



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, JULY 8, 2024 AT 6:00 PM

Watch Livestream at cnv.org/LiveStreaming
View complete Agenda Package at cnv.org/CouncilMeetings

The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and Səlílwətał (Tsleil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 8, 2024

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, June 24, 2024

PUBLIC INPUT PERIOD

CONSENT AGENDA

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

BYLAWS – ADOPTION

- *3. “Temporary Loan Authorization Bylaw, 2024, No. 9032”
- *4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9033” (QKD Construction Ltd., 457 West 14th Street, RS-2)
- *5. “Housing Accelerator Reserve Fund Bylaw, 2024, No. 9061”

DELEGATION

Shaun Mitha, President, and Bruce Peters, Vice President,
Lonsdale Centre Business Improvement Area Society
– The Lonsdale Centre Business Improvement Area Society

REPORTS

6. Grant Funding Request from the Lonsdale Centre Business Improvement Area Society
7. Rezoning Application: 528 East 7th Street (Robert Blaney)

BYLAW – FIRST, SECOND AND THIRD READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 8995” (Robert Blaney, 528 East 7th Street, RS-2)

REPORT

9. 2024 Appropriations #2.1 – Housing Accelerator Fund Projects

NOTICE OF MOTION

10. Proliferation of Currency Exchanges in the City of North Vancouver
– Councillor Shahriari

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 8, 2024

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, June 24, 2024

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 may only speak on the same matter once in a 3-month period.

Speakers during the Public Input Period are permitted to join the meeting in person in the Council Chamber or electronically via Webex. There are 2 ways to sign up to speak during the Public Input Period.

- 1) **IN PERSON:** Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:50pm on the day of the Council meeting.
- 2) **ELECTRONICALLY VIA WEBEX:** Speakers who choose to participate 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 604-990-4234. These pre-registrants will receive instructions by email or phone on the afternoon before the Council meeting.

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 provides an opportunity for comment only and places the speaker’s concern on record, without the expectation of a response from Council. Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2), including Zoning Bylaws for which a Public Hearing will not be held or is prohibited under section 464 of the *Local Government Act*.

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

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

CONSENT AGENDA

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

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *3. “Temporary Loan Authorization Bylaw, 2024, No. 9032”

RECOMMENDATION:

THAT “Temporary Loan Authorization Bylaw, 2024, No. 9032” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9033” (QKD Construction Ltd., 457 West 14th Street, RS-2)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9033” (QKD Construction Ltd., 457 West 14th Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *5. “Housing Accelerator Reserve Fund Bylaw, 2024, No. 9061”

RECOMMENDATION:

THAT “Housing Accelerator Reserve Fund Bylaw, 2024, No. 9061” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

DELEGATION

Shaun Mitha, President, and Bruce Peters, Vice President,
Lonsdale Centre Business Improvement Area Society

Re: The Lonsdale Centre Business Improvement Area Society

Item 6 refers.

REPORTS

6. Grant Funding Request from the Lonsdale Centre Business Improvement Area Society – File: 13-6750-20-0006/1

Report: Manager, Economic Development, June 26, 2024

RECOMMENDATION:

PURSUANT to the report of the Manager, Economic Development, dated June 26, 2024, entitled “Grant Funding Request from the Lonsdale Centre Business Improvement Area Society”:

THAT \$30,000 be provided as a grant to the Lonsdale Centre Business Improvement Area Society to assist with its efforts to create a Lonsdale Centre Business Improvement Area;

AND THAT staff be directed to provide an information update on the use of funds and activities undertaken around the end of 2024.

7. Rezoning Application: 528 East 7th Street (Robert Blaney)
– File: 08-3400-20-0113/1

Report: Planning Assistant, June 19, 2024

RECOMMENDATION:

PURSUANT to the report of the Planning Assistant, dated June 19, 2024, entitled “Rezoning Application: 528 East 7th Street (Robert Blaney)”:

THAT the application submitted by Robert Blaney, to rezone the property located at 528 East 7th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 8995” (Robert Blaney, 528 East 7th Street, RS-2) be considered for first, second and third readings with no Public Hearing held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited]*.

Item 8 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 8995” (Robert Blaney, 528 East 7th Street, RS-2)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 8995” (Robert Blaney, 528 East 7th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 8995” (Robert Blaney, 528 East 7th Street, RS-2) be given third reading.

REPORT

9. 2024 Appropriations #2.1 – Housing Accelerator Fund Projects
– File: 05-1705-30-0019/2024

Report: Chief Financial Officer, June 26, 2024

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated June 26, 2024, entitled “2024 Appropriations #2.1 – Housing Accelerator Fund Projects”:

THAT (Funding Appropriation #2412) an amount of \$3,675,000 be appropriated from the Housing Accelerator Reserve for the purpose of funding the 2024-2028 Capital Plan;

AND THAT should any of the amount remain unexpended as at December 31, 2027, the unexpended balance shall be returned to the credit of the Housing Accelerator Reserve.

NOTICE OF MOTION

10. Proliferation of Currency Exchanges in the City of North Vancouver
– File: 09-4320-20-0001/2024

Submitted by Councillor Shahriari

RECOMMENDATION:

WHEREAS the number of currency exchanges in the City of North Vancouver has noticeably increased over the past few years, particularly in the Central Lonsdale area of the City;

WHEREAS financial services, such as currency exchanges, that are located at the street level do not add sufficiently to the vibrancy, balance and diversity of the street-level experience as envisioned by the City of North Vancouver Strategic Plan, which calls for “A Vibrant City” with the objective to “activate public spaces – parks, streets, plazas, outdoor areas – for residents to gather together, interact and engage in activities”;

WHEREAS the City of North Vancouver plans include projects such as Lonsdale Great Street, with the aim of reimagining, revitalizing and repurposing Central Lonsdale Avenue as a ‘great street’ to support commercial activity, enhance esthetics, walkability, vibrancy and history;

AND WHEREAS the City of North Vancouver restricts the number of licences for cannabis and liquor stores across the City and does not prescribe the use of financial services in Retail Service Group 1A;

THEREFORE BE IT RESOLVED that staff prepare a recommendation to Council that would limit the number and/or location of currency exchanges operating in the City.

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

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

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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, JUNE 24, 2024

PRESENT

COUNCIL MEMBERS

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

**participated electronically*

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
K. Graham, Corporate Officer
J. Peters, Manager, Legislative and Election Services
L. Sawrenko, Chief Financial Officer
D. Van Heerden, Manager, Financial Planning
P. Manarovici, Controller
H. Granger, City Solicitor
K. Magnusson, Director, Engineering, Parks and Environment
S. Galloway, Director, Planning and Development
J. Draper, Deputy Director, Planning and Development
M. Friesen, Manager, Planning (Urban Regeneration and Analytics)
R. de St. Croix, Manager, Planning (City Design and Planning)
H. Evans, Community Planner
K. Taylor, Community Planner
L. Wambaa, Development Planner
L. Mulleder, Development Planner
M. Menzel, Development Planner
M. Chan, Director, Real Estate, Facilities and Economic Development
B. Lightfoot, Manager, Real Estate
E. Doran, Director, People, Culture and Transformation
M. Trespalacios, Diversity, Equity and Inclusion Leader
A. Gibbs, Sr. Manager, Communications and Engagement
D. Foldi, Sr. Project Manager
H. van Gelderen, Legislative Services Advisor

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Bell

1. Regular Council Meeting Agenda, June 24, 2024

CARRIED UNANIMOUSLY

R2024-06-24/1

ADOPTION OF MINUTES

Moved by Councillor Shahriari, seconded by Councillor Girard

2. Regular Council Meeting Minutes, June 17, 2024

CARRIED UNANIMOUSLY

R2024-06-24/2

PUBLIC INPUT PERIOD

Moved by Councillor McIlroy, seconded by Councillor Girard

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

CARRIED UNANIMOUSLY

- Patrick Stafford-Smith, North Vancouver, spoke in support of Item 8 – CNV Community Wellbeing Strategy.
- Lisa Hubbard, North Vancouver, spoke in support of Item 8 – CNV Community Wellbeing Strategy.
- Brendan Burge, North Vancouver, spoke regarding disc golf in Eastview Park.
- Wendy McCulloch, North Vancouver, spoke in support of Item 8 – CNV Community Wellbeing Strategy.
- Murray Mollard, North Vancouver, spoke in support of Item 8 – CNV Community Wellbeing Strategy.
- Aaron Turner, North Vancouver, spoke of concerns regarding Item 8 – CNV Community Wellbeing Strategy.

CONSENT AGENDA

Moved by Councillor McIlroy, seconded by Councillor Valente

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAW – ADOPTION

- 3 “Financial Plan for the Years 2024 to 2028 Bylaw, 2024, No. 9016, Amendment Bylaw, 2024, No. 9024” (Revised Financial Plan)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Financial Plan for the Years 2024 to 2028 Bylaw, 2024, No. 9016, Amendment Bylaw, 2024, No. 9024” (Revised Financial Plan) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2024-06-24/3

CONSENT AGENDA – Continued

REPORTS

4. Report Required under *Local Government (Green Communities) Statutes Amendment Act, 2008* – File: 05-1610-01-0001/2023

Report: Chief Financial Officer, June 12, 2024

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated June 12, 2024, entitled “Report Required under *Local Government (Green Communities) Statute Amendment Act, 2008*”:

THAT the report be received and filed.

(CARRIED UNANIMOUSLY BY CONSENT)

R2024-06-24/4

5. 2023 Statement of Financial Information – File: 05-1880-20-0008/2023

Report: Chief Financial Officer, June 12, 2024

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated June 12, 2024, entitled “2023 Statement of Financial Information”:

THAT the Statement of Financial Information for the year ended December 31, 2023, be approved and forwarded to the Ministry of Municipal Affairs.

(CARRIED UNANIMOUSLY BY CONSENT)

R2024-06-24/5

END OF CONSENT AGENDA

PUBLIC MEETING – 2023 Annual Municipal Report

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT the meeting recess to the Public Meeting regarding the “2023 Annual Municipal Report”.

CARRIED UNANIMOUSLY

The meeting recessed to the Public Meeting at 6:30 pm and reconvened at 6:42 pm.

REPORT

6. 2023 Annual Municipal Report – File: 01-0640-20-0001/2023

Report: Chief Financial Officer, June 12, 2024

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated June 12, 2024, entitled, “2023 Annual Municipal Report”:

THAT the 2023 Annual Municipal Report be approved.

CARRIED UNANIMOUSLY

R2024-06-24/6

DELEGATION

Hussan Morelli, Erin Behncke, Kevin Dickie, Sasha McGrenera and Luke Saville,
North Shore Young Civic Forum

Re: Revitalizing North Vancouver’s Community through Public Spaces

Hussan Morelli, Erin Behncke, Kevin Dickie, Sasha McGrenera and Luke Saville, North Shore Young Civic Forum, provided a PowerPoint presentation regarding “Revitalizing North Vancouver’s Community through Public Spaces” and responded to questions from Council.

CORRESPONDENCE

7. Murray Mollard, Executive Director, North Shore Community Resources,
June 11, 2024 – File: 01-0230-01-0001/2024

Re: North Shore Young Civic Forum

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the correspondence from Murray Mollard, Executive Director, North Shore Community Resources, dated June 11, 2024, regarding the “North Shore Young Civic Forum”, be received for information with thanks.

CARRIED UNANIMOUSLY

R2024-06-24/7

PRESENTATION

Community Wellbeing Strategy – Manager, City Planning and Design

The Manager, City Planning and Design, and Community Planner provided a PowerPoint presentation regarding the “Community Wellbeing Strategy” and responded to questions from Council.

