



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 15, 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 15, 2024

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 8, 2024

PUBLIC INPUT PERIOD

CONSENT AGENDA

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

CORRESPONDENCE

- *3. Board in Brief – Metro Vancouver Regional District, June 28, 2024

PRESENTATIONS

- A. Public Safety – Fire and Bylaw Services 2023 Annual Report – Public Safety Director and Fire Chief

Information Report, June 27, 2024 – “North Vancouver City Fire Department Annual Report 2023”

Information Report, July 3, 2024 – “Bylaw Enforcement Overview 2023”

- B. North Vancouver RCMP 2023 Annual Report – Superintendent and Officer-In-Charge

Information Report, July 3, 2024 – “North Vancouver RCMP 2023 Annual Report”

REPORT

4. Zoning Bylaw Amendment for 140 West 19th Street (GWL Realty Advisors Inc.)

BYLAWS – FIRST, SECOND AND THIRD READINGS

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765)
6. “Housing Agreement Bylaw, 2024, No. 9058” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765, Rental Housing Commitments)

REPORTS

7. Development Variance Permit Application: 205 St. Patricks Avenue (1304400 B.C. LTD.)
8. Fees and Charges Bylaw

BYLAWS – FIRST, SECOND AND THIRD READINGS

9. “Fees and Charges Bylaw, 2024, No. 9000”
10. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9034” (Fees and Charges)
11. “Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2024, No. 9035” (Fees and Charges)
12. “Board of Variance Application Fee Bylaw, 1994, No. 6523, Amendment Bylaw, 2024, No. 9036” (Fees and Charges)
13. “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2024, No. 9037” (Fees and Charges)
14. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2024, No. 9038” (Fees and Charges)
15. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2024, No. 9039” (Fees and Charges)
16. “Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2024, No. 9040” (Fees and Charges)
17. “Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2024, No. 9041” (Fees and Charges)
18. “Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2024, No. 9042” (Fees and Charges)
19. “Life Safety Upgrade Bylaw, 2011, No. 8090, Amendment Bylaw, 2024, No. 9043” (Fees and Charges)

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

20. “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2024, No. 9044” (Fees and Charges)
21. “Dog Tax and Regulation Bylaw, 2010, No. 8113, Amendment Bylaw, 2024, No. 9045” (Fees and Charges)
22. “Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2024, No. 9046” (Fees and Charges)
23. “Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9047” (Fees and Charges)
24. “Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2024, No. 9048” (Fees and Charges)
25. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2024, No. 9049” (Fees and Charges)
26. “Security Alarm Systems Bylaw, 2022, No. 8931, Amendment Bylaw, 2024, No. 9050” (Fees and Charges)
27. “Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2024, No. 9051” (Fees and Charges)
28. “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2024, No. 9052” (Fees and Charges)
29. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2024, No. 9053” (Fees and Charges)
30. “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2024, No. 9054” (Fees and Charges)

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 15, 2024

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 8, 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

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

RECOMMENDATION:

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

START OF CONSENT AGENDA

CORRESPONDENCE

- *3. Board in Brief, Metro Vancouver Regional District, June 28, 2024
– File: 01-0400-60-0006/2024

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence from Metro Vancouver, dated June 28, 2024, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

END OF CONSENT AGENDA

PRESENTATIONS

- A. Public Safety – Fire and Bylaw Services 2023 Annual Report – Public Safety Director and Fire Chief

Information Report, June 27, 2024 – “North Vancouver City Fire Department Annual Report 2023”

Information Report, July 3, 2024 – “Bylaw Enforcement Overview 2023”

- B. North Vancouver RCMP 2023 Annual Report – Superintendent and Officer-In-Charge

Information Report, July 3, 2024 – “North Vancouver RCMP 2023 Annual Report”

REPORT

4. Zoning Bylaw Amendment for 140 West 19th Street (GWL Realty Advisors Inc.)
– File: 08-3400-20-0088/1

Report: Planner 3, June 26, 2024

RECOMMENDATION:

PURSUANT to the report of the Planner 3, dated June 26, 2024, entitled “Zoning Bylaw Amendment for 140 West 19th Street (GWL Realty Advisors Inc.)”:

THAT the application submitted by GWL Realty Advisors Inc., to rezone the property located at 140 West 19th Street from a RM-1 Zone to a Comprehensive Development Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765) 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]*;

THAT “Housing Agreement Bylaw, 2024, No. 9058” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765, Rental Housing Commitments) 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.

Items 5 and 6 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765) be given third reading.

No Public Hearing held. Notice published on July 3 and July 10, 2024.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

6. “Housing Agreement Bylaw, 2024, No. 9058” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2024, No. 9058” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765, Rental Housing Commitments) be given first and second readings;

AND THAT “Housing Agreement Bylaw, 2024, No. 9058” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765, Rental Housing Commitments) be given third reading.

REPORTS

7. Development Variance Permit Application: 205 St. Patricks Avenue (1304400 B.C. LTD.) – File: 08-3400-20-0122/1

Report: Planner 2, July 3, 2024

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated July 3, 2024, entitled “Development Variance Permit Application: 205 St. Patricks Avenue (1304400 B.C. LTD.)”:

THAT Development Variance Permit No. PLN2023-00014 (1304400 B.C. LTD.) be considered for issuance under Section 498 of the *Local Government Act* and the Public Meeting be waived;

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

8. Fees and Charges Bylaw – File: 05-1810-01-0001/2024

Report: Chief Financial Officer, July 3, 2024

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated July 3, 2024, entitled “Fees and Charges Bylaw”:

THAT the following bylaws be considered:

- “Fees and Charges Bylaw, 2024, No. 9000”;
- “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9034” (Fees and Charges);

Continued...

REPORTS – Continued

8. Fees and Charges Bylaw – File: 05-1810-01-0001/2024 – Continued

- “Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2024, No. 9035” (Fees and Charges);
- “Board of Variance Application Fee Bylaw, 1994, No. 6523, Amendment Bylaw, 2024, No. 9036” (Fees and Charges);
- “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2024, No. 9037” (Fees and Charges);
- “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2024, No. 9038” (Fees and Charges);
- “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2024, No. 9039” (Fees and Charges);
- “Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2024, No. 9040” (Fees and Charges);
- “Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2024, No. 9041” (Fees and Charges);
- “Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2024, No. 9042” (Fees and Charges);
- “Life Safety Upgrade Bylaw, 2011, No. 8090, Amendment Bylaw, 2024, No. 9043” (Fees and Charges);
- “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2024, No. 9044” (Fees and Charges);
- “Dog Tax and Regulation Bylaw, 2010, No. 8113, Amendment Bylaw, 2024, No. 9045” (Fees and Charges);
- “Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2024, No. 9046” (Fees and Charges);
- “Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9047” (Fees and Charges);
- “Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2024, No. 9048” (Fees and Charges);
- “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2024, No. 9049” (Fees and Charges);
- “Security Alarm Systems Bylaw, 2022, No. 8931, Amendment Bylaw, 2024, No. 9050” (Fees and Charges);
- “Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2024, No. 9051” (Fees and Charges);
- “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2024, No. 9052” (Fees and Charges);
- “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2024, No. 9053” (Fees and Charges);
- “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2024, No. 9054” (Fees and Charges).

Items 9 through 30 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

9. “Fees and Charges Bylaw, 2024, No. 9000”

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 2024, No. 9000” be given first and second readings;

AND THAT “Fees and Charges Bylaw, 2024, No. 9000” be given third reading.

10. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9034” (Fees and Charges)

RECOMMENDATION:

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9034” (Fees and Charges) be given first and second readings;

AND THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9034” (Fees and Charges) be given third reading.

11. “Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2024, No. 9035” (Fees and Charges)

RECOMMENDATION:

THAT “Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2024, No. 9035” (Fees and Charges) be given first and second readings;

AND THAT “Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2024, No. 9035” (Fees and Charges) be given third reading.

12. “Board of Variance Application Fee Bylaw, 1994, No. 6523, Amendment Bylaw, 2024, No. 9036” (Fees and Charges)

RECOMMENDATION:

THAT “Board of Variance Application Fee Bylaw, 1994, No. 6523, Amendment Bylaw, 2024, No. 9036” (Fees and Charges) be given first and second readings;

AND THAT “Board of Variance Application Fee Bylaw, 1994, No. 6523, Amendment Bylaw, 2024, No. 9036” (Fees and Charges) be given third reading.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

13. “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2024, No. 9037” (Fees and Charges)

RECOMMENDATION:

THAT “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2024, No. 9037” (Fees and Charges) be given first and second readings;

AND THAT “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2024, No. 9037” (Fees and Charges) be given third reading.

14. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2024, No. 9038” (Fees and Charges)

RECOMMENDATION:

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2024, No. 9038” (Fees and Charges) be given first and second readings;

AND THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2024, No. 9038” (Fees and Charges) be given third reading.

15. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2024, No. 9039” (Fees and Charges)

RECOMMENDATION:

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2024, No. 9039” (Fees and Charges) be given first and second readings;

AND THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2024, No. 9039” (Fees and Charges) be given third reading.

16. “Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2024, No. 9040” (Fees and Charges)

RECOMMENDATION:

THAT “Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2024, No. 9040” (Fees and Charges) be given first and second readings;

AND THAT “Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2024, No. 9040” (Fees and Charges) be given third reading.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

17. “Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2024, No. 9041” (Fees and Charges)

RECOMMENDATION:

THAT “Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2024, No. 9041” (Fees and Charges) be given first and second readings;

AND THAT “Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2024, No. 9041” (Fees and Charges) be given third reading.

18. “Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2024, No. 9042” (Fees and Charges)

RECOMMENDATION:

THAT “Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2024, No. 9042” (Fees and Charges) be given first and second readings;

AND THAT “Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2024, No. 9042” (Fees and Charges) be given third reading.

19. “Life Safety Upgrade Bylaw, 2011, No. 8090, Amendment Bylaw, 2024, No. 9043” (Fees and Charges)

RECOMMENDATION:

THAT “Life Safety Upgrade Bylaw, 2011, No. 8090, Amendment Bylaw, 2024, No. 9043” (Fees and Charges) be given first and second readings;

AND THAT “Life Safety Upgrade Bylaw, 2011, No. 8090, Amendment Bylaw, 2024, No. 9043” (Fees and Charges) be given third reading.

20. “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2024, No. 9044” (Fees and Charges)

RECOMMENDATION:

THAT “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2024, No. 9044” (Fees and Charges) be given first and second readings;

AND THAT “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2024, No. 9044” (Fees and Charges) be given third reading.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

21. “Dog Tax and Regulation Bylaw, 2010, No. 8113, Amendment Bylaw, 2024, No. 9045” (Fees and Charges)

RECOMMENDATION:

THAT “Dog Tax and Regulation Bylaw, 2010, No. 8113, Amendment Bylaw, 2024, No. 9045” (Fees and Charges) be given first and second readings;

AND THAT “Dog Tax and Regulation Bylaw, 2010, No. 8113, Amendment Bylaw, 2024, No. 9045” (Fees and Charges) be given third reading.

22. “Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2024, No. 9046” (Fees and Charges)

RECOMMENDATION:

THAT “Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2024, No. 9046” (Fees and Charges) be given first and second readings;

AND THAT “Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2024, No. 9046” (Fees and Charges) be given third reading.

