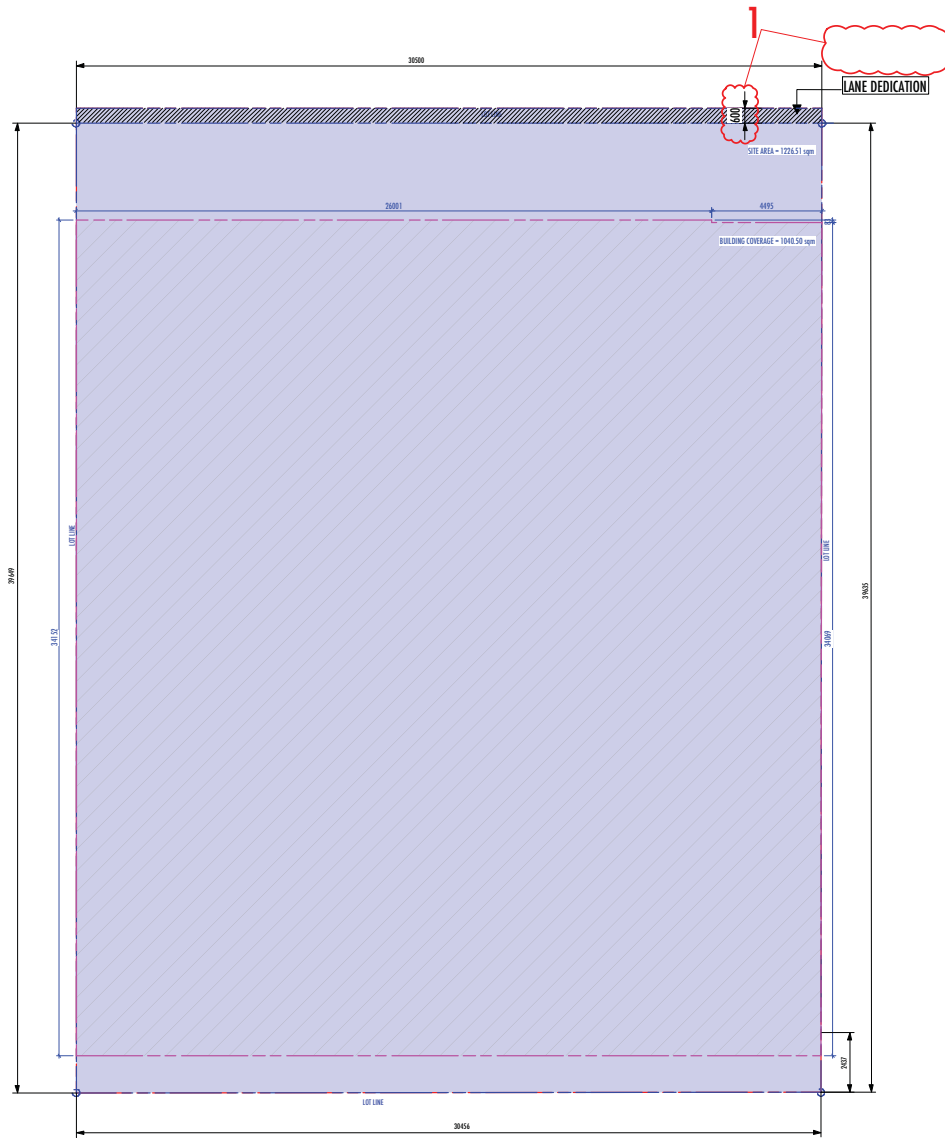
C = Combustible, NC = Noncombustible

JADASI DEVELOPMENT

NO. 1	2020-02-10	ISSUED FOR PERMITTING/PP
NO. 2	2020-02-10	ISSUED FOR PERMITTING/PP
NO. 3	2020-02-10	ISSUED FOR PERMITTING/PP
NO. 4	2020-02-10	ISSUED FOR PERMITTING/PP
NO. 5	2020-02-10	ISSUED FOR PERMITTING/PP
NO. 6	2020-02-10	ISSUED FOR PERMITTING/PP
NO. 7	2020-02-10	ISSUED FOR PERMITTING/PP
NO. 8	2020-02-10	ISSUED FOR PERMITTING/PP

880 W 15TH
880 WEST 15TH STREET, North Vancouver, B.C.
Fire Access Plan
Site Plan
Drawing Number: 924
Scale: 1:200

Drawing Number:
A - 0.3



SITE COVERAGE
SCALE: 1:100

BUILDING COVERAGE	1040.50 sqm
SITE AREA	1226.51 sqm
SITE COVERAGE	84.83 %



Michael Cox, Architect A I B C

220 - 401 6th Street
New Westminster BC V3L 3C1
tel: (604) 688-1868

The firm has not performed a site visit. The client is responsible for providing all data and information required for the design. The architect is not responsible for the accuracy of the data and information provided by the client. The architect is not responsible for the accuracy of the data and information provided by the client.

Architect's seal:



This document has been digitally certified with digital signatures and electronic timestamps. The digital signatures are provided by the Architect and the Engineer and Surveyor. The digital signatures are provided by the Architect and the Engineer and Surveyor.

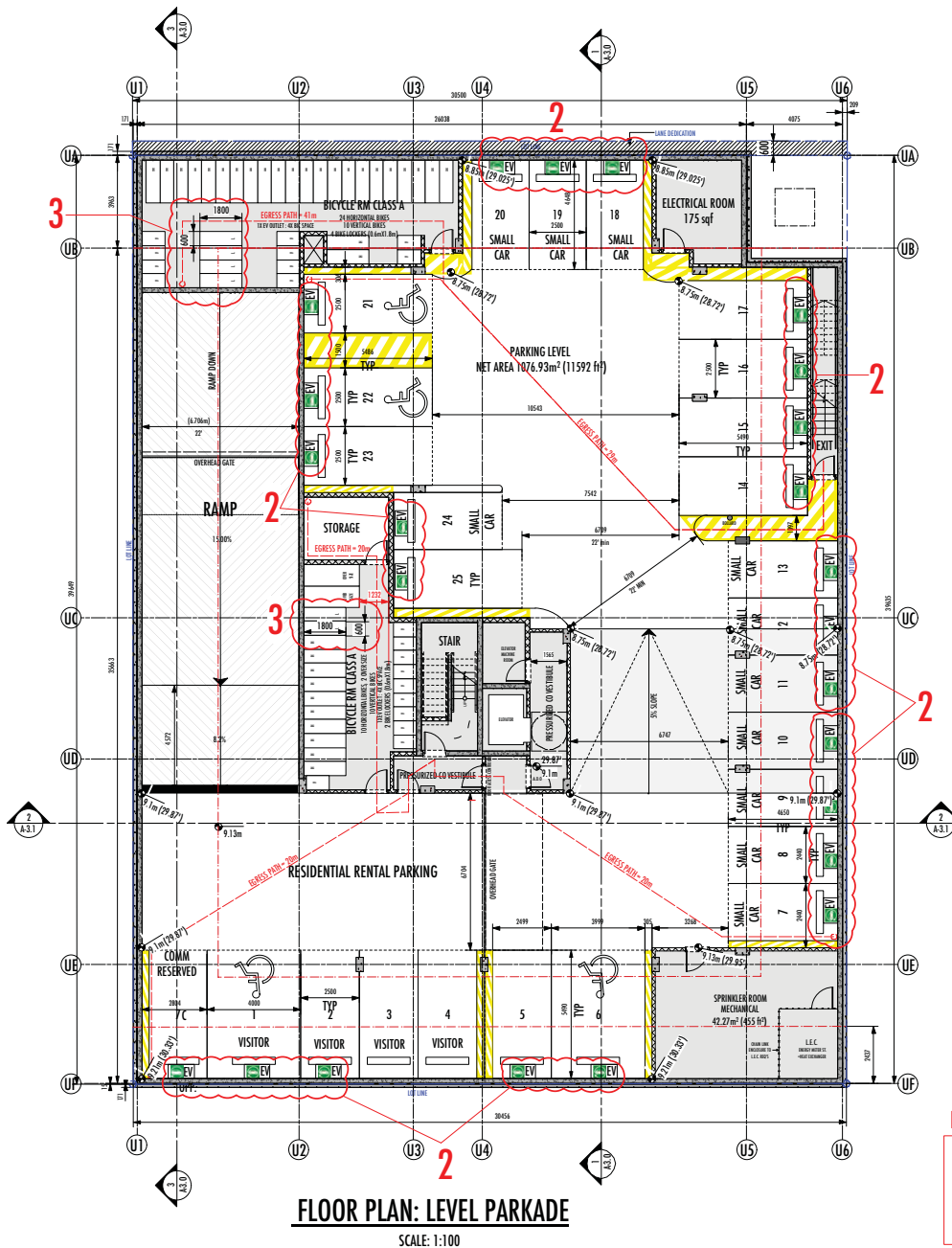
Any printed version can be called upon as a true copy of the original when supplied by the architect, engineer, or surveyor provided the digital signatures are provided by the architect, engineer, or surveyor.

JADASI DEVELOPMENT

Project Name	880 WEST 15TH STREET, North Vancouver, BC
Project File	880 WEST 15TH STREET, North Vancouver, BC
Project Title	SITE COVERAGE
Project No.	924
Project Date	2023.02.10
Project Scale	1:100
Project Status	REVISED FOR CITY COMMENTS - 2
Project Location	880 WEST 15TH STREET, North Vancouver, BC
Project Owner	JADASI DEVELOPMENT
Project Architect	Michael Cox, Architect A I B C
Project Engineer	Michael Cox, Architect A I B C
Project Surveyor	Michael Cox, Architect A I B C
Project Date	2023.02.10
Project Scale	1:100

REVISION:
1. LANE DEDICATION ADDED

Drawing Number:
A - 0.4



FLOOR PLAN: LEVEL PARKADE

SCALE: 1:100

NOTE:
BICYCLE ROOMS TO HAVE MIN. 2.5M CLEARANCE (HEADROOM)

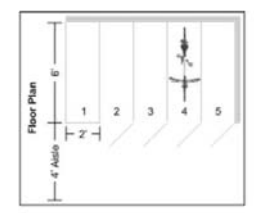
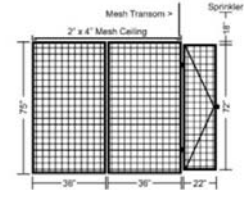
EV = ELECTRIC VEHICLE CHARGING LEVEL 2

WIRE MESH BIKE LOCKERS

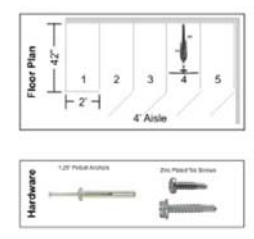
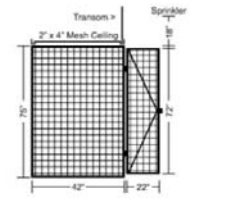


- Construction**
- Formed and Welded 12ga Steel Frame
 - Panels = 10ga Welded Mesh @ 2" x 2"
 - Ceiling = 10ga Welded Mesh @ 2" x 4"
 - Reinforced Door with Striker
 - Standard Height = 75"
 - Industrial Hinges
 - 2 Lock Hasps
- LEED**
- Zero-VOC Powder Coat RAL # 7010
 - 90% Recycled Steel
 - Made in Vancouver

Horizontal Bike Lockers @ 2' x 6'



Vertical Bike Lockers @ 2' x 42"



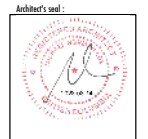
REVISIONS:

2. LEVEL 2 EV OUTLETS MARKINGS TO SHOW COMPLIANCE WITH SECTION 909

3. BICYCLE LOCKERS CHANGED FROM TWIN LOCKERS TO SINGLE LOCKER TYPE. BICYCLE LOCKER SIZE & SPECIFICATIONS ALSO ADDED



The client and project sponsor are responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.



This document has been digitally certified with digital signatures and electronic timestamps, and the Engineer and Architect are responsible for the accuracy of the information provided in this document.

Any printed version can be called upon as a true copy of the original when supplied by the architect, engineer or contractor. The digital signature and digital timestamp are not to be used as evidence of the original document.

JADASI DEVELOPMENT

Project Name	880 W 15th Street, North Vancouver, BC
Project No.	PARCADE
Revision	1:000
Author	ME / AM
Date	2023 02 10
Project Manager	924
Check	1:000

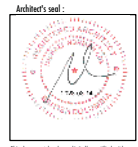
Drawing Number:
A - 1.0



SITE PLAN: LEVEL MAIN
SCALE: 1:200



The client has provided information to the architect for the purpose of preparing this plan. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



This document has been digitally certified with digital signatures and electronic timestamps. The digital signatures are the responsibility of the Architect and Engineer and are not the responsibility of the City of New Westminster. The digital signatures are the responsibility of the Architect and Engineer and are not the responsibility of the City of New Westminster.

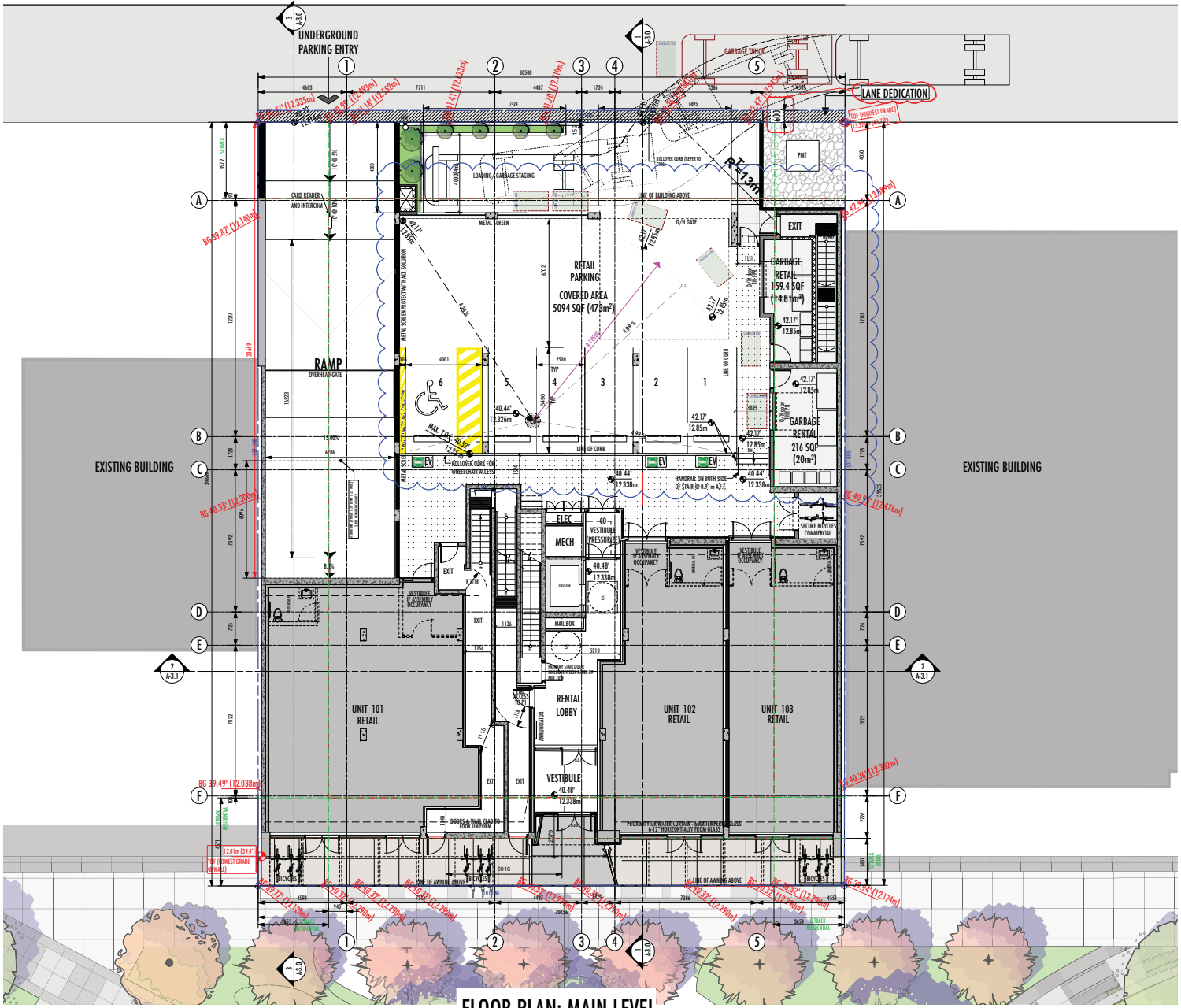
JADASI DEVELOPMENT

Project Name	880 WEST 15TH STREET, North Vancouver, BC
Project File	880 WEST 15TH STREET, North Vancouver, BC
Revision	1. LANE DEDICATION ADDED
Author	ME / AM
Date	2023 02 10
Project Number	924
Scale	1:200

REVISION:
1. LANE DEDICATION ADDED

Project Name	880 WEST 15TH STREET, North Vancouver, BC
Project File	880 WEST 15TH STREET, North Vancouver, BC
Revision	1. LANE DEDICATION ADDED
Author	ME / AM
Date	2023 02 10
Project Number	924
Scale	1:200

Drawing Number:
A - 1.1



FLOOR PLAN: MAIN LEVEL

SCALE: 1:100

NOTE : REVISION FOR WASTE PICKUP MANAGEMENT

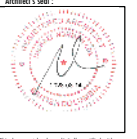
NOTE: FOR ROLLOVER CURB FOR WHEELCHAIR ACCESS CLARIFIED.

**REVISION:
1. LANE DEDICATION ADDED**



Michael Cox, Architect A I B C
220 - 601 6th Street
New Westminster BC V3C 1C1
tel: (604) 608-1868

The Plans are the original responsibility of the Architect and the Client. The Client is responsible for the accuracy of the information provided to the Architect. The Architect is responsible for the accuracy of the information provided to the Client. The Architect is not responsible for the accuracy of the information provided to the Client by the Client's representatives. The Architect is not responsible for the accuracy of the information provided to the Client by the Client's representatives.



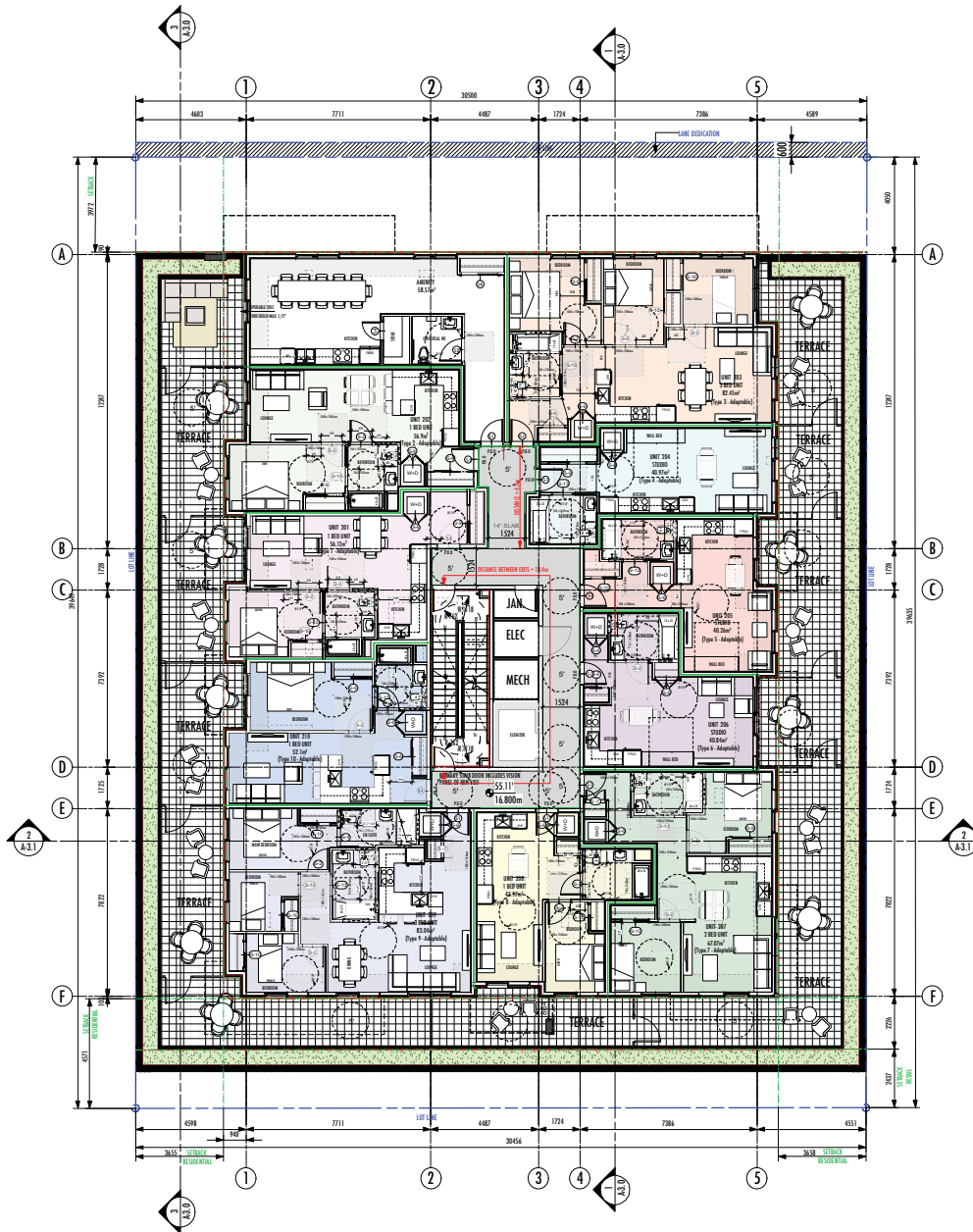
This document has been digitally certified with digital signatures and electronic timestamping. The digital signature is the electronic equivalent of a handwritten signature. The digital timestamp is the electronic equivalent of a date stamp. The digital signature and timestamp are used to verify the authenticity and integrity of the document. The digital signature and timestamp are generated by a digital signature and timestamping service. The digital signature and timestamp are stored in a digital signature and timestamping file. The digital signature and timestamp are used to verify the authenticity and integrity of the document.

JADASI DEVELOPMENT

Project Location	880 WEST 15TH STREET, North Vancouver, BC
Project Name	JADASI DEVELOPMENT
Project No.	2023-02-10
Project Date	2023-02-10
Project Status	REVISION FOR CITY COMMENTS - 2
Project Phase	REVISION FOR CITY COMMENTS - 2
Project Type	REVISION FOR CITY COMMENTS - 2

Revision No.	1	2	3	4	5	6	7
Revision Description	ISSUED FOR PERMITS	ISSUED FOR PERMITS	ISSUED FOR PERMITS	ISSUED FOR PERMITS	ISSUED FOR PERMITS	ISSUED FOR PERMITS	ISSUED FOR PERMITS
Revision Date	2023-02-10	2023-02-10	2023-02-10	2023-02-10	2023-02-10	2023-02-10	2023-02-10
Revision By	M/C	M/C	M/C	M/C	M/C	M/C	M/C
Revision For	REVISION FOR CITY COMMENTS - 2	REVISION FOR CITY COMMENTS - 2	REVISION FOR CITY COMMENTS - 2	REVISION FOR CITY COMMENTS - 2	REVISION FOR CITY COMMENTS - 2	REVISION FOR CITY COMMENTS - 2	REVISION FOR CITY COMMENTS - 2

Drawing Number:
A - 1.2



FLOOR PLAN: SECOND LEVEL

SCALE: 1:100

NOTE: ALL WINDOWS TO RECEIVE BLINDS

NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS



Michael Cox, Architect A 1 B C

220 - 601 6th Street
New Westminster, BC V3L 3C1
tel: (604) 688-1868

The client has provided information to the architect in order to complete the design of the building. The architect is responsible for the design of the building and is not responsible for the design of the building's structure or the design of the building's mechanical, electrical, and plumbing systems.

Architect's seal:



This document has been digitally certified with digital signatures and electronic timestamps. The digital signatures are provided by the architect and the Engineer and Architectural BC. The electronic signatures have been transmitted to you in digital form.

Any printed version can be called upon to the best of the architect's knowledge by the architect, Engineer and Architectural BC. The architect is not responsible for the design of the building's structure or the design of the building's mechanical, electrical, and plumbing systems.

JADASI DEVELOPMENT

Project Name:	880 W 15th
Address:	880 WEST 15th STREET, North Vancouver, BC
Level:	LEVEL 2
Project File:	880 W 15th
Drawing Title:	LEVEL 2
Revision:	1: 11/08/20 2: 11/08/20 3: 11/08/20 4: 11/11/20 5: 12/15/20 6: 12/22/20 7: 12/22/20
Revision Description:	1: REVIEW FOR CITY COMMENTS 2: REVIEW FOR CITY COMMENTS
Author:	MHC/JAM
Date:	2023 02 10
Project Number:	924
Sheet:	11/00

Drawing Number:

A - 1.3

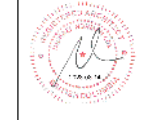


Michael Cox, Architect A I B C

220 - 601 6th Street
New Westminster, BC V3L 3C1
tel: (604) 688-1868

The Plans are the original responsibility of the Architect and the Engineer. The Client is responsible for the accuracy of the information provided to the Architect and Engineer. The Architect and Engineer are not responsible for the accuracy of the information provided to the Client. The Architect and Engineer are not responsible for the accuracy of the information provided to the Client.