REPORTS

8. City of North Vancouver Community Wellbeing Strategy – File: 10-5080-20-0003/1

Report: Manager, City Planning and Design, June 12, 2024

Moved by Councillor Shahriari, seconded by Councillor Girard

PURSUANT to the report of the Manager, City Planning and Design, dated June 12, 2024, entitled “City of North Vancouver Community Wellbeing Strategy”:

THAT the City of North Vancouver Community Wellbeing Strategy be endorsed;

THAT staff report back to Council with updates regarding progress and priority projects outlined in the Community Wellbeing Strategy, starting 2025;

AND THAT Skwxwú7mesh Úxwumixw (Squamish Nation), səlilwətał (Tsleil-Waututh Nation), multiple agencies and community members that contributed input, information and expertise to the plan be thanked for their contributions and provided with a copy of the Community Wellbeing Strategy.

CARRIED UNANIMOUSLY

R2024-06-24/8

Councillor Girard left the meeting at 8:35 pm and returned at 8:36 pm.

9. City of North Vancouver Accessibility Plan – File: 07-2830-01-0001/2024

Report: Leader, Diversity, Equity and Inclusion, June 12, 2024

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Leader, Diversity, Equity and Inclusion, dated June 12, 2024, entitled “CNV Accessibility Plan”:

THAT the work to begin development of the CNV Accessibility Plan be approved.

CARRIED UNANIMOUSLY

R2024-06-24/9

10. Rezoning Application: 457 West 14th Street (QKD Construction Ltd.)
– File: 08-3400-20-0092/1

Report: Planner 2, June 5, 2024

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Planner 2, dated June 5, 2024, entitled “Rezoning Application: 457 West 14th Street (QKD Construction Ltd.)”:

THAT the application submitted by QKD Construction Ltd., to rezone the property located at 457 West 14th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered with no Public Hearing being held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited]*;

Continued...

REPORTS – Continued

10. Rezoning Application: 457 West 14th Street (QKD Construction Ltd.)
– File: 08-3400-20-0092/1 – Continued

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024 No. 9033” (QKD Construction Ltd., 457 West 14th Street, RS-2) be considered for first, second and third readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*.

CARRIED UNANIMOUSLY

R2024-06-24/10

BYLAW – FIRST, SECOND AND THIRD READINGS

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9033” (QKD Construction Ltd., 457 West 14th Street, RS-2)

Moved by Councillor Bell, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9033” (QKD Construction Ltd., 457 West 14th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9033” (QKD Construction Ltd., 457 West 14th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-06-24/11

REPORT

12. Zoning Bylaw Amendment for 1612 St. Georges Avenue (Domus Projects Ltd.)
– File: 08-3400-20-0088/1

Report: Planner 3, June 5, 2024

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 3, dated June 5, 2024, entitled “Zoning Bylaw Amendment for 1612 St. Georges Avenue (Domus Projects Ltd.)”:

THAT the application submitted by Domus Projects Ltd., to rezone the property located at 1612 St. Georges Avenue from a RM-1 Zone to a Comprehensive Development Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9055” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764) be considered for first, second and third readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

Continued...

REPORT – Continued

12. Zoning Bylaw Amendment for 1612 St. Georges Avenue (Domus Projects Ltd.)
– File: 08-3400-20-0088/1 – Continued

THAT “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764) be considered for first, second and third readings;

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.

CARRIED UNANIMOUSLY

R2024-06-24/12

BYLAWS – FIRST, SECOND AND THIRD READINGS

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9055” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9055” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9055” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764) be given third reading.

CARRIED UNANIMOUSLY

R2024-06-24/13

14. “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments) be given first and second readings;

AND THAT “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments) be given third reading.

CARRIED UNANIMOUSLY

R2024-06-24/14

REPORTS

15. 2024 Round One Community Grant Recommendations – File: 05-1850-20-0005/2024

Report: Community Planner, Planning (Urban Regeneration and Analytics),
June 12, 2024

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Community Planner, Planning (Urban Regeneration and Analytics), dated June 12, 2024, entitled “2024 Round One Community Grant Recommendations”:

THAT grants be allocated to the following organizations, in the total amount of \$198,300, from the 2024 Community Grants budget:

Athletics for Kids Financial Assistance (B.C.) – Program – Sport4Life Grant Program	\$3,000
Avalon Recovery Society (Avalon Women's Centre North Shore) – Operating	\$2,500
Avalon Recovery Society (Avalon Women's Centre North Shore) – Program – Counselling Program	\$10,000
Avalon Recovery Society (Avalon Women's Centre North Shore) – Program – Operating Hours Expansion	\$2,500
Backpack Buddies – Operating	\$500
Backpack Buddies – Program – Backpack Buddies	\$4,000
Bastille Day Festival Society – Program – Bastille Day Event	1,500
BC Pets & Friends – Operating	\$3,000
Big Brothers of Greater Vancouver – Operating	\$1,500
Big Brothers of Greater Vancouver – Program – Community Mentoring	\$1,500
Big Sisters of BC Lower Mainland – Operating	\$1,500
Big Sisters of BC Lower Mainland – Program – Big Sisters Mentoring	\$1,500
Big Sisters of BC Lower Mainland – Program – Study Buddy	\$1,500
Canadian Liver Foundation, BC/Yukon Region – Program – 2024 LIVERight Health Forum	\$500
Canadian Mental Health Assn. – North and West Vancouver Branch – Operating	\$4,500
Canadian Mental Health Assn. – North and West Vancouver Branch – Program – Circle of Care Housing Program	\$5,000

Continued...

REPORTS – Continued

15. 2024 Round One Community Grant Recommendations – File: 05-1850-20-0005/2024
– Continued

The Cinderella Project Society – Program – Boutique Day	\$1,000
Crisis Intervention & Suicide Prevention Centre of BC – Operating	\$5,000
Dutch Network – Program – Dutch Festival / Koningsdag	\$1,500
Family Services of the North Shore – Program – Baby Basics and Breastfeeding	\$10,000
Foundations for Social Change – Program – New Leaf Expansion Program	\$7,500
Get Out and Play – Program – 7 th Annual GOAP Family Sports Day	\$1,000
Greater Vancouver Law Students' Legal Advice Society – Program – Law Students' Legal Advice Program (LSLAP)	\$2,000
Greater Vancouver Youth Unlimited North Shore – Program – Mobile Youth Drop-In	\$7,500
Highlands United Church – Program – Shelter to Home	\$5,000
Hollyburn Community Services Society – Operating	\$1,000
Hollyburn Community Services Society – Program – Free Trauma Informed Counselling	\$2,500
Hollyburn Community Services Society – Program – Hockey Heroes and Summer Program	\$1,000
Hollyburn Community Services Society – Program – Seniors at Housing Risk	\$2,500
Hollyburn Community Services Society – Program – Supporting Seniors to Remain Housed	\$2,500
Immigrant Link Centre Society – Operating	\$8,000
Iranian Laughter Club – Operating	\$500
Iranian Laughter Club – Train the Trainer	\$1,000
Junior Achievement of BC (JABC) – Program – Financial Literacy for City of North Vancouver Youth	\$4,000
KidSport North Shore – Program – Squamish Nation Project	\$5,000
Lionsview Seniors' Planning Society – Operating	\$2,800
Lionsview Seniors' Planning Society – Program – North Vancouver City Seniors' Action Committee	\$400
Lionsview Seniors' Planning Society – Program – Services to Seniors Coalition/Planning Table	\$600
Living Systems: Family Systems Counselling, Education, Training & Research Society – Program – Parenting and Marriage Counselling	\$3,000
Lookout Housing and Health Society – Operating	\$5,000
Lumara Grief & Bereavement Care Society – Program – Family Grief Support	\$2,500

Continued...

REPORTS – Continued

15. 2024 Round One Community Grant Recommendations – File: 05-1850-20-0005/2024
– Continued

North Shore Disability Resource Centre – Program – Information and Advocacy	\$3,000
North Shore Disability Resource Centre – Program – Multi-Sensory Van Outreach Program	\$1,000
North Shore Disability Resource Centre – Program – Summer Bursary Program	\$2,500
North Shore Keep Well Society – Operating	\$2,000
North Shore Multicultural Society (dba as Impact North Shore) – Operating	\$3,000
North Shore Multicultural Society (dba as Impact North Shore) – Program – Anti-Racism Programming	\$1,000
North Shore Multicultural Society (dba as Impact North Shore) – Program – Community Bridging	\$4,000
North Shore Polish Association Belweder – Program – Polish Festival Vancouver	\$1,500
North Shore Safety Council – Operating	\$2,000
North Shore Safety Council – Program – Be Bright, Be Seen	\$1,000
North Shore Stroke Recovery Centre – Operating	\$5,000
North Shore Table Tennis Club Society – Operating	\$500
North Shore Table Tennis Club Society – Program – Happy Hands Adapted Table Tennis Program	\$1,500
North Shore Table Tennis Club Society – Program – Table Tennis for Brain Health	\$1,500
North Shore Table Tennis Club Society – Program – Youth Table Tennis Program	\$1,500
North Shore Women's Centre – Program – North Shore Coordinating Committee to End Violence Against Women in Relationships	\$4,000
North Shore Women's Centre – Program – Separation Support Group	\$3,000
North Shore Writers Association – Operating	\$500
Odihi – Program – Bigger Ideas Conference	\$500
Pathways Serious Mental Illness Society – Operating	\$4,000
Pathways Serious Mental Illness Society – Awareness and Early Prevention	\$2,500
Quest Outreach Society – Operating	\$2,000
Quest Outreach Society – Program – Food Recovery and Redistribution Program	\$5,000
Special Olympics British Columbia Society – North Shore – Program - SOBC North Shore Sports Program	\$2,000
Spinal Cord Injury BC – Program – Peer Support Program	\$2,000

Continued...

REPORTS – Continued

15. 2024 Round One Community Grant Recommendations – File: 05-1850-20-0005/2024 – Continued

St. Andrew's United Church – Program – St. Andrew's Community Meal Program	\$5,000
Vancouver Adaptive Snow Sports – Operating	\$1,500
Vancouver Adaptive Snow Sports – Program – Adaptive Learn to Ski	\$1,500
Volunteer Cancer Drivers Society – Operating	\$1,500
TOTAL	\$198,300

AND THAT the following organizations be notified that their application for a 2024 Community Grant will not be funded:

Dundarave Festival of Lights Society – Operating
Latincouver Cultural & Business Society – Program – Flamenco & Tango Moments 2024
Latincouver Cultural & Business Society – Program – Trail of Coffee
North Shore Polish Association Belweder – Operating
North Shore Polish Association Belweder – Program – Canadian Polish Active Club – Seniors Club for Over 55

CARRIED UNANIMOUSLY

R2024-06-24/15

16. Statutory Right of Way in Favour of BC Hydro over City-Owned Leasehold Lands at 1866 Rufus Drive – File: 02-0870-01-0001/2024

Report: Manager, Real Estate, June 3, 2024

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Real Estate, dated June 3, 2024, entitled “Statutory Right of Way in Favour of BC Hydro over City-Owned Leasehold Lands at 1866 Rufus Drive”:

THAT staff be authorized to negotiate a statutory right of way agreement with BC Hydro to secure the delivery and provision of hydroelectric services to properties located at or near 1866 Rufus Drive, and allow such agreement to be registered on the lands, as required;

AND THAT the Mayor and Corporate Officer be authorized to execute the statutory right of way, as described in the report.