23. “Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9047” (Fees and Charges)

RECOMMENDATION:

THAT “Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9047” (Fees and Charges) be given first and second readings;

AND THAT “Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9047” (Fees and Charges) be given third reading.

24. “Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2024, No. 9048” (Fees and Charges)

RECOMMENDATION:

THAT “Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2024, No. 9048” (Fees and Charges) be given first and second readings;

AND THAT “Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2024, No. 9048” (Fees and Charges) be given third reading.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

25. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2024, No. 9049” (Fees and Charges)

RECOMMENDATION:

THAT “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2024, No. 9049” (Fees and Charges) be given first and second readings;

AND THAT “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2024, No. 9049” (Fees and Charges) be given third reading.

26. “Security Alarm Systems Bylaw, 2022, No. 8931, Amendment Bylaw, 2024, No. 9050” (Fees and Charges)

RECOMMENDATION:

THAT “Security Alarm Systems Bylaw, 2022, No. 8931, Amendment Bylaw, 2024, No. 9050” (Fees and Charges) be given first and second readings;

AND THAT “Security Alarm Systems Bylaw, 2022, No. 8931, Amendment Bylaw, 2024, No. 9050” (Fees and Charges) be given third reading.

27. “Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2024, No. 9051” (Fees and Charges)

RECOMMENDATION:

THAT “Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2024, No. 9051” (Fees and Charges) be given first and second readings;

AND THAT “Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2024, No. 9051” (Fees and Charges) be given third reading.

28. “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2024, No. 9052” (Fees and Charges)

RECOMMENDATION:

THAT “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2024, No. 9052” (Fees and Charges) be given first and second readings;

AND THAT “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2024, No. 9052” (Fees and Charges) be given third reading.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

29. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2024, No. 9053” (Fees and Charges)

RECOMMENDATION:

THAT “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2024, No. 9053” (Fees and Charges) be given first and second readings;

AND THAT “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2024, No. 9053” (Fees and Charges) be given third reading.

30. “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2024, No. 9054” (Fees and Charges)

RECOMMENDATION:

THAT “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2024, No. 9054” (Fees and Charges) be given first and second readings;

AND THAT “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2024, No. 9054” (Fees and Charges) be given third reading.

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

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(j) [information privacy] and 90(1)(k) [contract negotiations/proposed service], and where required, Council considers that the matters could reasonably be expected to harm the interests of the City if they were held in public.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 8, 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

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
P. DeJong, Acting Corporate Officer
J. Peters, Manager, Legislative and Election Services
L. Sawrenko, Chief Financial Officer
D. Van Heerden, Manager, Financial Planning
K. Magnusson, Director, Engineering, Parks and Environment
S. Galloway, Director, Planning and Development
M. Friesen, Manager, Planning (Urban Regeneration and Analytics)
S. Rasooli, Planning Assistant
M. Chan, Director, Real Estate, Facilities and Economic Development
S. Smith, Manager, Economic Development
G. Duffus, Project Manager, Lonsdale Great Street
E. Doran, Director, People, Culture and Transformation
H. van Gelderen, Legislative Services Advisor

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

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Shahriari

1. Regular Council Meeting Agenda, July 8, 2024

CARRIED UNANIMOUSLY

R2024-07-08/1

ADOPTION OF MINUTES

Moved by Councillor Bell, seconded by Councillor Girard

2. Regular Council Meeting Minutes, June 24, 2024

CARRIED UNANIMOUSLY

R2024-07-08/2

PUBLIC INPUT PERIOD

- Jayme Jenkins-Boale, North Vancouver, spoke regarding the new fencing at Mahon Park basketball court and the new Mosquito Creek basketball court.
- Maureen O'Brien, North Vancouver, spoke in support of Item 6 – The Lonsdale Centre Business Improvement Area Society and Item 10 – Proliferation of Currency Exchanges in the City of North Vancouver.

CONSENT AGENDA

Moved by Councillor Back, seconded by Councillor Valente

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

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

Moved by Councillor Back, seconded by Councillor Valente

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

(CARRIED UNANIMOUSLY BY CONSENT)

R2024-07-08/3

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

Moved by Councillor Back, seconded by Councillor Valente

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.

(CARRIED UNANIMOUSLY BY CONSENT)

R2024-07-08/4

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

Moved by Councillor Back, seconded by Councillor Valente

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

(CARRIED UNANIMOUSLY BY CONSENT)

R2024-07-08/5

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

Shaun Mitha and Bruce Peters, Lonsdale Centre Business Improvement Area Society, provided a PowerPoint presentation regarding “The Lonsdale Centre Business Improvement Area Society” and responded to questions from Council.

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

Moved by Councillor Back, seconded by Councillor Bell

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;

THAT staff work with the Lonsdale Centre Business Improvement Area Society to define a Terms of Reference and outcomes for the grant;

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

CARRIED UNANIMOUSLY

R2024-07-08/6

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

Report: Planning Assistant, June 19, 2024

Moved by Councillor Valente, seconded by Councillor McIlroy

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;

Continued...

REPORTS – Continued

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

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].

CARRIED UNANIMOUSLY

R2024-07-08/7

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)

Moved by Councillor Valente, seconded by Councillor Back

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.

CARRIED UNANIMOUSLY

R2024-07-08/8

REPORT

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

Report: Chief Financial Officer, June 26, 2024

Moved by Councillor Bell, seconded by Councillor Girard

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.

CARRIED UNANIMOUSLY

R2024-07-08/9

NOTICE OF MOTION

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

Submitted by Councillor Shahriari

Moved by Councillor Shahriari, seconded by Councillor Bell

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.

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT the motion be amended by replacing the active clause with the following:

“THEREFORE BE IT RESOLVED that staff be directed to prepare, as part of the “Great Streets Project” work, an update to the Zoning Bylaw’s “Retail Services Group 1/1A”, with the goal of improving vibrancy and street level animation.”

Amendment motion, **DEFEATED**

Councillor Back, Councillor Bell, Councillor Shahriari and Councillor Valente are recorded as voting in opposition to the amendment motion.

Main motion, as presented, **CARRIED**
R2024-07-08/10

Mayor Buchanan, Councillor Girard and Councillor McIlroy are recorded as voting in opposition to the main motion.

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:34 pm.

“Certified Correct by the Acting Corporate Officer”

ACTING CORPORATE OFFICER

Reviewed by CAO LM

For Metro Vancouver meetings on Friday, June 28, 2024

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancover.org.

Metro Vancouver Regional District

Election of the Board Chair

The Board elected Director Mike Hurley, Mayor of Burnaby, as Chair of the Metro Vancouver Board for 2024.

E1.1 Air Quality Advisory Program and Preparedness for 2024

RECEIVED

For over 50 years, the Metro Vancouver Regional District has had delegated authority under the *Environmental Management Act* to regulate the discharge of air contaminants in the region and protect air quality. It has been operating an air quality advisory program for more than 30 years.

Metro Vancouver issues air quality advisories and bulletins for the Lower Fraser Valley to protect public health and safety when regional air quality degrades. Staff work closely with health authorities and other partners to deliver and continuously improve the program to ensure it meets residents’ needs. This year, staff modified the format and language of the air quality advisory to improve both clarity and accessibility.

The 2023 wildfire season was the most destructive in BC’s recorded history due to warmer and drier conditions. For 2024, forecasts suggest an active spring wildfire season is likely, and spring and summer could be warmer and drier than normal. Metro Vancouver is experiencing the impacts of a changing climate now, with wildfire smoke degrading regional air quality in seven of the last nine summers. This demonstrates the need to reduce greenhouse gas emissions, and the importance of a robust air quality advisory program to protect residents’ health.

The Board received the report for the information.

E2.1 Research Trial of Ocean Alkalinity Enhancement

RECEIVED

Rising levels of carbon dioxide (CO₂) in the atmosphere are pushing more CO₂ into the ocean, causing ocean acidification. Ocean alkalinity enhancement uses natural minerals to remove the CO₂ in seawater. A research trial using the Lions Gate Wastewater Treatment Plant outfall will evaluate the potential of ocean alkalinity enhancement to remove CO₂ from the water in Burrard Inlet. This will help to combat both climate change and ocean acidification. The trial will be undertaken at no cost to Metro Vancouver; staff will support planning for the research and operation of the trial and will report back through committees to the Board.

The Board received the report for the information.

E2.1 Metro 2050 Regional Context Statement – City of Delta**APPROVED**

The City of Delta has updated its Official Community Plan (OCP) in response to recent provincial legislation and a ministerial order related to increasing the housing supply in British Columbia. The Delta Regional Context Statement, which is part of the OCP, was also updated to reflect recent changes and to show how the OCP is generally consistent with *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations, as laid out in Official Community Plans, align with the regional federation's goals and strategies as expressed in *Metro 2050*.

Staff review determined that the Delta's Regional Context Statement is generally consistent with the goals, strategies, and maps in *Metro 2050*.

The Board accepted the City of Delta's Regional Context Statement as submitted.

E3.1 Greater Vancouver Regional Fund – 2023 Annual Report**RECEIVED**

TransLink has submitted its annual report containing budget and schedule information on active projects funded with federal gas tax funds through the Greater Vancouver Regional Fund (GVRF) as of December 31, 2023. Although TransLink has historically delivered the majority of its projects on or ahead of schedule, 18 of 21 active projects are currently experiencing delays exceeding three months due to supply chain shortages, uncertainties in ridership recovery following the COVID-19 pandemic, and complexities in project design and requirements. \$214.5 million remains available in the fund for future project funding. This will be the last annual report under the current GVRF program, as the federal Canada Community-Building Fund (CCBF) expired on March 31, 2024. The CCBF is expected to be renewed later this year along with a revised regional program.

The Board received the report for the information.

E3.2 2023 Statement of Financial Information**RECEIVED**

The Statement of Financial Information Report (SOFI) is produced annually under the *Financial Information Act*. It includes the 2023 audited financial statements; information on remuneration and expenses for staff and elected officials; and information on payments to suppliers for goods and services. The 2023 annual financial statements received a clean audit opinion by the auditors, BDO Canada LLP Chartered Professional Accountants, and were approved by the Board on April 26, 2024.

In 2023, Metro Vancouver concluded bargaining with both the Teamsters and GVRDEU unions, resulting in a three per cent wage increase for 2022, a 4.5 per cent wage increase for 2023, and a one-time lump sum payment of \$2,350 or 4.5 per cent of base wages. Following union bargaining, exempt staff were provided the same general wage increases. Due to a labour dispute in 2023, some exempt staff were required to work additional hours to provide core services resulting in an increase in remuneration. As a result of retroactive pay upon conclusion of collective bargaining, total employee remuneration was \$231.7 million. The average total remuneration for employees who received more than \$75,000 in 2023 was \$125,346. This was a \$10,754 increase over the previous year. Metro Vancouver Board compensation

was raised 7.1 per cent to align with CPI increases, per Board policy. Travel and training resumed to pre-pandemic levels, and remained within the approved budget.

The Board received the report for the information.