Architect's seal:



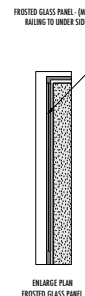
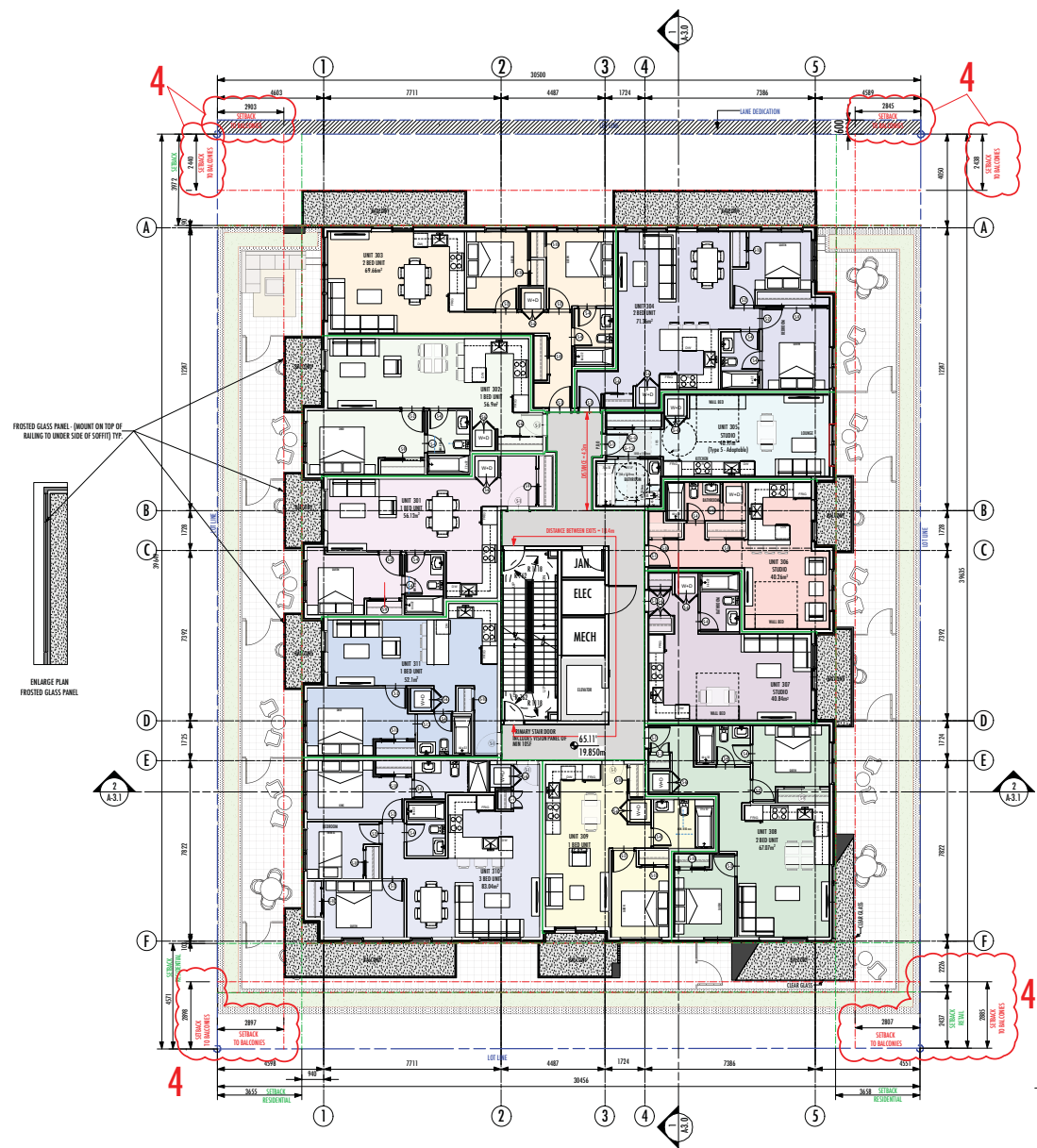
This document has been digitally certified with digital certificates and electronic signatures. The digital certificates and electronic signatures are the property of the Architect and Engineer. The digital certificates and electronic signatures are the property of the Architect and Engineer.

JADASI DEVELOPMENT

Project Name	880 WEST 15TH STREET, North Vancouver, BC
Project File	880-15TH-LEVEL 3
Revision	4
Revision Description	SETBACK TO BALCONIES
Revision Date	2023-02-10
Revision By	M.C.
Revision For	ARCHITECT
Revision For City Council	2

Project Name	880 WEST 15TH STREET, North Vancouver, BC
Project File	880-15TH-LEVEL 3
Revision	4
Revision Description	SETBACK TO BALCONIES
Revision Date	2023-02-10
Revision By	M.C.
Revision For	ARCHITECT
Revision For City Council	2

Drawing Number: **A - 1.4**



FLOOR PLAN: THIRD LEVEL

SCALE: 1:100

REVISION:
4. SETBACK TO BALCONIES ADDED

Total % Balconies facing N/S = 62%
Total % Balconies facing E/W = 38%

NOTE: ALL WINDOWS TO RECEIVE BLINDS
ALL BALCONIES USE FORSTED GUARD GLASS, U.N.O

NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS

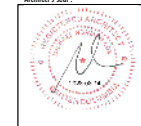


Michael Cox, Architect A I B C

220 - 601 6th Street
New Westminster, BC V3L 3C1
tel: (604) 688-1868

The Plans are the original responsibility of the Architect and the Client. The Client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Architect is not responsible for any errors or omissions in the Plans or for any consequences arising from the use of the Plans. The Architect is not responsible for any damage to or loss of any property or other loss resulting from the use of the Plans. The Architect is not responsible for any construction or other work that is not in accordance with the Plans or for any consequences arising from the use of the Plans.

Architect's seal:



This document has been digitally certified with digital certificates and electronic signatures. The digital certificates and electronic signatures are the property of the Architect and are not to be reproduced or used in any other manner without the written consent of the Architect.

Any printed version of the Plans shall be void if it does not correspond to the original version contained in the original electronic file. The original electronic file shall be the definitive version of the Plans. The Architect is not responsible for any damage to or loss of any property or other loss resulting from the use of the Plans.

Architect

JADASI

DEVELOPMENT

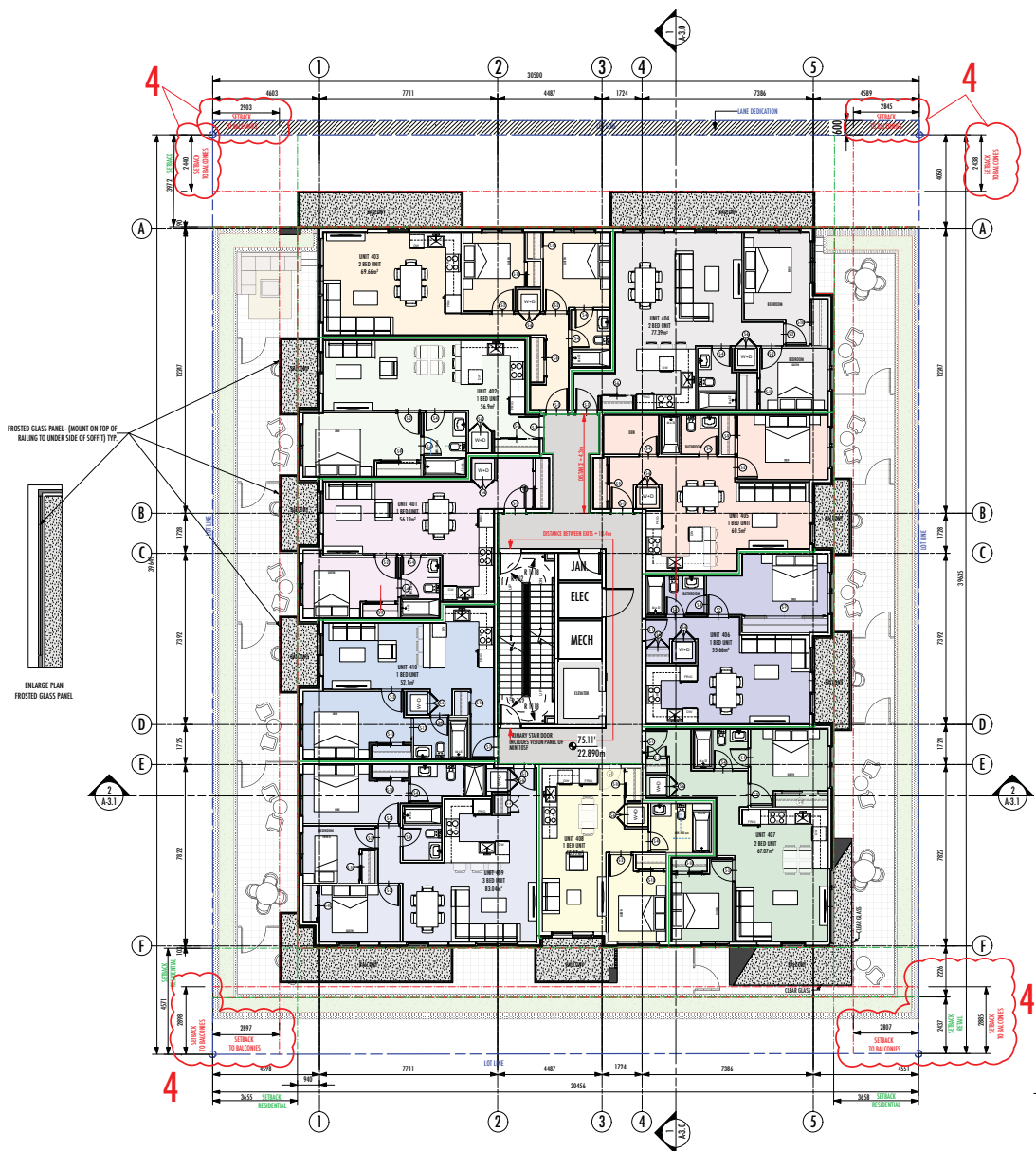
Project Name	880 W 15th Street, North Vancouver, BC
Project No.	LEVEL 4
Revision	1. 11/15/20 2. 11/15/20 3. 11/15/20 4. 11/15/20 5. 11/15/20 6. 11/15/20 7. 11/15/20
Revision Description	1. FOR REVIEW 2. FOR REVIEW 3. FOR REVIEW 4. FOR REVIEW 5. FOR REVIEW 6. FOR REVIEW 7. FOR REVIEW

Project File: Drawing Title:

Project Name	880 W 15th Street, North Vancouver, BC
Project No.	LEVEL 4
Revision	1. 11/15/20 2. 11/15/20 3. 11/15/20 4. 11/15/20 5. 11/15/20 6. 11/15/20 7. 11/15/20
Revision Description	1. FOR REVIEW 2. FOR REVIEW 3. FOR REVIEW 4. FOR REVIEW 5. FOR REVIEW 6. FOR REVIEW 7. FOR REVIEW

Drawing Number:

A - 1.5



FLOOR PLAN: FOURTH LEVEL

SCALE: 1:100

REVISION:
4. SETBACK TO BALCONIES ADDED

Total % Balconies facing N/S = 62%
Total % Balconies facing E/W = 38%

NOTE: ALL WINDOWS TO RECEIVE BLINDS
ALL BALCONIES USE FROSTED GUARD GLASS, U.N.O

NOTE: ALL ADAPTABLE UNITS TO RECEIVE P.D.O ROUGH-IN TO FRONT DOORS



Michael Cox, Architect A I B C

220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 608-1868

This floor plan is a final representation of the project prepared in accordance with the City of New Westminster's Development Permit (P.D.O.) process. It is not intended to be used for construction without the approval of the City of New Westminster. The architect is responsible for ensuring that all work is completed in accordance with the requirements of the City of New Westminster and other applicable laws and codes.

Architect's seal:



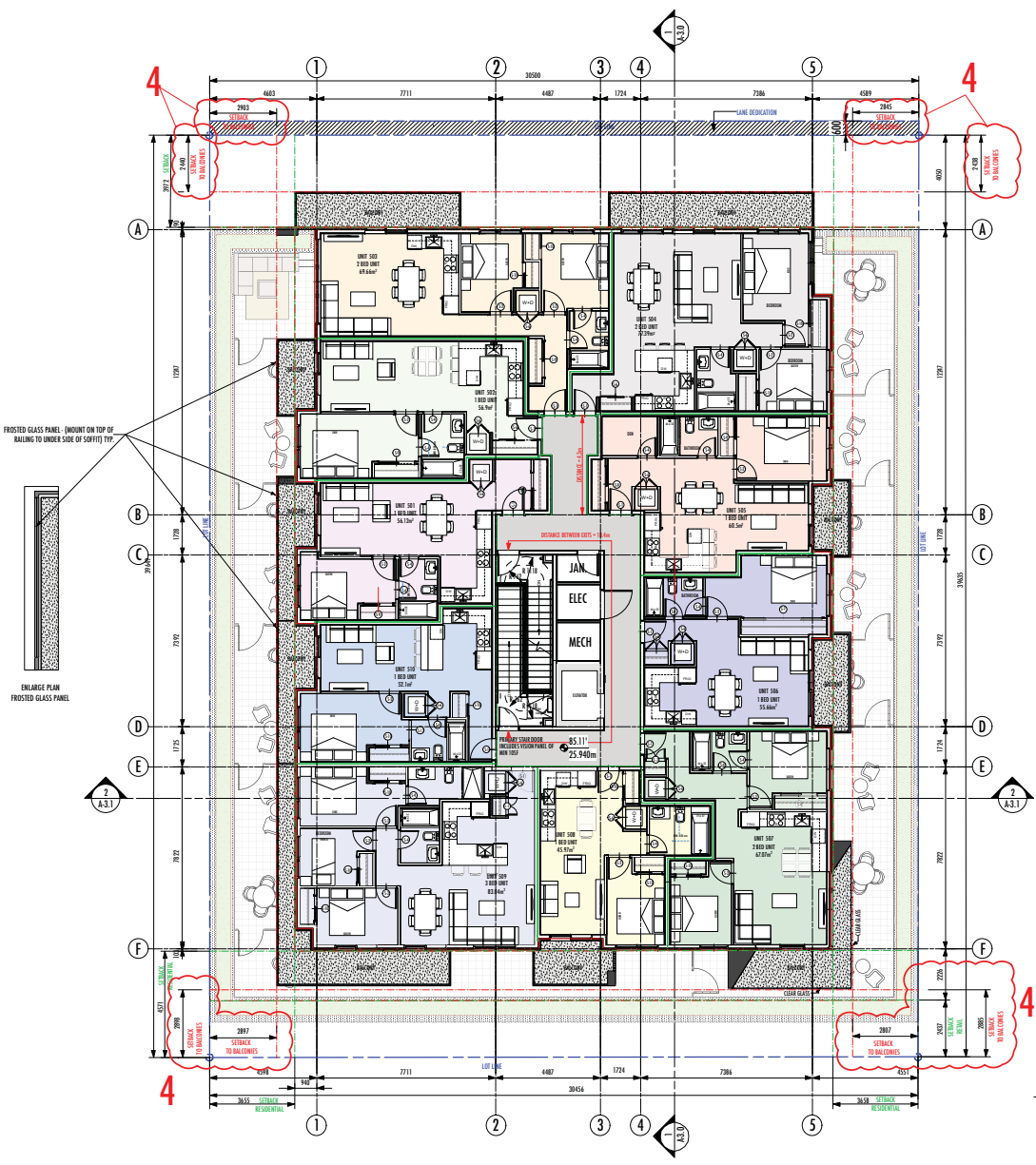
This document has been digitally certified with digital certificates and electronic signatures, and the Engineer and Architect's Seal. The electronic signature has been transmitted to the City of New Westminster.

Any printed version can be relied upon as a true copy of the original when created by the architect, provided it is a true copy of the original and digital signatures are present on the original and digital certified electronic file provided by the architect.

JADASI DEVELOPMENT

Project Name	880 W 15th
Project File	LEVEL 5
Revision	1. 10/05/20 2. 10/05/20 3. 10/05/20 4. 10/15/20 5. 10/15/20 6. 10/20/20 7. 10/20/20
Revision Description	1. FOR GROUNDWORK 2. FOR GROUNDWORK 3. FOR GROUNDWORK 4. FOR GROUNDWORK 5. FOR GROUNDWORK 6. FOR GROUNDWORK 7. FOR GROUNDWORK
Rev. Approved	1. M/C/M 2. M/C/M 3. M/C/M 4. M/C/M 5. M/C/M 6. M/C/M 7. M/C/M
Rev. Date	1. 2023.02.10 2. 2023.02.10 3. 2023.02.10 4. 2023.02.10 5. 2023.02.10 6. 2023.02.10 7. 2023.02.10
Rev. Project No.	924
Rev. Scale	1:100

Drawing Number: **A - 1.6**



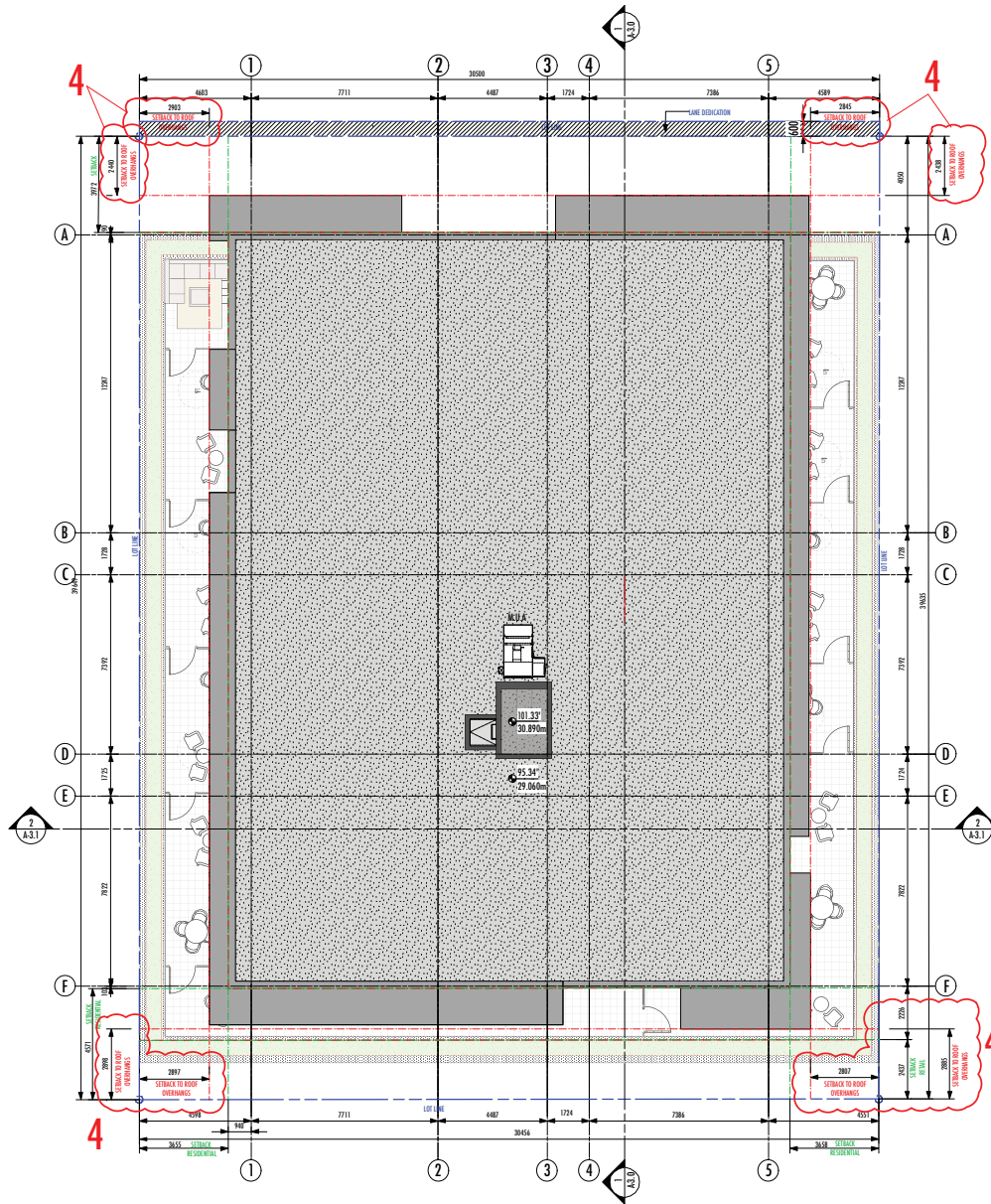
FLOOR PLAN: FIFTH LEVEL
SCALE: 1:100

REVISION:
4. SETBACK TO BALCONIES ADDED

Total % Balconies facing N/S = 58%
Total % Balconies facing E/W = 42%

NOTE: ALL WINDOWS TO RECEIVE BLINDS
ALL BALCONIES USE FORSTED GUARD GLASS, U.N.O

NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS



FLOOR PLAN: ROOF LEVEL

SCALE: 1:100



Michael Cox, Architect A I B C

220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 688-1868

The firm and its professional associates, the architect and/or professional engineer or architect, and the contractor shall be responsible for the accuracy of the information provided in this drawing. The architect and/or professional engineer or architect shall be responsible for the accuracy of the information provided in this drawing. The contractor shall be responsible for the accuracy of the information provided in this drawing.

Architect's seal:



This document has been digitally certified with digital signatures and electronic technology, and the Engineer and Architect are responsible for the accuracy of the information provided in this drawing.

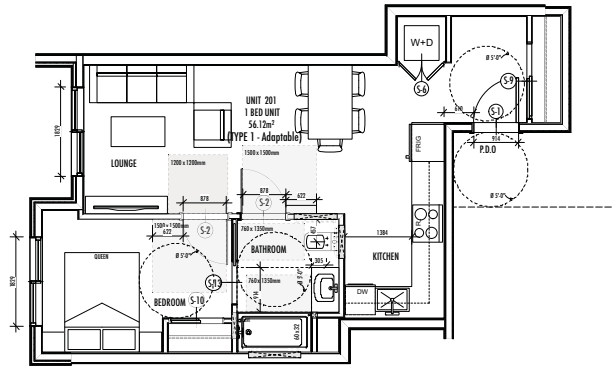
This printed version may be called upon as a true copy of the original when required by the contract. The original shall be retained by the architect and/or professional engineer or architect. The digital signature shall be provided by the architect.

JADASI DEVELOPMENT

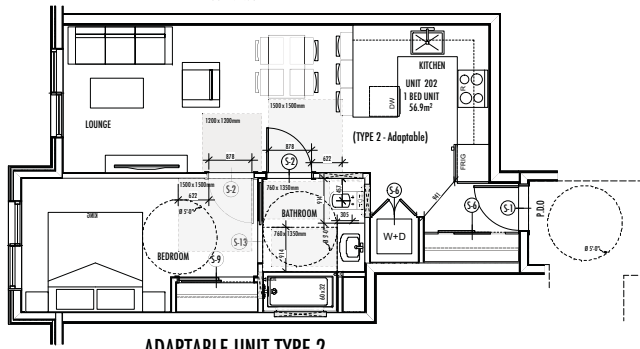
Project Name:	880 W 15th
Location:	880 WEST 15th STREET, North Vancouver, BC
Project Title:	LEVEL ROOF
Revision:	1. 2023.02.10 FOR CLIENT REVIEW 2 2. 2023.02.10 FOR CLIENT REVIEW 2 3. 2023.02.10 FOR CLIENT REVIEW 2 4. 2023.02.10 FOR CLIENT REVIEW 2 5. 2023.02.10 FOR CLIENT REVIEW 2 6. 2023.02.10 FOR CLIENT REVIEW 2 7. 2023.02.10 FOR CLIENT REVIEW 2
Author:	01M
Date:	2023.02.10
Project Number:	924
Scale:	1/8" = 1'-0"

REVISION:
4. SETBACK TO ROOF OVERHANGS ADDED

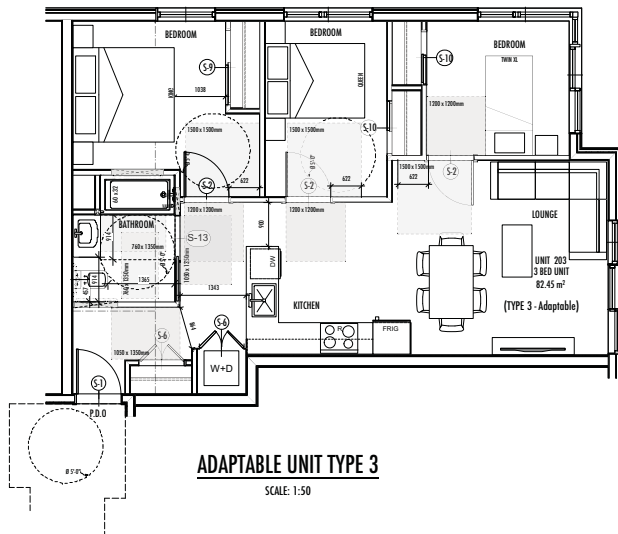
Drawing Number:
A - 1.7



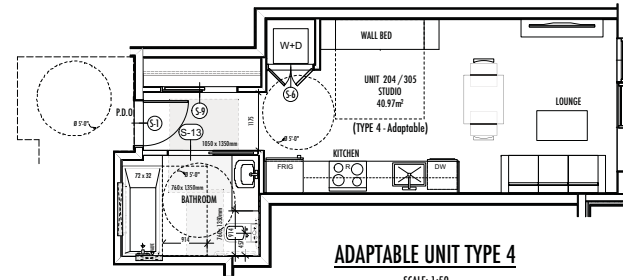
ADAPTABLE UNIT TYPE 1
SCALE: 1:50



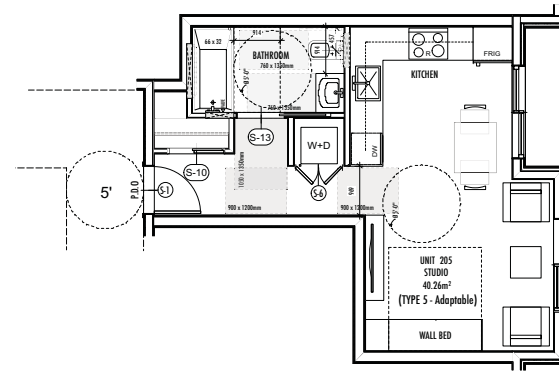
ADAPTABLE UNIT TYPE 2
SCALE: 1:50



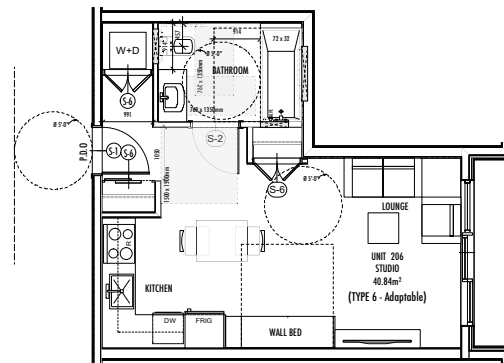
ADAPTABLE UNIT TYPE 3
SCALE: 1:50



ADAPTABLE UNIT TYPE 4
SCALE: 1:50



ADAPTABLE UNIT TYPE 5
SCALE: 1:50



ADAPTABLE UNIT TYPE 6
SCALE: 1:50



ARCHITECTS INCORPORATED

Michael Cox, Architect A 18 C

220-601-6th Street
New Westminster, BC V3L 3C1
tel: (604) 608-1868

The design and construction documents are the property of GATEWAY ARCHITECTS INC. and are not to be reproduced without the owner's consent.
The architect is responsible for providing all design and construction documents and the Engineer and Excavator etc. The contractor is responsible for the construction of the work.
The architect is not responsible for any work not shown or not specified in the contract documents and is not liable for any errors or omissions in the design documents.