CARRIED UNANIMOUSLY

R2024-06-24/16

REPORTS – Continued

17. 2024 Appropriations #2 – File: 05-1705-30-0019/2024

Report: Chief Financial Officer, June 12, 2024

Moved by Councillor McIlroy, seconded by Councillor Shahriari

PURSUANT to the report of the Chief Financial Officer, dated June 12, 2024, entitled “2024 Appropriations #2”:

THAT (Funding Appropriation #2413) an amount of \$4,907,676 be appropriated from the General Capital Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2414) an amount of \$1,145,000 be appropriated from the Civic Amenity Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2415) an amount of \$2,047,943 be appropriated from the Civic Amenity Harry Jerome Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2416) an amount of \$2,521,422 be appropriated from the Tax Sale Land Interest Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2417) an amount of \$320,000 be appropriated from the Infrastructure Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2418) an amount of \$80,000 be appropriated from the Heritage Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2420) an amount of \$935,000 be appropriated from the Engineering Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2421) an amount of \$3,952 be appropriated from the Justice Building Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2422) an amount of \$43 be appropriated from the General Equipment Reserve for the purpose of funding the 2024-2028 Capital Plan;

AND THAT should any of the amounts remain unexpended as at December 31, 2027, the unexpended balances shall be returned to the credit of the respective reserves.

CARRIED UNANIMOUSLY

R2024-06-24/17

REPORTS – Continued

18. Temporary Loan Authorization Bylaw, 2024, No. 9032 – File: 05-1760-01-0001/2024

Report: Chief Financial Officer, June 12, 2024

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Chief Financial Officer, dated June 12, 2024, entitled “Temporary Loan Authorization Bylaw, 2024, No. 9032”:

THAT “Temporary Loan Authorization Bylaw, 2024, No. 9032” be considered;

AND THAT the Chief Financial Officer and City Solicitor be authorized to execute all loan documentation required to establish a Temporary Borrowing facility with the Municipal Finance Authority of B.C., as contemplated in Bylaw No. 9032.

CARRIED UNANIMOUSLY

R2024-06-24/18

BYLAW – FIRST, SECOND AND THIRD READINGS

19. “Temporary Loan Authorization Bylaw, 2024, No. 9032”

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Temporary Loan Authorization Bylaw, 2024, No. 9032” be given first and second readings;

AND THAT “Temporary Loan Authorization Bylaw, 2024, No. 9032” be given third reading.

CARRIED UNANIMOUSLY

R2024-06-24/19

REPORT

20. Housing Accelerator Reserve Fund – File: 05-1705-01-0001/2024

Report: Chief Financial Officer, June 12, 2024

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Chief Financial Officer, dated June 12, 2024, entitled “Housing Accelerator Reserve Fund”:

THAT “Housing Accelerator Reserve Fund Bylaw, 2024, No. 9061” be considered.

CARRIED UNANIMOUSLY

R2024-06-24/20

BYLAW – FIRST, SECOND AND THIRD READINGS

21. “Housing Accelerator Reserve Fund Bylaw, 2024, No. 9061”

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Housing Accelerator Reserve Fund Bylaw, 2024, No. 9061” be given first and second readings;

AND THAT “Housing Accelerator Reserve Fund Bylaw, 2024, No. 9061” be given third reading.

CARRIED UNANIMOUSLY

R2024-06-24/21

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

COUNCIL REPORTS

Councillor Valente reported on his attendance as a speaker at the Let’s Keep Moving – Active Transportation Summit 2024, held June 18-19, 2024 in New Westminster, BC.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Shahriari, seconded by Councillor Bell

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:28 pm.

“Certified Correct by the Acting Corporate Officer”

ACTING CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9032

A Bylaw to authorise temporary borrowing for the purpose of the design and construction of a new North Shore Neighbourhood House and City Parks

WHEREAS it is provided by S. 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out;

WHEREAS the Council has adopted “North Shore Neighborhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006”, authorizing borrowing for the purpose of the construction of a new North Shore Neighborhood House and two City-owned Parks: Kings Mill Walk Park and 1600 Eastern Park, in the amount of Fifty Five million Seven Hundred thousand dollars (\$55,700,000);

AND WHEREAS the sale of debentures have been temporarily deferred;

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 “**Temporary Loan Authorization Bylaw, 2024, No. 9032**”.
2. The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of Fifty Five million Seven Hundred thousand dollars (\$55,700,000), as the same may be required.
3. The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and Corporate Officer.
4. The money so borrowed shall be used solely for the purposes set out in “North Shore Neighborhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006”.
5. The proceeds from the sale of debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

READ a first time on the 24th day of June, 2024.

READ a second time on the 24th day of June, 2024.

READ a third time on the 24th day of June, 2024.

ADOPTED on the <> day of <>, 2024.

MAYOR

ACTING CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9033

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, 2024, No. 9033**” (QKD Construction Ltd., 457 West 14th Street, RS-2).
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 457 West 14th Street and legally described below as henceforth being transferred, added to and forming part of RS-2 (One-Unit Residential 2 Zone):

PID: 015-142-418	LOT 2 BLOCK 65 DISTRICT LOT 271 PLAN 750
------------------	--

from zone RS-1.

READ a first time on the 24th day of June, 2024.

READ a second time on the 24th day of June, 2024.

READ a third time on the 24th day of June, 2024.

ADOPTED on the <> day of <>, 2024.

MAYOR

ACTING CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9061

**A Bylaw to establish a reserve fund for the capital and planning purposes
of the Housing Accelerator Fund.**

WHEREAS Section 188 of the Community Charter allows the establishment by Council of a Reserve Fund for a specified purpose;

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 Accelerator Reserve Fund Bylaw, 2024, No. 9061**”.
2. Monies received from the Canada Mortgage and Housing Corporation, as a part of the Housing Accelerator Fund, shall be contributed to the Housing Accelerator Reserve Fund.
3. Monies in this Reserve Fund shall only be used for:
 - A. Investments in Housing Accelerator Fund Action Plans:
 - (1) Any initiative included in the action plan and approved by Canada Mortgage and Housing Corporation;
 - B. Investments in Affordable Housing:
 - (1) Construction of affordable housing;
 - (2) Repair or modernization of affordable housing;
 - (3) Land or building acquisition for affordable housing;
 - C. Investments in Housing-Related Infrastructure:
 - (1) Drinking water infrastructure that supports housing;
 - (2) Wastewater infrastructure that supports housing;
 - (3) Solid waste management that supports housing;
 - (4) Public transit that supports housing;
 - (5) Community energy systems that supports housing;
 - (6) Disaster mitigation that supports housing;
 - (7) Brownfield redevelopment that supports housing;
 - (8) Broadband and connectivity that supports housing;
 - (9) Capacity building that supports housing;
 - (10) Site preparation for housing developments;

D. Investments in Community-Related Infrastructure that Supports Housing:

- (1) Local roads and bridges that supports housing;
- (2) Sidewalks, lighting, bicycle lanes that supports housing;
- (3) Fire halls that support housing;
- (4) Landscaping and green space that supports housing.

READ a first time on the 24th day of June, 2024.

READ a second time on the 24th day of June, 2024.

READ a third time on the 24th day of June, 2024.

ADOPTED on the <> day of <>, 2024.

MAYOR

ACTING CORPORATE OFFICER

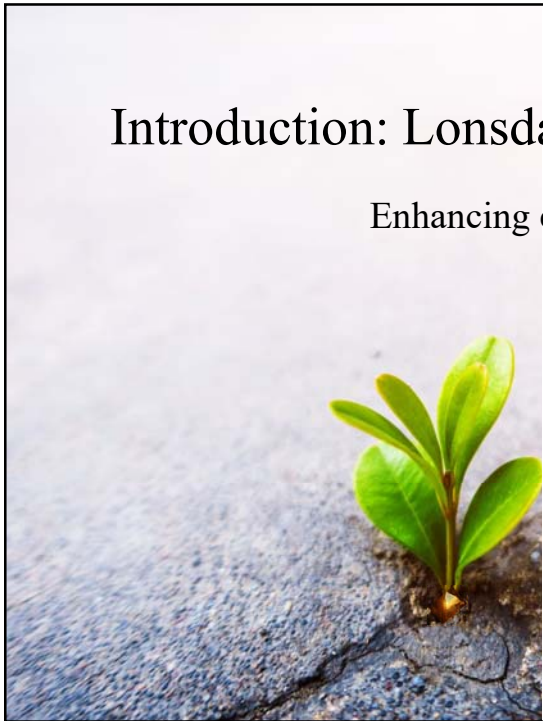


The Lonsdale Centre
Business Improvement
Area Society





Current Achievements



Introduction: Lonsdale Centre BIA Society

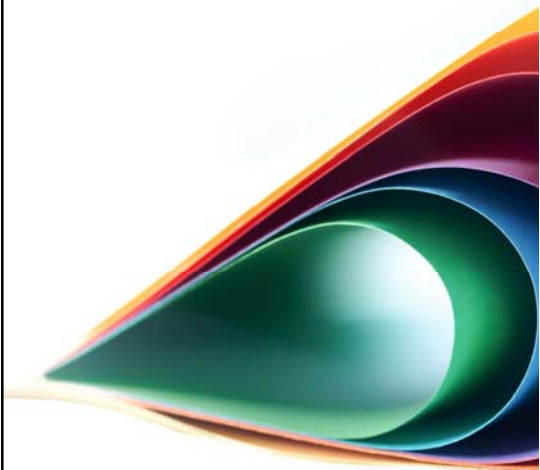
Enhancing economic vitality and quality of life.

What Are Our Current Achievements:

- ✓ Registered Society
- ✓ Incorporated Directors and elected Executive board
- ✓ Established Constitution, Bylaws & Guideline's
- ✓ Held Directors' meetings
- ✓ Defined proposed BIA boundaries
- ✓ Outreach via emails and Canada Post



To Create A Vibrant, Thriving Community:



Our Vision:

- Forming committees
- Planning future events
- Community outreach
- Increasing engagement
- Campaigns with local paper

The Community Impact:

- Engage and enhance local business involvement
- Positive community feedback



Future Funds:

- Annual financial planning
- Community event planning

BIA Start-up & Grant Request

- Administrative tasks
- Community outreach and engagement
- Social media presence
- Spreading awareness



Next Steps:

Immediate action:

- Strategic action plan
- Community out-reach

Moving forward:

- Recruiting paid support staff
- Recruiting volunteers

Goal: To create a vibrant, supportive business environment





Call for Action:




Support from City Council is crucial

Start-up Funds are Essential For BIA Goals



The Lonsdale Centre
Business Improvement
Area Society



 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
REAL ESTATE, FACILITIES AND ECONOMIC DEVELOPMENT

COUNCIL REPORT

To: Mayor Linda Buchanan and Members of Council

From: Siobian Smith, Manager, Economic Development

Subject: GRANT FUNDING REQUEST FROM THE LONSDALE CENTRE
BUSINESS IMPROVEMENT AREA SOCIETY

Date: June 26, 2024 File No: 13-6750-20-0006/1

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

RECOMMENDATION

PURSUANT to the report of the Manager, Economic Development, dated June 26, 2024, entitled “Grant Funding Request from the Lonsdale Centre Business Improvement Area Society”:

THAT \$30,000 be provided as a grant to the Lonsdale Centre Business Improvement Area Society to assist with its efforts to create a Lonsdale Centre Business Improvement Area;

AND THAT staff be directed to provide an information update on the use of funds and activities undertaken around the end of 2024.