E3.3 Metro Vancouver’s 2024 Financial Performance Report No. 1

RECEIVED

The Metro Vancouver 2024 Financial Performance Report No. 1 is the first of three financial performance and forecast reports for 2024, and it includes forecasts to the end of 2024, procurement activity, treasury, continuous improvement reporting, and progress on delivering the Board’s strategic priorities. It is forecasted that for 2024, operating surplus to budget will be \$9.2 million (0.8 per cent of the \$1.2 billion budget). This is resulting from anticipated surpluses in Water (\$3.5 million), Liquid Waste (\$1 million), Metro Vancouver Housing (\$1.4 million), and Regional District services (\$5.7 million), primarily due to higher water sales revenues, delays in filling staff vacancies, less spending on consulting and contracting services from project delays, and lower debt service costs due to less borrowing. These surpluses are offset by a projected deficit in Solid Waste Services (\$2.4 million) due to increased contingency disposal costs.

At this point in the year, it is forecasted that for 2024, capital expenditures will be approximately 75 per cent of the \$1.4 billion cash flow. Although spending to date is approximately 10 per cent, or \$130 million of the total planned spending of \$1.4 billion, a significant ramp up in construction and related spending is expected for major projects moving into construction phases, such as the Annacis Water Supply Tunnel, North Shore Wastewater Treatment Plant Program, Second Narrows Water Supply Tunnel, Widgeon Marsh Park Development, and housing development projects including Heather Place B, Kingston Gardens, and Salal Landing.

As a result of lower capital spending than targeted, long-term borrowing for 2024 is anticipated to be \$350 million versus \$482 million as planned. Investment returns are averaging 4.51 per cent and are expected to remain favorable in the current high-interest environment as maturing investments are reinvested in higher yielding products. Cash flow projections are on target and remain positive.

For the first quarter of 2024, procurement activity included four awards approved by the Board with a value of \$72.1 million, which is 81 per cent of the total value of awarded contracts in the first quarter. There are currently 140 continuous improvement initiatives underway that will continue to advance the Board’s strategic priorities.

The Board received the report for the information.

G1.1 Regional Growth Strategy Amendment Bylaw No. 1380, 2024 – Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Error

APPROVED

In February 2024, the Board initiated a Type 3 Amendment to *Metro 2050* and gave first, second, and third readings to an amendment bylaw that corrects minor inconsistencies in terminology, formatting, numerical references, and mapping. It also includes mapping revisions that stem from Board accepted regional context statements, regional land use amendments made under the municipal flexibility clause,

updates to *Metro 2050* reference maps based on new data (e.g. new sensitive ecosystem inventory map), and corrections to map text and designation boundaries.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments and agencies of the proposed amendment. Responses expressing no objection were received from two affected local governments and one First Nation.

The Board received for information the comments from the affected local governments and agencies as presented then adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1380, 2024*.

G1.1 Regional Growth Strategy Amendment Bylaw No. 1378, 2024 – Metro 2050 Type 3 Proposed Amendment to Reflect the Electoral Area A Official Community Plan **APPROVED**

In February 2024, the Board initiated a Type 2 and a Type 3 Amendment to *Metro 2050*, and two amending bylaws to better align the regional growth strategy’s land use designations with the Board-adopted 2018 *Electoral Area A Official Community Plan Bylaw* that applies to the majority of the rural and remote portions of the Electoral Area (excluding UBC, UEL, Bowyer Island, Passage Island, and First Nation reserve lands).

Staff have identified *Metro 2050* regional land use designation changes to 92 parcels based on a detailed review of the OCP designations relative to regional land use designations and mapping improvements in the rural and remote reaches of Electoral Area A.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments and agencies of the proposed amendment. Responses were received from three affected local governments, one local First Nations, and one agency, all of which expressed either no objection or no comment.

The Board received for information the comments from the affected local governments and agencies as presented, then adopted both *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1378, 2024* and *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1379, 2024*.

H1 Notice of Motion

Directors Andrew Leonard and Patrick Johnstone submitted the following Notice of Motion:

Whereas Metro Vancouver Board and committee member travel expenses have increased significantly this term and policy improvements can address issues of allocation, oversight, and reporting of such travel;

Whereas all Metro Vancouver Board and committee members have an interest in the information and outcomes of member-attended conferences, events, study tours, and meetings;

Whereas transparent and equitable policies should be created for use of all Metro Vancouver resources applied to Metro Vancouver Board member representation at such functions;

Whereas the above is in service of good governance, transparency, and strong relationships between the Board, the member communities, and the public they serve in the disposition of limited resources;

BE IT RESOLVED: That international travel to attend conferences, events, study tours, and meetings on behalf of Metro Vancouver by Board or committee members be subject to Board approval which includes a summary of the request to the Board in an open meeting including:

- name of the attendee(s) and relevant Board or committee role(s)
- a statement of expected value to be derived because of attending the function from the attendee and staff
- projected travel expenses
- projected remuneration expenses
- projected amount of other expenses expected to be incurred

BE IT FURTHER RESOLVED: That any participation by Metro Vancouver Board or committee representatives at conferences, events, study tours and meetings that would incur overnight accommodation outside of British Columbia shall require a written report of the function by the attendee(s) in May or October in each year. This report shall be a provided at an open meeting of the Board, and include:

- a summary of the event and key activities
- the value to Metro Vancouver derived because of the attendee's participation in the event
- a summary of actual expenses incurred

BE IT FURTHER RESOLVED: That staff be directed to bring back to the Board for consideration revised travel policies for Board and Committee members that are consistent with the above resolutions, set annual travel expense limits, and recognize the benefit of Board participation in exchange and learning while demonstrating fiscal responsibility that builds public trust; by the November 2024 regular meeting of the Board.

The motion was referred to Metro Vancouver staff to report back on existing travel policies and approval procedures for Board and Committee members.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees as follows.

Indigenous Relations Committee – June 5, 2024

Information Items:

E1 Quarterly Update Report on Reconciliation Activities

This update report provides a summary of reconciliation events and activities undertaken or planned by the Metro Vancouver Indigenous Relations Department for the second and third quarters of 2024.

Regional Culture Committee – June 12, 2024

Information Items:

E2 Metro Vancouver 2024 Regional Cultural Grants: Adjudication Process

Metro Vancouver’s annual regional cultural project grants, funded by the Cultural Grants Reserve, support region-serving arts and culture projects. This report is to provide the committee with an overview of the adjudication process. Staff has undertaken an initial review of all applications and removed any that did not meet the application criteria. Those meeting the criteria will be provided to the committee for review. Staff will then present shortlisted applications for adjudication by the committee at its July 12, 2024 meeting. At that meeting, the committee will discuss a recommendation for grant awards to a cap of \$10,000 per project and a total distribution of \$300,000. The committee's recommended allocations will be presented to the July 26, 2024 MVRD Board meeting for final approval.

Climate Action Committee – June 13, 2024

Information Items:

E2 Residential Indoor Wood Burning Public Education Campaign

Wood smoke from residential indoor wood burning is the most significant source of emissions of fine particulate matter (PM_{2.5}) in the region, contributing more than a quarter of the total annual regional PM_{2.5} emissions. The *Residential Indoor Wood Burning Emission Regulation Bylaw* is designed to reduce emissions of and exposure to PM_{2.5} and the known health impacts by promoting the use of cleaner wood-burning practices and technologies, including the use of cleaner burning appliances and fuels. The final phase of requirements, for appliances in urban areas to be registered before use, comes into effect in September 2025.

Regional Planning Committee – June 14, 2024

Delegation Summaries:

C1 Doreann Mayhew, General Manager of Development, City of Delta

Subject: City of Delta Regional Context Statement

Metro Vancouver Housing

E1.1 Launch of the Metro Vancouver Housing Bursaries and Awards Program

APPROVED

Metro Vancouver Housing continues to grow its community development initiatives. To support a key pillar of poverty alleviation programming, Metro Vancouver Housing will be making bursaries and awards available to tenants in need. This initiative will aid ongoing conversations and programming targeted at education and breaking the cycle of poverty within families.

If approved, the application process will close in August each year, and candidates will be evaluated by an inter-departmental staff committee. Staff will report out to the committee and Board each fall regarding successful candidates. Metro Vancouver Housing is a non-profit housing provider; revenues earned through rents are assigned to capital maintenance, staffing and tenant programming costs. With Board approval, a total of \$10,000 from operating revenue will be allocated for bursaries and awards. This amount can be accommodated within the Board-approved 2024 Metro Vancouver Housing operating budget.

The Board approved the launch of the Metro Vancouver Housing Bursaries and Awards Program in the amount of \$10,000 total annually.

Greater Vancouver Water District

No public agenda items.

Greater Vancouver Sewerage and Drainage District

E1.1 Solid Waste Management Plan Vision and Guiding Principles APPROVED

Metro Vancouver is developing an updated solid waste management plan, building on the strengths of the current plan, and identifying opportunities for accelerating waste reduction and recycling, reducing greenhouse gas emissions, and promoting a circular economy. In 2023, Metro Vancouver conducted engagement on key values and priorities to include in the draft vision and guiding principles for an updated solid waste management plan.

Engagement was implemented with advice from a panel of experts to support Metro Vancouver’s commitment to robust and inclusive engagement processes. The vision and guiding principles will inform criteria used to evaluate potential strategies and actions in subsequent phases of the plan update process, and encompass key themes such as collaboration, accountability, transparency, accessibility, innovation, affordability, waste prevention, and climate action.

The Board approved the vision and guiding principles for an updated regional solid waste management plan as presented.

G1.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024 APPROVED

Updates to the tipping fee bylaw aim to:

- Streamline definitions
- Strengthen records management requirements related to generator levy provisions
- Improve enforceability of the bylaw

The updates make no changes to the applicability of the generator levy. Metro Vancouver’s robust policy and regulatory framework is a key contributor to its North American-leading waste reduction and recycling success, and its cost-effective, competitive solid waste system. Metro Vancouver’s public solid

waste system provides many benefits, including free recycling for many materials at Metro Vancouver recycling and waste centres with funding from garbage tipping fees.

The generator levy, implemented in 2018, ensures all generators of garbage in the region contribute to the cost of the regional solid waste system. The generator levy also encourages the use of regional solid waste facilities where recycling is promoted through disposal bans.

The Board gave first, second, and third readings to *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024* then adopted it.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from a standing committee

Zero Waste Committee – June 13, 2024

Information Items:

E2 Update on the Love Food Hate Waste Canada Campaign for 2023-2024

As part of its commitment to waste prevention, Metro Vancouver launched a regional Love Food Hate Waste (LFHW) campaign in 2015 to prevent household food waste. Building on the success of the regional campaign, Metro Vancouver launched a national campaign, called Love Food Hate Waste Canada (LFHW Canada) through the National Zero Waste Council in 2018.

As Canada's leading resource to prevent household food waste, LFHW Canada offers simple, actionable tips to help Canadians make their food go further and waste less. National and local activations work together to enable citizens to hear consistent messaging through a variety of outreach, communication, and media efforts, driving behaviour change over the long term. Through this cross-platform delivery, LFHW Canada garnered nearly 18 million impressions in 2023 and early 2024.

Metro Vancouver is one of eight partners in this national bilingual campaign. As a partner, Metro Vancouver receives creative materials for regional activations and benefits from national media buys, access to influencers, and press outreach. The regional campaign performed strongly in 2023 and early 2024 with over four million impressions, a reach of over 930,000, and over 6,000 social media engagements.