Architect's seal:



This document has been digitally certified with digital certificates and electronic signatures, and the Engineer and Excavator etc. The electronic signature has been transmitted in use in digital form.
Any printed version can be called upon as a true copy of the original when compiled by the architect, building, or other professional and digital certified electronic file provided by the architect.

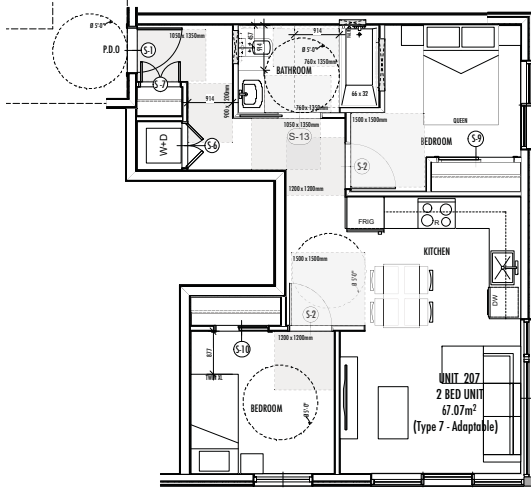
JADASI DEVELOPMENT

ADAPTABLE UNITS

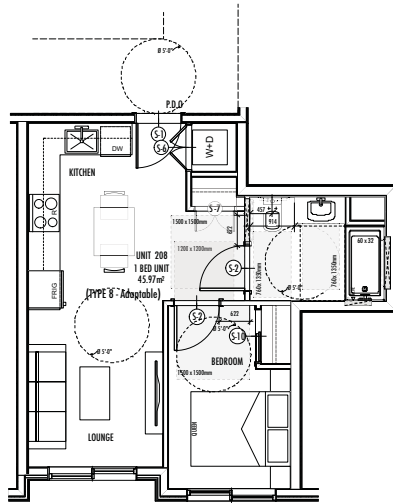
Project Name:	880 W 15th
Project File:	880 WEST 15th STREET, North Vancouver, BC
Revision:	1. 10/03/2010 FOR CLIENT REVIEW 2
	2. 10/07/2010 FOR CLIENT REVIEW 2
	3. 10/07/2010 FOR CLIENT REVIEW 2
	4. 11/11/2010 ISSUED FOR PERMITS/PP
	5. 02/13/2011 REVISION FOR PERMITS/PP
	6. 10/20/2010 REVISION FOR CITY COMMENTS - 2
	7. 02/03/2011 REVISION FOR CITY COMMENTS - 2
Project File:	880 W 15th
Drawing Title:	ADAPTABLE UNITS
Sheet:	2013 02 10
Project Number:	924
Scale:	1:50

Drawing Number:

A - 18

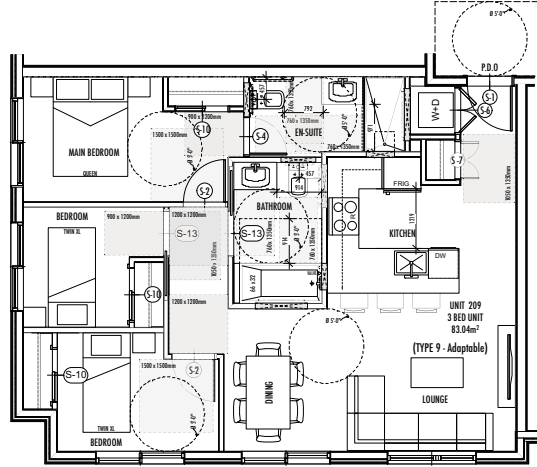


ADAPTABLE UNIT TYPE 7
SCALE: 1:50

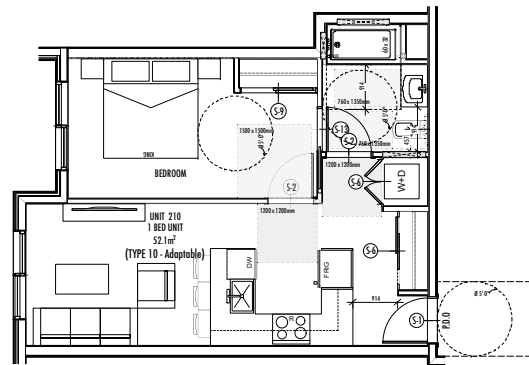


ADAPTABLE UNIT TYPE 8
SCALE: 1:50

ADAPTABLE DESIGN UNIT LIST								TOTAL	
								> 25% OF	
APARTM. #	UNIT TYPE	LEVEL	STUDIO	1 BED	2BED	3BED	ADAPTABLE LEVEL 2	UNIT AREA m2	UNIT AREA ft2
201	1-A	2nd FLOOR						56.12	604.08
202	2-A	2nd FLOOR						56.9	612.47
203	3	2nd FLOOR						82.45	887.49
204	4-A	2nd FLOOR						40.97	441.00
205	5-A	2nd FLOOR						40.26	433.36
206	6-A	2nd FLOOR						40.84	439.60
207	7-A	2nd FLOOR						67.07	721.94
208	8-A	2nd FLOOR						45.97	494.82
209	9-A	2nd FLOOR						83.04	893.84
210	10-A	2nd FLOOR						52.1	560.80
305	4-A	3rd FLOOR						40.97	441.00
TOTAL			4	4	1	2	11	606.69	6530.41



ADAPTABLE UNIT TYPE 9
SCALE: 1:50

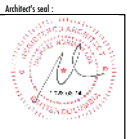


ADAPTABLE UNIT TYPE 10
SCALE: 1:50

ADAPTABLE DESIGN - NORTH VANCOUVER		LEVEL 1	LEVEL 2
*ADDITIONAL BC ADAPTABLE DWELLING UNITS REQUIREMENTS TO ALL LEVELS			
A	BASIC	<ul style="list-style-type: none"> 4" HIGH CONTRASTING COLOUR ADDRESS NUMBERS 100 LUX (MIN) LIGHTING LEVELS (OUTSIDE + MAIN ENTRIES / SUITE ENTRIES) NO POLISHED FINISH ON ENTRY FLOORING LEVER DOOR HANDLES ON ALL DOORS (EXC. POCKET, SLIDING, DOORS WITH OPENERS) ALL SIGNAGE IN COMMON AREAS WITH CONTRASTED COLOURS ELEVATOR BUTTONS WELL CONTRASTED 	
B	BUILDING ACCESS	<ul style="list-style-type: none"> OUTSIDE STAIRS - COLOUR CONTRAST ON STAIR NOSING VISUAL AND TACTILE CUES ON CURB CUTS UNOBSTRUCTED ACCESS TO MAIN BUILDING ENTRANCES FROM STREETS/SIDEWALKS UNOBSTRUCTED CORRIDOR FROM PARKING LEVEL 2' CLEAR WALL SPACE ADJACENT TO DOOR LATCH FROM PARKING LEVEL UNOBSTRUCTED ACCESS TO GARBAGE RECEPTACLES + STORAGE LOCKERS NO STAIRS IN BUILDING CIRCULATION (I.E. CORRIDORS ON RES. LEVELS A.C.C. STORAGE LOCKERS FOR EACH UNIT IF APPLICABLE 3' CANOPY OVER MAIN BUILDING ENTRANCES & ENTERPHONE AUTOMATIC DOOR OPENER FOR ONE MAIN ENTRY DOOR + FROM PARKEDE LEVEL DISABLED PARKING PROVIDED AS PER ZONING BYLAW 3' BUILDING + SUITE ENTRY DOORS FLUSH THRESHOLDS THROUGHOUT BUILDING (MAX 1/2" HEIGHT) ACCESSIBLE BUILDING ENTERPHONE W CALL BUTTONS, SUITE DOOR BELLS 	
C	COMMON AREAS	<ul style="list-style-type: none"> ACCESSIBLE MAILBOXES FOR AD UNITS 5' RADIUS TURNING IN FRONT OF MAILBOXES 	
D	CIRCULATION	<ul style="list-style-type: none"> CORRIDORS MIN 4' WIDE (EXCL. SERVICE AREAS) 5" TURNING RADIUS INSIDE AND OUTSIDE ENTRY CORRIDOR OF EACH UNIT SLIP RESISTANT FLOORING COLOUR CONTRASTING EXIT DOORS * 5" TURNING RADIUS CLEAR ADJACENT TO ELEVATOR ENTRANCE 	
E	SUITE CIRCULATION / UNIT FLOORING	<ul style="list-style-type: none"> WIRING FOR AUTOMATIC DOOR OPENER FOR SUITE ENTRY 2' CLEAR WALL SPACE ADJACENT DOOR LATCHES (DOOR SWINGS TOWARDS USER) NON-SLIP FLOORING IN KITCHEN + (MIN 1) BEDRM 1/2" MAX HIGH DENSITY, LOW LEVEL DOOR CARPET + UNDERLAY * FLOOR SPACE ON BOTH SIDES OF BATHRM + BEDRM. DOORS TO COMPLY TO A-3.8.3.1 BCBC 	
F	UNIT ENTRIES	<ul style="list-style-type: none"> ADJUSTABLE DOOR CLOSERS DOOR HANDLE 40" ABOVE FLOOR W DEADBOLTS DIRECTLY ABOVE OR BELOW 	
G	DOORS	<ul style="list-style-type: none"> 2'10" CLEAR DOOR OPENINGS 	
H	PATIOS + BALCONIES	<ul style="list-style-type: none"> 2'10" CLEAR DOOR OPENINGS 1/2" MAX THRESHOLD (PATIO/BALCONY DOORSILL) 5" TURNING RADIIUS ON PATIO/BALCONY OUTDOOR LIGHT FIXTURE PROVIDED ELECTRICAL OUTLET PROVIDED 	
I	WINDOWS	<ul style="list-style-type: none"> OPENING MECHANISM MAX 46" ABOVE FLOOR 6" HORIZONTAL WINDOWS IN LIVING RM. + DINING RM. + MIN 1 BEDRM 2'6" MAX SILL HEIGHT ABOVE FLOOR 	
J	KITCHEN	<ul style="list-style-type: none"> CONTINUOUS COUNTER BETWEEN STOVE AND SINK ADDITIONAL TASK LIGHTING 100LUX (MIN) AT SINK, STOVE + WORK AREA PULL-OUT WORK BOARDS AT 2'8" HEIGHT LEVER HANDLE FAUCETS + CABINET HANDLES (TYPE D OR J) ADJUSTABLE SHELVES IN ALL CABINETS 	
K	BATHROOM	<ul style="list-style-type: none"> TOILET LOCATED ADJACENT TO WALL (MIN 3') 5" TURNING RADIUS 3' CLEARANCE ALONG TUB LENGTH TUB CONTROL VALVE AT OUTER EDGE OF TUB-CENTRAL SPOUT SOLID BLOCKING IN WALLS OF TUB/SHOWER, TOILET AREA, TOWEL BARS PRESSURE BALANCED TUB/SHOWER VALVES ALLOW 4" DROP IN VANITY HEIGHT (PLUMBING) PROVISION OF VANITY SINK REMOVAL ADJUSTABLE HEIGHT SHOWER HEAD <ul style="list-style-type: none"> * 800mm (MIN) FRONT OF WC TO FACING WALL * 760mm x 1350mm CLEAR FLOOR SPACE IN FRONT OF LAVATORY (CENTERED) * 760mm x 1350mm CLEAR FLOOR SPACE CONNECTING ROUTE * SOLID BLOCKING FOR FUTURE INSTALLATION OF GRAB RAILS (WC, TUB / SHOWER) 	
L	AMENITY	<ul style="list-style-type: none"> PROVIDE CARPET + DRAPES 	
M	BEDROOMS	<ul style="list-style-type: none"> PROVIDE LIGHT FIXTURE IN OR ADJACENT TO CLOSET 	
N	ELECTRICAL	<ul style="list-style-type: none"> SEE ELECTRICAL REQUIREMENTS 	



Michael Cox, Architect A I B C
220 - 601 6th Street
New Westminster BC V3L 3C1
Tel: (604) 608-1868



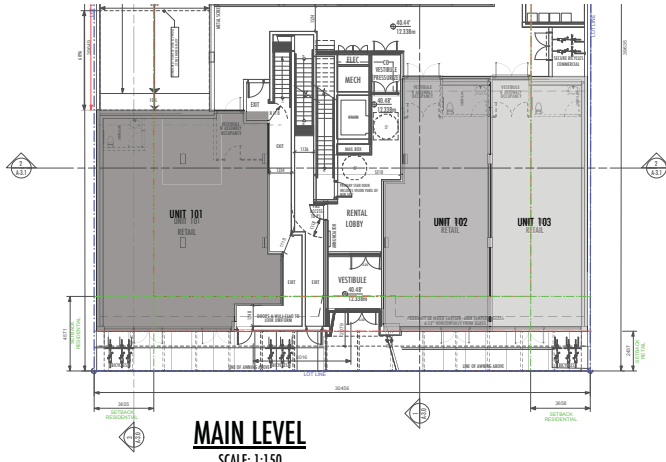
This document has been digitally certified with digital certificates and electronic signatures, and the Engineer and Architect seal. The certification required has been transmitted to you in digital form.
Any printed version can be relied upon as a true copy of the original when scanned by the customer. Printing or reproduction of this document without digital certification is prohibited. The digital certification is provided by the registered professional.

JADASI DEVELOPMENT

880 W 15TH
880 WEST 15TH STREET, North Vancouver, BC
Drawn by: MBE/BAE
Date: 2023.02.10
Project Number: 924
Sheet: 1.50

ADAPTABLE UNITS

Rev.	1	2	3	4	5	6	7
By	MBE/BAE	MBE/BAE	MBE/BAE	MBE/BAE	MBE/BAE	MBE/BAE	MBE/BAE
Check							

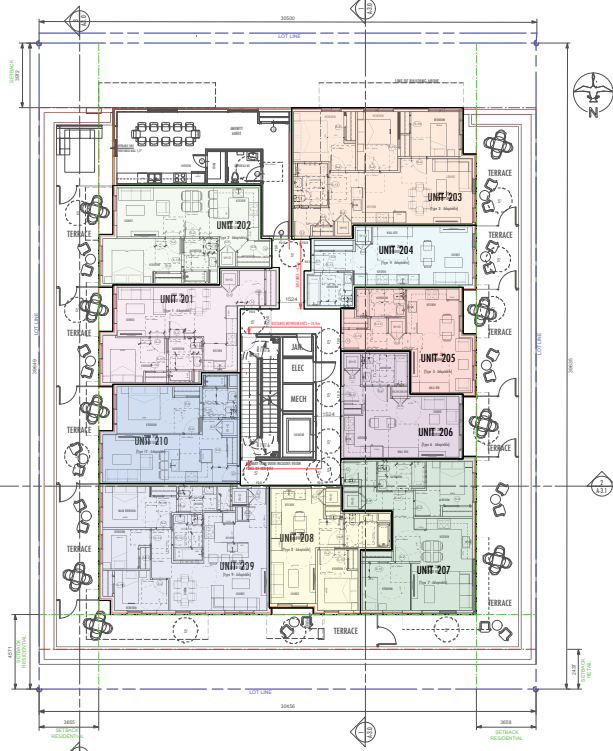


MAIN LEVEL
SCALE: 1:150

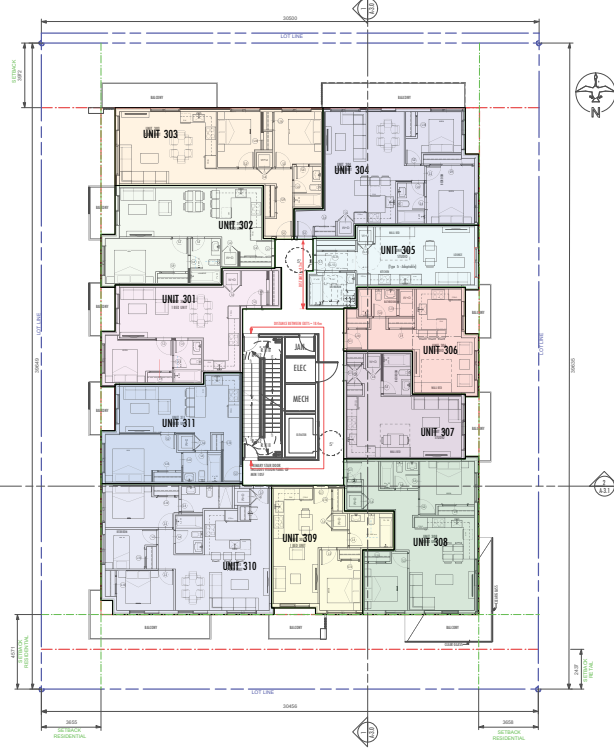
AREA SCHEDULE (COMMERCIAL)				
UNIT TYPE	LEVEL	AREA (m ²)	AREA (ft ²)	
MAIN FLOOR				
101	RETAIL	1	141.53	1523.43
102	RETAIL	1	94.86	1021.07
103	RETAIL	1	93.59	1007.40
TOTAL			329.98	3551.90

AREA SCHEDULE (RESIDENTIAL)				
UNIT TYPE	LEVEL	AREA	AREA (ft ²)	
SECOND FLOOR				
201	1-A	2	56.12	604.08
202	2-A	2	56.9	612.47
203	3	2	82.45	887.49
204	4-A	2	40.97	441.00
205	5-A	2	40.26	433.36
206	6-A	2	40.84	439.60
207	7-A	2	67.07	721.94
208	8-A	2	45.97	494.82
209	9-A	2	83.04	893.84
210	10-A	2	52.1	560.80
TOTAL			565.72	6089.41
THIRD FLOOR				
301	1	3	56.12	604.08
302	2	3	56.9	612.47
303	11	3	69.66	749.82
304	12	3	71.36	768.12
305	4-A	3	40.97	441.00
306	5	3	40.26	433.36
307	6	3	40.84	439.60
308	7	3	67.07	721.94
309	8	3	45.97	494.82
310	9	3	83.04	893.84
311	10	3	52.1	560.80
TOTAL			624.29	6719.86

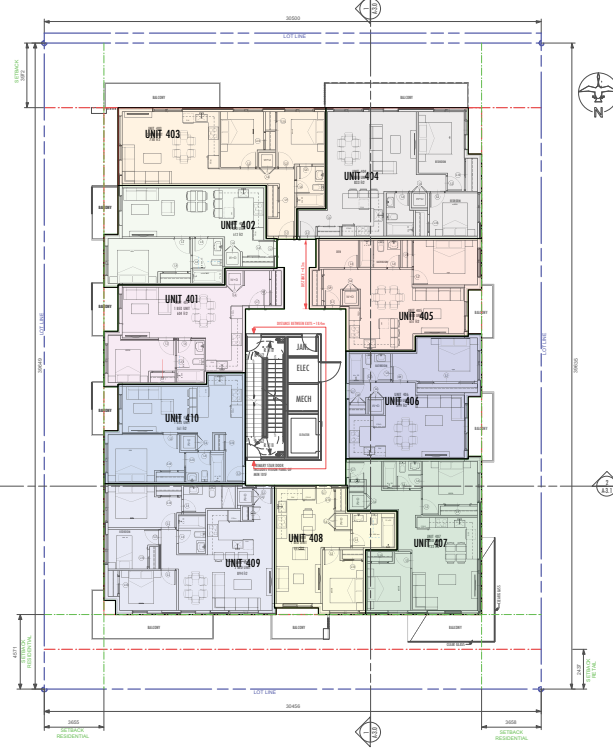
FOURTH FLOOR				
401	1	3	56.12	604.08
402	2	3	56.9	612.47
403	11	3	69.66	749.82
404	13	3	77.39	833.03
405	14	3	60.5	651.22
406	15	3	55.66	599.12
407	7	3	67.07	721.94
408	8	3	45.97	494.82
409	9	3	83.04	893.84
410	10	3	52.1	560.80
TOTAL			624.41	6721.15
FIFTH FLOOR				
501	1	3	56.12	604.08
502	2	3	56.9	612.47
503	11	3	69.66	749.82
504	13	3	77.39	833.03
505	14	3	60.5	651.22
506	15	3	55.66	599.12
507	7	3	67.07	721.94
508	8	3	45.97	494.82
509	9	3	83.04	893.84
510	10	3	52.1	560.80
TOTAL			624.41	6721.15
TOTAL			2438.83	26251.57



SECOND LEVEL
SCALE: 1:150



THIRD LEVEL
SCALE: 1:150

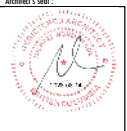


FOURTH LEVEL
SCALE: 1:150



Michael Cox, Architect A 18 C
220-601-6th Street
New Westminster, BC V3L 3C1
Tel: (604) 608-1868

This drawing and all related documents are the property of GATEWAY ARCHITECTURE INC. and are not to be reproduced or distributed in any form without the written consent of the architect.



This document has been digitally certified with digital signatures and electronic notarization. The digital signature is the equivalent of a handwritten signature and the Engineer and Architect seal. The certification is provided for your information and use in digital form.

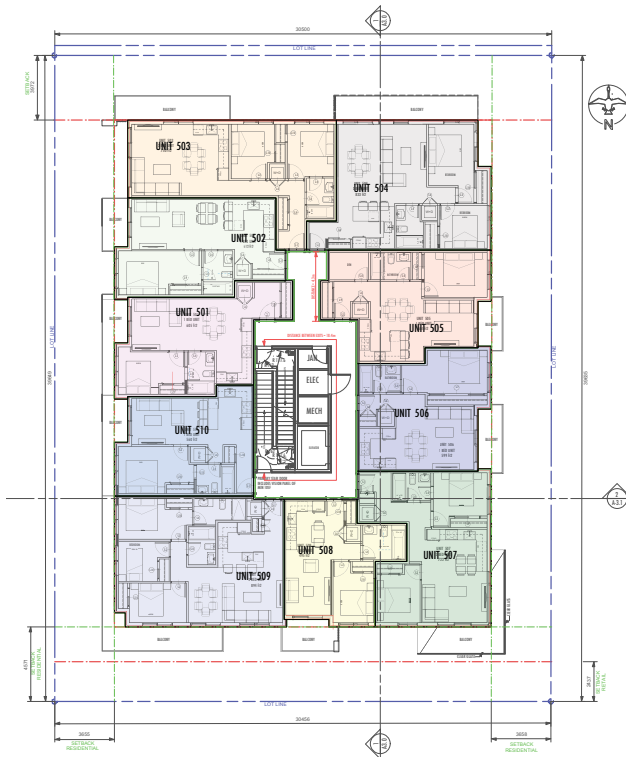
Any printed version can be called upon as a true copy of the original when supplied by the architect. However, in the event of a discrepancy between the digital and printed versions, the digital version shall prevail.