ATTACHMENTS

1. Attachment 1: Letter from Lonsdale Centre BIA Society, May 24, 2024 (CityDocs [2541392](#))
2. Attachment 2: Map of Central Lonsdale Area (CityDocs [2540705](#))
3. Attachment 3: Lonsdale Centre BIA Society Incorporation Documents: Certificate of Incorporation, Executive Board and Directors, May 6 2024 Meeting Minutes (CityDocs [2540721](#))
4. Attachment 4: Council Report dated July 6, 2022 – Request for Funding from the Lonsdale Business Improvement Area Society (CityDocs [2541397](#))
5. Attachment 5: Grant budget proposal (CityDocs [2540724](#))

SUMMARY

Over the last few years several business owners in the central Lonsdale area have been working together to coalesce efforts to establish a Business Improvement Area (BIA). The Lonsdale Centre Business Improvement Area Society became a registered society in May 2024 and is seeking a \$30,000 grant from the City to support local business mobilization and preparation for a BIA petition process.

BACKGROUND

Led by a group of businesses in central Lonsdale, the Lonsdale Centre Business Improvement Area Society (the Society) was incorporated on May 13, 2024, to pursue the formation of a BIA specifically for central Lonsdale. The geographic area for the proposed BIA is focused on the commercial corridor between 8th and 24th streets (area map in Attachment 2). The newly formed Society is comprised of members from a variety of sectors, including financial services, food and beverage, and health services. The list of the Executive Board and Incorporating Directors for the Society is attached (Attachment 3). The Society currently has 4 executive board members, 9 directors, 127 general members, and 2 volunteer members.

This is the second attempt to establish a BIA in the central Lonsdale area. In July 2022, a similar request for funding from the Lonsdale Business Improvement Area Society was granted by Council (Council Report in Attachment 4). This former group encountered challenges in mobilizing during a difficult post-pandemic time for businesses. The issued grant was returned in full to the City in 2023.

BIAs are established in accordance with legal procedures under the British Columbia Community Charter. The Society is requesting grant funding of \$30,000 from the City to assist with its efforts to form a BIA. The Society is proposing to utilize the funds to support mobilization of the local business community, and preparation for the petition process to owners of Class 6 (i.e., Business and Other) properties in the central Lonsdale area. There are approximately 744 businesses associated with Class 6 parcels within the proposed BIA boundary. The Society's budget proposal indicates the anticipated costs over the next twelve months, and includes establishing a website, printing costs for information distribution, and administrative costs, amongst other spending categories (Society's budget proposal in Attachment 5).

DISCUSSION

The establishment of a BIA in the central Lonsdale area aligns with Council's Strategic Plan. The expansion of BIAs throughout the City, and the revitalization of central Lonsdale are two priority initiatives within this plan. Additionally, a BIA in central Lonsdale aligns with the Official Community Plan (OCP), which supports the Lonsdale Regional City Centre as the urban core of the City. Furthermore, it aligns with the City's Economic Strategy which emphasizes creating world-class, multi-functional public places and building a future-focused and resilient local economy. An active business community is critical to inform locally relevant city policies and processes.

The City continues to prioritize its commitment to the revitalization of central Lonsdale. The Lonsdale Great Street project is an example of this ongoing commitment. This comprehensive inter-departmental project involves engaging a broad spectrum of interest holders, including businesses, property owners, residents, visitors, and patrons of local businesses, to name a few. A BIA in the central Lonsdale area would be beneficial to support the Lonsdale Great Street project implementation, particularly in relation to engaging interest holders, and advocating for local business initiatives in the central Lonsdale area.

The benefits of BIAs have been demonstrated by the existing Lower Lonsdale Business Improvement Area (LLBIA). Since its establishment in 2016, the LLBIA has been increasingly active and engaged in the business community. The LLBIA provides a voice for its members and promotes the neighbourhood with an aim to enhance destination recognition and increased visitation to the lower Lonsdale area. BIAs can bring other benefits including commercial tenant retention and attraction, improved public realm maintenance, and street-level animation through events and placemaking. There are over 60 BIAs currently active throughout British Columbia.

FINANCIAL IMPLICATIONS

Should a grant be issued, the Finance Department has confirmed that the \$30,000 would be sourced from funds returned by the Lonsdale Business Improvement Area Society in 2023.

As part of ongoing coordination with the Society, Staff will provide an information update to Council on the use of funds and activities undertaken by the Society around the end of 2024.

INTER-DEPARTMENTAL IMPLICATIONS

The establishment of a BIA for the central Lonsdale area will strengthen the City's engagement with the local business community and creates a cohesive body to collaborate with many City initiatives and efforts. Several departments have ongoing initiatives that will be able to engage with the Society to enhance information sharing and feedback, including the Curb Access and Parking Plan, Lonsdale Great Street, the health cluster, and Open Streets. This report was prepared with input from the Finance Department.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The establishment of a BIA in central Lonsdale would deliver on priorities in the Council Strategic Plan for 2022-2026:

- *A Prosperous City*: Foster the expansion of Business Improvement Associations throughout the City;
- *A Vibrant City*: Reimagine, revitalize and repurpose central Lonsdale Avenue as a 'great street' to support commercial activity, enhance esthetics, walkability, vibrancy and history.

This initiative also supports an objective of the OCP in relation to the role of Lonsdale as the urban core of the City as part of the designation as a Regional City Centre. The City's Economic Strategy would also be able to leverage the creation of a BIA to support medium and longer-term efforts to create world-class multi-functional public places and build a future-focused and resilient local economy.

RESPECTFULLY SUBMITTED:



Siobian Smith
Manager, Economic Development



LONSDALE CENTRE Business Improvement Area Society

Mayor Linda Buchanan, City of North Vancouver Councillors
May 24, 2024
City of North Vancouver
North City Hall
141 West 14th Street
North Vancouver, BC V7M 1H9

Dear Mayor Buchanan and Councillors, Back, Bell, Girard, McIlroy, Shahriari, and Valente,

Re: Request for a Council Resolution to Establish a Central Lonsdale Business Improvement Area

We are the executives of the newly incorporated Lonsdale Centre Business Improvement Area Society, established on May 13, 2024, under the BC Societies Act. Our Board of Directors, consisting of 13 members, is dedicated to the development of a business improvement area (BIA) in Central Lonsdale. A list of our Directors is attached for your reference.

Over the past year, we have engaged numerous business operators and commercial property owners, garnered enthusiastic support and secured nearly 100 signed members. We are committed to the establishment of a BIA in Central Lonsdale and are encouraged by the City Council's consistent support for BIAs, as evidenced by the recent extension of the Lower Lonsdale BIA mandate by eight years.

The success of the Lower Lonsdale BIA serves as a valuable precedent, highlighting the transformative benefits that can also be achieved in Central Lonsdale. Our Society aims to collaborate closely with the City to replicate these benefits for the Central Lonsdale business community.

To proceed, we request the City of North Vancouver to pass a bylaw that designates Central Lonsdale for the collection of a BIA levy from Class 6 commercial property owners, as outlined in the BC Communities Act. This process mirrors the bylaw established in 2016 for Lower Lonsdale.

Upon the bylaw's approval, the City will forward the collected BIA levy funds to the Lonsdale Centre BIA Society. We have provided all necessary documentation for this process.

We respectfully request that City Council pass a resolution directing City Staff to collaborate with our Society in drafting the Central Lonsdale BIA bylaw. This includes undertaking the necessary procedures under the BC Community Charter to establish the BIA. The City should notify the Central Lonsdale business community through postings in the North Shore News and the City's website. Following this, City Staff would report back.



LONSDALE CENTRE Business Improvement Area Society

to Council on the feedback received and proceed with the petition process for establishing a local service area, subject to opposition petitions.

We anticipate Council will review progress and approve the draft bylaw in stages over the next few months. During this period, our Society will diligently prepare for operations and plan projects and events for when funding becomes available from the levy. Our target date for commencing BIA operations is January 1, 2025, and we have attached a practical timeline for this process.

Re: Start-up / Set-up Grant Request

To date, the extensive volunteer work and support from the business community have resulted in personal financial contributions from our directors to cover initial costs, including Society registration and distribution of nearly 1,000 information flyers via Canada Post.

Moving forward, we require funds for meetings, communications, promotions, printing, distribution, and seasonal events over the next eight months. This includes designing, printing, and distributing informational materials, setting up a website, and conducting information sessions to educate commercial property owners and business operators about the BIA's benefits and address any concerns or misinformation.

The successful establishment of the BIA necessitates thorough communication and engagement with the business community to ensure informed participation in the upcoming City balloting process. To this end, we plan to contract services to expand our membership beyond the capacity of our volunteer base.

Historically, the City Council granted \$60,000 in both 2012 and 2013 to support the establishment of the Lower Lonsdale BIA. Our newly formed Society has demonstrated its capability and commitment, and we seek similar support.

We hereby request a \$30,000 grant from City Council to cover the necessary costs for establishing the Central Lonsdale BIA by the end of this year.

Thank you for your consideration and continued support.



LONSDALE CENTRE Business Improvement Area Society

Executives of the Lonsdale Centre Business Improvement Area Society

Sincerely,

Shaun Mitha, President



Bruce Peters, Vice President



Lynne Christmas, Secretary

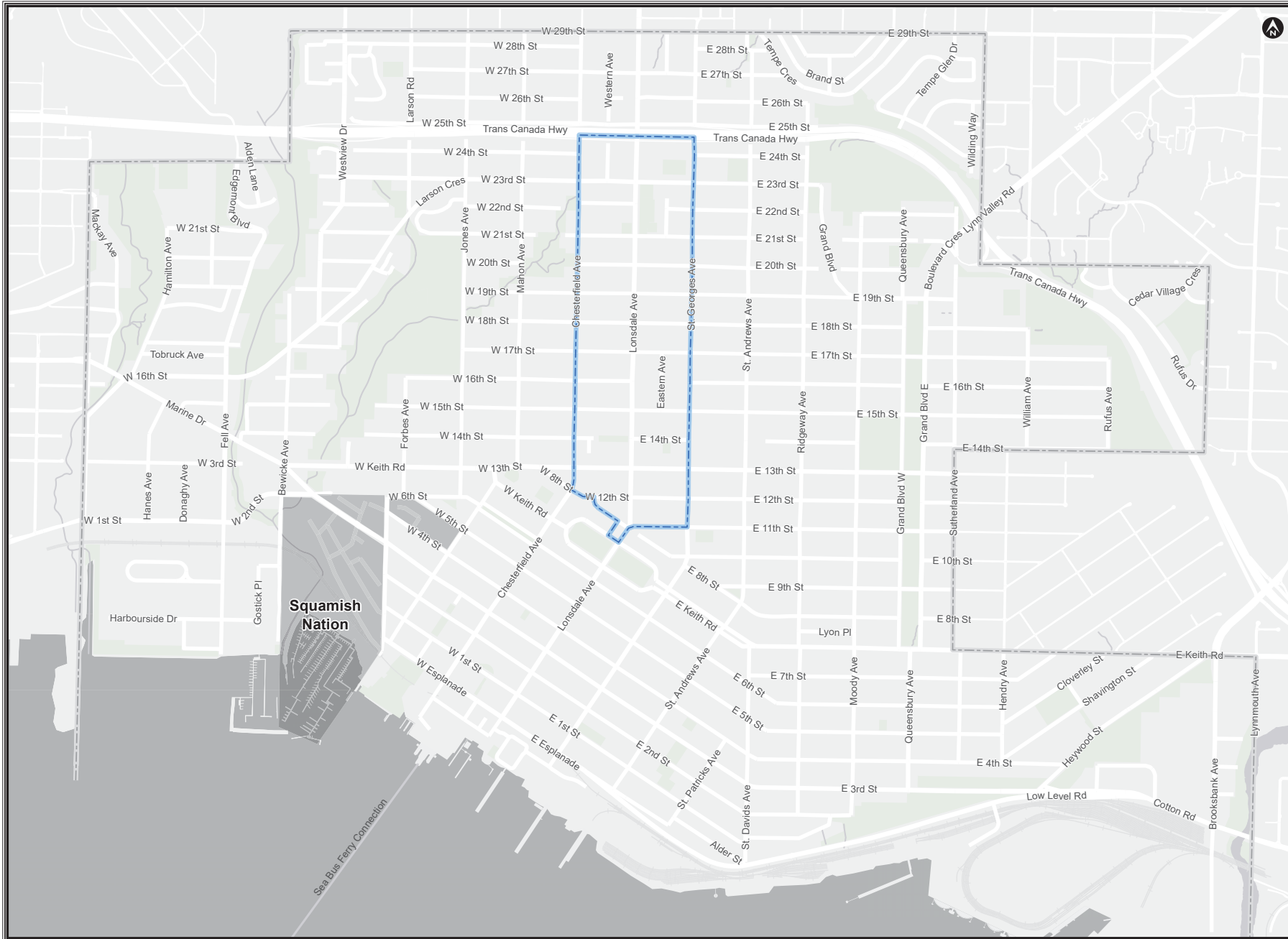


Juliana Bolognese, Treasurer



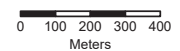
Attachments:

1. List of Directors
2. Map of proposed Business Improvement Area boundaries
3. Copy of the BC Registered Constitution for the Society
4. First year funding target with method of calculation
5. Eight-year funding target and progression
6. Projected timeline with operational target of January 1, 2025
7. Interim grant request \$30,000 budget



City of North Vancouver
Proposed Lonsdale Centre BIA Boundaries

- Legend**
- Proposed Lonsdale Centre BIA Boundaries
 - City Boundary
 - Squamish Nation



DISCLAIMER
 This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology, City of North Vancouver
 PUBLISHED: June 17, 2024
 FILE: Proposed_Lonsdale_Centre_BIA_Boundaries
 COORDINATE SYSTEM: NAD 1983 UTM Zone 10N





BRITISH
COLUMBIA

Number: S0080386

Societies Act

Certificate of Incorporation

LONSDALE CENTRE BUSINESS IMPROVEMENT AREA SOCIETY

I Hereby Certify that ~

LONSDALE CENTRE BUSINESS IMPROVEMENT AREA SOCIETY was incorporated under the *Societies Act* on May 13, 2024 at 05:48 PM Pacific Time.



Issued under my hand at
Victoria, British Columbia

A handwritten signature in black ink, appearing to read "T.K. Sparks".

T.K. SPARKS



CONSTITUTION

BC Society • Societies Act

CERTIFIED COPY
Of a document filed with the
Province of British Columbia
Registrar of Companies

T.K. Sparks
T.K. SPARKS

NAME OF SOCIETY: **LONSDALE CENTRE BUSINESS IMPROVEMENT AREA SOCIETY**

Incorporation Number: S0080386
Business Number: 77518 4823 BC0001
Filed Date and Time: May 13, 2024 05:48 PM Pacific Time

The name of the Society is LONSDALE CENTRE BUSINESS IMPROVEMENT AREA SOCIETY

The purposes of the Society are:

BC SOCIETIES ACT CONSTITUTION

LONSDALE CENTRE BUSINESS IMPROVEMENT AREA SOCIETY

1. The name of the Society is Lonsdale Centre Business Improvement Area Society.
2. The purposes of the Society are to plan and implement programs and events to draw people to the central business district of the City of North Vancouver, British Columbia, including to:
 - (a) more distinctly delineate the business district from others in Metro Vancouver;
 - (b) advertise and market the district's businesses to local residents and visitors;
 - (c) attract additional businesses to the business district;
 - (d) encourage commercial property owners to enhance the appearance of their properties, and business operators to enhance their premises;
 - (e) advocacy on behalf of businesses individually, and collectively, to local municipal government;
 - (f) foster business district improvements to public areas; and
 - (g) conduct public events to attract potential patrons of member-businesses.



Lonsdale Centre Business Improvement Area Society Executive Board and Directors 2024

Executive Board

- ✓ President - Shaun Mitha, Hatz Hair Studio - 207, Lonsdale Court, Lonsdale Ave, North Van. BC V7M 2H9
- ✓ Vice President - Bruce Peters, Zazou Salon and Academy- 1820 Lonsdale Ave, North Van. BC V7M 2J9
- ✓ Treasurer - Juliana Bolognese, RBC (Royal Bank of Canada) – 1789 Lonsdale Avenue, North Van. BC V7M 2J6
- ✓ Secretary - Lynne Christmas, AMC Insurance Service Ltd -McPherson Insurance - 140 14th St E, North Van. BC V7L 2N3

Directors

- ✓ Bo Gregson, Lonsdale Wellness Studio - 205-1433 Lonsdale Avenue, North Van. BC V7M 2H9
- ✓ Carl McCreath, Steam Works North Vancouver, 114 - East 21st Street, North Van. BC V7M 2K7
- ✓ Dr. Benny Panakkal, Lonsdale Skin & Laser Clinic - 1777 Lonsdale Ave, North Van. BC V7M 2J6
- ✓ Heny Mustikasari, Summerhill PARC - 135 15th St W, North Van. BC V7M 1R7
- ✓ James Tjorhom, Pacific View Dental Centre - 1433 Lonsdale Ave Suite 211, North Van. BC V7M 2H9
- ✓ Fahim Rahman, Westview Accounting - 201-1433 Lonsdale Avenue, North Van. BC, V7M2H9
- ✓ Noel Scott, Eighties Restaurant - 110 14th St W, North Van. BC V7M 1N9
- ✓ Sarah Lloyd, BDC - Business Development Bank of Canada - 210 - 1333 Lonsdale Ave Suite 210, North Van. BC V7M 2H7
- ✓ Shane Dembiske, General Manager at OEB - 143 15th St E, North Van. BC V7L 3J4,



MINUTES OF MAY 6, 2024 INAUGURAL MEETING OF THE INCORPORATING DIRECTORS OF THE LONSDALE CENTRE BUSINESS IMPROVEMENT AREA SOCIETY

Meeting Summary Accomplishments:

- 1. Election of Executive team**
- 2. Directors & Officers, and Errors & Omissions, Insurance initiated**
- 3. All resolutions approved necessary to BC Registration of Society and for City of North Vancouver's BIA-creating bylaw**
- 4. City grant proposal authorized**
- 5. Operational target date, and project timeline established**
- 6. Board meeting days and time established**

MEETING START

7:15pm: Meeting brought to order and quorum recognized with 8 of 13 directors in attendance, per the attached list. Guests included 2 volunteers providing advice and membership services support.

APPROVAL OF PREVIOUS MEETING MINUTES

The minutes of the Incorporating Directors meeting of March 26, 2024, were approved as presented.

FUTURE MEETINGS

A monthly board meeting will be anticipated, at 7:00pm either Tuesdays or Wednesdays. Dates to be determined at the call of the President & Secretary.

ELECTION OF EXECUTIVES

The election was held by nominations and show-of-hands without the need for secret ballot:

President: Shaun Mitha, Hatz Hair Studio

Vice President: Bruce Peters, Zazou Salon and Academy

Treasurer: Fahim Rahman, Westview Accounting

or, Juliana Bolognese, RBC Bank (to be finalized with the candidates)

Secretary: Lynne Christmas, AMC Insurance Services

SOCIETY INSURANCE

Secretary Lynne Christmas of AMC Insurance offered to initiate the process leading to coverage of the Board of Directors, and other recognized officers, for Directors & Officers insurance and Errors & Omissions insurance once the Society has been registered with the BC Registry. She will see if the initial premium could be waived.

SET UP & START-UP RESOLUTIONS

All the following resolutions were unanimously approved:

1. The election of Executives was held and the results are as recorded as shown, above.
2. The Constitution and Bylaws are approved, as attached, and the President is authorized to submit them, along with any other requirements, to the BC Registrar of Societies and to City of North Vancouver Council.
3. The proposed boundaries of the business improvement area are approved as outlined on the attached map, and the Executive Team has the discretion to alter the boundaries in any negotiations with the City of N. Vancouver.
4. The initial term for the BIA partnership with the City is 8 years.

5. The first-year funding target is \$725,000 and the 8-year funding target is up-to, but not to exceed, \$6,410,000, with an annual inflation compensation factor of approximately 3% per the document attached.
6. The first-year funding budget for \$725,000 is approved as attached.
7. The Board will decide, at a later date, establishing the contracted services of a law firm, accounting firm and audit firm, to be ratified at the first Annual General Meeting.

PROJECT TIMELINE

The Board considered the remaining steps toward registration of the Society with the BC Registrar, and the steps that the City must proceed through to approve the City bylaw required under the BC Community Charter, to establish the business improvement area and to authorize the collection of the BIA levy from the designated area's Class 6 commercial property owners.

The timeline, attached, was approved, with a target full-operational date, and availability of BIA levy funds, effective January 1, 2025.

GRANT REQUEST OF THE CITY OF NORTH VANCOUVER

The Board considered the necessity to request a grant from the City of N. Vancouver to help with the set-up and start-up costs of the Society, which are currently being temporarily covered, personally, by one of the directors. The directors, and others, have contributed an immense amount of time and work toward the ultimate establishment of a Business Improvement Area in partnership with the City, and it would be fair of the Society to seek a grant contribution to the Society for its set-up, start-up and operations until the BIA levy funds from commercial property owners become available to the Society through the City.

A \$30,000 grant request target was approved in the budget amounts as shown in the attached document.

WHAT'S NEXT?

- 1. The president will register the Society with the BC Registrar.**
- 2. The executive team will develop the package of documents to submit to City Council for the City to undertake its phase of the creation of the business improvement area.**
- 3. The President will establish, with the City Clerk, a date and time for the Board to attend the City Council meeting at which the Society's proposal for the business improvement area, and City grant request, will be presented, and at which the Society will make a 10-minute presentation, followed by a question & answer period with City Councillors.**

DIRECTORS' LETTER OF UNDERSTANDING TO SERVE

Directors were provided with a "Letter of Understanding – Commitments and Responsibilities" document to review and to return to the President and Secretary under which the directors confirm their commitment to the proper governance of the Board and affirm their dedication to the cause of the Society. Document copy attached.

DISCUSSION OF PERSONAL VISION & OBJECTIVES FOR THE SOCIETY

A free-form, round-table discussion, actively involving all directors brought forth many visionary ideas for them to establish as goals in their work ahead.

ADJOURNMENT

The meeting adjourned at 9:15pm.

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, JULY 18, 2022**

Moved by Councillor Valente, seconded by Councillor Back

THAT the following items be brought forward on the agenda:

- Delegation – Lonsdale Business Improvement Area Society; and
- Item 13 – “Request for Funding from the Lonsdale Business Improvement Area Society”.

CARRIED UNANIMOUSLY

DELEGATION

Doug Ausman introduced Shayan Keshvadi, Principal Director, Lonsdale Business Improvement Area Society, and Bruce Peters, Owner, Zazou Hair Salon and Academy.

Re: Request for Funding from the Lonsdale Business Improvement Area Society

Shayan Keshvadi, Bruce Peters and Doug Ausman, representatives of the Lonsdale Business Improvement Area Society, provided a verbal presentation regarding the “Request for Funding from the Lonsdale Business Improvement Area Society” and responded to questions of Council.