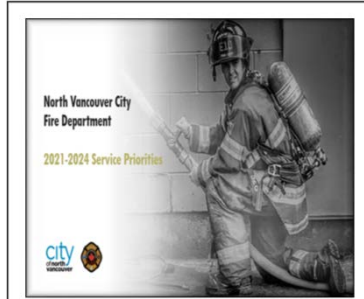


Public Safety – Fire and Bylaw Services 2023 Annual Report

Presented July 15, 2024



Fire Services Highlights 2023



2021-2024 Service Priorities

Service Delivery
Community Outreach



Emergency Management and Preparedness

Extreme Weather
Active Threat

Fire Services Highlights 2023



Fire Prevention and Education

FireSmart Squamish Nation
Development Services Prevention Work



Fire Operations

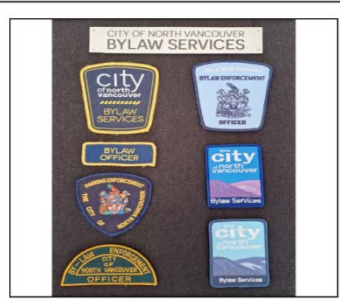
Calls for Service
Training

Bylaw Services Highlights 2023

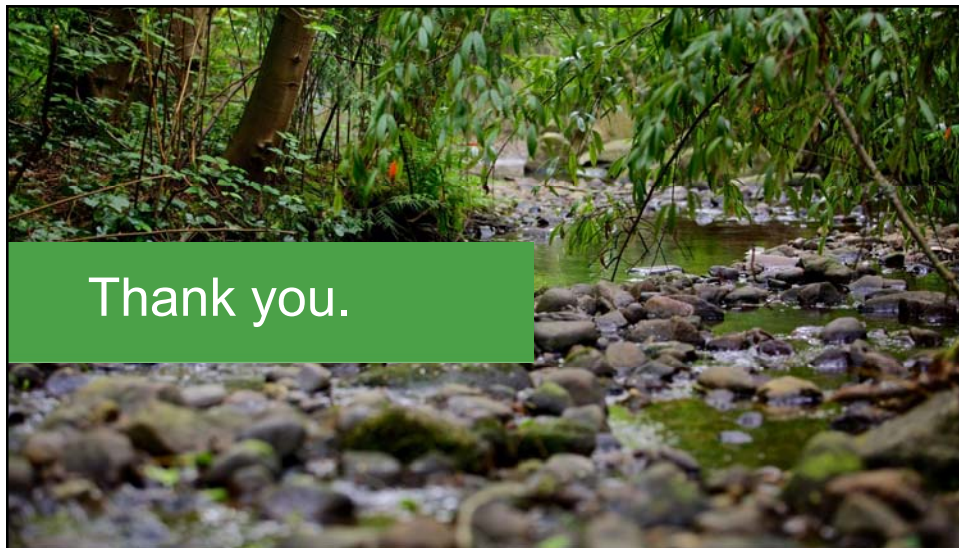


Bylaw Services

Service Delivery
Community Education






Administrative Fairness
Measured Approach



Thank you.

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Greg Schalk, Public Safety Director and Fire Chief

Subject: NORTH VANCOUVER CITY FIRE DEPARTMENT ANNUAL REPORT
2023

Date: June 27, 2024 File No: 14-7000-01-0001/2024

ATTACHMENTS

1. North Vancouver City Fire Department Annual Report 2023 (CityDocs [2501205](#))

Message from the Fire Chief

It is with great pleasure and a sense of accomplishment that I present to you the 2023 Annual report for the North Vancouver City Fire Department. Over the past year, our dedicated team of firefighters, prevention officers and support staff have worked tirelessly to ensure the safety and well-being of our community and I am proud to say we have achieved significant milestones and made valuable contributions.

First and foremost, I would like to express my gratitude to our staff who have demonstrated exceptional professionalism and commitment in the face of challenging situations. Be it responding to emergencies, performing our preventative work or engaging with the public daily, they have done so with the utmost care, compassion and unwavering dedication to public service.

In 2023 the NVCFD continued to prioritize fire prevention and education efforts. We conducted numerous community outreach programs, including fire safety workshops, school visits and public awareness campaigns. Through these initiatives, we aimed to enhance public safety awareness among our residents and empower them with essential knowledge and skills for emergency events. We believe that prevention is the key to ensuring the well-being of our community, and we will continue to invest in these efforts in the coming year.

Operationally our department made some significant changes to enhance our emergency response capabilities. Additionally we made some advancements in our specialty firefighting equipment, improved our communications systems and have continued to modernize our fleet of vehicles. These investments have enabled us to respond more effectively to emergencies, reduce our response times, and improve our overall operational effectiveness.

Collaboration and partnerships have played a crucial role in our success. We have continued to strengthen our relationships with other emergency response agencies including BCAS, the RCMP and NSEM as well as other community organizations through the work of the Public Safety Committee. By working together we have enhanced emergency preparedness, collaborated on risk management, coordinated response efforts and ensured a higher level of safety of our community.

I would also like to extend my gratitude to the residents and businesses of our community. Their support, cooperation and trust in the NVCFD have been invaluable. We continue to encourage everyone to remain actively engaged in fire safety practices, including maintaining functional smoke alarms, developing evacuation plans and being prepared for all types of emergencies. The community's commitment to fire prevention and emergency preparedness is essential in creating a resilient and secure community. Looking ahead, we are committed to continuous improvement and adapting to the evolving needs of our community. We will strive to stay at the forefront of advancements in our industry, invest in ongoing training and professional development for our personnel, and implement innovative strategies to ensure the highest level of services.

In closing, I want to express my sincere appreciation to every member of the NVCFD for their dedication, professionalism and unwavering commitment to public safety. It is an honour to lead such an exceptional team, and I remain deeply proud of all of our achievements. Together, we will continue to serve and protect our community with the upmost dedication and integrity.

RESPECTFULLY SUBMITTED:



Greg Schalk
Public Safety Director and Fire Chief



NORTH VANCOUVER CITY FIRE DEPARTMENT

Annual Report
2023



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Introduction

It is with great pleasure and a sense of accomplishment that I present to you the 2023 Annual report for the North Vancouver City Fire Department. Over the past year, our dedicated team of firefighters, prevention officers and support staff have worked tirelessly to ensure the safety and well-being of our community and I am proud to say we have achieved significant milestones and made valuable contributions.

First and foremost, I would like to express my gratitude to our staff who have demonstrated exceptional professionalism and commitment in the face of challenging situations. Be it responding to emergencies, performing our preventative work or engaging with the public daily, they have done so with the utmost care, compassion and unwavering dedication to public service.

In 2023 the NVCFD continued to prioritize fire prevention and education efforts. We conducted numerous community outreach programs, including fire safety workshops, school visits and public awareness campaigns. Through these initiatives, we aimed to enhance public safety awareness among our residents and empower them with essential knowledge and skills for emergency events. We believe that prevention is the key to ensuring the well-being of our community, and we will continue to invest in these efforts in the coming year.

Operationally our department made some significant changes to enhance our emergency response capabilities. Additionally we made some advancements in our specialty firefighting equipment, improved our communications systems and have continued to modernize our fleet of vehicles. These investments have enabled us to respond more effectively to emergencies, reduce our response times, and improve our overall operational effectiveness.

Collaboration and partnerships have played a crucial role in our success. We have continued to strengthen our relationships with other emergency response agencies including BCAS, the RCMP and NSEM as well as other community organizations through the work of the Public Safety Committee. By working together we have enhanced emergency preparedness, collaborated on risk management, coordinated response efforts and ensured a higher level of safety of our community.

I would also like to extend my gratitude to the residents and businesses of our community. Their support, cooperation and trust in the NVCFD have been invaluable. We continue to encourage everyone to remain actively engaged in fire safety practices, including maintaining functional smoke alarms, developing evacuation plans and being prepared for all types of emergencies. The community's commitment to fire prevention and emergency preparedness is essential in creating a resilient and secure community.

Looking ahead, we are committed to continuous improvement and adapting to the evolving needs of our community. We will strive to stay at the forefront of advancements in our industry, invest in ongoing training and professional development for our personnel, and implement innovative strategies to ensure the highest level of services.

In closing, I want to express my sincere appreciation to every member of the NVCFD for their dedication, professionalism and unwavering commitment to public safety. It is an honour to lead such an exceptional team, and I remain deeply proud of all of our achievements. Together, we will continue to serve and protect our community with the upmost dedication and integrity.

Sincerely,

A handwritten signature in black ink, appearing to read 'G Schalk', written in a cursive style.

Greg Schalk

Fire Chief and Public Safety Director

Service Priority Plan – Looking Ahead 2023

In 2021 The North Vancouver City Fire Department (NVCFD) developed a Service Priorities Plan (SPP) intent on guiding the Fire Department's activities over the course of the next five years. The SPP aligns with Council's Strategic Plan and with the City of North Vancouver's Corporate Business Plan. The SPP, comprised of four service priorities, was inspired by the City of North Vancouver's vision of "A City for People, A Healthy City for All". The service priorities focus on the NVCFD's aim to make a measurable difference in life safety outcomes and service to the community, while maintaining critically important fire suppression response times and performance. This annual report highlights the progress the department has made in 2023 in specific areas of the plan.

Objective 1.1

With Partners, offer fire prevention & emergency preparedness education to residents at higher risk

The Fire Prevention Office worked closely with Impact North Shore to provide fire and life safety presentations to new residents, delivering two workshops to Farsi, Mandarin and Cantonese speaking adults with the help of a translator. During these sessions valuable education was provided on fire prevention methods and evacuation procedures. Education was also provided on Fire Department services, smoke alarm requirements within homes, and contacting emergency services.

Through 2024, staff will continue to focus on community risk reduction and schedule educational opportunities through Impact North Shore.

Objective 1.2

Join Indigenous-focused organizations to cultivate long-term relationships for culturally safe fire prevention and disaster readiness learning

NVCFD engagement with the Squamish Nation in 2023 was focused through the CAPS Volunteer program, who were able to complete a door to door smoke alarm campaign in partnership with the Squamish Nation Guardians.

In this program, visits were made to each Eslha7an resident to confirm if they had a working smoke alarm. The Guardians followed up with any residence that required a smoke alarm be installed.

Fire Department staff participated in the FNESS (First Nations' Emergency Services Society) Bootcamp for youth and conducted regular meetings with community safety staff to discuss public safety.

Additionally the NVCFD worked with the City Engineering Department to help facilitate the construction and delivery of five misting stations on the Eslha7an reserve.

Objective 1.3

Establish a volunteer program to extend our public education efforts

The Community and Public Safety (CAPS) volunteer program, which has been operating since the Fall of 2022, has grown in size and passion as the volunteers tackled new initiatives and connected with the residents of North Vancouver. CAPS is a thriving volunteer public safety outreach program that has made a significant impact on the community by fostering a safer and more secure environment for all residents.

One of the most important accomplishments this year was strengthening the connection with the Squamish First Nations Guardian program and completing a community-wide campaign for smoke alarm safety. CAPS volunteers actively engaged with the Guardians to complete a door-to-door campaign distributing public safety information and engaging with residents in the Eslha7an community.