JADASI DEVELOPMENT

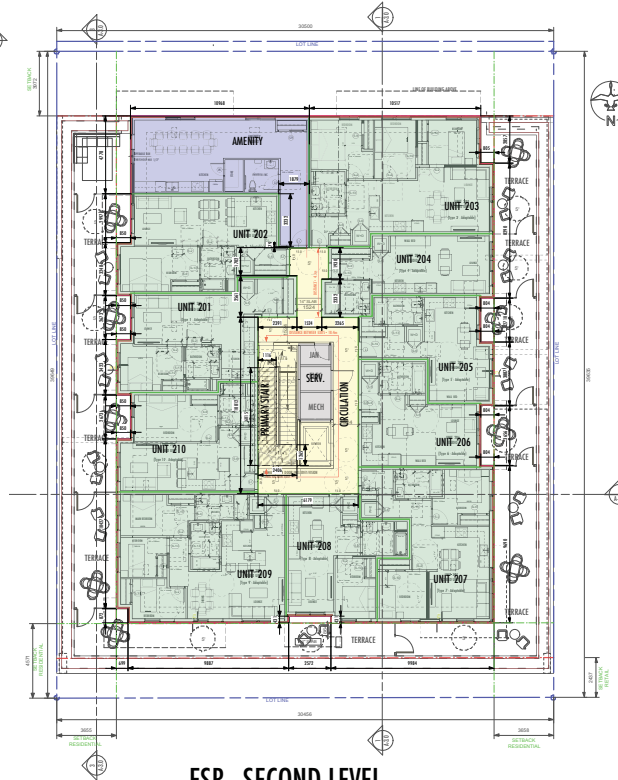
Rev	Revision / Description
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS / PP
3	ISSUED FOR PERMITS / PP
4	ISSUED FOR PERMITS / PP
5	ISSUED FOR PERMITS / PP
6	ISSUED FOR PERMITS / PP
7	ISSUED FOR PERMITS / PP

Project File:	880 W 15th
Project Name:	880 WEST 15th STREET, North Vancouver, BC
Project No.:	ME
Project Date:	2023.02.10
Project No.:	924
Project No.:	1/4"=1'-0"

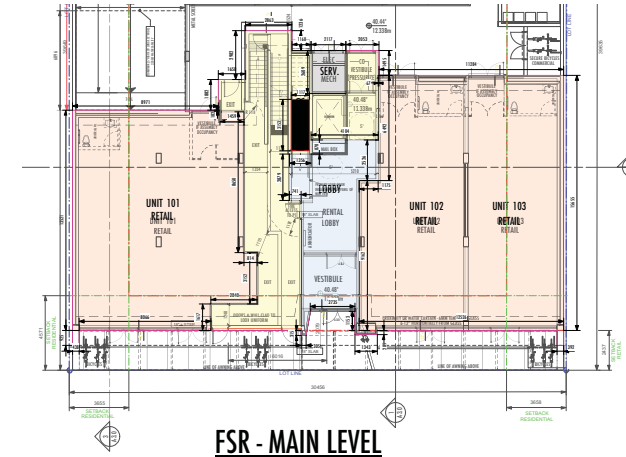
Drawing Number:
A - 1.10



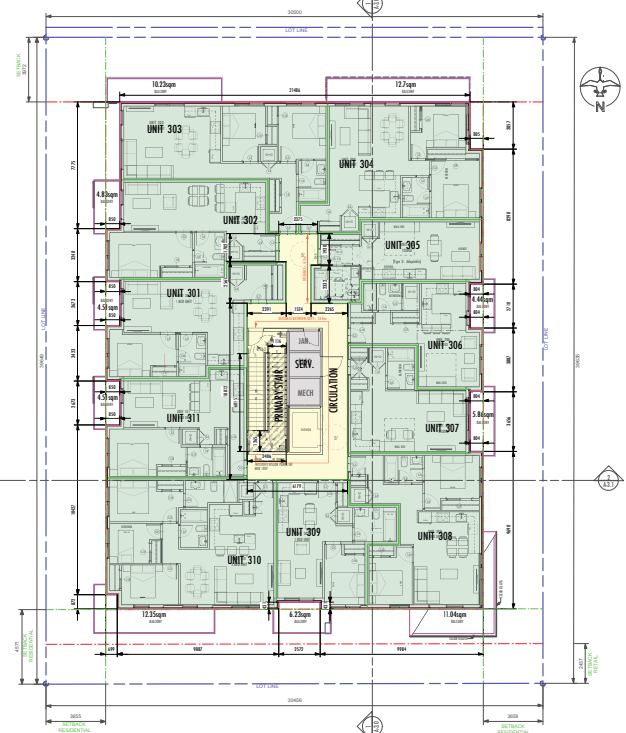
UNIT AREAS - FIFTH LEVEL
SCALE: 1:150



FSR - SECOND LEVEL
SCALE: 1:150



FSR - MAIN LEVEL
SCALE: 1:150



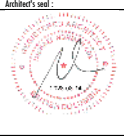
FSR - THIRD LEVEL
SCALE: 1:150



Michael Cox, Architect A 18 C

220 - 601 6th Street
New Westminster, BC V3L 3C1
tel: (604) 608-1868

This drawing is the property of GATEWAY ARCHITECTURE INCORPORATED. It is to be used only for the project and site for which it was prepared. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GATEWAY ARCHITECTURE INCORPORATED. The user of this drawing is responsible for ensuring that all work is completed in accordance with the requirements of the applicable applicable codes and bylaws.

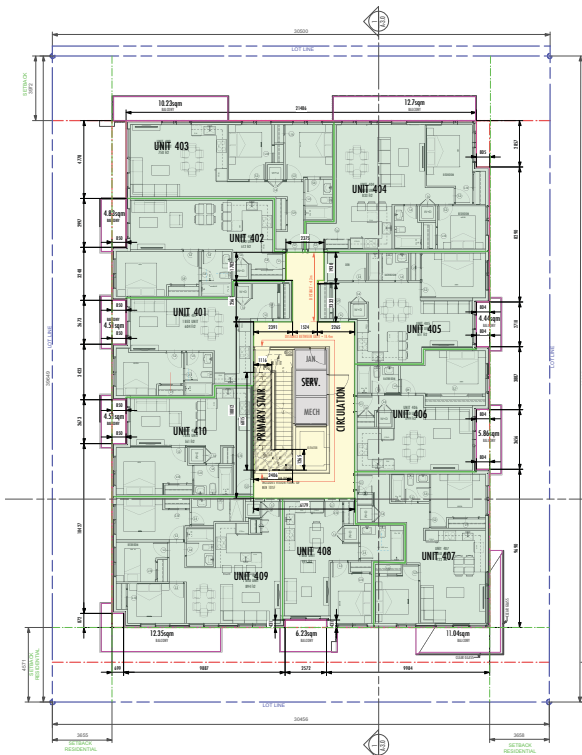


This document has been digitally certified with digital certificates and electronic signatures, and the Engineer and Architect seal. The certification required has been provided in accordance with the requirements of the applicable codes and bylaws.

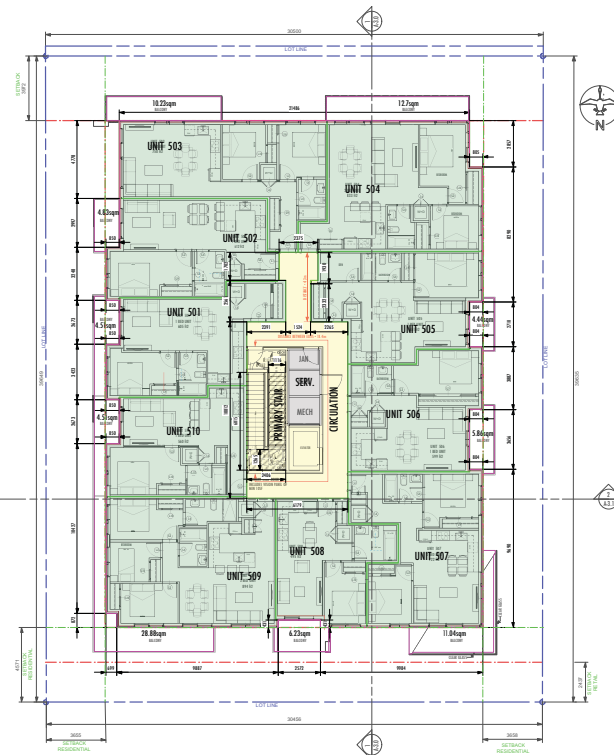
JADASI DEVELOPMENT

Project Name	880 W 15TH
Project File	880 WEST 15TH STREET, North Vancouver, BC
Area / FSR Overlays	AREA / FSR OVERLAYS
Drawn By	M.E.
Checked By	M.E.
Date	2023 02 10
Project Number	924
Scale	1/4" = 1'-0"
Revision	1. 15/02/23 FOR CLIENT REVIEW
Revision	2. 20/02/23 FOR CLIENT REVIEW
Revision	3. 20/02/23 FOR CLIENT REVIEW
Revision	4. 01/03/23 ISSUED FOR PERMITS/FP
Revision	5. 02/03/23 REISSUED FOR PERMITS/FP
Revision	6. 03/03/23 REISSUED FOR CITY COMMENTS
Revision	7. 03/03/23 REISSUED FOR CITY COMMENTS

Drawing Number:
A - 1.11



FSR - FOURTH LEVEL
SCALE: 1:150



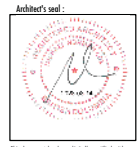
FSR - FIFTH LEVEL
SCALE: 1:150

FSR OVERLAYS		
	AREA (m ²)	AREA (ft ²)
GROSS FLOOR AREA - MAIN LEVEL		
RETAIL	329.98	3551.90
CIRCULATION	88.36	951.11
SERVICE	5.52	59.42
LOBBY	42.8	460.70
ARC. ELEMENTS	1.16	12.49
TOTAL	467.82	5035.61
GROSS FLOOR AREA - SECOND LEVEL		
RESIDENTIAL	565.74	6089.63
CIRCULATION	65.15	701.27
AMENITY	58.57	630.45
SERVICE	9.7	104.41
TOTAL	699.16	7525.76
GROSS FLOOR AREA - THRD & FOURTH LEVEL		
RESIDENTIAL	624.31	6720.07
CIRCULATION	65.15	701.27
SERVICE	9.7	104.41
TOTAL	699.16	7525.76
GROSS FLOOR AREA - FIFTH LEVEL		
RESIDENTIAL	624.31	6720.07
CIRCULATION	65.15	701.27
SERVICE	9.7	104.41
TOTAL	699.16	7525.76
GROSS BALCONY AREAS		
THIRD LEVEL	80.78	869.52
FOURTH LEVEL	80.78	869.52
FIFTH LEVEL	94.88	1021.29
TOTAL	256.44	2760.32
TOTAL SITE AREA x 2.5	1226.51	3066.28
10% allowance		306.63
TOTAL FSR CALC		
TOTAL LEVEL 1	467.82	5035.61
TOTAL LEVEL 2-5	2796.64	30103.03
TOTAL	3264.46	35138.65
DEDUCTIONS		
WALL THICKNESS	-41.16	-443.05
ADAPT. UNIT EXCL.	-20.9	-224.97
AMENITY	-58.57	-630.45
LOBBY	-42.8	-460.70
PRIMARY STAIR	-35.69	-384.17
TOTAL	3065.34	32995.32



Michael Cox, Architect A I B C
220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 688-1868

The design and construction of this project is the responsibility of GATEWAY ARCHITECTS INC. and the client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for the design of any structure or equipment that is not shown on the drawings. The architect is not responsible for the design of any structure or equipment that is not shown on the drawings.



This document has been digitally certified with digital signatures and electronic notarization. The digital signatures and electronic notarization are the responsibility of the signatories and are not the responsibility of the architect. The architect is not responsible for the design of any structure or equipment that is not shown on the drawings.

JADASI DEVELOPMENT

Project Name	880 W 15th Street, North Vancouver, BC
Project File	880 WEST 15th STREET - North Vancouver, BC
Project Title	FSR OVERLAYS
Revision	1. 10/08/2019 FOR CLIENT REVIEW
	2. 11/07/2019 FOR CLIENT REVIEW
	3. 12/07/2019 FOR CLIENT REVIEW
	4. 01/11/2020 ISSUED FOR PERMITS/APP
	5. 02/12/2020 REVISION FOR PERMITS/APP
	6. 03/02/2020 REVISION FOR CITY COMMENTS
	7. 03/02/2020 REVISION FOR CITY COMMENTS

880 W 15th Street, North Vancouver, BC
Project File: 880 WEST 15th STREET - North Vancouver, BC
Project Title: FSR OVERLAYS
Revision: 1. 10/08/2019 FOR CLIENT REVIEW
2. 11/07/2019 FOR CLIENT REVIEW
3. 12/07/2019 FOR CLIENT REVIEW
4. 01/11/2020 ISSUED FOR PERMITS/APP
5. 02/12/2020 REVISION FOR PERMITS/APP
6. 03/02/2020 REVISION FOR CITY COMMENTS
7. 03/02/2020 REVISION FOR CITY COMMENTS

Drawing Number: A - 1.12



EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

FINISHES & COLOUR LEGEND :

1	ASPIRE CEMENT PANELS - ARTISAN SQUARE CHANNEL (BM CC - 30 (OXFORD WHITE))
2	FIBRE CEMENT PANELS - BM AF - 700 (STORM)
3	FIBRE CEMENT PANELS - BM HC - 170 (CHARCOAL SLATE)
4	AL13 ARCH SYSTEMS - ARCHITECTURAL PANEL (BRAZILIAN TEAK)
5	AL13 ARCH SYSTEMS - PANEL SYSTEM (WHITE)
6	VINYL WINDOWS & DOORS - (BLACK FRAME WITH CLEAR GLASS)
7	ALUMINIUM STORE FRONT - (BLACK FRAME WITH CLEAR GLASS)
8	RAILINGS - POWDER COATED BLACK WITH FROSTED GLASS
9	ALUMINIUM PROFILE - (TO MATCH CHARCOAL SLATE PANELS)
10	FROSTED GLASS STRIPES - (UP TO 5' FROM FINISHED FLOOR)
11	FROSTED GLASS PANEL - (MOUNT ON TOP OF RAILING TO UNDER SIDE OF SOFFIT)
12	RAILINGS - POWDER COATED BLACK WITH CLEAR GLASS



Michael Cox, Architect A I B C

220 - 6010 6th Street
New Westminster BC V3L 3C1
tel: (604) 608-1868

This drawing is the property of the Architect. It is to be used only for the project and site for which it was prepared. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect. The Architect is not responsible for any errors or omissions that may appear in this drawing. The Architect is not responsible for any errors or omissions that may appear in this drawing. The Architect is not responsible for any errors or omissions that may appear in this drawing.



This document has been digitally certified with digital certificates and electronic signatures. The digital certificates and electronic signatures are the property of the Architect and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.

JADASI DEVELOPMENT

880 W 15TH
880 WEST 15TH STREET, North Vancouver, BC
City: NE / AM
Date: 2023 02 10
Project Number: 924
Scale: AS SHOWN

Project File: Drawing Title: EAST & WEST ELEV.

Drawing Number:
A - 2.0



SOUTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

FINISHES & COLOUR LEGEND :	
[1]	ASPIRE CEMENT PANELS - ARTISAN SQUARE CHANNEL (BM CC - 30 (OXFORD WHITE))
[2]	FIBRE CEMENT PANELS - BM AF-700 (STORM)
[3]	FIBRE CEMENT PANELS - BM HC - 170 (CHARCOAL SLATE)
[4]	AL13 ARCH SYSTEMS - ARCHITECTURAL PANEL (BRAZILIAN TEAK)
[5]	AL13 ARCH SYSTEMS - PANEL SYSTEM (WHITE)
[6]	VINYL WINDOWS & DOORS - (BLACK FRAME WITH CLEAR GLASS)
[7]	ALUMINIUM STORE FRONT - (BLACK FRAME WITH CLEAR GLASS)
[8]	RAILINGS - POWDER COATED BLACK WITH FROSTED GLASS
[9]	ALUMINIUM PROFILE - (TO MATCH CHARCOAL SLATE PANELS)
[10]	FROSTED GLASS STRIPES - (UP TO 5' FROM FINISHED FLOOR)
[11]	FROSTED GLASS PANEL - (MOUNT ON TOP OF RAILING TO UNDER SIDE OF SOFFIT)
[12]	RAILINGS - POWDER COATED BLACK WITH CLEAR GLASS



Michael Cox, Architect A 18 C
220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 608-1868

This drawing is the property of GATEWAY ARCHITECTURE INC. and shall not be reproduced or distributed in any form without the written consent of the Architect. The Architect is not responsible for errors that all will be corrected in accordance with the requirements of the applicable codes and bylaws.



This document has been digitally certified with digital certificates and electronic signatures of the Architect and the Engineer and Architectural BC. The certification is provided for your information and use in digital form.

Any printed version can be called upon as a true copy of the original when completed by the architect, engineer, or other professional in the digital certification, or when printed from the digitally certified electronic file provided by the architect.

JADASI DEVELOPMENT

Project File:	880 W 15th
Project Name:	880 WEST 15th STREET, North Vancouver, BC
Drawn by:	ME / AM
Date:	2023 02 10
Project Number:	924
Scale:	AS SHOWN

NORTH & SOUTH ELEV.

Drawing Number: **A - 2.1**



EAST ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

LIMITING DISTANCE CALCULATION						
TABLE 3.2.3.1.D UNPROTECTED OPENING LIMITS FOR A FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT GROUP C, DIVISION 3 OCCUPANCIES						
UNIT TYPE	WEST ELEVATION		UNPROTECTED OPENING LIMITS			
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)	
AMENITY	12.93	4.51	100	12.93	3.82	
TYPE 1A	16.5	3.66	60	9.90	7.25	
TYPE 2A	16.9	3.66	60	10.14	7.25	
TYPE 5A	21.22	3.66	52	11.29	7.25	
TYPE 10A	16.09	3.66	60	9.65	7.25	
TYPE 1	16.5	3.66	60	9.90	6.41	
TYPE 2	16.9	3.66	60	10.14	6.41	
TYPE 9	21.22	3.66	52	11.29	6.58	
TYPE 10	16.09	3.66	60	9.65	6.41	
TYPE 11	12.93	4.51	100	12.93	6.41	

UNIT TYPE	EAST ELEVATION		UNPROTECTED OPENING LIMITS			
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)	
TYPE 3	14.53	3.68	60	11.71	10.77	
TYPE 4A	10.65	3.68	74	7.68	5.8	
TYPE 5A	17.85	3.67	60	10.71	7.8	
TYPE 6A	9.89	4.48	100	9.89	5.49	
TYPE 7A	26.22	3.66	46	12.06	11.19	
TYPE 8	17.85	3.67	60	10.71	6.49	
TYPE 6	9.89	4.48	100	9.89	5.49	
TYPE 7	26.22	3.66	46	12.06	10.08	
TYPE 10	15.52	3.68	60	11.71	10.77	
TYPE 13	12.92	3.68	60	11.71	10.77	
TYPE 14	17.98	3.68	60	10.79	6.69	
TYPE 15	20.41	3.67	52	10.61	8.28	

UNIT TYPE	NORTH ELEVATION		UNPROTECTED OPENING LIMITS			
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)	
AMENITY	19.68	7.24	100	19.68	7.8	
TYPE 3	30.44	7.23	100	30.64	11.04	
TYPE 11	34.53	7.24	100	34.53	11.71	
TYPE 12	25.79	7.25	100	25.79	12.34	
TYPE 13	25.79	7.25	100	25.79	12.34	

UNIT TYPE	SOUTH ELEVATION		UNPROTECTED OPENING LIMITS			
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)	
TYPE 7A	19.26	28.18	100	19.26	8.96	
TYPE 8A	14.72	26.69	100	14.72	6.99	
TYPE 9A	28.65	19.71	100	28.65	10.59	
TYPE 7	19.26	28.18	100	19.26	8.96	
TYPE 8	14.74	26.69	100	14.74	6.99	
TYPE 9	28.65	19.71	100	28.65	10.59	
VESTIBULE	12.79	24.66	100	12.79	3.84	

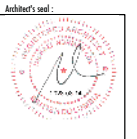
LIMITING DISTANCE CALCULATION						
TABLE 3.2.3.1.E UNPROTECTED OPENING LIMITS FOR A FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT GROUP F (MERCANTILE)						
UNIT TYPE	SOUTH ELEVATION		UNPROTECTED OPENING LIMITS			
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)	
UNIT 101	39.4	14.8	100	39.40	24.25	
UNIT 102	31.09	24.62	100	31.09	16.97	
UNIT 103	27.47	23.39	100	27.47	16.89	



Michael Cox, Architect A18 C

220-601-616 Street
New Westminster, BC V3L 3C1
Tel: (604) 608-1868

This drawing and all digital information contained herein are the property of GATEWAY ARCHITECTURE INC. and are not to be reproduced or distributed in any form without the express written consent of GATEWAY ARCHITECTURE INC. The architect is not responsible for the building of this project or for the safety of the building or the safety of the occupants. The architect is not responsible for the safety of the building or the safety of the occupants. The architect is not responsible for the safety of the building or the safety of the occupants.



This document has been digitally certified with digital signatures and electronic notarization. The digital signatures are provided by the Architect and Engineer. The digital signatures are provided by the Architect and Engineer. The digital signatures are provided by the Architect and Engineer.

JADASI DEVELOPMENT

880 W 15TH
880 WEST 15TH STREET, North Vancouver, BC
Project No: 2023-02-10
Drawing Title: LIMITING DISTANCE CALCULATIONS
Scale: AS SHOWN

Rev.	1	2	3	4	5	6	7
By	MM	MM	MM	MM	MM	MM	MM
Check	MM	MM	MM	MM	MM	MM	MM

Drawing Number: A - 2.2



WEST ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100

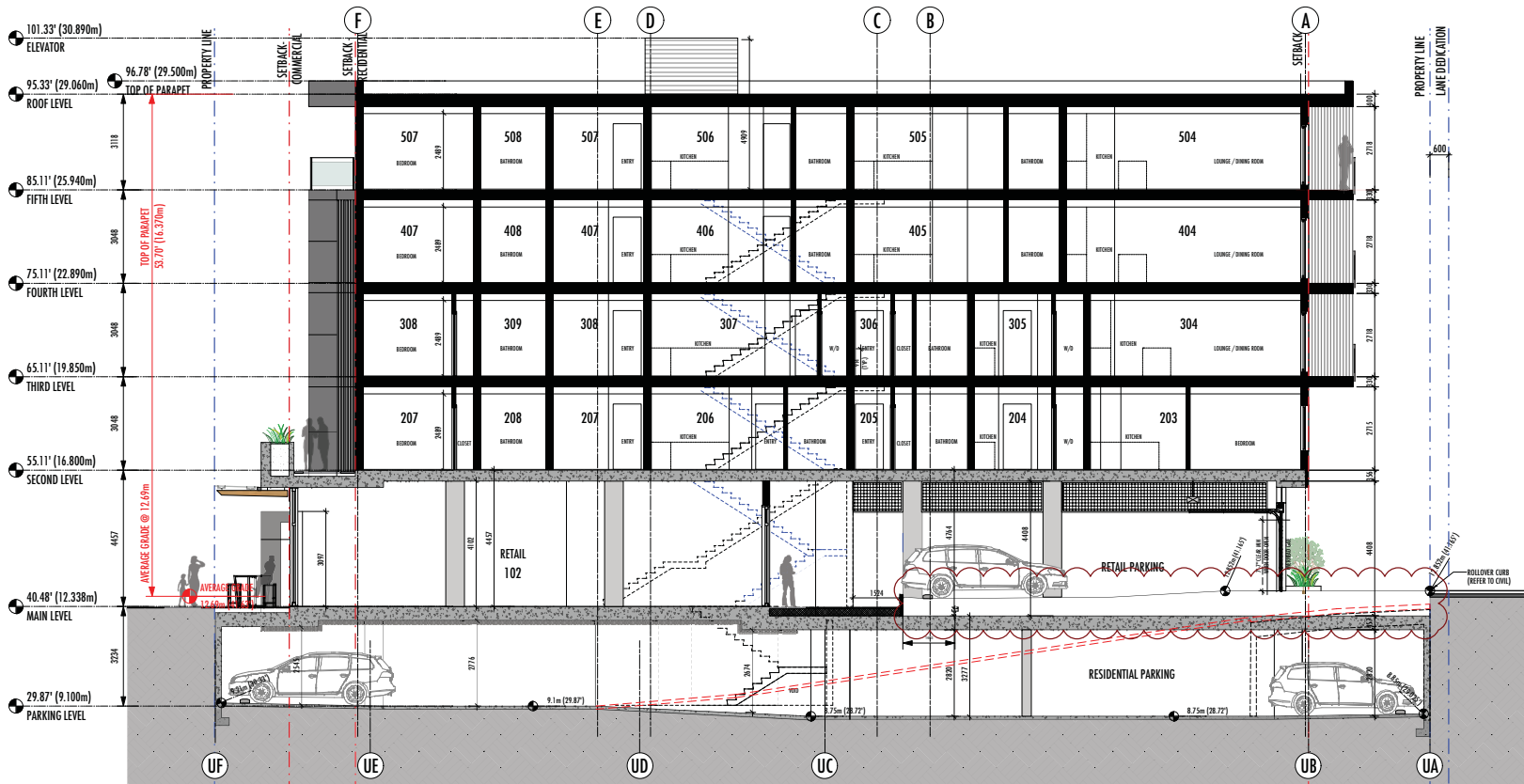


**JADASI
DEVELOPMENT**

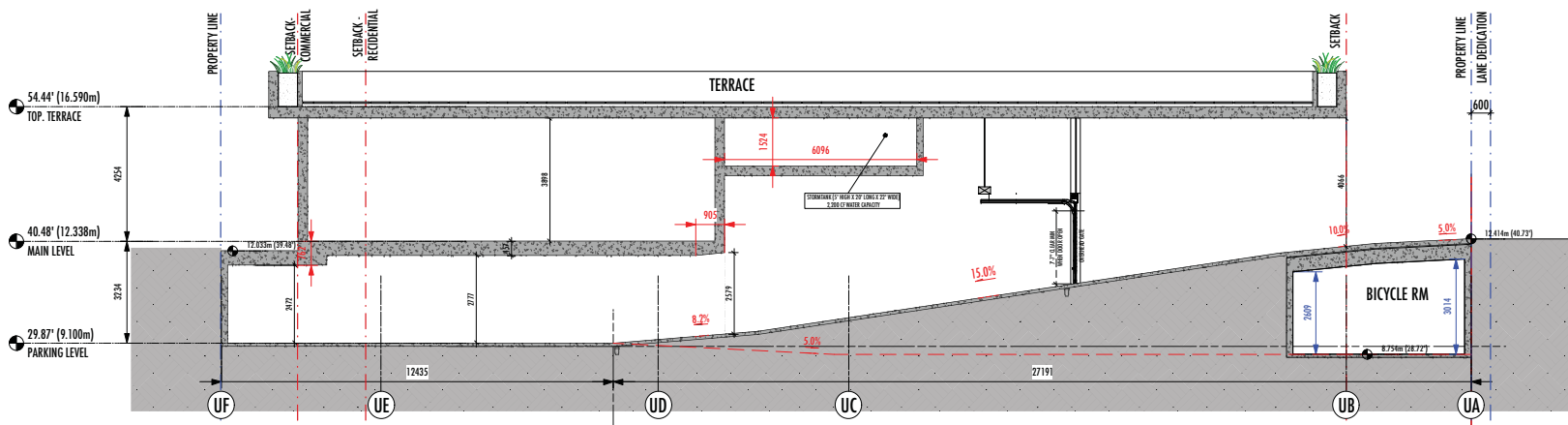
Project File:	880 W 15TH
Drawing Title:	LIMITING DISTANCE CALCULATIONS
Project No.:	880 WEST 15TH STREET, North Vancouver, BC
Rev.:	1. 10/2023 FOR CLIENT REVIEW 1
	2. 10/2023 FOR CLIENT REVIEW 2
	3. 10/2023 FOR CLIENT REVIEW 3
	4. 11/11/23 REVISION FOR RECORDING/DP
	5. 02/15/24 REVISION FOR RECORDING/DP
	6. 12/02/24 REVISION FOR CITY COMMENTS
	7. 02/05/25 REVISION FOR CITY COMMENTS 2

Project File:	880 W 15TH
Drawing Title:	LIMITING DISTANCE CALCULATIONS
Project No.:	880 WEST 15TH STREET, North Vancouver, BC
Rev.:	1. 10/2023 FOR CLIENT REVIEW 1
	2. 10/2023 FOR CLIENT REVIEW 2
	3. 10/2023 FOR CLIENT REVIEW 3
	4. 11/11/23 REVISION FOR RECORDING/DP
	5. 02/15/24 REVISION FOR RECORDING/DP
	6. 12/02/24 REVISION FOR CITY COMMENTS
	7. 02/05/25 REVISION FOR CITY COMMENTS 2

Drawing Number:
A - 2.3



SECTION 1
SCALE: 1:75

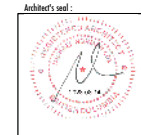


SECTION 3
SCALE: 1:75



Michael Cox, Architect A 18 C
220 - 401 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 688-1868

The Plans and/or original representations of the Project are the property of GATEWAY ARCHITECTURE INC. and are not to be reproduced or distributed in any form without the prior written consent of GATEWAY ARCHITECTURE INC. The Plans and/or original representations of the Project are not to be used for any other purpose without the prior written consent of GATEWAY ARCHITECTURE INC.