REPORT

13. Request for Funding from the Lonsdale Business Improvement Area Society
– File: 13-6750-01-0001/2022

Report: Deputy Director, Community and Partner Engagement, July 6, 2022

Moved by Councillor Back, seconded by Councillor Girard




PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated July 6, 2022, entitled “Request for Funding from the Lonsdale Business Improvement Area Society”:

THAT \$30,000 be provided to the Lonsdale Business Improvement Area Society to assist with their efforts toward creating a Lonsdale Business Improvement Area;

AND THAT staff be directed to monitor the use of the funding as per the budget submitted by the Lonsdale Business Improvement Area Society.

CARRIED UNANIMOUSLY



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: L. R. Orr, Deputy Director Community and Partner Engagement

Subject: REQUEST FOR FUNDING FROM THE LONSDALE BUSINESS
IMPROVEMENT AREA SOCIETY

Date: July 6, 2022 File No: 13-6750-01-0001-2022

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

RECOMMENDATION

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated July 6, 2022, entitled "Request for Funding from the Lonsdale Business Improvement Area Society":

THAT \$30,000 be provided to the Lonsdale Business Improvement Area Society to assist with their efforts toward creating a Lonsdale Business Improvement Area;

AND THAT staff be directed to monitor the use of the funding as per the budget submitted by the Lonsdale Business Improvement Area Society.

ATTACHMENTS

1. Lonsdale Business Improvement Area Society Registration/Incorporation Documents (CityDocs [#2191127](#))
2. Letter from the Lonsdale Business Improvement Area Society dated June 28, 2022 (CityDocs [#2195782](#))

PURPOSE

This report provides background for Council in response to a request for funding from the newly formed Lonsdale Business Improvement Area Society toward their efforts to create a Lonsdale Business Improvement Area.

BACKGROUND

A group of Central Lonsdale Businesses formed the Lonsdale Business Improvement Area Society on June 3, 2022 to pursue their interest in having a Business Improvement Area (BIA) created for Lonsdale Ave (Attachment #1).

The Society is requesting \$30,000 in funding from the City to assist with their efforts to garner support from area businesses and property owners for the creation of a BIA and to research specifics such as potential BIA boundaries (Attachment #2).

DISCUSSION

Given the positive experience with the Lower Lonsdale Business Improvement Area (LLBIA) in contributing to the rejuvenation of the commercial area of Lower Lonsdale and coalescing the local business community, staff support the creation of a BIA in Central Lonsdale. The presence of a BIA in Central Lonsdale will also provide a business voice for future work on the Lonsdale Great Street and Open Streets Projects and other City projects in the area.

With the City's previous experience with the creation of the LLBIA, the evolution of a formal BIA requires considerable consultation with and education of businesses and property owners. It is difficult for volunteer business owners to take all of this on without assistance. City funding will help facilitate this process by providing resources to enable a comprehensive consultation process.

FINANCIAL IMPLICATIONS

Should Council agree with providing a grant, staff recommend the funding be sourced as follows:

- \$20,000 from Community & Partner Engagement's existing 2022 Operating Budget
- \$10,000 from Council Contingency

INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared with input from the Finance Department.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

As demonstrated from the work of the Lower Lonsdale Business Improvement Area and the over 70 BIA's in the province, a BIA can provide significant support for coalescing a business community and supporting their efforts to improve marketing/promotion of a business district. Some of the more common benefits resulting from the presence of a BIA include: increased patronage and therefore success of local businesses; attraction of new businesses creating a greater mix of business (this is both a benefit to property owners and existing businesses); improved public realm maintenance; street level animation through events and placemaking; and creating a commercial district voice at local government.

All of these benefits touch primarily on two priorities in Council's Strategic Plan – A Vibrant City and a Prosperous City.

RESPECTFULLY SUBMITTED:



L. R. Orr
Deputy Director Community and Partner
Engagement

Proposed		LONSDALE CENTRE BIA SOCIETY
GRANT	CITY OF NORTH VANCOUVER GRANT BUDGET PROPOSAL	
\$ 2,000.00	Incorporation, registration, set-up costs, banking	
\$ 8,000.00	Contracted Services: coordinator, meetings & events, promo, design	
\$ 3,500.00	Directors & Officers insurance, events insurance	
\$ 4,000.00	Design & printing of flyers, info cards, postage	
\$ 3,000.00	Membership database & registration	
\$ 4,500.00	Preliminary website acquisition, hosting & software costs, online security	
\$ 2,000.00	Meeting expense, signage, room rentals, light catering, guest speaker honoraria	
\$ 3,000.00	Administration, phone, office expenses	
\$ 30,000.00	TOTAL START UP GRANT	

Quarterly Breakdown

1. Incorporation, Registration, Set-up Costs, Banking
 - Annual Budget: \$2,000.00
 - Quarterly Cost: \$2,000.00 / 4 = \$500.00
2. Contracted Services: Coordination, Meetings & Events, Promotion, Design
 - Annual Budget: \$8,000.00
 - Quarterly Cost: \$8,000.00 / 4 = \$2,000.00
3. Directors & Officers Insurance, Events Insurance
 - Annual Budget: \$3,500.00
 - Quarterly Cost: \$3,500.00 / 4 = \$875.00
4. Design & Printing of Flyers, Info Cards, Postage
 - Annual Budget: \$4,000.00
 - Quarterly Cost: \$4,000.00 / 4 = \$1,000.00
5. Membership Database & Registration
 - Annual Budget: \$3,000.00
 - Quarterly Cost: \$3,000.00 / 4 = \$750.00
6. Preliminary Website Acquisition, Hosting & Software Costs, Online Security
 - Annual Budget: \$4,500.00
 - Quarterly Cost: \$4,500.00 / 4 = \$1,125.00
7. Meeting Expense, Signage, Room Rentals, Light Catering, Guest Speaker Honoraria
 - Annual Budget: \$2,000.00
 - Quarterly Cost: \$2,000.00 / 4 = \$500.00
8. Administration, Phone, Office Expenses
 - Annual Budget: \$3,000.00
 - Quarterly Cost: \$3,000.00 / 4 = \$750.00

Summary of Quarterly Costs

Category	Quarterly Cost (\$)
Incorporation, Registration, Set-up Costs, Banking	\$ 500.00
Contracted Services: Coordination, Meetings & Events, Promotion, Design	\$ 2,000.00
Directors & Officers Insurance, Events Insurance	\$ 875.00
Design & Printing of Flyers, Info Cards, Postage	\$ 1,000.00
Membership Database & Registration	\$ 750.00
Preliminary Website Acquisition, Hosting & Software Costs, Online Security	\$ 1,125.00
Meeting Expense, Signage, Room Rentals, Light Catering, Guest Speaker Honoraria	\$ 500.00
Administration, Phone, Office Expenses	\$ 750.00
Therefore, the quarterly budget allocation for each category adds up to \$7,500.00.	\$ 7,500.00

1. Incorporation, Registration, Set-up Costs, Banking

Annual Budget: \$2,000.00
 Quarterly Cost: \$500.00

Subcategory	Quarterly Cost (\$)	
Legal Fees for Incorporation	\$ 200.00	
Registration Fees	\$ 100.00	
Banking Setup Costs (e.g., account fees)	\$ 100.00	
Miscellaneous Setup Costs	\$ 100.00	\$ 500.00

2. Contracted Services: Coordination, Meetings & Events, Promotion, Design

Annual Budget: \$8,000.00
 Quarterly Cost: \$2,000.00

Subcategory	Quarterly Cost (\$)	
Coordinator Salary or Fees	\$ 1,200.00	
Event Planning & Management	\$ 400.00	
Promotional Services	\$ 300.00	
Graphic Design Services	\$ 100.00	\$ 2,000.00

3. Directors & Officers Insurance, Events Insurance

Annual Budget: \$3,500.00
 Quarterly Cost: \$875.00

Subcategory	Quarterly Cost (\$)	
Directors & Officers Insurance Premium	\$ 500.00	
Event Insurance Premium	\$ 375.00	\$ 875.00

4. Design & Printing of Flyers, Info Cards, Postage

Annual Budget: \$4,000.00
 Quarterly Cost: \$1,000.00

Subcategory	Quarterly Cost (\$)	
Design Costs	\$ 300.00	
Printing Costs	\$ 500.00	
Postage	\$ 200.00	\$ 1,000.00

5. Membership Database & Registration

Annual Budget: \$3,000.00
 Quarterly Cost: \$750.00

Subcategory	Quarterly Cost (\$)	
Database Software Subscription	\$ 300.00	
Membership Registration Processing	\$ 250.00	
Data Entry and Management	\$ 200.00	\$ 750.00

6. Preliminary Website Acquisition, Hosting & Software Costs, Online Security

Annual Budget: \$4,500.00
 Quarterly Cost: \$1,125.00

Subcategory	Quarterly Cost (\$)	
Domain Acquisition	\$ 100.00	
Website Hosting	\$ 200.00	
Website Design and Development	\$ 600.00	
Online Security Measures	\$ 225.00	\$ 1,125.00

7. Meeting Expense, Signage, Room Rentals, Light Catering, Guest Speaker Honoraria

Annual Budget: \$2,000.00
 Quarterly Cost: \$500.00

Subcategory	Quarterly Cost (\$)	
Room Rentals	\$ 200.00	
Signage	\$ 100.00	
Light Catering	\$ 100.00	
Guest Speaker Honoraria	\$ 100.00	\$ 500.00

8. Administration, Phone, Office Expenses

Annual Budget: \$3,000.00
 Quarterly Cost: \$750.00

Subcategory	Quarterly Cost (\$)	
Office Supplies	\$ 200.00	
Phone and Internet	\$ 200.00	
General Administrative Expenses	\$ 200.00	
Miscellaneous Office Expenses	\$ 150.00	\$ 750.00
	Quarterly ▶	\$ 7,500.00
	Annual ▶	\$ 30,000.00

Summary of Quarterly Costs with Subcategories

Category	Subcategory	Quarterly Cost (\$)	
Incorporation, Registration, Set-up Costs, Banking	Legal Fees for Incorporation	\$ 200.00	
	Registration Fees	\$ 100.00	
	Banking Setup Costs	\$ 100.00	
	Miscellaneous Setup Costs	\$ 100.00	\$ 500.00
Contracted Services: Coordination, Meetings & Events, Promotion, Design	Coordinator Salary or Fees	\$ 1,200.00	
	Event Planning & Management	\$ 400.00	
	Promotional Services	\$ 300.00	
	Graphic Design Services	\$ 100.00	\$ 2,000.00
Directors & Officers Insurance, Events Insurance	Directors & Officers Insurance Premium	\$ 500.00	
	Event Insurance Premium	\$ 375.00	\$ 875.00
Design & Printing of Flyers, Info Cards, Postage	Design Costs	\$ 300.00	
	Printing Costs	\$ 500.00	
	Postage	\$ 200.00	\$ 1,000.00
Membership Database & Registration	Database Software Subscription	\$ 300.00	
	Membership Registration Processing	\$ 250.00	
	Data Entry and Management	\$ 200.00	\$ 750.00
Preliminary Website Acquisition, Hosting & Software Costs, Online Security	Domain Acquisition	\$ 100.00	
	Website Hosting	\$ 200.00	
	Website Design and Development	\$ 600.00	
	Online Security Measures	\$ 225.00	\$ 1,125.00
Meeting Expense, Signage, Room Rentals, Light Catering, Guest Speaker Honoraria	Room Rentals	\$ 200.00	
	Signage	\$ 100.00	
	Light Catering	\$ 100.00	
	Guest Speaker Honoraria	\$ 100.00	\$ 500.00
Administration, Phone, Office Expenses	Office Supplies	\$ 200.00	
	Phone and Internet	\$ 200.00	
	General Administrative Expenses	\$ 200.00	
	Miscellaneous Office Expenses	\$ 150.00	\$ 750.00
The quarterly budget allocation for each category adds up to ►		\$ 7,500.00	\$ 7,500.00
Annual Budget: ►		\$ 30,000.00	\$ 30,000.00

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

REPORT

To: Mayor Linda Buchanan and Members of Council
From: Sara Rasooli, Planning Assistant
Subject: REZONING APPLICATION: 528 EAST 7TH STREET (ROBERT BLANEY)
Date: June 19, 2024 File No: 08-3400-20-0113/1

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

RECOMMENDATION

PURSUANT to the report of the Planning Assistant, dated June 19, 2024, entitled “Rezoning Application: 528 East 7th Street (Robert Blaney)”:

THAT the application submitted by Robert Blaney, to rezone the property located at 528 East 7th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered with and no Public Hearing being held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited]*;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024 No. 8995” (Robert Blaney, 528 East 7th Street, RS-2) be considered for first, second and third readings and no Public Hearing be held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited]*.