As the program has grown, we have also seen an increase in community engagement, as our volunteers attended various community events, from Fire Department events to working with charitable groups such as North Shore Family Services. The CAPS program has successfully provided hundreds of citizens with life safety information regarding hazards in and around the home and personal safety hazards in the community relating to extreme heat.

The volunteers were particularly busy at two popular annual City events, Hot Summer Nights and the Pumpkin Walk, connecting with over 1000 individuals at each event.

Over Christmas, the CAPS volunteers assisted the department in coordinating and delivering all of the toy drive donations to the North Shore Family Services hub and, as a group, supported a family during the Christmas Season. Using their compassion and organizational skills, the CAPS volunteers were able to offer support and take action to create a happy Christmas season for many families and individuals.

The CAPS program remains successful due to its caring and dedicated volunteers, and we look forward to 2024 being a year of continued growth and engagement.

Objective 1.4

Connect residents that require emergency response with appropriate wraparound supports

Public Safety continues to work on a number of initiatives with various external agencies to increase the level of support that the NVCFD can provide to vulnerable populations within our community. In 2023 the NVCFD continued to advance their partnership with the North Shore Solutions Navigators to provide and improve support to residents in need.

Residents in need can now directly connect with the Navigators for more timely and holistic care through a more structured referral pathway process.

NVCFD also continued its warming kit program with the North Vancouver RCMP and handed out 35 kits to unhoused persons in need.

Objective 1.5

Establish a life safety program in SD44 secondary schools

In 2023 the NVCFD continued its CPR/AED life safety program in collaboration with the North Vancouver School District 44 (NVSD44). The program focuses on having NVCFD certified instructors train Sutherland and Carson Secondary grade 10 students with life-saving skills. Knowing how to respond to cardiac emergencies can make a real difference in emergency situations within our community and save lives.

In total, the program successfully certified 250 students, marking a growth of 80 students compared to the previous year.



In 2023, four high school students with SD44 participated in a work experience program hosted by the NVCFD. This program is instrumental in helping students develop and shape future careers.

Objective 2.1

Diversify modes of commercial building inspections

Staff continue to research prioritization for scheduling Fire Safety Inspections based on a risk-based and data-driven inspection framework. The resulting analysis will coincide with the release of the new Fire Safety Act, which is anticipated to be brought into force by the end of 2024.

Objective 2.2

Improve flow of building permit and occupancy permit process

The NVCFD implemented the Infor System in June 2022 and conducts most inspection work using this platform. Development is underway of the final few components, including an interface with the current Dispatch system FDM. Infor testing is scheduled for Q2 and Q3 with the goal to be in full operation for Fire Inspection Staff by the end of 2024.

In 2023 the Fire Prevention division underwent re-alignment of duties which resulted in dedicating one staff member to focus on development work within the City. This ultimately helped improve communication with Planning and Development staff and better streamline the application process.

Objective 3.1

Elevate our data-driven decision-making processes

In 2023 the NVCFD utilized some of its advanced analytics tools to support its ongoing evaluation of the emergency and non-emergency response profile and deployments to ensure we are providing the most effective service to our community. Through this work we along with our shared services partners in the District of North Vancouver began piloting a “closest hall” response for structure fires and high acuity medical aid calls as

well as modernizing select call types to be more in line with evidenced based information.

Objective 3.2

Develop NVCFD risk assessment and training needs assessment for special operations including wildfire and EMS

In 2023, The NVCFD allocated a substantial portion of its training resources to enhance its capacity in special operations, leading to the following achievements for our department:

- Nearly 60 percent of our staff are licensed to the Emergency Medical Responder (EMR) or higher level for medical assist delivery.
- Over 90 percent of staff certified as firefighter Hazardous Materials Technicians.
- More than 50 percent of staff have certification or completed enhanced training as specialty discipline instructors
- Addition of two new instructors to Technical High Angle Rope Rescue, a regionally funded program through an agreement established in coordination with the BC Construction Safety Alliance.

Objective 3.3

With North Shore partners, advance tri-municipal agreement to ensure best deployment model for special operations (& possibly training)

In March of 2022, the three North Shore Fire Departments renewed their Cooperative Fire and Rescue Services Agreement for another five years. This progressive agreement commits the North Shore fire departments to providing the highest level of coordinated service to all residents with a focus on safety, collaboration, risk mitigation and fiscal responsibility.

Objective 4.1

Build out FireSmart campaign in accordance with Wildfire Prevention Plan

Fire Department Staff continued to implement recommendations of the Community Wildfire Protection Plan by promoting FireSmart initiatives to the community and attending several Community Events, including Rivers Day and Earth Day.

Objective 4.2

Advance multi-year plan for 'greening' of NVCFD apparatus

To align with the City of North Vancouver's Electric Vehicle Strategy, the Fire Prevention Office took delivery of two Plug in Hybrid (PHEV) vehicles, replacing two older gas powered vehicles.

In an effort to invest in battery operated specialty equipment to replace traditional gas operated tools, the NVCFD transitioned some auto extrication tools over to a Pantheon battery operated system, which reduces noise, exhaust and fuel use with no negative impact on performance.

Objective 5.1

Refresh recruitment campaign to appeal to diverse applicants

North Shore Fire Departments continue to collaborate on refreshing the tri-municipal recruitment process and campaign, with the intention of appealing to a more diverse set of applicants. NVCFD also prioritized a more targeted recruitment campaign in collaboration with School District 44 (SD44) by enhancing our ability to support the schools' work experience program (WEX) and providing three local students the opportunity to gain up to 90 hours of hands on experience each in a working fire hall learning the expansive aspects of the fire service.

Along with our tri-municipal partners, the North Shore fire departments engaged in a number of recruitment campaigns with local post-secondary institutions and fire academies.

In October, the three North Shore Fire Departments partnered with First Nations Emergency Services to offer the first of its kind Youth Boot Camp to First Nations youth on the North Shore.



The program hosted a diverse group of 14 high school students over two days, introducing them to the various aspects of fire fighting in a fun, engaging and culturally bonding experience.

Plans to expand the program in 2024 are underway.

NVCFD continues to support Camp Ignite, a youth firefighting mentorship program for girls between the ages of 15 and 18 years old. Since the program began in 2011, NVCFD has sponsored 1-2 campers annually, from our local high schools.



Objective 5.3

Commit to a suite of NVCFD's employee health and wellness offerings

Goals to provide easier access for firefighters to enhance frontline knowledge of mental health injuries continue to be a priority.



NVCFD built on its health and wellness initiatives in 2023 by supporting staff participating in a pilot online occupational health training program developed by first responders.

The pilot's success resulted in a free program rollout for all firefighters across the province

Additionally the department continued to develop our resilient minds program by adding two new trainers in 2023 and extended our support to the police support services by introducing the resilient minds program at the Gerry Brewer Building.

Emergency Management and Planning

The City of North Vancouver, in coordination with its partner agencies, engaged in the following:

Climate Emergencies Response

- The NVCFD worked closely with its partner agencies on ensuring a coordinated response for the various climate related emergencies. This included supporting both warming and cooling centre activations as well as the Extreme Weather Response (EWR) program.
- The NVCFD deployed resources to support the coordinated efforts to protect the impacted communities in the Okanagan region in response to the Provincial State of Emergency associated with the McDougall Creek Wildfire.

Active Threat Training

- The NVCFD along with NSEM, Occupational Health and RCMP developed and implemented an Active Threat plan throughout all City owned facilities, and participated in a full scale tabletop exercise.

Disaster Preparedness Training

- The NVCFD participated in Coastal Response 2023, one of the largest scale exercises ever planned in British Columbia. The exercise, a simulated earthquake causing significant damage across the Lower Mainland, required coordination from the Federal Government, EMBC, Provincial Ministries, First Nations, Local Governments, Critical Infrastructure Providers, NGO's, and all first responder groups.
- The NVCFD also participated in weekly Wildfire coordination calls to continuously assess and better understand the changing threats to our community and others during wildfire season.

Major Emergency Response Planning

In 2023 the North Vancouver City Fire Department conducted annual exercises to ensure we are adequately prepared to respond in a major disaster or significant event.

Preparedness and training work included:

- Conducted our annual training on our Major Emergency Operations Plan in coordination with the three North Shore fire departments, NSEM and other emergency response agencies.

Training and Development

As an organization focused on "All Hazards" response, our firefighters regularly participate in specialized discipline-specific training to uphold our high standards and meet the competencies associated with the various job performance requirements as outlined in NFPA.



**24,333
Training
Hours**



Fireground Survival

Auto Extrication

Fire Officer Training

Wildfire

Fire Behavior/Dynamics

Fire Ground Operations

Confined Space Rescue

Hazardous Materials

High Angle Rescue

Emergency Medical Responder

Tower Crane Rescue

Incident Command Strategies and Tactics

Swift Water Rescue

High Rise Firefighting

First Medical Responder

Major Emergency Operations Plan (MEOP)

NVCFD members regularly engage in company level training, external training, workshops and conferences, and focus on professional development while maintaining foundational skills to ensure compliance with the BC Office of the Fire Commissioner's Fire Service Structure Firefighters Competency and Training Standards.



Rescue Task Force

Emergency Vehicle Operator Technician

Marina and Industrial Facilities
Familiarization

Technical High Angle Rope Rescue
Program (THARRP)

Rapid Intervention Team (RIT)

Critical Incident Stress Management

Resilient Minds

Fire Service Instructor

Blue Card Instructor - Incident
Commander

Overdose Awareness
(in collaboration with Vancouver Coastal
Health)

Reconciliation and Cultural Awareness—
Brad Baker

Fire Prevention

Our Fire Prevention Division plays an integral role in our ability to provide the citizens of the City of North Vancouver the highest level of public safety and education possible.

Fire Prevention Officer Responsibilities



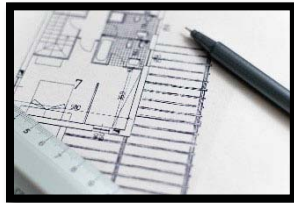
CONDUCT
Building Inspections



ENFORCE
Fire Safety Code



INVESTIGATE
Fires



REVIEW
Building Plans & Pre-Plans



DELIVER
Public Education



OVERSEE
Department Communications
& Technology Systems



INSPECT
Food Trucks

The Fire Prevention Office is exceptionally busy with routine annual inspections, business licenses, complaints, and new buildings occupancy inspections, and is a vital part of the new development process, from Re-Zoning, to Building Permit issuance and Occupancy acceptance.

The number of inspectable properties grows 6-10% annually, which results in an increase of Building and Construction Fire Safety Plan reviews, Protection of Adjacent Building reports, and extensive functional testing to ensure all life safety systems are operational.

The Fire Prevention Office reviews Building Compliance Letters (BCL), a fee-based service that provides inspection information on any property in the City, and Occupant Load Applications for special events.



CURRENT INSPECTABLE PROPERTIES
3,380

2023

71
BCLs



64
Special Event
Occupant Load
Certificates



2023 development growth resulted in a revenue increase of approximately

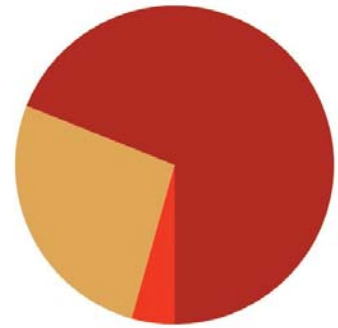
70%



Fire investigations, a significant component of Fire Department activity, have increased in the last few years.