This document has been digitally certified with digital certificates and electronic signatures, and the Engineer and Architect are responsible for the accuracy of the information contained herein. The digital certificates and electronic signatures are the property of GATEWAY ARCHITECTURE INC. and are not to be reproduced or distributed in any form without the prior written consent of GATEWAY ARCHITECTURE INC.

JADASI
DEVELOPMENT

Project Name	880 W 15th
Project File	SECTION 1 & 3
Location	880 WEST 15th STREET, North Vancouver, BC
City	North Vancouver
Project No.	2023 02 10
Project Name	880 W 15th
Project File	SECTION 1 & 3
Location	880 WEST 15th STREET, North Vancouver, BC
City	North Vancouver
Project No.	2023 02 10
Project Name	880 W 15th
Project File	SECTION 1 & 3
Location	880 WEST 15th STREET, North Vancouver, BC
City	North Vancouver
Project No.	2023 02 10

Drawing Number:
A - 3.0

The Plans are the original responsibility of the Architect and are prepared in accordance with the BC Building Act and the BC Building Code. The Architect is not responsible for the construction of the building or for the safety of the building or for the safety of the building's occupants. The Architect is not responsible for the design of the building's structure or for the design of the building's mechanical, electrical, plumbing, or fire protection systems. The Architect is not responsible for the design of the building's interior finishes or for the design of the building's landscaping or for the design of the building's site plan. The Architect is not responsible for the design of the building's furniture or for the design of the building's fixtures or for the design of the building's equipment or for the design of the building's materials or for the design of the building's construction methods or for the design of the building's construction details or for the design of the building's construction schedule or for the design of the building's construction budget or for the design of the building's construction risk management plan or for the design of the building's construction quality management plan or for the design of the building's construction safety management plan or for the design of the building's construction environmental management plan or for the design of the building's construction social management plan or for the design of the building's construction cultural management plan or for the design of the building's construction heritage management plan or for the design of the building's construction sustainability management plan or for the design of the building's construction resilience management plan or for the design of the building's construction circular economy management plan or for the design of the building's construction net-zero management plan or for the design of the building's construction climate change management plan or for the design of the building's construction biodiversity management plan or for the design of the building's construction blue economy management plan or for the design of the building's construction green economy management plan or for the design of the building's construction social economy management plan or for the design of the building's construction digital economy management plan or for the design of the building's construction knowledge economy management plan or for the design of the building's construction creative economy management plan or for the design of the building's construction circular economy management plan or for the design of the building's construction net-zero management plan or for the design of the building's construction climate change management plan or for the design of the building's construction biodiversity management plan or for the design of the building's construction blue economy management plan or for the design of the building's construction green economy management plan or for the design of the building's construction social economy management plan or for the design of the building's construction digital economy management plan or for the design of the building's construction knowledge economy management plan or for the design of the building's construction creative economy management plan.

Architect's seal:

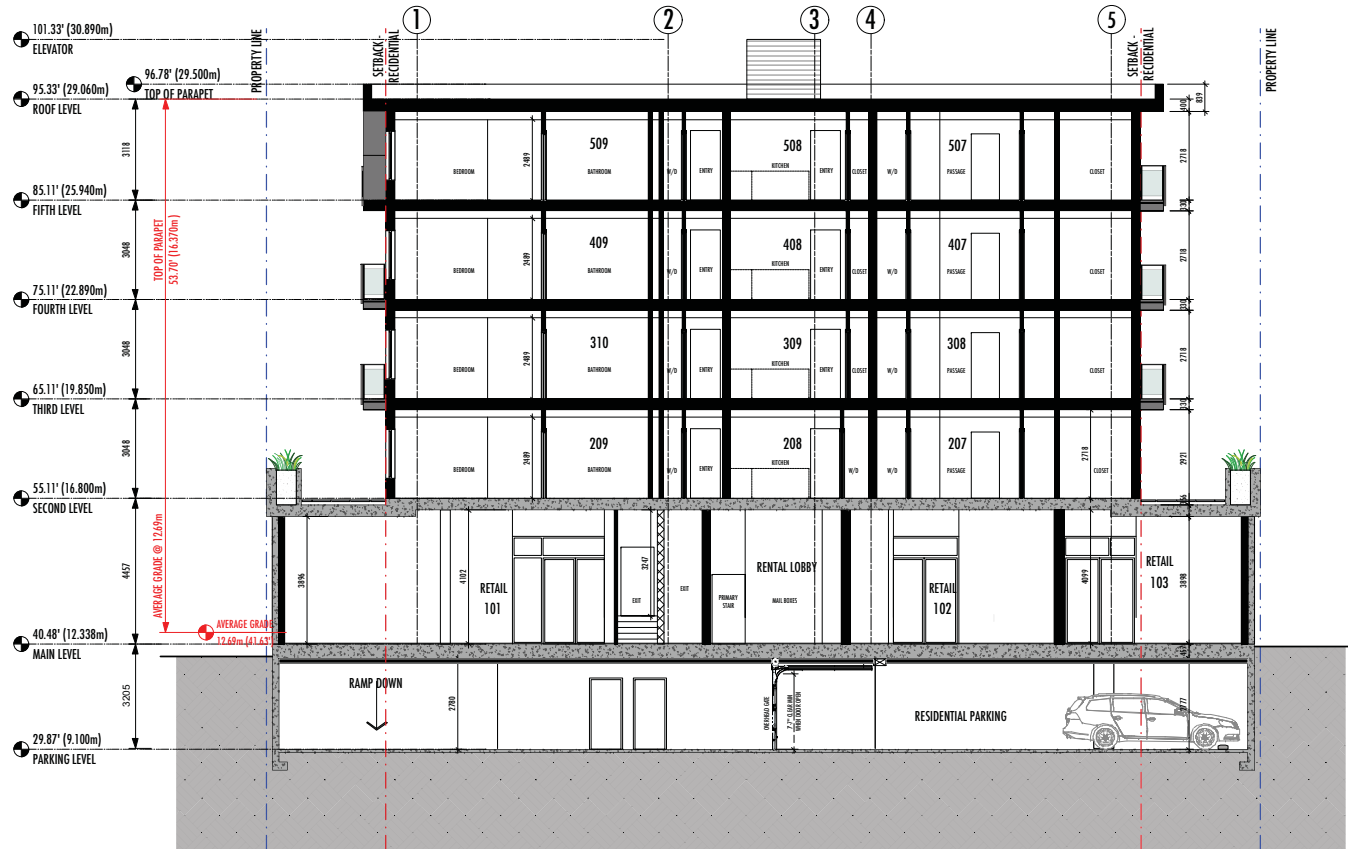


This document has been digitally certified with digital signatures and electronic timestamps, and the Engineer and Architect are the signatories. The certification is provided for your information only. The original document has been preserved in its original form.

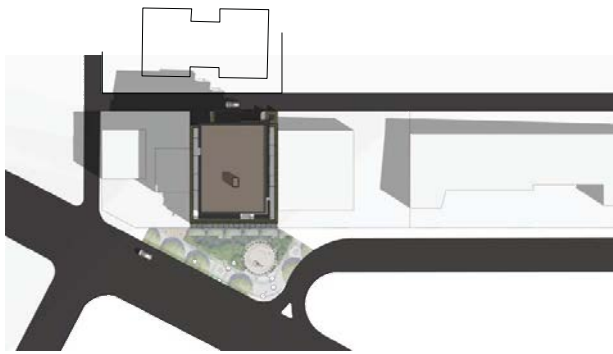
Any printed version can be called upon to meet the needs of the original when printed by the architect, building owner, or other authorized party. Digital certification is not required for the original document. The digital certification does not constitute a warranty of any kind.

JADASI DEVELOPMENT

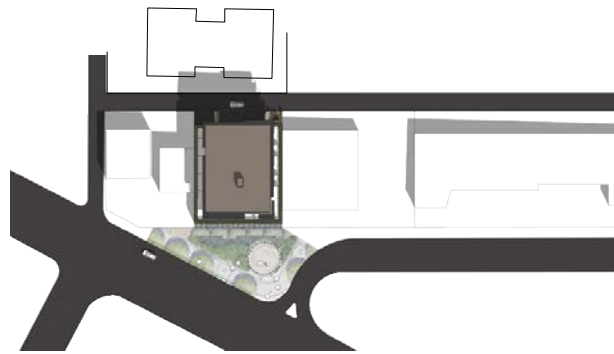
Project Name:	880 W 15TH STREET, North Vancouver, BC
Section:	SECTION 2
Project File:	880 W 15TH STREET, North Vancouver, BC
Project No.:	880 W 15TH STREET, North Vancouver, BC
Project Date:	2023 02 10
Project Status:	REVISION FOR CITY COMMENTS - 2
Project Location:	880 W 15TH STREET, North Vancouver, BC
Project Owner:	JADASI DEVELOPMENT
Project Architect:	Michael Cox, Architect A I B C
Project Engineer:	Michael Cox, Architect A I B C
Project Designer:	Michael Cox, Architect A I B C
Project Checker:	Michael Cox, Architect A I B C
Project Approver:	Michael Cox, Architect A I B C
Project Date:	2023 02 10
Project Status:	REVISION FOR CITY COMMENTS - 2
Project Location:	880 W 15TH STREET, North Vancouver, BC
Project Owner:	JADASI DEVELOPMENT
Project Architect:	Michael Cox, Architect A I B C
Project Engineer:	Michael Cox, Architect A I B C
Project Designer:	Michael Cox, Architect A I B C
Project Checker:	Michael Cox, Architect A I B C
Project Approver:	Michael Cox, Architect A I B C



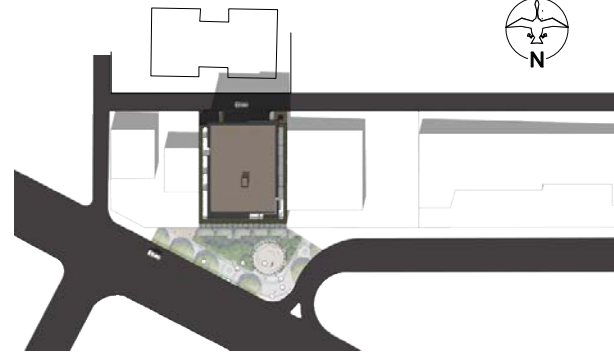
SECTION 2
SCALE: 1:50



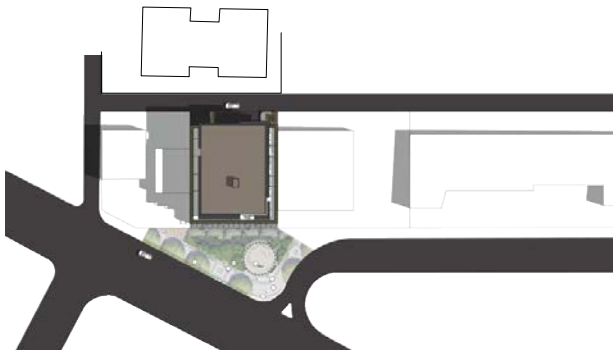
MARCH 21 AT 10 : 00 am



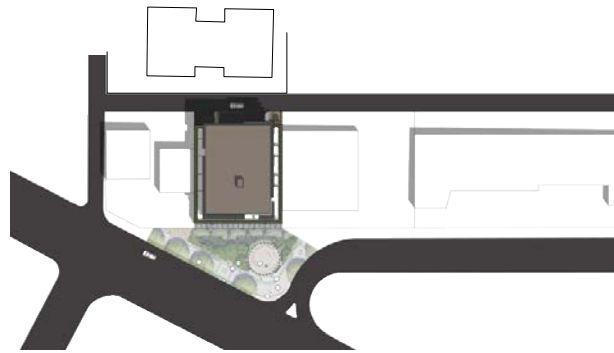
MARCH 21 AT 12 : 00 pm



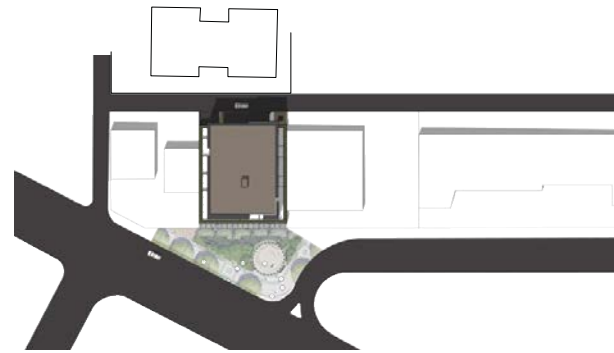
MARCH 21 AT 2 : 00 pm



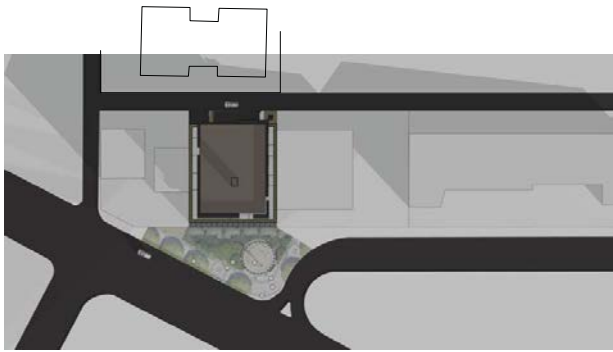
JUNE 21 AT 10 : 00 am



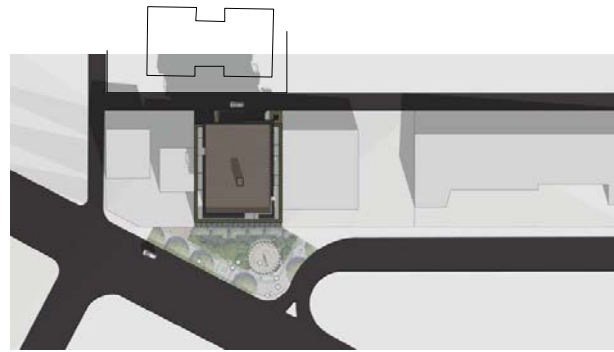
JUNE 21 AT 12 : 00 pm



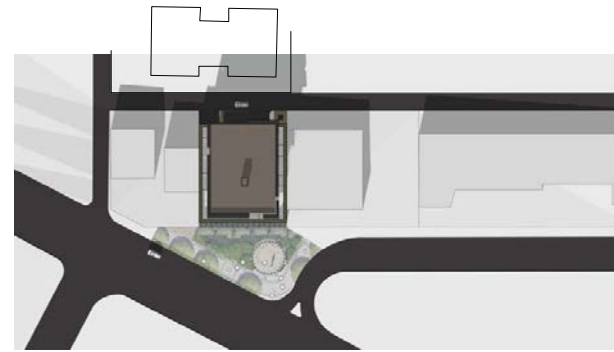
JUNE 21 AT 2 : 00 pm



DECEMBER 21 AT 10 : 00 am



DECEMBER 21 AT 12 : 00 pm



DECEMBER 21 AT 2 : 00 pm



Michael Cox, Architect A 18 C

220 - 6010 6th Street
New Westminster BC V3L 3C1
Tel: (604) 608-1868

This drawing and all related information are the property of GATEWAY ARCHITECTURE INC. and are not to be reproduced without the written consent of the architect.

This drawing is to be used only for the purposes of design and information. It does not constitute a contract and is not to be used for any other purpose without the written consent of the architect.

Contractor is responsible to ensure that all work is completed in accordance with the requirements of the applicable codes and bylaws.

Architect's seal:



This document has been digitally certified with digital certificates and electronic signatures. The digital certificates and electronic signatures are the property of the Architect and are not to be used for any other purpose without the written consent of the architect.

Any printed version may be called upon as a true copy of the original when supplied by the architect, including copies of the printed and digital documents, or when printed from the digital documents, or when printed from the digital documents, or when printed from the digital documents.

JADASI DEVELOPMENT

Project Name:	880 W 15TH
Project File:	880 WEST 15TH STREET - North Vancouver, BC
Drawing Title:	SHADOW DIAGRAMS
Revision:	1. 10/02/20 2. 10/02/20 3. 10/02/20 4. 10/11/20 5. 02/12/20 6. 12/02/20 7. 02/02/20
Revision Description:	FOR CLIENT REVIEW FOR CLIENT REVIEW ISSUED FOR RECORDING/APP REVISION FOR RECORDING/APP REVISED FOR CITY COMMENTS REVISED FOR CITY COMMENTS-2
Author:	HL/AE
Date:	2023 02 10
Project Number:	924
Sheet:	

Drawing Number:
A - 4.0

PERSPECTIVE VIEW FROM MARINE DRIVE LOOKING TOWARDS SOUTH - EAST



Michael Cox, Architect A I B C

220 - 603 6th Street
New Westminster, BC V3L 3C1
tel: (604) 608-1868

The Architect's professional responsibility is to the client and not to the public. The Architect's professional liability insurance does not cover the Architect's professional liability.

The Architect's professional liability insurance does not cover the Architect's professional liability. The Architect's professional liability insurance does not cover the Architect's professional liability.

The Architect's professional liability insurance does not cover the Architect's professional liability. The Architect's professional liability insurance does not cover the Architect's professional liability.

The Architect's professional liability insurance does not cover the Architect's professional liability. The Architect's professional liability insurance does not cover the Architect's professional liability.



This document has been digitally certified with digital certificates and electronic signatures. The digital certificates and electronic signatures are the property of the Architect and are not to be reproduced or used in any other manner without the written consent of the Architect.

This document has been digitally certified with digital certificates and electronic signatures. The digital certificates and electronic signatures are the property of the Architect and are not to be reproduced or used in any other manner without the written consent of the Architect.

This document has been digitally certified with digital certificates and electronic signatures. The digital certificates and electronic signatures are the property of the Architect and are not to be reproduced or used in any other manner without the written consent of the Architect.

JADASI
DEVELOPMENT

Project Name	880 W 15TH
Location	880 WEST 15TH STREET, North Vancouver, BC
Project File	PERPECTIVES
Revision	AS SHOWN
Drawn by	ME
Date	2023 02 10
Project Number	924
Scale	AS SHOWN
Revision	1. 2023 02 10 FOR CLIENT REVIEW
Revision	2. 2023 02 10 FOR CLIENT REVIEW
Revision	3. 2023 02 10 FOR CLIENT REVIEW
Revision	4. 2023 02 10 FOR CLIENT REVIEW
Revision	5. 2023 02 10 FOR CLIENT REVIEW
Revision	6. 2023 02 10 FOR CLIENT REVIEW
Revision	7. 2023 02 10 FOR CLIENT REVIEW

Drawing Number:
A - 4.1

PERSPECTIVE VIEW FROM LANE LOOKING TOWARDS NORTH - WEST



PERSPECTIVE VIEW FROM LANE LOOKING TOWARDS NORTH - EAST



Michael Cox, Architect A 18 C

220 - 601 6th Street
New Westminster, BC V3L 3C1
tel: (604) 608-1868

The firm has the professional responsibility for the design and construction of the building and its related infrastructure works.

The architect is responsible for providing all drawings and specifications, and coordinating with the contractor and other professionals involved in the project.

Contractors are responsible to ensure that all work is completed in accordance with the requirements of the contract documents, plans and specifications.

Architect's seal:



This document has been digitally certified with digital certificates and electronic signatures, and is enforceable by the Architectural Association and the Engineers and Geoscientists BC. The electronic signature has been transmitted to you in digital form.

Any printed version may be called upon as a true copy of the original when compiled by the architect, including in the event of a dispute, and any digital signature or electronic signature is a true copy of the original when compiled by the architect.

JADASI DEVELOPMENT

Project Name	JADASI DEVELOPMENT
Address	880 WEST 15TH STREET, North Vancouver, BC
Project No.	880-15-001
Project Date	2023-02-10
Project Status	PERMITS FOR CITY COMMENTS - 2
Project Location	880 WEST 15TH STREET, North Vancouver, BC
Project No.	880-15-001
Project Date	2023-02-10
Project Status	PERMITS FOR CITY COMMENTS - 2

Project Name	JADASI DEVELOPMENT
Address	880 WEST 15TH STREET, North Vancouver, BC
Project No.	880-15-001
Project Date	2023-02-10
Project Status	PERMITS FOR CITY COMMENTS - 2
Project Location	880 WEST 15TH STREET, North Vancouver, BC
Project No.	880-15-001
Project Date	2023-02-10
Project Status	PERMITS FOR CITY COMMENTS - 2

Drawing Number:
A - 4.2



SOUTH ELEVATION - MARINE DRIVE / W 15TH AVENUE SCALE: 1:100



NORTH ELEVATION - LANE SCALE: 1:100

This drawing is the property of Gateway Architecture Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Gateway Architecture Inc.

Architect's seal:



This document has been digitally certified with digital certificates and electronic signatures by Michael Cox, Architect A 18 C and the Engineer and Architectural Board of British Columbia. The electronic signature has been transmitted in its digital form.

Any printed version may be called upon as a true copy of the original when copied by the customer, provided that the printed version is not a digital copy. The digital copy is the original and shall prevail over any printed version.