ATTACHMENTS

1. Context Map (City Docs [#2419075](#))
2. Public Consultation Summary (City Docs [#2395671](#))
3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 8995” (City Docs [#2419101](#))

SUMMARY

This report presents an application to rezone the property located at 528 East 7th Street from One-Unit Residential 1 (RS-1) Zone to One-Unit Residential 2 (RS-2) Zone to allow for the future subdivision of the subject site from one lot into two lots. The intent of the subdivision is to develop a single family dwelling with a detached garage and a secondary suite on each lot.

BACKGROUND

On February 28, 2022, Council directed staff to continue to process RS-2 rezoning applications on a case-by-case basis. Council also approved the simplified process for these applications, where at the rezoning stage there would be a focused review on zoning, subdivision and servicing requirements. No design review would be conducted on any proposed building. This is to set a clear expectation with the applicant and the public that under the *Local Government Act*, the City does not have design control over single family homes.

DISCUSSION

Site Context

The site is located in the Moodyville neighbourhood and is sited on the north side of East 7th Street, between Moody Avenue to the east and Ridgeway Avenue to the west (Attachment #1). The area mainly consists of one and two level single family homes with varying lot widths.

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

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	431 East Keith Road (across the lane)	Single Detached Dwelling	RS-1
South	529 East 7 th Street (across the street)	Single Detached Dwellings	RS-1
East	534 East 7 th Street	Single Detached Dwelling	RS-1
West	522 East 7 th Street	Single Detached Dwelling	RS-1

PLANNING ANALYSIS

Official Community Plan

The Official Community Plan (OCP) designates the subject site as Residential Level 1 (R1), which provides for ground-orientated housing with non-strata accessory uses with a maximum density of 0.5 FSR.

The proposal represents a minimal increase in the number of units to the land area with one additional net unit being permitted through the RS-2 rezoning and subdivision. The proposed density is consistent with the OCP and planned character of the neighbourhood.

Zoning Bylaw

The proposal to allow for one lot to be subdivided into two new lots, each with a single family dwelling, requires a rezoning from RS-1 (One-Unit Residential 1) to RS-2 (One-Unit Residential 2) to allow for a narrower Minimum Lot Frontage as described in Table 2 below.

Table 2. Requested Changes to the Zoning Bylaw

	Current RS-1 Zone	Proposed RS-2 Zone
Buildings	One Principal Building per lot	One Principal Building per lot
Use	One-Unit Residential Use	One-Unit Residential Use
Units	Three units per lot: <ul style="list-style-type: none"> • One Principal Dwelling Unit • One Accessory Secondary Suite • One Accessory Coach House 	Two units per lot (total four): <ul style="list-style-type: none"> • One Principal Dwelling Unit • One Accessory Secondary Suite
GFA	Lesser of 0.3 FSR + 92.9 sq.m. (1,000 sq.ft.), or 0.5 FSR For the subject site, the maximum GFA is 0.3 FSR + 92.9 sq.m, (1,000 sq.ft.) = 287.60 sq.m. (3095.71 sq.ft.)	Lesser of 0.3 FSR + 92.9 sq.m. (1,000 sq.ft.), or 0.5 FSR For both proposed sites, combined maximum GFA is, 0.5 FSR - Lot A (West lot) = 162.25 sq.m. (1746.43 sq.ft.) - Lot B (East lot) = 162.25 sq.m. (1746.43 sq.ft.)
Lot Coverage	30% for Principal Building	Same as per the RS-1 Zone
Minimum Lot Frontage	10 m (32.8 ft.)	7.5 m (24.6 ft.)
Principal Building Setbacks	Front Lot Line – 4.6 m (15 ft.) Rear Lot Line – 15.0 m (49.33 ft.) Interior Lot Lines – 1.2 m (4 ft.)	Same as per the RS-1 Zone
Minimum off-street parking	1 parking stall for Principal Dwelling unit 1 parking stall for Accessory units	Same as per the RS-1 Zone

LANDSCAPING & TREE RETENTION

While the site would not be subject to the City’s “Tree Bylaw, 2022, No. 8888”, staff is encouraging the applicant to take measures for retaining trees on site where possible and to plant new trees where the site plan permits.

COMMUNITY CONSULTATION

The applicant hosted a Virtual Development Information Session (VDIS) on June 29, 2023 to introduce the application to the community, as well as to receive input from the comment sheets that were distributed.

As outlined in the attached DIS Summary report (attachment #2), a VDIS was attended by two individuals. Both residents expressed concerns regarding street parking issues and the potential impact on neighbourhood congestion resulting from proposed changes to the design of a single-family house.

Additionally, three households submitted feedback forms. Out of those who submitted forms, two were opposed to the rezoning and one was in support of the development.

NO PUBLIC HEARING FOR OCP COMPLIANT RESIDENTIAL DEVELOPMENT

Pursuant to recent Provincial amendments to Section 464 of the *Local Government Act*, which came into force on November 30, 2023, the City must not hold a public hearing on a proposed rezoning bylaw if: an OCP is in place for the subject site; the bylaw is consistent with the OCP; the purpose of the bylaw is to permit a development that is residential; and that residential component is at least half of the gross floor area for the development. Since all of these factors apply to this development, no public hearing will be held and notices have been published prior to First Reading of the Bylaw, as required by the *Local Government Act*.

CONCLUSION

This application has been assessed and is in alignment with the goals and objectives of the Official Community Plan and Council Strategic Plan to increase and diversify the residential housing stock within the City. The proposal is supported by staff.






RESPECTFULLY SUBMITTED:

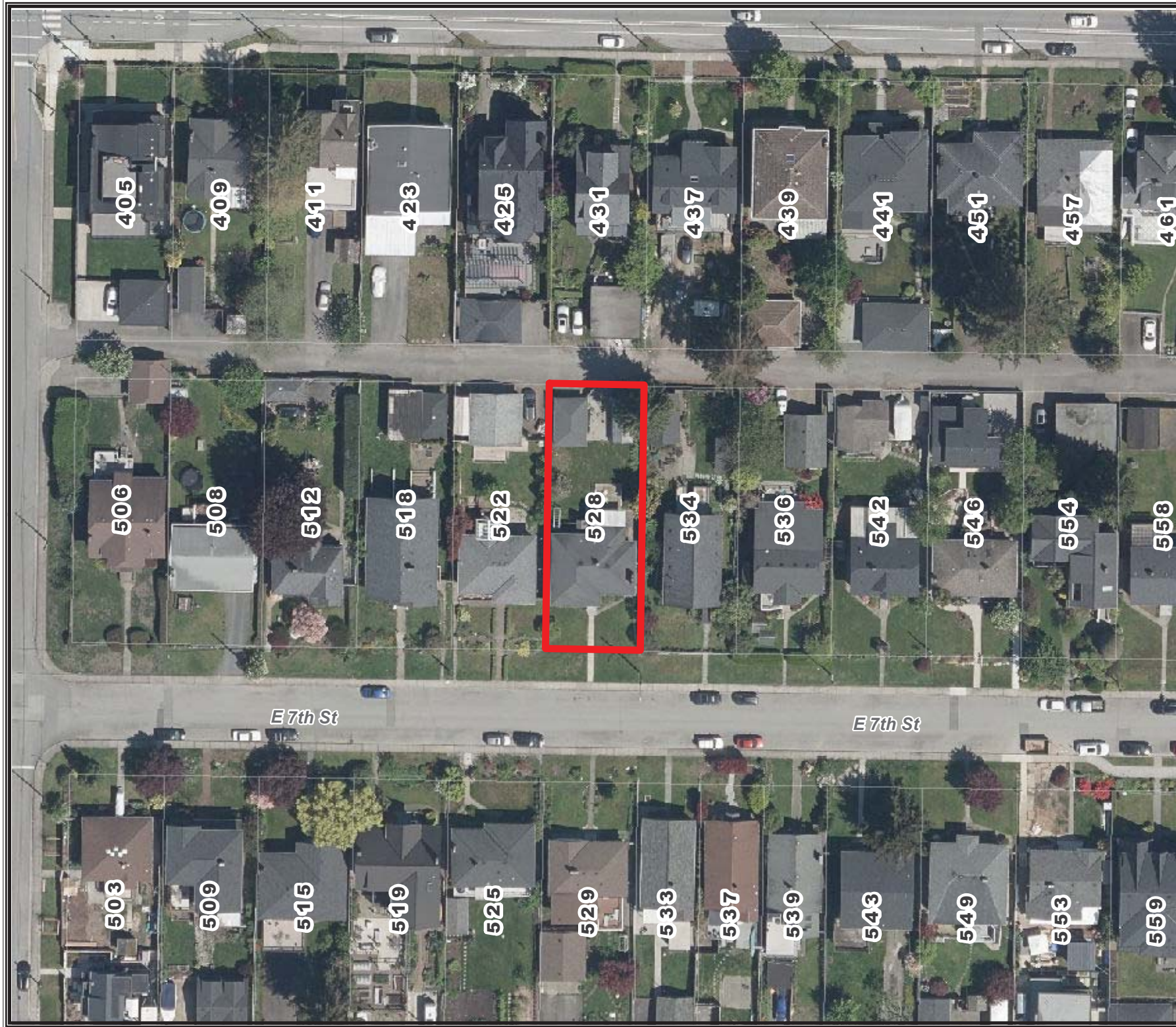


Sara Rasooli
Planning Assistant

City of North Vancouver
528 East 7th St.

Legend

-  Subject Site
-  Legal_Parcels
- Aerial 2022**
- RGB**
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



DISCLAIMER
 This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology,
 City of North Vancouver



ROBERT BLANEY

D E S I G N

June 30, 2023
Sara Rasooli, Planning Assistant
City of North Vancouver
141 West 14th Street
North Vancouver, BC, V7M 1H9

528 East 7th Street - Rezoning Application RS1 to RS2

Location: Zoom

Host: Robert Blaney Design Inc.

Attendees:

- Robert Blaney - Robert Blaney Design Inc.
- Shannon Lamontagne - Robert Blaney Design Inc.
- Cole Shuker - Robert Blaney Design Inc.
- Sara Rasooli - City of North Vancouver Planner
- Neighbour/Resident - by Telephone on Zoom
- Neighbour/Resident - by video on Zoom

The Virtual Development Information Session was held in a Zoom Meeting on June 29, 2023 between 6pm and 8pm. The meeting was hosted by Robert Blaney Design Inc., who is also the applicant.

There were 2 neighbours who attended the meeting, one by video and the other called in by telephone. Robert Blaney went into further detail of the design and answered the questions from the residents who attended. Ms. Rasooli was also able to answer questions from the attendees.