A large majority of the fires the NVCFD respond to are outdoor fires, consisting of brush fires, dumpster fires and open burning.

2023 FIRE INVESTIGATIONS



¹

Increase of 42% since 2022

Outdoor Fires (111)

- 44 Nuisance Fires
- 51 Burning Complaints
- *19 in close proximity to a homeless shelter

2023
Potential loss \$395,822,640
Total loss \$29,945,065



¹ In 2023, there was one minor fire related injury and 1 fire death

Public Education and Outreach

One of the most significant non-emergency roles the NVCFD has is continual community engagement. NVCFD continues to maintain its online and virtual social media presence to successfully engage the community.

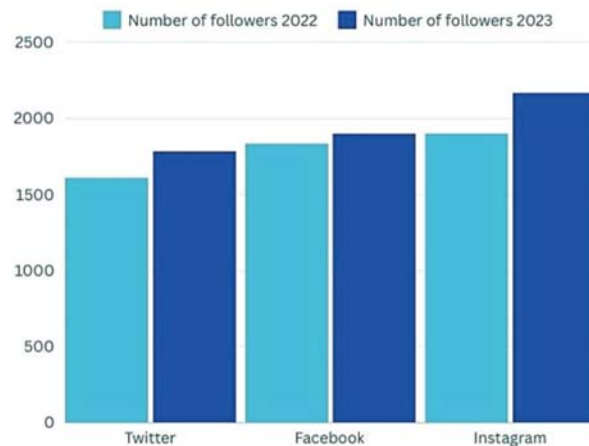
Key moments of 2023 included Hot Summer Nights, FireSmart, Grand Boulevard Pumpkin Walk, and Fire Prevention Week. Fire Department Staff conducted 49 public education events, an increase from 37 events in 2022.



NVCFD Social Media Followers

2023-2024

A glance at social media followers from the last year



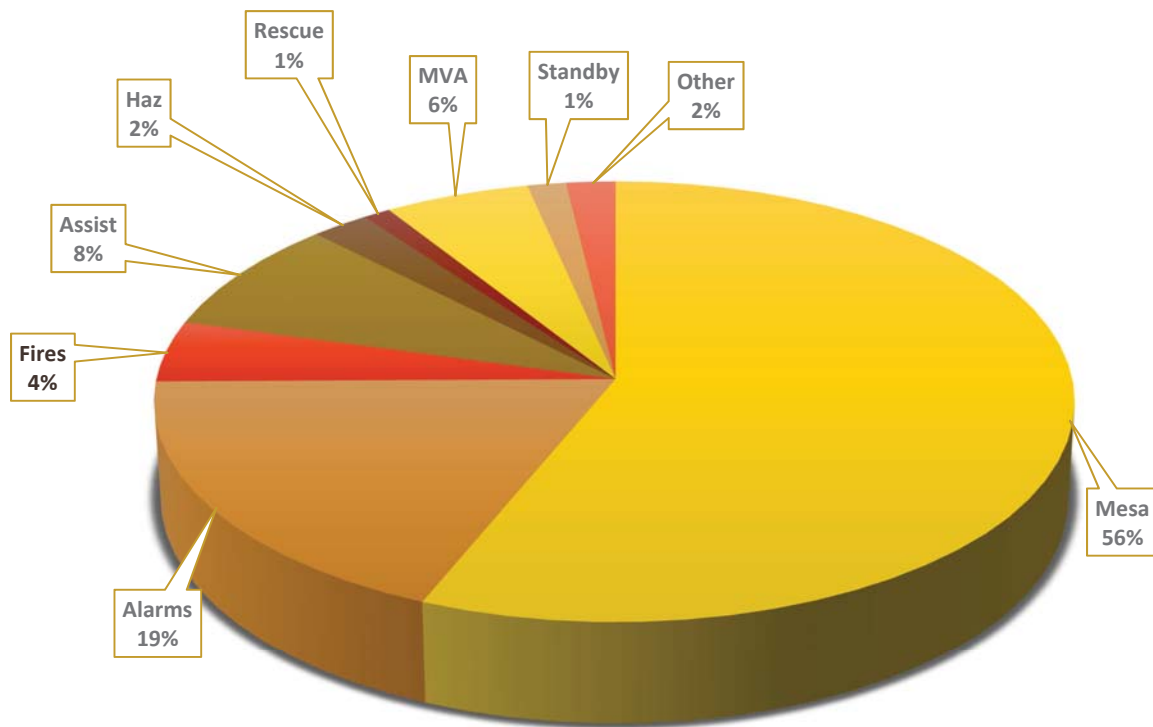
North Vancouver City Fire
Department Social Media Followers

Responding to Incidents

The NVCFD is an “all hazards” response agency servicing the community by responding to all types of emergency and non-emergency incidents.

We pride ourselves on providing the highest level of customer service and ensuring we are embracing industry best practices and being at the forefront of service delivery.

NVCFD Calls for Service 2023



Total Calls: 4747

This equates to a 19.6% increase from 2022



Performance Metrics

In 2020 the NVCFD adopted the NFPA 1710 Standard for Response Time Measurement by moving from measuring performance based on the average response times to the measuring our response performance as it relates to the 90th percentile.

NVCFD Response Times 2023



Turnout Time*

2:01



Travel Time**

4:37



Total Response Time

6:00

**turnout time – time from when call gets dispatched to when fire apparatus is on route*

***travel time – time from when apparatus is on route to when it arrives on scene*



Containment Rate to Room of Origin:

Fire departments often use the room of origin containment rate as a key performance metric to continuously assess and improve their firefighting effectiveness. Maintaining a high percentage in this area is a sign of a well-trained, effective and responsive fire operations. According to the National Fire Protection Association (NFPA) the average percentage of fires contained to the room of origin by fire departments is 70-75%

**2023 NVCFD Containment Rate to Room of Origin
85% (48 total fires)**



Mission Statement

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

Core Values

Lead With Integrity

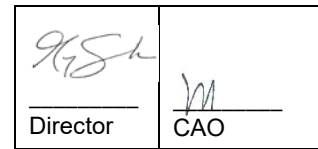
We are here for one reason: to protect North Vancouver citizens. We openly collaborate in pursuit of what is best for them.

Never Compromise Safety

The safety of the public and our colleagues is in our hands. Each of us commit to the highest standards, best-in-class skills, techniques and equipment for fire, rescue and medical emergencies.

Serve With Compassion

In addition to caring for persons directly involved in emergencies, we also see those indirectly impacted and consider the range of their losses. Our interactions show we care. We direct our empathy to charitable service in our community.



The Corporation of **THE CITY OF NORTH VANCOUVER**
BYLAW SERVICES – PUBLIC SAFETY DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Paul Duffy, Manager, Bylaw Services

Subject: BYLAW ENFORCEMENT OVERVIEW 2023

Date: July 3, 2024 File No: 09-3900-01-0001/2024

SUMMARY

This report provides Council with an overview on Bylaw Enforcement activities in 2023. The goal of Bylaw Enforcement is to achieve compliance with municipal bylaws through fair, consistent, transparent and measured enforcement practices that support building a healthy, safe and prosperous community.

BACKGROUND

During 2023, Bylaw Services provided effective service to the community with officers available seven days a week. The department's priorities focus on parking enforcement, animal control, construction complaints, unauthorized suites and unhoused individuals.

Bylaw Services supports Council's vision in the 2022-2026 Strategic Plan of being the "Healthiest Small City in the World" by prioritising public safety, and improving accessible and sustainable ways for people, goods and services to move within the City.

Three additional bylaw staff were hired in late 2023 and early 2024, who assist with parking enforcement and animal control. One vacancy remains in parking enforcement that is expected to be actioned in the summer of 2024.

With the assistance of the City's Information Technology Department and Communications Department, Bylaw Services began online reporting of parking violations in the application "CityFix", providing another avenue for residents to report parking related issues encountered in the community.

In September 2023, the City transitioned its animal kenneling to the West Vancouver SPCA due to the development of the Northwest Kennels property and the decrease in number of stray dogs.

The investigation statistics provided in Tables 1, 2, 3 and 4 relate to a variety of bylaws enforced in the city, including but not limited to parking related offences/ticketing and animal control related complaints

DISCUSSION

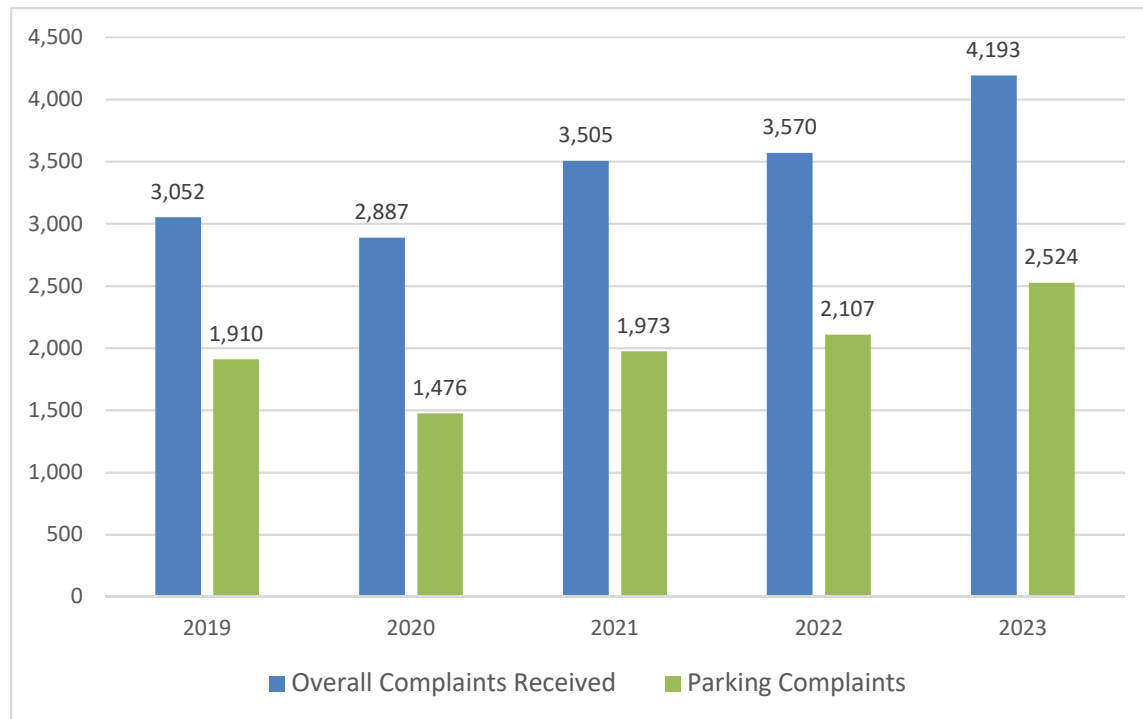
Bylaw Services

Bylaw Services, comprised of eleven full-time employees in four different categories, consists of a Manager, Supervisor, Bylaw Enforcement Officers, and Bylaw Support/Screening Clerks. The department supplements the screening clerks and parking enforcement staff with a small pool of auxiliary staff.