JADASI DEVELOPMENT

Project Name	880 W 15TH STREET, North Vancouver, BC
Project File	STREET ELEVATIONS
Project Location	880 WEST 15TH STREET, North Vancouver, BC
Drawn by	ME / AE
Date	2023 02 10
Project Number	924
Sheet	AS.5000K
Revision / Addition	1. 20230210 FOR COMMENTS 2. 20230210 FOR COMMENTS 3. 20230210 FOR COMMENTS 4. 20230210 FOR COMMENTS 5. 20230210 FOR COMMENTS 6. 20230210 FOR COMMENTS 7. 20230210 FOR COMMENTS

Drawing Number:

A - 4.3



SOUTH ELEVATION - MARINE DRIVE / W 15TH AVENUE N.T.S



NORTH ELEVATION - LANE N.T.S



VIEW FROM MARINE DIRVE LOOKING EAST N.T.S



VIEW FROM W 15TH ST LOOKING WEST N.T.S



VIEW FROM LANE LOOKING WEST N.T.S

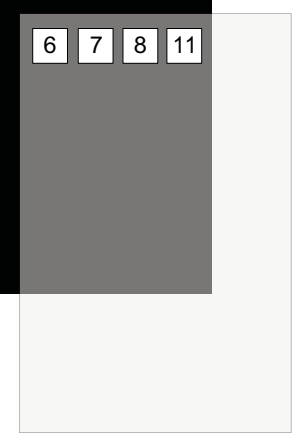
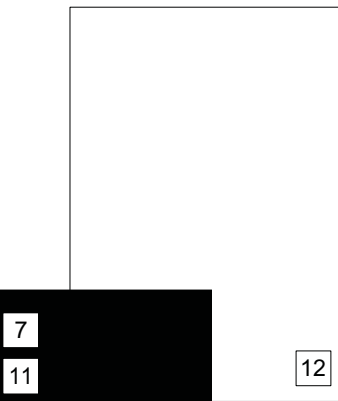
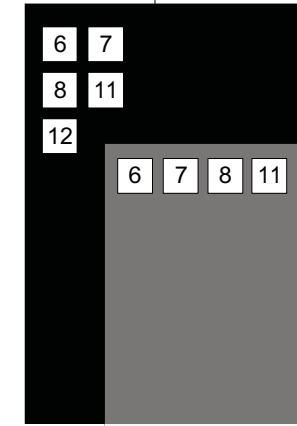
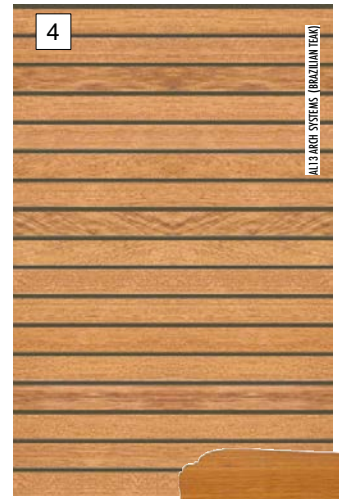
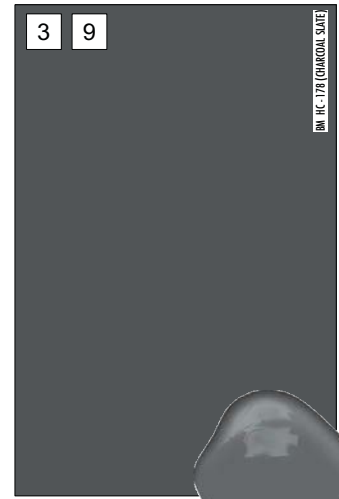
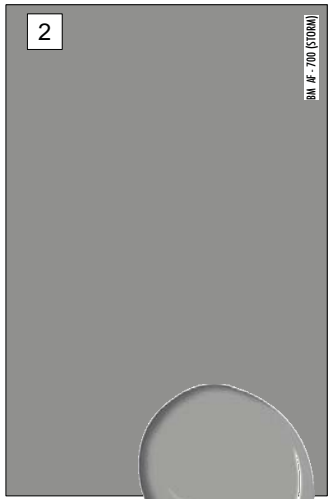
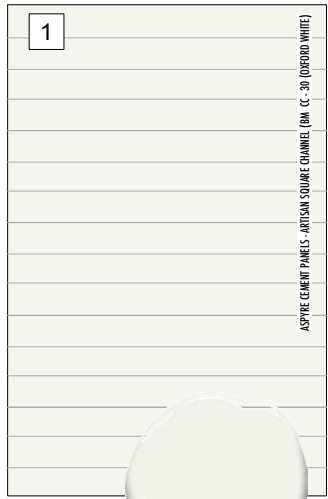
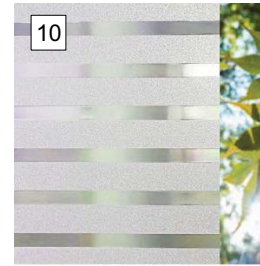
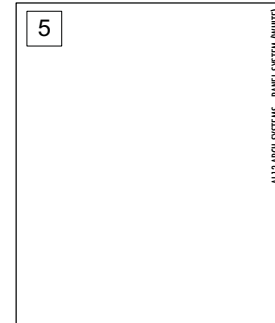


Project Name:	880 WEST 15TH STREET, North Vancouver, BC
Project File:	EXISTING STREET VIEW
Revision:	1. 2023-02-10 FOR CLIENT REVIEW 2. 2023-02-10 FOR CLIENT REVIEW 3. 2023-02-10 FOR CLIENT REVIEW 4. 2023-02-10 FOR CLIENT REVIEW 5. 2023-02-10 FOR CLIENT REVIEW 6. 2023-02-10 FOR CLIENT REVIEW 7. 2023-02-10 FOR CLIENT REVIEW
Drawn by:	ME / ME
Date:	2023-02-10
Project Number:	924
Scale:	AS SHOWN

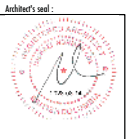


SOUTH ELEVATION SCALE: 1:100

FINISHES & COLOUR LEGEND :	
1	ASPIRE CEMENT PANELS - ARTISAN SQUARE CHANNEL (BM CC - 30 (OXFORD WHITE))
2	FIBRE CEMENT PANELS - BM AF - 700 (STORM)
3	FIBRE CEMENT PANELS - BM HC - 178 (CHARCOAL SLATE)
4	AL13 ARCH SYSTEMS - ARCHITECTURAL PANEL (BRAZILIAN TEAK)
5	AL13 ARCH SYSTEMS - PANEL SYSTEM (WHITE)
6	VINYL WINDOWS & DOORS - (BLACK FRAME WITH CLEAR GLASS)
7	ALUMINIUM STORE FRONT - (BLACK FRAME WITH CLEAR GLASS)
8	RAILINGS - POWDER COATED BLACK WITH FROSTED GLASS
9	ALUMINIUM PROFILE - (TO MATCH CHARCOAL SLATE PANELS)
10	FROSTED GLASS - (UP TO 5' FROM FINISHED FLOOR)
11	FROSTED GLASS PANEL - (MOUNT ON TOP OF RAILING TO UNDER SIDE OF SOFFIT)
12	RAILINGS - POWDER COATED BLACK WITH CLEAR GLASS



This drawing and all original information are the property of GATEWAY ARCHITECTURE INC. and are not to be reproduced without their written consent.
This document is prepared for the specific use of the project and is not to be used for any other purpose without the written consent of the architect.
Contractor is responsible to ensure that all work is completed in accordance with the requirements of the applicable applicable codes and bylaws.



This document has been digitally certified with digital certificates and electronic signatures, and the Engineer and Architect are the signatories. The electronic signature has been transmitted to you in digital form.
Any printed version can be relied upon as a true copy of the original when compiled by the architect, Engineer and Architect. The original digital certificate and electronic signatures are provided by the architect.

no.	description	revision / date
1.	ISSUED FOR PERMIT REVIEW	1. 2023/07/10
2.	ISSUED FOR PERMIT REVIEW	2. 2023/07/10
3.	ISSUED FOR PERMIT REVIEW	3. 2023/07/10
4.	ISSUED FOR PERMIT REVIEW	4. 2023/07/10
5.	ISSUED FOR PERMIT REVIEW	5. 2023/07/10
6.	ISSUED FOR PERMIT REVIEW	6. 2023/07/10
7.	ISSUED FOR PERMIT REVIEW	7. 2023/07/10

Project File: **880 W 15TH**
Drawing Title: **MATERIAL BOARD**
880 WEST 15TH STREET, North Vancouver, BC
City: **NO**
Date: **2023 02 10**
Project Number: **924**
Scale: **AS SHOWN**

DRAWING LIST

- L1.0 Cover Sheet
- L1.1 Overall Site Plan
- L1.2 Level 1 - Materials Plan
- L1.3 Level 1 - Landscape Plant Design
- L1.4 Level 1 - Landscape Interim Plan
- L1.5 Level 1 - Landscape Interim Plant Plan
- L1.6 Level 1 - Drainage Plan
- L1.7 Level 2 - Site Plan
- L1.8 Level 2 - Planting Plan
- L1.9 Overall Soil Volume Plan
- L2.1 Sections
- L2.2 Sections
- L3.1 Landscape Details
- L3.2 Landscape Details

LIGHTING LEGEND

Landscape Lighting Shown For Information Only. Refer To Electrical Drawings For Final Types, Quantities And Locations.

- Planter Wall / Niche Light
- Pedestrian Lighting
- Street Lighting by Civil Refer
- Bollard Lighting, Typ.

GRADING + DRAINAGE

- +BG 10mm Building Grade
- +IBG 10mm Interpolated Building Grade
- +FG 10mm Finished Grade
- +TOS 10mm Top of Slab
- +TS 10mm Top of Stair
- +TB 10mm Top of Bench
- +TW 10mm Top of Wall

MATERIAL LEGEND

Key Description

S1 Cast In Place Concrete Paving
- to City of North Vancouver Standard
Finish: Fine Broom Pattern: saw cuts as shown on plan.
Coordinate with Civil

S9 Planting Area

S2 Granite Stone Paving
- to City of North Vancouver Standard
Size: 112.5mm x 112.5mm x 75mm thk
Finish: flamed
Coordinate with Civil

F1 Creative Pipe Bike Rack
Supplier: Media Outdoor Advertising Inc
QTY: 9

S3 Exposed Aggregate Concrete
- to City of North Vancouver Standard
Coordinate with Civil

F2 Wood Seating with Backrest & arm rests
- to City of North Vancouver Standard

S4 Classic Standard Series-Half Standard
- to City of North Vancouver Standard
Size: Length: 112.5mm x 112.5mm x 75mm thk
Colour: Natural/Shadow/Charcoal

F3 Bench
Colour: Black
Supplier: VICTOR STANLEY R82
To be City Standard

S5 Cast In Place Concrete Paving - Vehicular
Colour: Natural
Finish: Light Broom
Pattern: Saw cut as shown

S6 Cast In Place Concrete Paving on site
Colour: Natural/Charcoal
Finish: Fine Broom
Pattern: saw cuts as shown on plan.

S7 Hydropressed Concrete Slab Pavers
Size: 610mm x 610mm x 50mm thk.
Colour: Natural
Supplier: Abbottsford Concrete
(604-892-4987)

S8 Decorative River Rock

PLANT LIST

TREES

Sym	Qty	Botanical Name	Common name	Size/Spacing	BIRD
	7	'Acer rubrum 'Armstrong	Armstrong Maple	7cm col.	
	3	Amelanchier alnifolia	Saskatoon	7cm col.	B
	3	Prunus yedoensis 'Akebono'	Akebono Yoshino Cherry	6cm col.	B
	7	Quercus palustris	Pin Oak	7cm col.	B

SHRUBS

Sym	Qty	Botanical Name	Common name	Size/Spacing	BIRD
Ag	86	Azalea x 'Girard's Pleasant White'	Girard's Pleasant White Azalea	#2 pot / 600mm O.C.	
Bm	99	Buxus microphylla 'Green Beauty'	Littleleaf Boxwood	#3 pot / 600mm O.C.	
Bw	16	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot / 450mm O.C.	
Ck	89	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#3 pot / 760mm O.C.	B
Lp	141	Lonicera Pileata	Privet honeysuckle	#1 pot / 600mm O.C.	B
Mn	12	Mahonia nervosa	Langleaf Mahonia	#1 pot / 600mm O.C.	B
Sg	17	Senecio greyi	Daisy bush	#2 pot/ 760mm O.C.	
Vo	171	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#2 pot/ 760mm O.C.	

GROUNDCOVERS, GRASSES, FERNS & VINES

Sym	Qty	Botanical Name	Common name	Size/Spacing	BIRD
af	16	Aquilegia Formosa	Red columbine	#2 pot / 450mm O.C.	B
au	196	Arctostaphylos uva-ursi	Bearberry	#1 pot / 450mm O.C.	B
cs	70	Carex stipata	Sawbeak Sedge	#1 pot / 450mm O.C.	
es	109	Bica carnea	Spring Heath	#1 pot / 450mm O.C.	
Mr	205	Mahonia repens	Creeping Mahonia	#1 pot / 450mm O.C.	B
pm	5	Polystichum munifolium	Hard Shield Fern	#2 pot / 450mm O.C.	
rf	28	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	#2 pot / 450mm O.C.	B
se	51	Sedum x 'Purple Emperor'	Purple Emperor Stonecrop	#1 pot / 300mm O.C.	

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNA (ANS) Standard.
3. All trees to be staked in accordance with CNA Standards.
4. ALL STREET TREES install 8' x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
5. For all existing on site services and survey symbols refer to survey drawings.
6. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
7. Irrigation to be provided for all "Soft Landscape Areas" shown on the drawing.
8. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
9. Planters and plant pots to be irrigated with a high efficiency irrigation system.
10. All irrigation valve boxes equipped with quick-couplers.
11. A preliminary lighting plan for roof patio has been included & will be refined by electrical consultant to ensure that safety levels of lighting is provided & that the light levels do not exceed comfortable ranges.

BIRD FRIENDLY DESIGN STRATEGY

Landscape design and plant selection, as well as the architectural design, has been thoughtfully considered to support the North City of Vancouver 'Bird Friendly Strategy Design Guidelines'. Layered Planting with a variety of texture, height and density has been used and species have been selected to support bird habitat.

Plant species have been selected to provide material and opportunities for nesting, fruit & seeds as food source, and flowers throughout the growing seasons to provide nectar and support pollination and habitat. Native species and plant diversity that avoids large monocultures will further support a wide range of bird habitat and bird species in the area.

3 Dec-12-'22 Released for Reasoning
2 Mar-11-'22 Issued for ADP
1 Nov-24-'21 Issued for Reasoning
no. / date / item:
Revised:



Project:

880 west 15th street
North Vancouver
Jadasi Development

Drawn by: AL
Check by: PK
Date: Nov.08.2021
Scale:
Drawing Title:

Cover Sheet

Project No.:
21022
Sheet No.:



3 Dec-17-22 Released for Reasoning
 2 Mar-11-22 Issued for ADP
 1 Nov-24-21 Issued for Reasoning
 no.: (date) Item:

Revision:


DURANTE KREUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P604-684-4611
 F604-684-0577
 www.dk.bc.ca



Project:

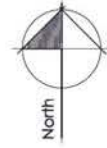
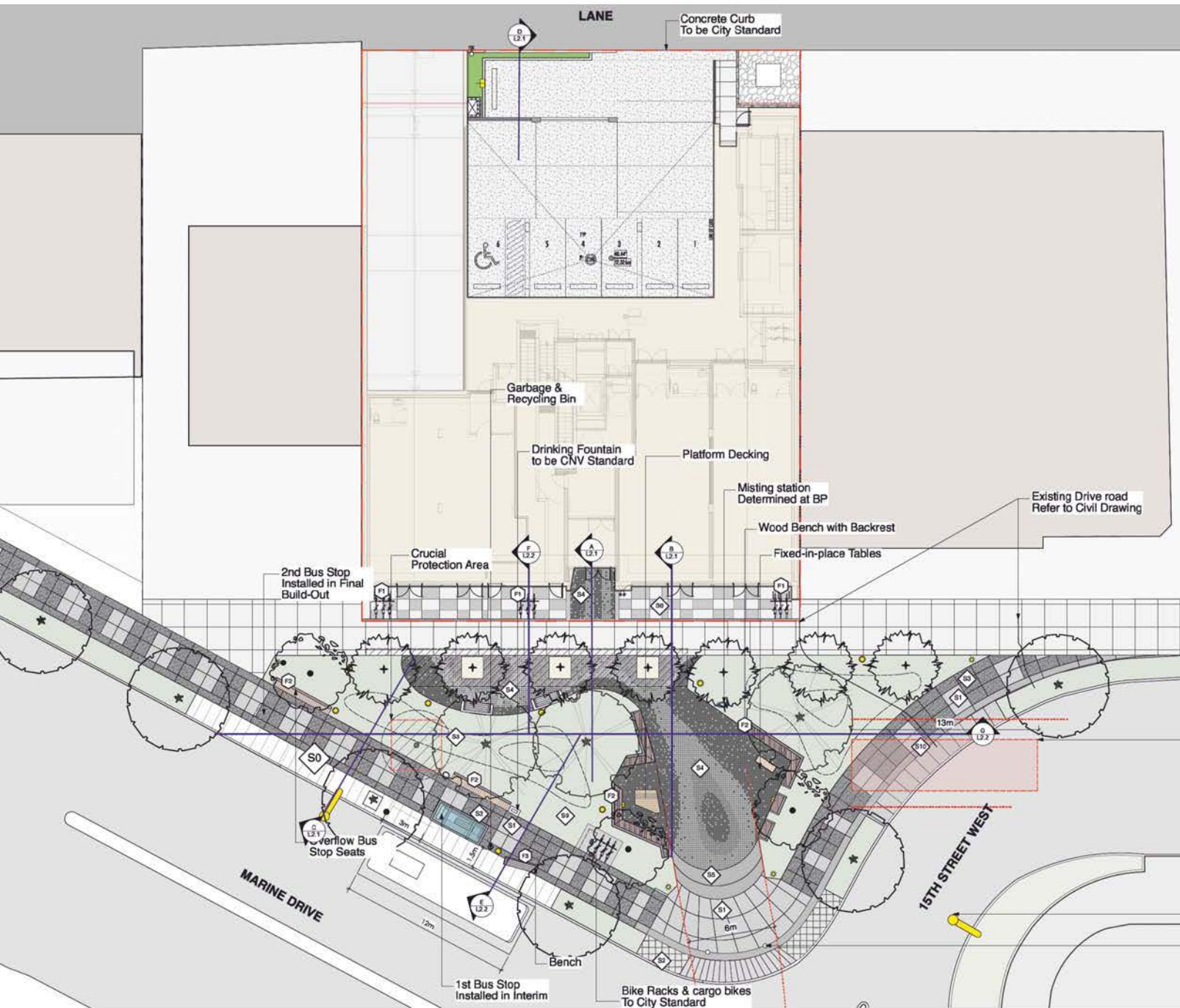
**880 west 15th street
 North Vancouver**
 Jadasi Development

Draw by: AL
 Check by: PK
 Date: Nov.08.2021
 Scale: 1:125
 Drawing Title:

Overall Site Plan

Project No.:
21022
 Sheet No.:

L- 1.1



3	Dec. 12 - 22	Released for Reasoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Reasoning
no.	date	Item
Revision:		


DURANTE KREUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P604-684-4611
 F604-684-0577
 www.dk.bc.ca



Project:
880 west 15th street
North Vancouver
 Jadasi Development

Drawn by:	AL
Check by:	PK
Date:	Nov. 08. 2021
Scale:	1:125
Drawing Title:	

Level 1 - Materials Plan

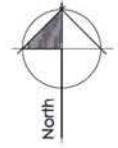
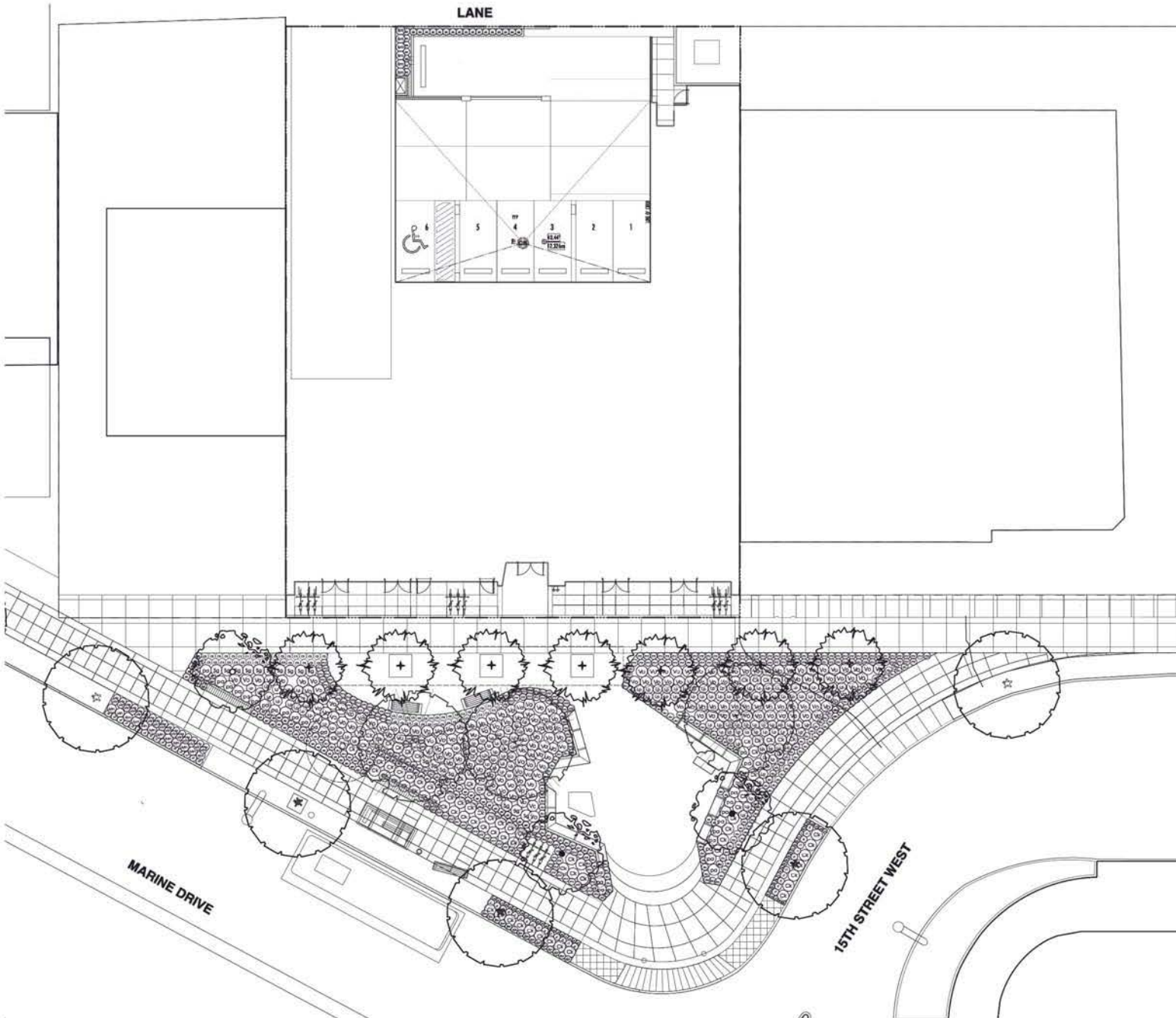
Project No.:	21022
Sheet No.:	

L-1.2

Secondary Fire Access
Refer to Civil Drawing

Standing Street Light

Removeable Bollards



3 Dec-12-22 Released for Reasoning
 2 Mar-11-22 Issued for ADP
 1 Nov-24-21 Issued for Reasoning
 no. / date / item:
 Revision:

dk DURANTE KREUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P604-684-4611
 F604-684-0577
 www.dk.bc.ca



Project:
**880 west 15th street
 North Vancouver**
 Jasadi Development

Draw by: AL
 Check by: PK
 Date: Nov.08.2021
 Scale: 1:125
 Drawing Title:

**Level 1 -
 Landscape Plant Design**

Project No.:
21022
 Sheet No.:

L- 1. 3



3	Dec-19-22	Revised for Reasoning
2	Mar-11-22	Issued for ADP
1	Nov-24-21	Issued for Reasoning
no.	(date)	Item:

Revision:

dk DURANTE KRELUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P604-684-4611
 F604-684-0577
 www.dk.bc.ca



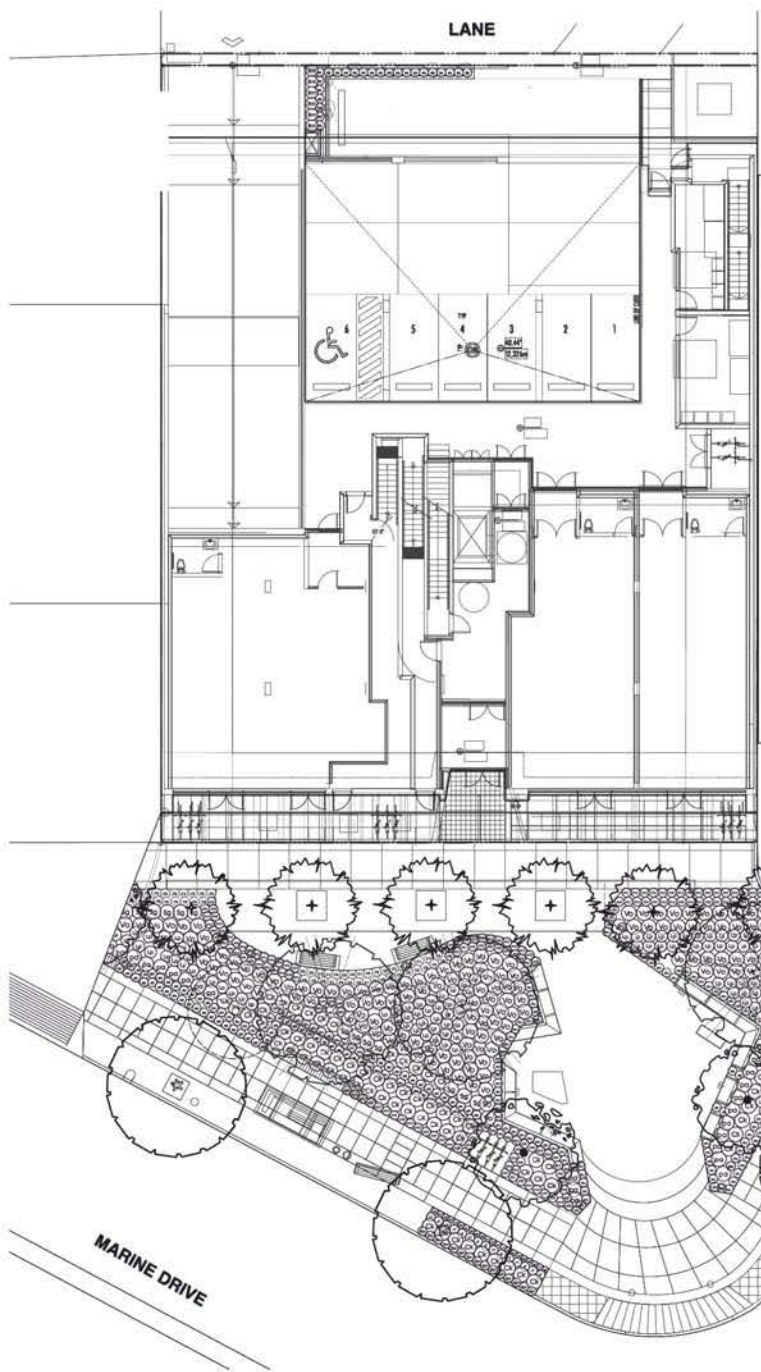
Project:

**880 west 15th street
 North Vancouver**
 Jadasi Development

Drawn by:	AL
Checked by:	PK
Date:	Nov.08.2021
Scale:	1:125
Drawing Title:	

**Level 1 -
 Landscape Interim Plan**

Project No.:	21022
Sheet No.:	

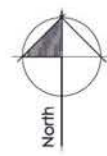


PLANT LIST

TREES		Sym	Qty	Latin Name	Common name	Size/Spacing
			3	<i>Acer rubrum</i> 'Armstrong	Armstrong Maple	7cm cal.
			2	<i>Amelanchier alnifolia</i>	Saskatoon	7cm cal.
			3	<i>Prunus x yedoensis</i> 'Akebono'	Akebono Yoshino Cherry	6cm cal.
			6	<i>Quercus palustris</i>	Pin Oak	7cm cal.