During the Information Session, the residents/neighbours expressed their concerns with street parking. By adding more parked cars along the narrow street, it is difficult to pass oncoming traffic. Both residents were also concerned with their neighbourhood changing too much when it used to be a quaint street and is now becoming busier.

Robert Blaney explained this project has been designed to the OCP and Bylaw permitted building practices without any requested variances. He went on to say that whether it be a duplex with suites or the proposed rezoning, they all demand the same parking needs for two families living on each side. This project is providing 1 parking space per unit, which meets the requirements.

Robert Blaney explained his commitment to designing neighbourhood appropriate homes keeping the existing feeling of single family residences but with a modernised aesthetic. Smaller homes do not have to mean ugly. There are many gorgeous streets on the West and East end of Vancouver that boast beautiful rows of narrow homes.

Robert Blaney

Robert Blaney Design Inc.

5465 Patricia Bay Highway | Victoria, BC | V8Y 2N9
604.626.6020 | robertblaneydesign.com | admin@robertblaneydesign.com

PLANNING APPLICATION

528 E 7th St

Robert Blaney Design Inc. has applied for a Zoning Bylaw Amendment application to rezone the property from RS1 Zone to RS2 Zone to allow for a 2 storey + basement residential building with no strata units. The proposal includes 2 vehicle parking stalls and 2 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

Friday, June 23rd

cnv.org/Applications

Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: Thursday, June 29th

TIME: 6pm – 8pm

REGISTER: Please email your name and contact information to admin@robertblaneydesign.com and we will send you the zoom link to join

APPLICANT

Robert Blaney Design Inc.
admin@robertblaneydesign.com
604-626-6020

CITY OF NORTH VANCOUVER

Sara Rasooli & Linden Maultsaid-Blair

Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: cnv.org/Applications

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit cnv.org/PublicHearings

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

- I live in the City of North Vancouver
- I work in the City of North Vancouver
- I live AND work in the City of North Vancouver
- None of the above

Project Address:

Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (Optional):

Phone Number (Optional):

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.

NEWSPAPER AD

DEVELOPER INFORMATION SESSION

Robert Blaney Design Inc. is holding a virtual information session where interested members of the public are invited to learn about our application for a 2 storey + basement residential building located at **528 East 7th Street**.



Robert Blaney Design Inc.
604-626-6020
admin@robertblaneydesign.com

How to Participate:

Please email your name and contact information to:
admin@robertblaneydesign.com and a zoom link will be sent to you to attend.

DATE: Thursday, June 29th

TIME: 6pm – 8pm

Planning Department :

Sara Rasooli
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357



This meeting is required by the City of North Vancouver as part of the development process.



PLANNING APPLICATION

528 East 7th Street

Robert Waverly Design Inc. has applied for a Three-Block Affordable Residential application to convert the property from B1B Zone to R1B1 Zone to allow for a 2, 3-story cash-financed residential building with no more than 100 units, including 100 units for affordable housing. The project includes 100 units for affordable housing and 100 units for cash-financed housing.

Robert Waverly Design Inc. will be holding an information session where interested members of the public will have an opportunity to learn about and respond to the application.

Applicant: Robert Waverly Design Inc.
1111 West Broadway
Vancouver, BC V6H 1G5
www.rwdesign.com

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:
Visit www.vancouver.ca/city/eng/Applications

COMMENT CALLING BY:
Friday, June 25, 2021

INTERNAL DEVELOPER & INFORMATION SESSIONS:
DATE: June 25, 2021
TIME: 10:00 AM - 12:00 PM
LOCATION: 1111 West Broadway, Suite 1000
Registration: Please email city@rwdesign.com or call 604-681-3333 for more information.

City of Vancouver

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8995

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, 2024, No. 8995” (Robert Blaney, 528 East 7th Street, RS-2)**.
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 528 East 7th Street and legally described below as henceforth being transferred, added to and forming part of RS-2 (One-Unit Residential 2 Zone):

PID: 014-888-777	LOT 21, EXCEPT THE NORTH 10 FEET NOW LANE, BLOCK 2 DISTRICT LOT 273 PLAN 1063
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from zone RS-1.

READ a first time on the <> day of <>, 2024.

READ a second time on the <> day of <>, 2024.

READ a third time on the <> day of <>, 2024.



ADOPTED on the <> day of <>, 2024.

MAYOR

CORPORATE OFFICER

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Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
FINANCE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2024 APPROPRIATIONS #2.1 – HOUSING ACCELERATOR FUND
PROJECTS

Date: June 26, 2024 File No: 05-1705-30-0019/2024

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 June 26, 2024, entitled “2024 Appropriations #2.1 – Housing Accelerator Fund Projects”:

THAT (Funding Appropriation #2412) an amount of \$3,675,000 be appropriated from the Housing Accelerator Reserve for the purpose of funding the 2024-2028 Capital Plan;

AND THAT should any of the above amounts remain unexpended as at December 31, 2027, the unexpended balances shall be returned to the credit of the said reserves.

ATTACHMENTS

1. 2024-2028 Capital Plan Appropriations (CityDoc [2538812](#))
2. Information Report by the Manager, Planning and Development – re: Housing Accelerator Fund Initiatives Project (CityDoc [2535888](#))

SUMMARY

This report follows the adoption of the 2024-2028 Financial Plan Amendment Bylaw, 2024, No. 9024 and the Housing Accelerator Reserve Fund Bylaw 2024, No. 9061, and recommends appropriation of the remaining funding needed to deliver the projects required to meet CNV’s commitments under the Housing Accelerator Fund agreement.

This appropriation is considered part of the 2nd Tranche of 2024 appropriations that were mostly considered by Council on June 24th. The projects recommended for appropriation in this report are funded by the newly created Housing Accelerator Reserve Fund and needed to be carved out of the report considered by Council on June 24th as the earliest that the Housing Accelerator Reserve Fund Bylaw can be adopted by Council at a regular meeting following the adoption of the Revised 2024-2028 Financial Plan is on July 8th. This report is being proposed for Council consideration following adoption of the Housing Accelerator Reserve Fund Bylaw to enable the related projects and timelines committed to in the Housing Accelerator Fund agreement to be achieved.

DISCUSSION

This report recommends that funds be appropriated so work can continue on the projects included in the Revised Financial Plan to meet CNV's commitments under the Housing Accelerator Fund Agreement under agreed timelines. **Attachment 1** provides high level summary information and **Attachment 2** provides additional information.

Following the recommended appropriations, \$14,925,000 of the \$18,600,000 Housing Accelerator Fund remains to be allocated by Council.

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 year 2024 of the 2024-2028 Financial Plan approved by Council April 15th, 2024, and as amended in the 2024-2028 Revised Financial Plan approved by Council on June 17th, 2024.

Sufficient funding is available 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 the Planning & Development department in the development of this Report and its recommendations.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The projects in CNV's Financial Plans are consistent with the City's 2014 Official Community Plan and Council's Strategic Plan.

RESPECTFULLY SUBMITTED:






Larry Sawrenko
Chief Financial Officer

2024-2028 Capital Plan Appropriations

Ref #	Project Name	Dept	Lead	Total 2024 Project Amount	Appropriated to date	Appropriation Request	Remaining Balance	Description
Appropriation 2412 - Housing Accelerator Reserve								
RP# 1	Housing Accelerator Reserve projects	Planning & Development	Mike Friesen	4,225,000	550,000	3,675,000	-	Enabling more multi-family housing and pre-zoning opportunities in lower density residential areas by developing New Zone and Development Permit Guidelines. (See Attachment #2)
Total Appropriation 2412 - Housing Accelerator Reserve				4,225,000	550,000	3,675,000	-	
Grand Total				4,225,000	550,000	3,675,000	-	



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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Mike Friesen, Manager, Planning (Urban Regeneration and Analytics)

Subject: 2024-2028 CAPITAL PLAN – PROJECTS OVER \$500,000: HOUSING ACCELERATOR FUND INITIATIVES PROJECT (RP# 1)

Date: June 26, 2024 File No: 05-1705-30-0002/2024

SUMMARY

	2024	2025	2026	2027	Total
City Contributions	\$3,675,000	\$ -	\$ -	\$ -	\$ -
External Contrib.	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$3,675,000	\$ -	\$ -	\$ -	\$3,675,000

PURPOSE

The purpose of this report is to provide rationale for the appropriation of \$3,675,000 for the nine Housing Initiatives CNV has committed to. This appropriation will allow staff to proceed with the delivery on the CNV's Housing Accelerator Fund (HAF) initiatives that are required as a part of the Federal government's HAF grants. Due to the number of projects and the aggressive timelines and reporting requirements, the initiatives will require support from external and specialist consultants, as well as integration of new hardware and software into our processes. The nine initiatives include: (1) Multi-plex Housing; (2) Rezoning R5; (3) Parking; (4) Affordable Housing Reserve; (5) Mid-Market Rental Policy; (6) Alternative Housing Construction; (7) Zoning Bylaw; (8) Inclusionary Housing Policy; and (9) Development Approvals Process. The initial \$550K of funding needed to begin to deliver these initiatives has already been appropriated.

DISCUSSION

On March 1, 2024, The Corporation of the City of North Vancouver (CNV) was awarded an \$18.6 million grant from the Federal Housing Accelerator Fund (HAF) Initiative. The funds will be provided to the City in four \$4.65M tranches, contingent on successful completion of the initiatives. CNV's application to the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund was focused on the goals of expanding

the supply and improving the quality, diversity, and affordability of housing in the City. To achieve these goals, CNV developed nine initiatives to build more homes faster.

FINANCIAL IMPLICATIONS

The financial implication of the \$3,675,000 appropriation will allow staff to deliver on the Housing Accelerator Fund (HAF) initiatives that were included in CNV's HAF grant application that are currently unfunded. Due to the number of projects and the aggressive timelines and reporting requirements, the projects will require support from external and specialist consultants, as well as integration of new hardware and software into CNV's processes. The remainder of the \$18.6M of HAF funding can be allocated at Council's discretion in future budgeting processes.

INTER-DEPARTMENTAL IMPLICATIONS

This report has been developed in consultation with the Finance Department.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The report has been prepared to support the delivery of Council's 2022-2026 Strategic Plan.

RESPECTFULLY SUBMITTED:



Mike Friesen
Manager, Planning (Urban Regeneration and
Analytics)

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NOTICE OF MOTION

10. Proliferation of Currency Exchanges in the City of North Vancouver
– File: 09-4320-20-0001/2024

Submitted by Councillor Shahriari

RECOMMENDATION:

WHEREAS the number of currency exchanges in the City of North Vancouver has noticeably increased over the past few years, particularly in the Central Lonsdale area of the City;

WHEREAS financial services, such as currency exchanges, that are located at the street level do not add sufficiently to the vibrancy, balance and diversity of the street-level experience as envisioned by the City of North Vancouver Strategic Plan, which calls for “A Vibrant City” with the objective to “activate public spaces – parks, streets, plazas, outdoor areas – for residents to gather together, interact and engage in activities”;

WHEREAS the City of North Vancouver plans include projects such as Lonsdale Great Street, with the aim of reimagining, revitalizing and repurposing Central Lonsdale Avenue as a ‘great street’ to support commercial activity, enhance aesthetics, walkability, vibrancy and history;

AND WHEREAS the City of North Vancouver restricts the number of licences for cannabis and liquor stores across the City and does not prescribe the use of financial services in Retail Service Group 1A;

THEREFORE BE IT RESOLVED that staff prepare a recommendation to Council that would limit the number and/or location of currency exchanges operating in the City.