Bylaw Enforcement Officer – Hours of Operation

Bylaw Enforcement Officers provide enforcement services seven days per week, generally available between 6:30am to 9:00pm. Bylaw Support staff provide services during standard City Hall operating hours, Monday to Friday from 8:30am to 5:00pm. After-hour complaints are monitored by the Manager, Bylaw Services, and are addressed on a priority basis.

Bylaw Services Complaints Received



Parking Enforcement

The City continues to see an increase in competition for curb space with rapid bus lanes, mobility lanes, ride-sharing, electric charging stations, curbside deliveries, scooters, e-bikes, and personal vehicles.

Parking complaints form approximately 60% of the overall number of bylaw complaints received. Parking Enforcement staff utilize two automatic licence plate reader vehicles that assist with pro-active parking enforcement. Complaints, a valuable source of information the City can use to create healthy streets that work for everyone, impact the pro-active parking enforcement statistics.

Table 1 provides data from parking related tickets issued from 2020 through 2023.

Table 1: Parking Related Ticket Data				
Bylaw Tickets Details	2020	2021	2022	2023
<i>Total Bylaw Notices Issued (Tickets)</i>	10,524	13,067	9,441	13,693
<i>Warning Tickets Issued</i>	3,326	2,739	1,953	2,094
<i>Total Tickets Voided (Errors/Lack of Evidence)</i>	903	1,465	858	1,126
<i>* Is considered a ticket but removed from unpaid total</i>				
<i>Total Bylaw Notices Paid</i>	5,547	8,564	6,510	9,863
<i>Total Bylaw Notices Unpaid</i>	4,074	4,607	2,072	2,994
<i>Percentage of Bylaw Notices Paid</i>	57.6%	72.8%	78.1%	80%
<i>Revenue Received from Collections</i>	\$12,415.62	\$65,081.96	\$44,730.00	\$79,000.00

Non-Parking Bylaw Enforcement

Bylaw Enforcement Officers enforce several different bylaws, along with the Street and Traffic Bylaw and respond to calls for service in relation to:

- Construction Regulation;
- Zoning (use of property, including structures and unapproved suites);
- Nuisance Abatement (unsightly and unsanitary conditions);
- Business Licence (assist Licence Inspector as required);
- Minimum Maintenance Standards (exterior physical condition of private property);
- Rental Premises Standards of Maintenance and Prevention of Nuisances (interior condition of residential rental properties and measures to mitigate rental property impacts on a neighbourhood);
- Rodent Control;
- Noise Control;
- Parks Regulation (animals at large, camps);
- Solid Waste Management Service (garbage pick-up, bins);

¹ Any tickets not paid after 34 days are forwarded to the collection agency.

- Environmental Issues regulated through the Sewerage and Drainage Utility and the Stream and Drainage System Protection Bylaws (substances poured or draining into the City’s catch basins);
- Wharf Regulation (crab traps, other activities);
- Smoking Regulation; and
- Real Property Regulation.

Table 2 provides data on bylaw complaints investigated in 2020 through 2023.

Call-for-Service Description	2020	2021	2022	2023
<i>Minimum Maintenance (Fence in disrepair)</i>	3	0	3	4
<i>Graffiti</i>	27	27	23	27
<i>Noise (Other than construction)</i>	90	130	103	89
<i>Construction Noise</i>	166	172	180	172
<i>Nuisance Abatement (Debris/untidy)</i>	254	306	361	361
<i>Unhoused Individuals²</i>	41	73	144	194
<i>Second Cooking Facility/Unapproved Suites</i>	58	71	42	49
<i>Stream and Drainage</i>	18	28	28	24
<i>Standard of Maintenance</i>	23	24	24	11
<i>Sprinkling/Water</i>	17	34	35	159
<i>Street and City Land (Sidewalk obstructions)</i>	224	163	151	191
<i>COVID Complaints *</i>	183	120	25	0
<i>Wharf Bylaw</i>	5	2	6	10
<i>Zoning Bylaw (Structures/setbacks)</i>	10	13	6	2
<i>Business Licences (Operating without a licence)</i>	15	5	8	2
Total	1,134	1,168	1,139	1,295

* Category to be removed in 2024

Due to a significant increase in unhoused persons, Bylaw Services, in liaison with a variety of services providers on the North Shore, assist in connecting unhoused individuals with available community resources.

Noise Complaints

Staff continue to advance work to mitigate noise in the City as they monitor the impact of each change. While urban noise may seem inevitable and unavoidable, the City can and does take steps to manage the challenges of urban noise. Efforts to identify measures to mitigate urban noise include traffic management, promotion of alternate forms of transportation, building design, structural noise attenuation and planning.

Table 3 provides data on noise complaints investigated in 2022 and 2023.

² 100 of these investigations can be attributed to two individuals, and while both individuals have been offered assistance and temporary housing/support, they continue to choose to live outdoors.

Noise Type	2022	2023
<i>Construction³</i>	180	165
<i>Vehicle Noise</i>	6	6
<i>Residential Noise</i>	7	7
<i>Busking</i>	16	10
<i>Garbage Pick Up</i>	3	10
<i>Garden Equipment Noise</i>	0	5
<i>Commercial Business</i>	18	15
<i>HVAC Noise</i>	16	15
<i>Noise Other</i>	37	21
Total	283	254

Animal Control Services

Animal Control Services is regulated through several bylaws (i.e. Dog Tax Regulation Bylaw, Small Creatures Limitation Bylaw and the Parks Regulation Bylaw). The majority of calls for service for animal control infractions relate to contraventions of the Dog Tax Regulation Bylaw. Animal Control staff park patrol attendance documentation shows an increase since 2022. The use of an electric bicycle was instrumental in increasing the number of park patrols.

Year	Patrols
2023	830
2022	330

Table 4 provides data on animal related complaints that were responded to by Bylaw staff from 2020 through 2023.

Call-for-Service Description	2020	2021	2022	2023
<i>Stray Dogs Picked Up</i>	9	9	16	13
<i>Dogs Returned</i>	8	7	13	12
<i>Adopted Dogs</i>	1	2	3	1
<i>Dogs Euthanized</i>	0	0	0	0
<i>Off-Leash Education Interactions</i> <i>(City promotional dog leash provided)</i>	55	48	25	70
<i>Written Warning Tickets</i>	2	8	13	21
<i>Verbal Warnings</i>	275	256	93	187
<i>Tickets Issued</i>	22	41	33	44
<i>Dog Attack/Bites</i>	37	42	35	35
<i>Dogs Declared as Vicious</i>	2	1	0	0
<i>Noisy Dog Complaints</i>	17	18	26	24
<i>Animal Carcass Picked Up</i>	84	99	88	124
<i>Chicken Complaints</i>	1	0	2	3

³ Noise associated to construction continues to account for the majority of noise complaints

Bylaw Support/Screening Staff

Two Bylaw support/screening staff receive and respond to approximately 800 emails and phone calls from the public each month. They create follow-up files for Bylaw Officers and conduct an initial review (screening) of any tickets that are in dispute.

Year	Screened Tickets
2023	741
2022	724
2021	478
2020	323

Bylaw Adjudication Registry

The City of North Vancouver, through a Bylaw Adjudication System, a provincially-appointed adjudicator centrally located at City Hall, resolves minor bylaw disputes at a local level, rather than through the Provincial Court system. Previously, disputes on bylaw tickets had to appear in a BC Provincial Court, which can be an expensive, intimidating and time-consuming process.

Year	Adjudication Hearings	Ticket Disputes
2023	2	14
2022	1	18
2021	3	55
2020		18

FINANCIAL IMPLICATIONS

The general goal of Bylaw Enforcement is compliance. Ticket and fine revenue, a by-product of Bylaw Enforcement, while not a primary goal helps in off-setting enforcement costs. The additional resources approved in the 2023 budget for parking enforcement, will enhance a safe mobility network, and increase ticketing revenue.

INTER-DEPARTMENTAL IMPLICATIONS

Bylaw Services, in collaboration with City internal departments and external agencies, uses a measured approach in addressing any issues that arise. Shared approaches include, but are not limited to:

- Effectively managing the large construction sites in the City with Building Inspections and Engineering Development Services staff and the Construction Ambassador in a collective team approach.
- Environment initiatives/issues, including responding to dumping complaints near drainage systems, catch basins and creeks.

- Engineering on traffic control efforts, with street occupancy/use data collection, data entry, monitoring of the Resident Exempt parking program and participating in the coordinated elementary school traffic safety campaigns.
- Responding to Land Use or other Zoning Bylaw issues with Planning Division staff.
- Park complaints related to homeless camp clean-ups, off-leash dogs etc.
- Support for large festivals/events in the City.
- Working with RCMP regarding homelessness, nuisance properties and COVID-19 Provincial Health Orders.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Bylaw staff support the City's priorities, under the current strategic plan, to provide infrastructure and improved flow in the city.

- "A Prosperous City" where parking management supports new and existing businesses;
- "A Connected City" where parking management enables a sustainable way for people, goods and services to move within the City;
- "A City for the People" which is accessible to all;
- "A Resilient City" enhancing and protecting the health of the environment; and
- "A Vibrant City" ensuring public spaces are as safe as possible.

RESPECTFULLY SUBMITTED:



Paul Duffy
Manager, Bylaw Services

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North Vancouver RCMP

2023 Annual Report

July 15, 2024

Background

- The 2023 Annual Report has been developed to highlight the outstanding efforts of the team members who work at the North Vancouver RCMP detachment, also known as the Gerry Brewer Building.
- In addition to police officers, the detachment workforce comprises City of North Vancouver municipal employees who support operations and facilitate the delivery of policing services in North Vancouver. These employees make up the Police Support Services (PSS) section and their work is vital in ensuring the function of day-to-day operations. This includes managing police record systems and files, processing police information checks, transcribing statements and more.
- The 2023 Annual Report aims to inform residents of the work completed by PSS and the RCMP by offering statistical data relating to crime analysis, highlighting traffic and community safety initiatives and emphasizing ongoing efforts to address the unique needs of our community.
- The North Vancouver RCMP responded to diverse challenges in 2023, necessitating increased resources and expanded oversight beyond typical policing duties. This included monitoring demonstrations at overpasses, religious institutions, and other public venues influenced by global conflicts.
- 2023 also marked the 150th anniversary of the RCMP as Canada's national police service. North Vancouver detachment commemorated this historic milestone with multiple events, culminating in a photo on the Capilano Suspension Bridge featuring current and past employees comprising the entire Lower Mainland District.