Shrubs		Sym	Qty	Latin Name	Common name	Size/Spacing
		Ag	86	<i>Azalea</i> x 'Girard's Pleasant White'	Girard's Pleasant White Azalea	#2 pot / 600mm O.C.
		Bm	99	<i>Buxus microphylla</i> 'Green Beauty'	Littleleaf Boxwood	#3 pot / 600mm O.C.
		Bw	50	<i>Buxus microphylla</i> 'Winter Gem'	Winter Gem Boxwood	#2 pot / 450mm O.C.
		Ck	102	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#3 pot / 760mm O.C.
		Lp	133	<i>Lonicera fileata</i>	Privet honeysuckle	#1 pot / 600mm O.C.
		Sg	17	<i>Senecio greyi</i>	Daisy bush	#2 pot / 760mm O.C.
		Vo	170	<i>Vaccinium ovatum</i> Thunderbird	Thunderbird Evergreen Huckleberry	#2 pot / 760mm O.C.

GROUNDCOVERS, GRASSES, FERNS & VINES		Sym	Qty	Latin Name	Common name	Size/Spacing
		au	196	<i>Arctostaphylos uva-ursi</i>	Bearberry	#1 pot / 450mm O.C.
		cs	70	<i>Carex stipata</i>	Sawbeak Sedge	#1 pot / 450mm O.C.
		es	92	<i>Erica carnea</i>	Spring Heath	#1 pot / 450mm O.C.
		Mr	189	<i>Mahonia repens</i>	Creeping Mahonia	#1 pot / 450mm O.C.
		pm	5	<i>Polystichum munitum</i>	Hard Shield Fern	#2 pot / 450mm O.C.
		rf	63	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black Eyed Susan	#2 pot / 450mm O.C.
		se	104	<i>Sedum</i> x 'Purple Emperor'	Purple Emperor Stonecrop	#1 pot / 300mm O.C.



3 Dec-19-22 Released for Reasoning
 2 Mar-11-22 Issued for ADP
 1 Nov-24-21 Issued for Reasoning
 no. / date / item:

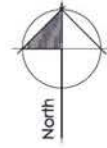
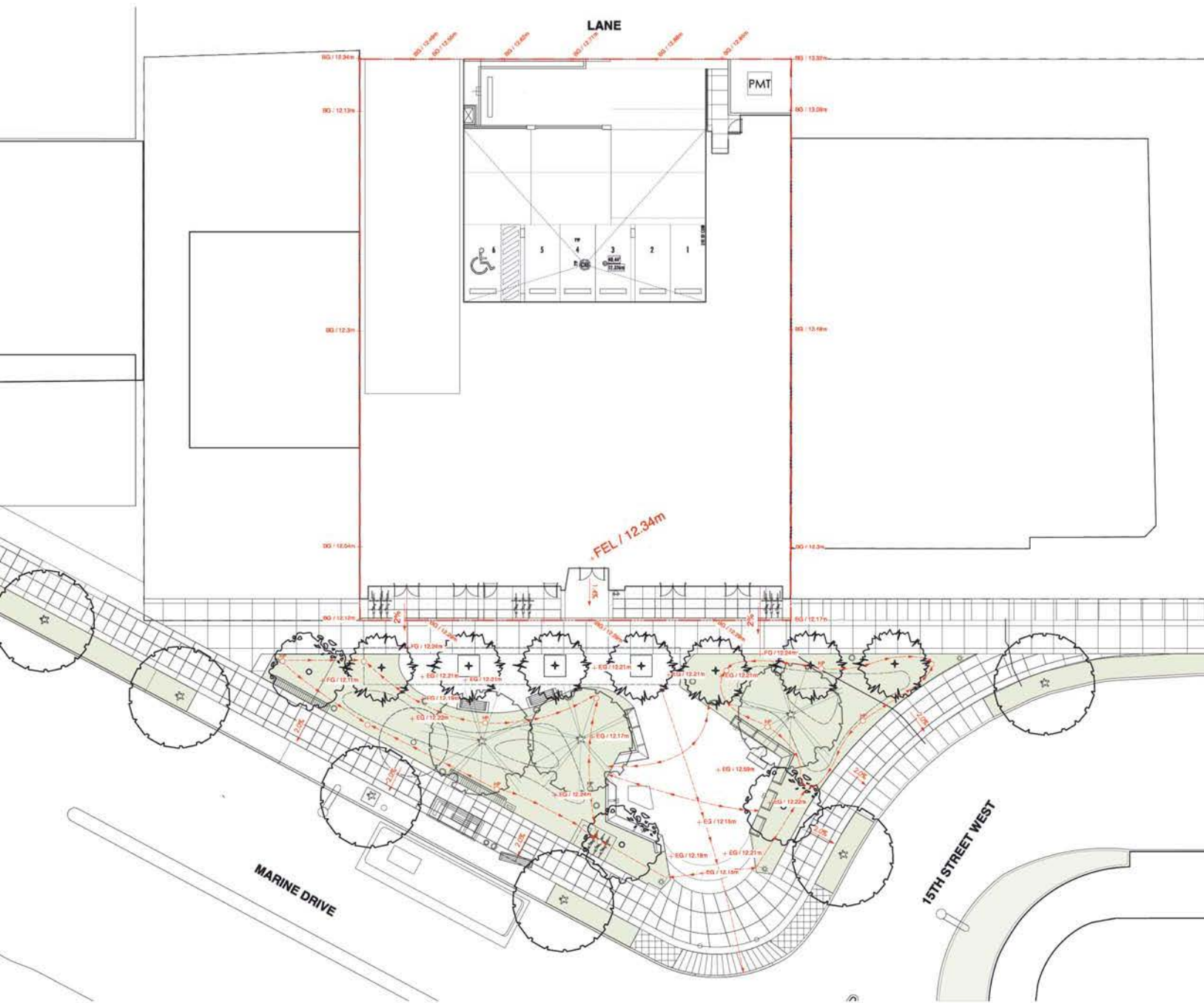


Project:
880 west 15th street
North Vancouver
 Jadas Development

Draw by: AL
 Check by: PK
 Date: Nov.08.2021
 Scale: 1:125
 Drawing Title:

Level 1 -
Landscape Interim Plant Plan

Project No.:
21022
 Sheet No.:



3	Dec. 12 - 22	Issued for Reasoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Reasoning
no.	date	item

Revision:

dk DURANTE KREUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P: 604-684-4611
 F: 604-684-0577
 www.dk.bc.ca



Project:

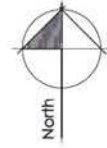
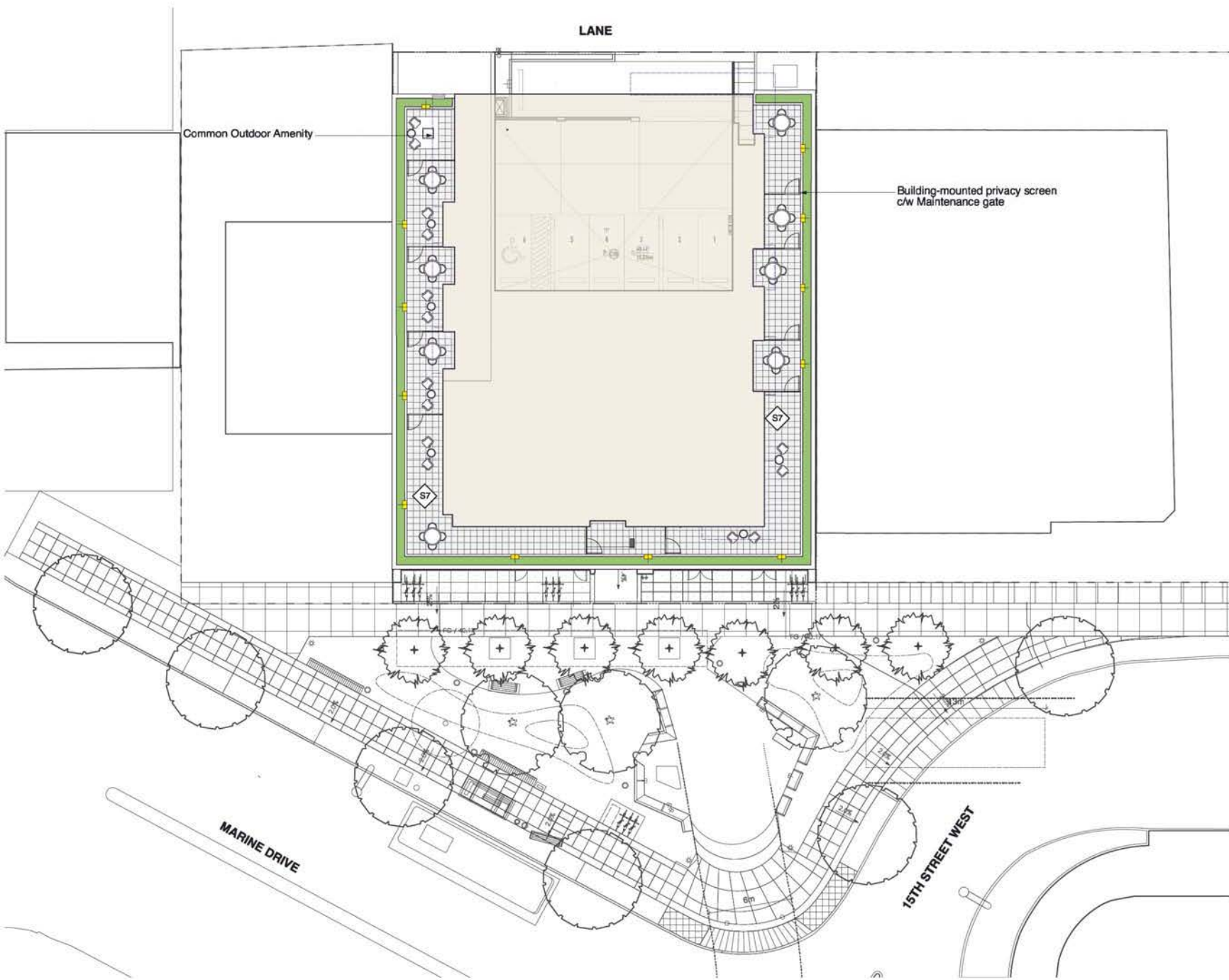
**880 west 15th street
 North Vancouver**
 Jadas Development

Draw by:	AL
Check by:	PK
Date:	Nov. 08. 2021
Scale:	1: 125
Drawing Title:	

**Level 1 -
 Drainage Plan**

Project No.:
21022

Sheet No.:



3	Dec. 12 - 22	Released for Reasoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Reasoning
no.	(date)	Item:

Revision:

dk DURANTE KREUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P604-684-4611
 F604-684-0577
 www.dk.bc.ca



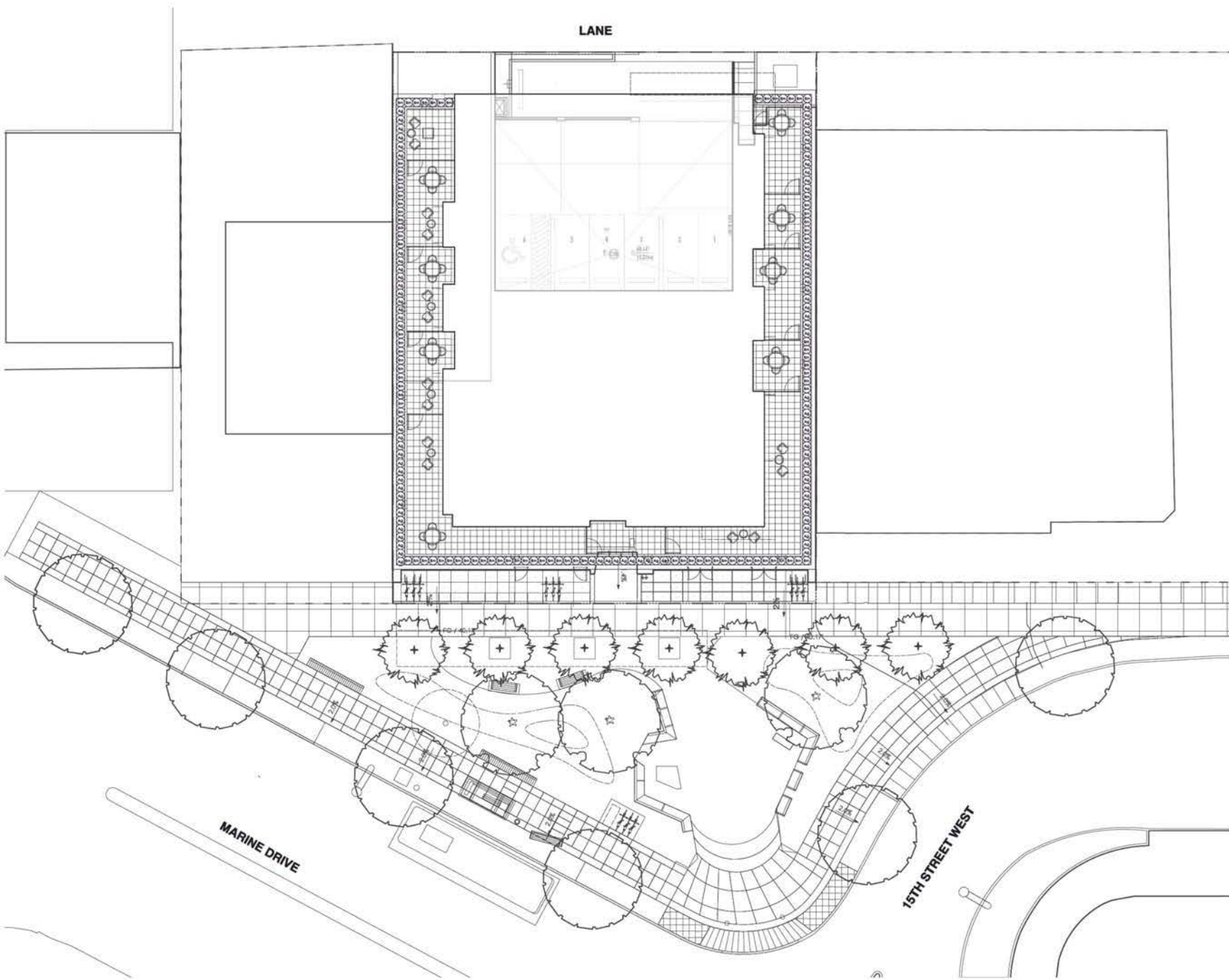
Project:

**880 west 15th street
 North Vancouver**
 Jasadi Development

Draw by: AL
 Check by: PK
 Date: Nov. 08. 2021
 Scale: 1:125
 Drawing Title:

Level 2 - Site Plan

Project No.:
21022
 Sheet No.:



3	Dec. 12 - 22	Released for Reasoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Reasoning
no.	(date)	(item)

Revisions:

dk DURANTE KREUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P604-684-4611
 F604-684-0577
 www.dk.bc.ca



Project:

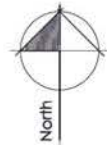
**880 west 15th street
 North Vancouver**
 Jasadi Development

Draw by:	AL
Check by:	PK
Date:	Nov. 08. 2021
Scale:	1:125
Drawing Title:	

Level 2 - Planting Plan

Project No.:	21022
Sheet No.:	

L-1.8



3 Dec-17-22 Released for Reasoning
 2 Mar-11-22 Issued for ADP
 1 Nov-24-21 Issued for Reasoning
 no.: (date) Item:

Revision:

dk DURANTE KREUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P604-684-4611
 F604-684-0577
 www.dk.bc.ca



Project:

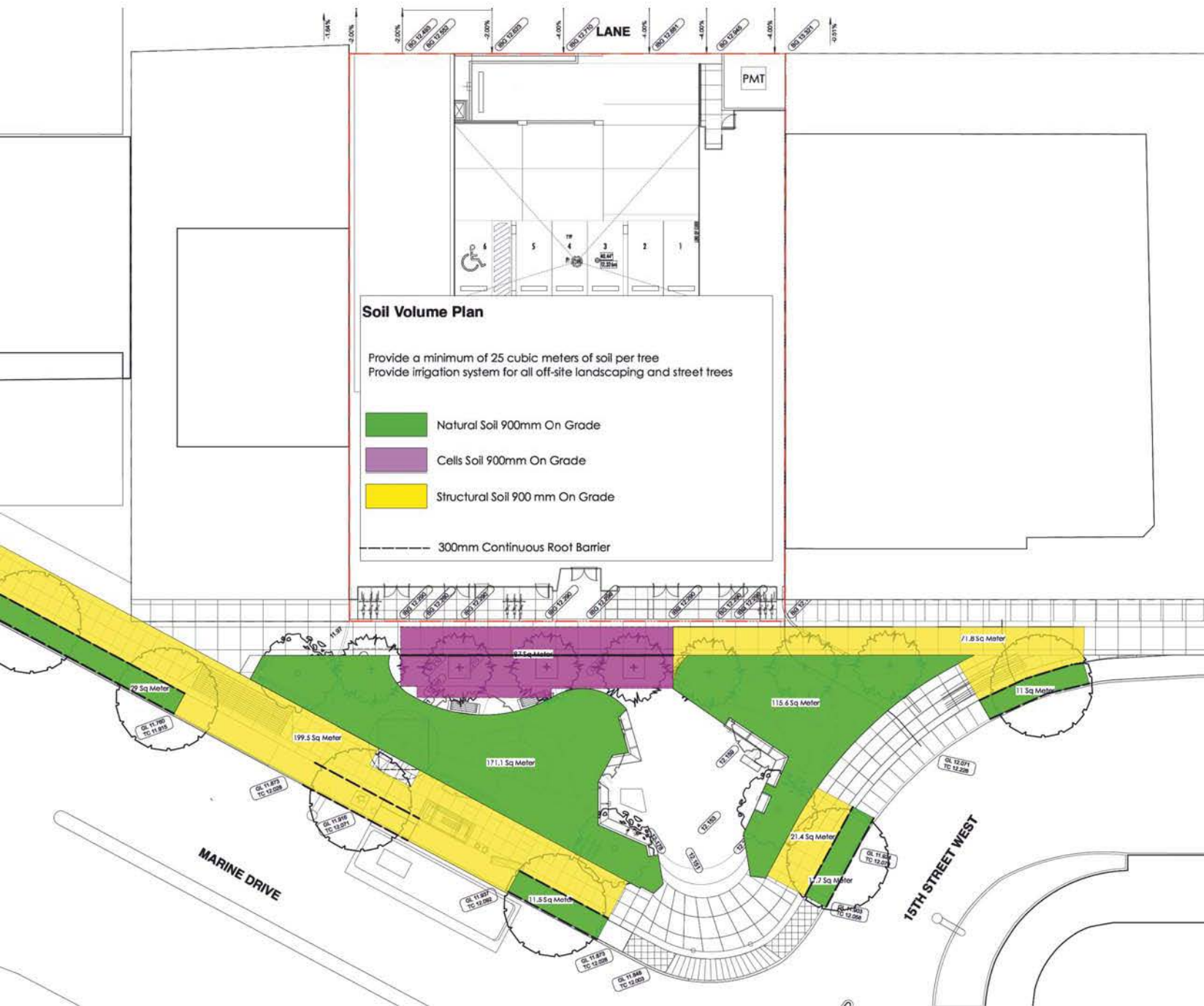
**880 west 15th street
 North Vancouver**
 Jasadi Development

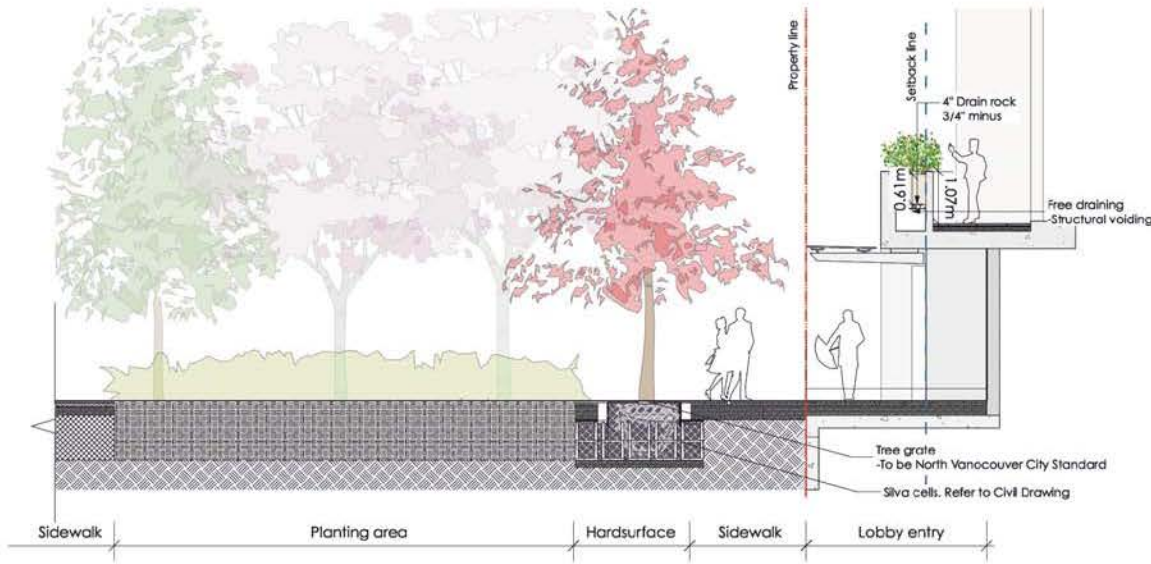
Draw by: AL
 Check by: PK
 Date: Nov-08-2021
 Scale: 1:125
 Drawing Title:

Overall Soil Volume Plan

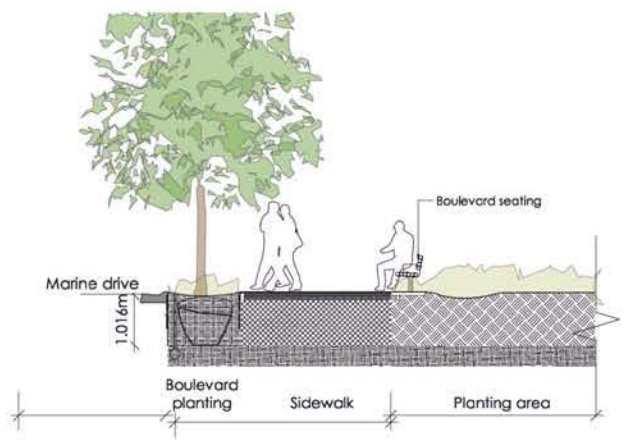
Project No.:
21022
 Sheet No.:

L- 1.9

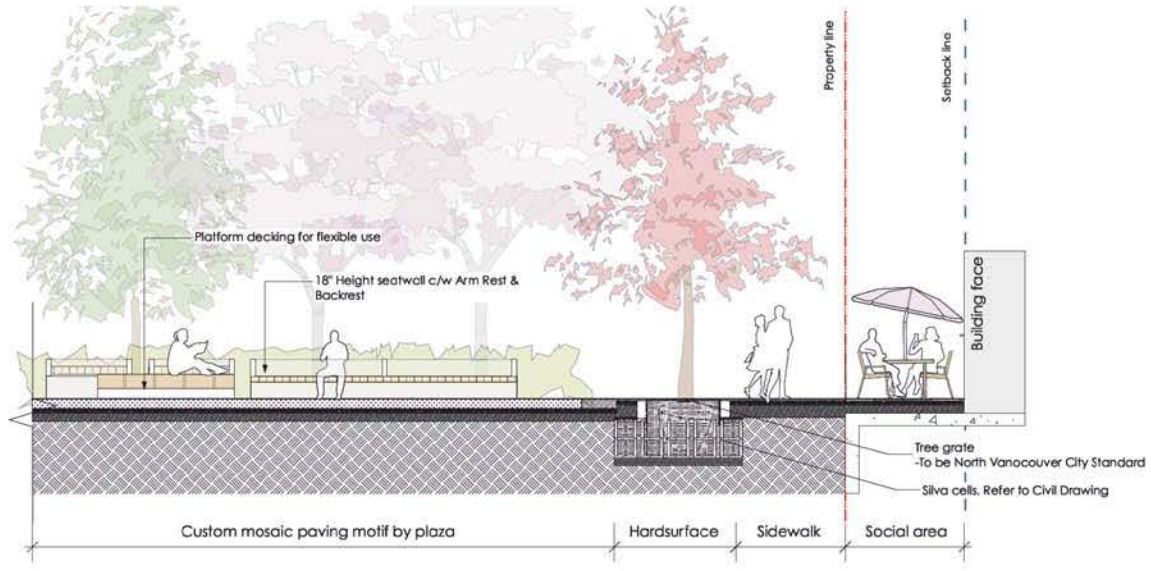




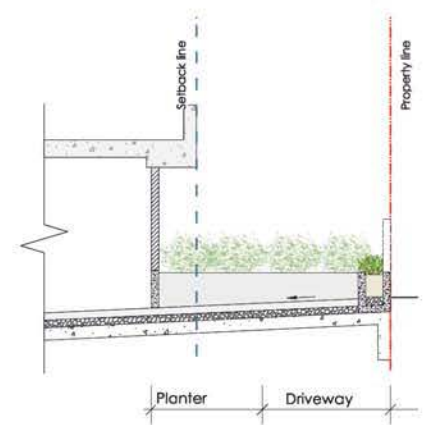
A
L1.2 Main entrance through planting area
Scale: 1:50



C
L1.2 Boulevard planting and sidewalk
Scale: 1:50



B
L1.2 Outdoor amenity area and public art plaza
Scale: 1:50



D
L1.2 Parkade entrance
Scale: 1:50

3	Dec. 17 - 22	Released for Reasoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Reasoning
no.	date	Item
Revision:		

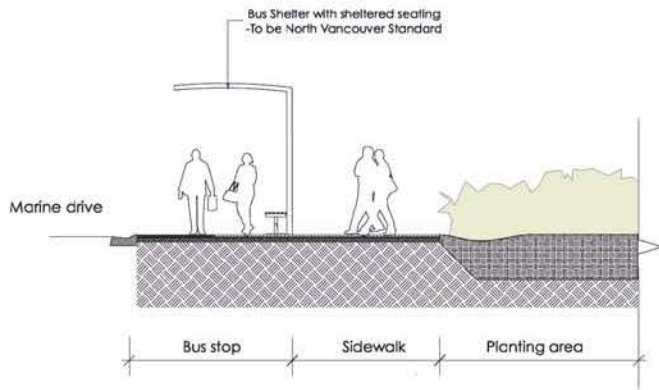


Project:
880 west 15th street
North Vancouver
Jadasi Development

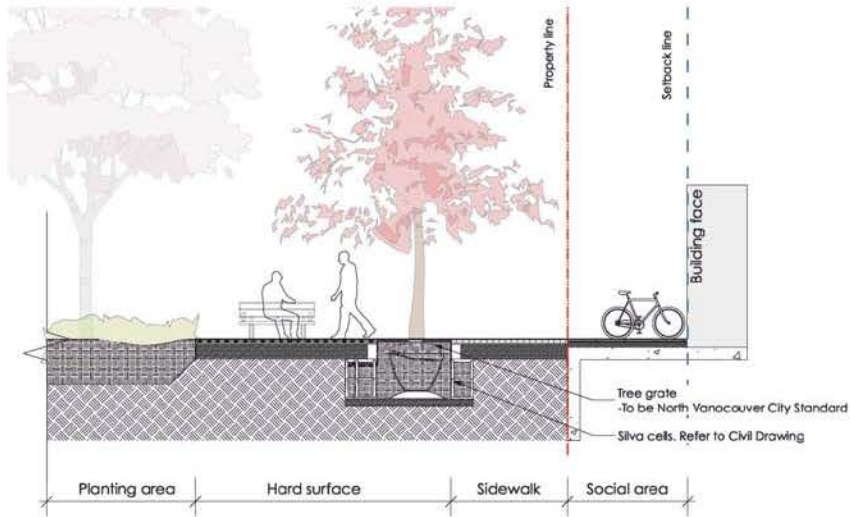
Draw by:	AL
Check by:	PK
Date:	Nov. 08. 2021
Scale:	1:50
Drawing Title:	

Landscape Section

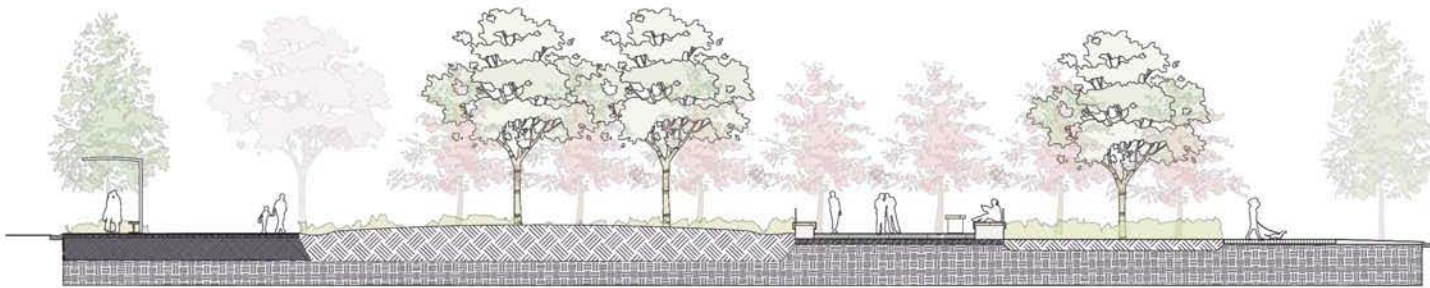
Project No.:	21022
Sheet No.:	



E
L1.2 Bus shelter and planting area
Scale: 1:50



F
L1.2 Outdoor amenity area and adjacent urban space
Scale: 1:50



G
L1.2 Corner plazas
Scale: 1:100

3 Dec-17-22 Released for Reasoning
2 Mar-11-22 Issued for ADP
1 Nov-24-21 Issued for Reasoning
no. / date / item:
Revision:

DK DURANTE KRELUK LTD.
102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
P604-684-4611
F604-684-0577
www.dk1.bc.ca



Project:

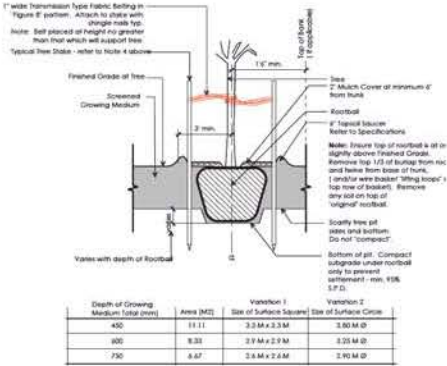
880 west 15th street
North Vancouver
Jadasi Development

Draw by: AL
Check by: PK
Date: Nov.08.2021
Scale: 1:50
Drawing Title:

Landscape Section

Project No.:
21022
Sheet No.:

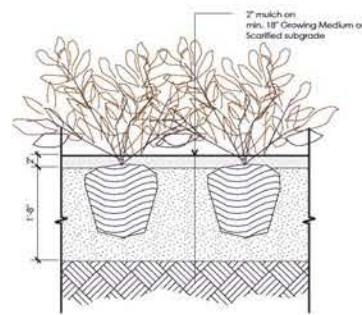
- General Notes:**
1. Do not cut tree trunks.
 2. Protect tree from damage during planting. Ensure rootball protected from sun, frost or desiccation.
 3. Ensure tree location does not conflict with Underground Services. Call before digging.
 4. All street trees to be spaced with 2'-4" x 8' King. Minimum depth of stake embedment 4'-2'.
 5. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit concrete.
 6. Provide min. 3 cubic meters of growing medium per tree.
 7. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



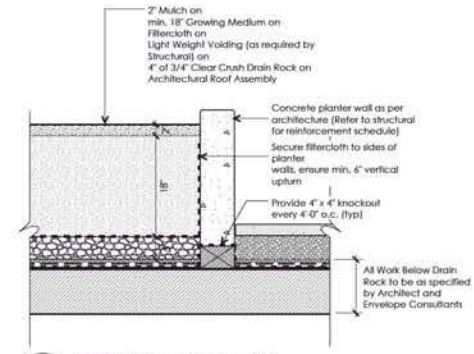
1
L 1.1 Tree Planting Grade
Scale: NTS



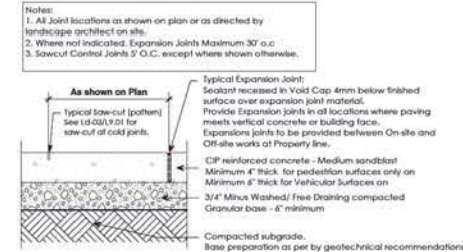
2
L 1.1 Tree Planting Grade per City of North Vancouver
Scale: NTS



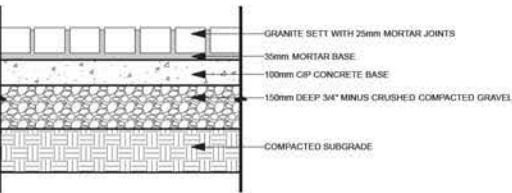
3
L 1.1 Shrub Planting on Grade
Scale: 1:20



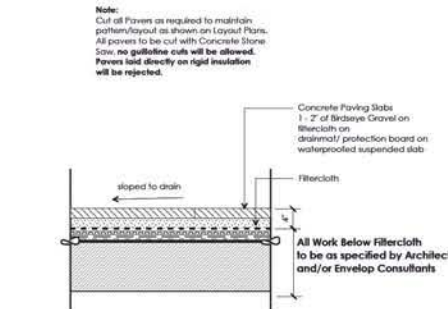
4
L 1.1 Typical CIP Concrete Planter on Slab
Scale: 1:20



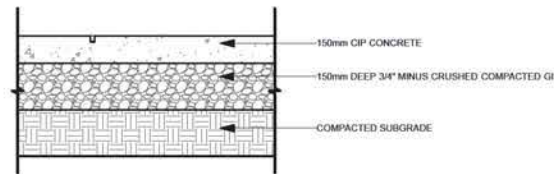
5
L 1.1 CIP Concrete Paving on Slab
Scale: 1:20



8
L 1.1 Standard Granite Set Details per City of North Vancouver
Scale: 1:20



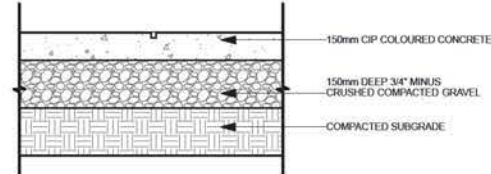
6
L 1.1 Patio Concrete Paving Slabs on Slab
Scale: 1:20



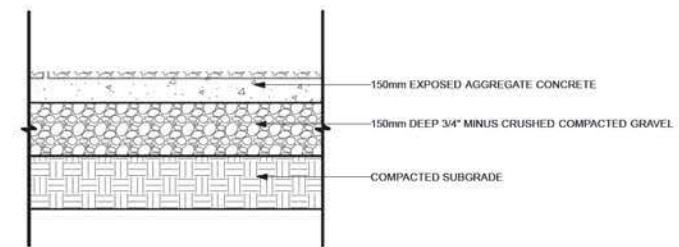
9
L 1.1 Standard Broom Finish Concrete Details per City of North Vancouver
Scale: 1:20

NOTES:

COLOURED CONCRETE TO BE DONE WITH AD-MIXTURE "CHARCOAL" L.M. SCOFIELD COMPANY C-24 OR CITY APPROVED EQUIVALENT



7
L 1.1 Standard Coloured Concrete Details per City of North Vancouver City
Scale: 1:20



10
L 1.1 Standard Exposed Aggregate Concrete Details per City of North Vancouver
Scale: 1:20

3 Dec-12-22 Released for Reasoning
2 Mar-11-22 Issued for ADP
1 Nov-24-21 Issued for Reasoning
no. / date / item:

Revised:

dk DURANTE KRELUK LTD.
102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
PH: 604-684-4611
F: 604-684-0577
www.dk.bc.ca



Project:

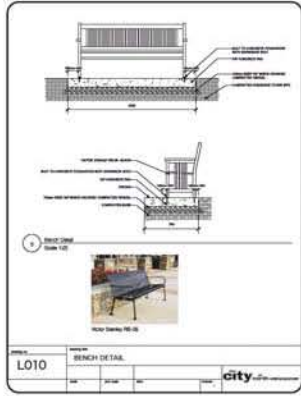
880 west 15th street
North Vancouver
Jadasi Development

Draw by: AL
Check by: PK
date: Nov.08.2021
scale: AS shown
drawing title:

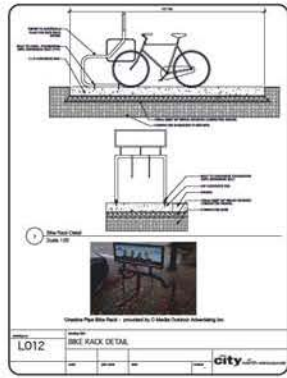
Landscape Detail

sheet No.:
21022

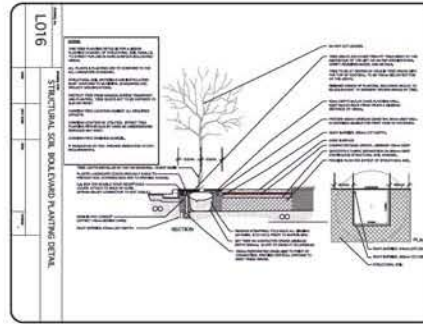
sheet No.:



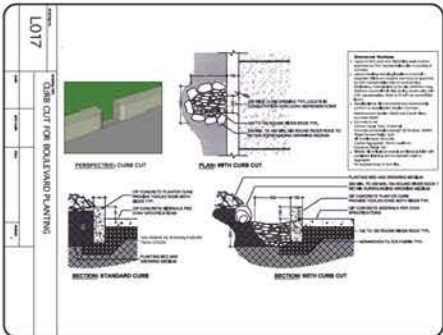
1 L 1.1 Standard Bench Details per City of North Vancouver City Scale: 1:20



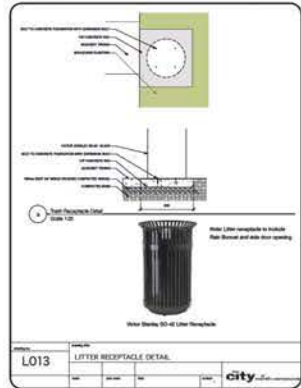
2 L 1.1 Standard Bike Rack Details per City of North Vancouver City Scale: 1:20



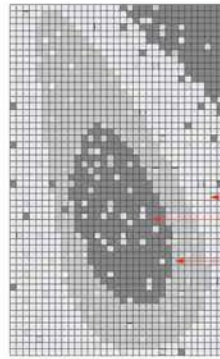
3 L 1.1 Standard Structural Soil Boulevard Planting Detail per City of North Vancouver City Scale: 1:20



4 L 1.1 Standard Curb Cut For Boulevard Planting Detail per City of North Vancouver City Scale: 1:20



5 L 1.1 Standard Litter Receptacle Details per City of North Vancouver City Scale: 1:20



8 L 1.1 Abbotsford-Classic Standard Series Scale: NTS

3 Dec-12-22 Released for Reasoning
 2 Mar-11-22 Issued for ADP
 1 Nov-24-21 Issued for Reasoning
 no. / date / item:

Revision:



Project:

880 west 15th street
 North Vancouver

Jadasi Development

Draw by: AL

Check by: PK

Date: Nov.08.2021

Scale: As shown

Drawing Title:

Landscape Detail

Project No.:

21022

Sheet No.:



ADVISORY DESIGN PANEL
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET
NORTH VANCOUVER
BC / CANADA / V7M 1H9

T 604 985 7761
F 604 985 9417
INFO@CNV.ORG
CNV.ORG

May 20, 2022

VIA EMAIL: jamie@jadasi.ca

Jamie da Silva, Jadasi Development
5454 Cortez Crescent
North Vancouver, BC V7R 4R4

Dear Mr. da Silva:

Re: 880 West 15th Street (Rezoning Application)

This will confirm that at their meeting on April 20, 2022, the Advisory Design Panel reviewed the above submission and endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the rezoning application for 880 West 15th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- further understanding and development of how to execute landscaping, and address concerns relating to pattern/pavement adjacencies relative to development and phasing of the plaza;
- clear and strong support by panel for public art in the plaza;
- design development to address CPTED access issues from adjacent buildings to residential levels;
- concern from panel around building setbacks and future development on adjacent sites; and
- design development of passive design elements as project advances through the development phases;

AND THAT the Panel wishes to thank the applicant for 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.

Yours truly,

A handwritten signature in blue ink that reads "T. Huckell".

T. Huckell
Committee Clerk-Secretary

Cc: M. Menzel, Planner 2, Planning and Development
M. Cox, Gateway Architecture
P. Kreuk, Durante Kreuk Ltd. Landscape Architecture

880 W. 15th Street, North Vancouver – Developer Information Session Summary Report**Event Date:** Wednesday, July 20th, 2022**Time:** 6:00 PM – 7:05 PM**Location:** Online Zoom Webinar**Attendance:** 2 members of the public attended virtually.
The Jadasi Development applicant team was in attendance, as was a representative from the City of North Vancouver staff.**Comments:** Two (2) comments forms and/or emails were received following the DIS.**Meeting Purpose:** 1) To present rezoning application materials to the community
2) To provide an opportunity for the community to ask questions about the development
3) To provide an opportunity for the community to comment on the proposal**Notification:**

In accordance with City of North Vancouver policies:

Invitation FlyersDIS Invitation flyers were mailed on July 6th, 2022 to 171 addresses within a 40 m radius of the site.
Appendix A: Notification includes a copy of this material.Newspaper AdA DIS newspaper ad was placed in the North Shore News on July 6th, July 13th, 2022. A copy of the ads is included in Appendix A: Notification.Notification SignA DIS notification sign, with revisions, was erected on the site July 6th, 2022. A photo of the installed site sign is included in Appendix A: Notification.**Attendance:**

2 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List (redacted for privacy).

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

City of North Vancouver:

- Matthew Menzel, Planner 2

Jadasi Development Project Team:

- James da Silva, Jadasi Development
- Einar Halbig, E3 Eco Group Inc.
- Michael Cox, Gateway Architecture

- Henry Eksteen, Gateway Architecture
- Peter Kreuk, Durante Kreuk Ltd.

Facilitators:

- Katrina May, Katrina May Consulting
- Charles Pan, Assistant

Overview:

In accordance with the City of North Vancouver’s Virtual DIS Public Consultation Guidelines, the developer-led meeting was held in an online Virtual Developer Information Session (DIS) format. Meeting participants watched a PowerPoint presentation by the applicant project team.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the DIS, which were addressed at the end of the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear. Answers were transcribed by the facilitator’s assistant and posted for all to see.

The project presentation and facilitated Question & Answer period took approximately 65 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report, attached as a separate Appendix C: Public Dialogue.

A total of 49 questions or comments were received during the DIS. The key themes related to sustainability, such as whether the applicant had considered low-carbon concrete for use in the parkade and podium, solar panels on a portion of the roof, as well as deconstruction plan that would involve repurposing materials. There was support for the fact that there will be electrical conduits built in for potential future solar panel installation, as well as for no use of natural gas in the building.

Questions arose on the number of below-market rental units and how long the affordability would be guaranteed. There was support for the fact that the affordability of the four below-market units will be secured for the life of the building, as governed by a Housing Agreement.

Questions arose on the number, type and location of the bike parking stalls. The suggestion was made to include e-bike charging stations as well as additional secured bike storage.

Comment Sheet and Email Summary:

Participants were invited to submit written comments (using the City’s standard comment form or via email) to the applicant and/or the municipal development planner, following the DIS. Two (2) comment forms and zero (0) emails were submitted before or after the DIS. These are submitted as a separate Appendix D: Public Comments.

The two comments received were opposed to the project, citing the desire to retain the mature trees on site and the potential loss of animal habitat should they be cut down. Concern was also expressed over the location and size of the project and the potential increase in activity in the lane. The suggestion was

made to allow commercial use only on the site, with a maximum of two storeys in height. Support was expressed for the appearance of the building overall.

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed Rezoning application, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 171 DIS notification flyers were distributed by mail to the surrounding community, and two community members signed into the DIS. Two DIS notification signs were posted on the property. A total of 49 questions or comment were received and responded to during the meeting.

Members of the public could participate in this consultation process in three ways:

- Watching a virtual project presentation during the DIS
- Asking questions of the project teams and/or City Staff during the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked questions or provided comments to the development team, mostly related to building sustainability efforts. Support was expressed for the electrical conduits for potential future solar panels and the below-market rental units as well as the overall appearance of the building. Suggestions were made regarding increased secured bike storage and the inclusion of e-bike charging stations. Concern was expressed over the height and use of the building, suggesting that a commercial use only be permitted. There was also concern over the need to cut down the mature trees on site. Support was expressed for the overall appearance of the building and for the rental housing (including the four below-market rental units) being provided to the community.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8957

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, 2023, No. 8957” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having a civic address of 880 West 15th Street and legally described below as henceforth being transferred, added to and forming part of CD-759 (Comprehensive Development 759 Zone):

PID: 011-152-206	LOT A (REFERENCE PLAN 9784) BLOCK 5 DISTRICT LOT 265 PLAN 1406
------------------	---

from zone CS-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 Comprehensive Development Zone to Section 1101 in numerical order:

CD-759 Comprehensive Development 759 Zone (880 West 15th Street)

In the CD-759 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) The permitted Principal Use on the Lot shall be limited to:
 - (a) Retail-Service Group 1
 - (i) Accessory Rental Apartment Residential Use;
 - (ii) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
 - (iii) Accessory Off-Street Parking Use;
 - (iv) Accessory Home Office Use;

- (2) 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 2.5 times the Lot Area, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		2.0 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL (BONUS) DENSITY	POLICY REFERENCE
Secured Rental Housing	100% rental housing; 10% mid-market rental units	0.5 FSR	OCP section 2.2
TOTAL DENSITY		2.5 FSR	

- (3) A minimum of 10% of units shall have 3 bedrooms;
- (4) Lot Coverage of Principal Building shall not exceed a maximum of 85 percent;
- (5) Building Height:
 - (a) The Principal Building shall not exceed a Building Height of 17 metres (69 feet) as measured from the average Building Grades;
 - (b) Elevator and mechanical penthouses may project beyond the defined height in (4)(a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;
- (6) Section 607 shall be varied to permit an accessory Apartment Use on the second Storey and above;
- (7) Section 611(5) Siting shall be waived and replaced with the following siting requirements:
 - (a) The Principal Building shall be sited not less than:
 - (i) 3.972 meters (13 feet) from the lane (Rear Lot Line) to the north;
 - (ii) 2.38 meters (8 feet) from the lane (Rear Lot Line) to the north, to an unclosed balcony at the second level and above;

(8) Section 611(6) Building Width and Length shall be waived.

READ a first time on the <> day of <>, 2023.

READ a second time on the <> day of <>,
2023.

READ a third time on the <> day of <>, 2023.

ADOPTED on the <> day of <>, 2023.

MAYOR

CORPORATE OFFICE

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8958

A Bylaw to enter into a Housing Agreement (880 West 15th Street)

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

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

- 1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2023, No. 8958**” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759, 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 Jadasi Development (880 W 15th) Ltd. with respect to the lands referenced as 880 West 15th Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8958” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759).
- 3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

READ a first time on the <> day of <>, 2023.

READ a second time on the <> day of <>, 2023.

READ a third time on the <> day of <>, 2023.

ADOPTED on the <> day of <>, 2023.

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:

JADASI DEVELOPMENT (880 W 15TH) LTD.

5454 Cortez Crescent
North Vancouver, British Columbia,
V7R 4R4

(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 and beneficial owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Local Government Act*, RSBC 2015, c. 1 and 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 adopted 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, Planning and Development**” means the chief administrator of the Department of Planning of the City and their 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: 011-150-206
Legal Description: LOT A (REFERENCE PLAN 9784) BLOCK 5 DISTRICT LOT 265
PLAN 1406
- (j) “**Mid-Market Rental Units**” means the four 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 divide 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 five storey building to be constructed on the Lands to be used for Rental Purposes with 41 Dwelling Units, of which 37 Dwelling Units will be Market Rental Units and four 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, 2023, No. 8957”;
- (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, 2023, No. 8958” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759, 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 will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
 - (a) the Lands must not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and

- (c) no Rental Unit in the Residential Building must 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 must 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 will be no fewer than five three-bedroom units, 10 two-bedroom units, 20 one-bedroom units and six studio units or as otherwise approved in writing by the Director, Planning and Development in their discretion.
- 4.2 The four Mid-Market Rental Units will be provided in the following unit mix: one studio unit, one one-bedroom unit, one two-bedroom unit, and one three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director, Planning and Development with such approval to be granted in their discretion. The Owner will be entitled to determine the locations of the four Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner will enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the 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 and all Mid-Market Rental Units must be managed by one rental agent;

- (b) Compliance with Tenant Relocation Plan: INTENTIONALLY DELETED
- (c) 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. When a Mid-Market Rental Unit becomes available for a subsequent, new tenancy, the Owner will advertise the unit in accordance with the foregoing requirements for a period of at least one week;
- (d) Tenant Selection: the Owner will make the Mid-Market Rental Units available, both at the first tenancy and each subsequent tenancy, in the following order of priority:
- (i) If the Residential Building replaces an existing rental building, then tenants from the existing rental building on the Lands being replaced who have household incomes at or below the Maximum Household Income will be provided first right of refusal in the Mid-Market Rental Units, 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) Households who have been displaced from redevelopment elsewhere in the City who have household incomes at or below the Maximum Household Income will have second 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
 - (iii) 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;
 - (iv) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in sections 5.1(d)(i) to (iii) 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
 - (v) Tenants in Mid-Market Rental Units must not have an ownership interest in a residential property in the City or in a neighbouring municipality which the

tenant could otherwise occupy and the Owner will require confirmation from the prospective tenant that they meet this requirement at the time of tenancy;

- (vi) In determining whether a tenant meets the Maximum Household Income requirements or the requirement in section 5.1(d)(v), 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.
- (e) 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 below or at the permitted annual rent increase then set under the RT Act;
- (f) 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;
- (g) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith;
- (h) Information Regarding Unit Availability: If the City establishes a register for availability of Mid-Market Rental Units within the City, the Owner will provide to the City information regarding any Mid-Market Rental Units that become available for rent, in a form acceptable to the Director, Planning and Development;
- (i) 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, on an annual basis at the time of Business License renewal and upon any other 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 and notice of this Agreement which is required to be filed pursuant to the *Local Government Act*. 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 483 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 and notice of 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 & Development
Facsimile: 604.985.0576
Email: planning@cnv.org

The Owner: Jadasi Development (880 W 15th) Ltd.
5454 Cortez Crescent
North Vancouver, British Columbia,
V7R 4R4
Attention: Jamie da Silva
Email: jamie@jadasi.ca
Phone: 604-347-9654

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, 2023, No. 8958".

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.