At a Glance

Police Support Services

- Front Counter:
 - 15,665 documented clients served
 - 5,560 police information checks completed
- Crisis Intervention Unit
 - Supported 865 new clients
 - Attended 62 crisis support callouts
 - 107 hours spent with callout clients
- Court Documentation
 - 18,551 total minutes transcribed
 - 444 subpoenas/summons processed
- Exhibits
 - Approximately 2,056 Property Files entered
 - 4,395 single exhibit items entered
- Court Liaison Officer
 - 628 files forwarded to Crown Counsel
- Disclosure
 - 1,137 requests for information fulfilled
- Forensic Video Technician
 - Completed analysis of 432 files



Community Policing

- Speed Watch
 - 121 ICBC speed watch locations monitored
 - 15,153 vehicles observed
 - 4,396 vehicles observed speeding
- Volunteers
 - 41 events attended by volunteers
 - 1,119 total volunteer hours
- Block Watch
 - 46 new Captains/Co-Captains onboarded
 - 11,680 total Block Watch Participants/Households

At a Glance

Crime

- 26% increase in non-emergency reports submitted using North Vancouver RCMP's Online Crime Reporting tool
- 42% increase in Catalytic Converter thefts
- 19% decrease in Mischief to Property files
- 29% increase in Theft from Motor Vehicle files
- 7% decrease in stolen bike files
- 13% increase in fraud files

Traffic Services

- 21% increase in violation tickets issued
- 40% decrease in written warnings issued
- 5% increase in non-fatal injury collisions
- 21% increase in Distracted Driving violations issued
- 3% decrease in collisions under \$10,000
- 8% increase in collisions over \$10,000



2023 Snapshots



Donned in the iconic Red Serge, North Vancouver RCMP Sgt. Peter DeVries and BC RCMP S/Sgt. Frank Jang pose on the Grouse Mountain cut as part of a series of celebrations honouring the RCMP's 150th anniversary.



RCMP staff representing the entire Lower Mainland District gather for a photo shoot on the Capilano Suspension Bridge commemorating the RCMP's 150th anniversary. The shoot includes employees representing all RCMP categories (civilians and sworn members).



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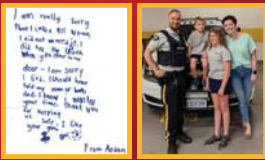
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The awards honour and commemorate NV RCMP employees, civilians and partners for exceptional acts of bravery, outstanding performance, innovative contributions, leadership and community service.



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The piece highlights the process of becoming a forensic specialist, the equipment and techniques utilized in analyzing a crime scene and the advancements made in forensic science.



Investigators arrest four individuals and seize a substantial amount of illicit drugs and cash following a report of a kidnapping at a North Vancouver warehouse.



Drugs seized include marijuana and illicit psilocybin and is one of the largest in North Vancouver RCMP history.



The Youth Support Team leads a detachment-wide book drive, collecting more than 100 books for donation. Reading materials are distributed to kids supported by the Integrated First Nations Unit and the Carlile and HOpe Centres at Lions Gate Hospital.



The North Vancouver RCMP, supported by BC Emergency Health Services, TransLink, North Shore Taxi and First Memorial Funeral Services, launch the #ChooseYourRide campaign to raise awareness about the dangers of driving under the influence during the holiday season.



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The North Shore Law Enforcement Torch Run raises more than \$3,400 for Special Olympics BC (SOBC). Funds raised help support SOBC athletes' access to year-round sport, youth, and health programs and is a collaboration with West Vancouver Police.



The event, supported by the Integrated First Nations Unit, features testimonies from Indigenous elders, community members and witnesses.



Connect




-  @nvanrcmp
-  @nvanrcmp
-  North Vancouver RCMP
147 East 14 Street
North Vancouver, BC V7L 2N4
-  (604)-985-1311
-  nvanrcmp@rcmp-grc.gc.ca



city
of north
vancouver

DISTRICT OF
NORTH
VANCOUVER



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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Jayson Lucash, Superintendent and Officer-In-Charge

Subject: NORTH VANCOUVER RCMP 2023 ANNUAL REPORT

Date: July 3, 2024 File No: 14-7010-01-0001/2024

ATTACHMENTS

1. North Vancouver RCMP 2023 Annual Report (CityDocs [2543619](#))

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2023 also marked the 150th anniversary of the RCMP as Canada's national police service.

North Vancouver detachment commemorated this historic milestone with multiple events, culminating in a photo on the Capilano Suspension Bridge featuring current and past employees comprising the entire Lower Mainland District.

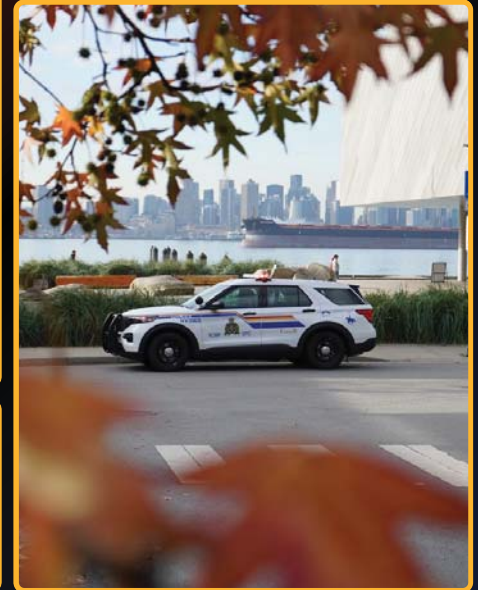
2023 was a year marked by significant change, unique challenges, and a steadfast commitment to our community's safety and well-being. Beyond the functions of our day-to-day work supporting the RCMP, our civilian staff facilitated countless community outreach initiatives, fostered partnerships with local organizations to strengthen our connections, and set ourselves up for success in 2024 and beyond.

RESPECTFULLY SUBMITTED:



for Superintendent Jayson Lucash
Officer-In-Charge

NORTH VANCOUVER RCMP





city
of north
vancouver



NORTH VANCOUVER RCMP

Executive Summary

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city
of north
vancouver



NORTH VANCOUVER RCMP

A Message From

Superintendent Jayson Lucash | Officer-In-Charge

I am truly honoured to serve as your Officer-In-Charge of North Vancouver detachment. Our employees work tirelessly to provide a safe and secure community for the diverse needs of North Shore residents and I could not be prouder of their exemplary efforts. 2023 saw the 150th anniversary of the Royal Canadian Mounted Police being Canada's national police service. Locally, North Vancouver detachment was honoured to host past and serving RCMP employees at the Capilano Suspension Bridge where we re-created an original photo from 2017. The new 2023 image features a variety of RCMP Veterans, civilian and public service employees along with police officers from a range of frontline and specialty units and featured over 100 Mounties in Red Serge.

Looking forward to 2024 we celebrate women in policing. In September 1974 the first female troop challenged the stereotypes associated with traditionally male-dominated fields. Fifty years ago, 32 women paved the way for our female colleagues, and since then our organization has been enriched by their skills, talents and dedication.



Claire Thompson | Senior Manager, Police Support Services

Over the past year, I have had the privilege of getting to know and work alongside many colleagues within the RCMP and the City of North Vancouver. It has been an honour to witness firsthand the exceptional commitment and professionalism they bring to each and all of their respective roles. I want to express my deep appreciation to all of the staff who work out of the Gerry Brewer Building – and all those who support our work beyond these walls in various capacities.

2023 was a year marked by significant change, unique challenges, and a steadfast commitment to our community's safety and well-being. Beyond the functions of our day-to-day work supporting the RCMP, our civilian staff facilitated countless community outreach initiatives, fostered partnerships with local organizations to strengthen our connections and set ourselves up for success in 2024 and beyond.



Meet Our Team

North Vancouver's policing services operate on the traditional, ancestral, and unceded territory of the Coast Salish peoples, including the territories of the Skwxwú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Nations. The North Vancouver RCMP proudly serves the City of North Vancouver and the District of North Vancouver.

The North Vancouver Detachment workforce is divided into five sections or teams, including Frontline Policing (uniformed patrol officers), Traffic, Investigative Support Services (plain clothes detectives), Community Police Services (community relations, youth outreach and crime prevention) as well as the Office of the Officer in Charge and Senior Leadership.

Working in tandem with our RCMP members are City of North Vancouver municipal employees who support operations and enable the deliverance of the North Shore's policing services. These include professionals in crime analysis, crisis intervention, community outreach, finance and administration and front counter services, amongst others.

The North Vancouver RCMP's Strategic Plan outlines four key objectives based on the leading priorities of the community:

- Enhance Road Safety
- Improve the Sense of Security in Our Communities
- Partner for Social Impact
- Optimize People Capacity

In addition to frontline, annual and day-to-day operations, the North Vancouver RCMP dealt with dynamic circumstances that required enhanced resources and consideration that extended beyond the traditional North Vancouver policing scope in 2023. These included dispatching officers to assist with fires in Kelowna to monitoring various individuals and agencies involved in demonstrations held on overpasses, at religious institutions, protest action spurred by global conflicts and monitoring other locations of public interest.

During the summer season, prioritizing and enhancing the visible police presence in the community resumed with the return of Lower Lonsdale and park patrol shifts. These on-foot patrols emphasized community engagement, building positive connections with local businesses and disrupting anti-social behaviour by providing education and enforcement.



NORTH VANCOUVER RCMP



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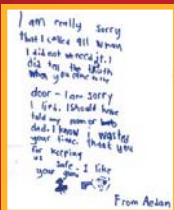
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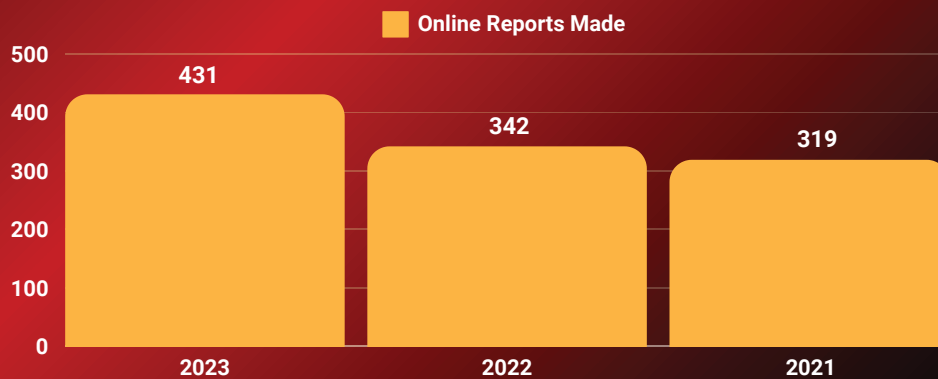
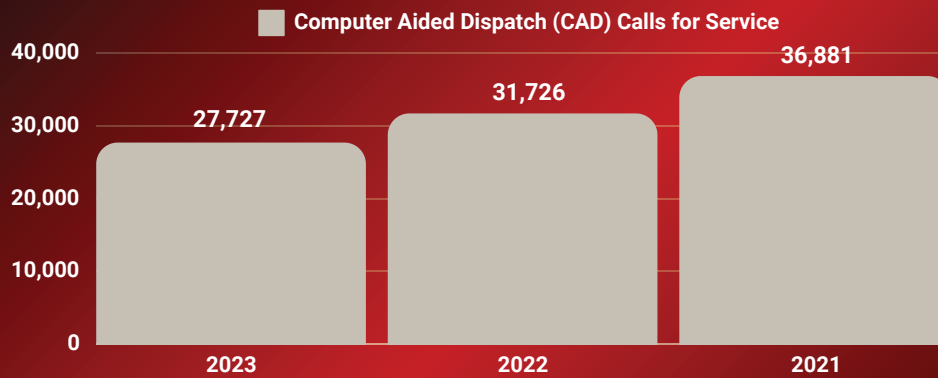


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Calls for Service



Telecommunications Operators handle calls in the North Vancouver RCMP's Operational Communications Centre. They assess and prioritize calls, generate reports, and deliver timely information to police as the initial contact for the public.

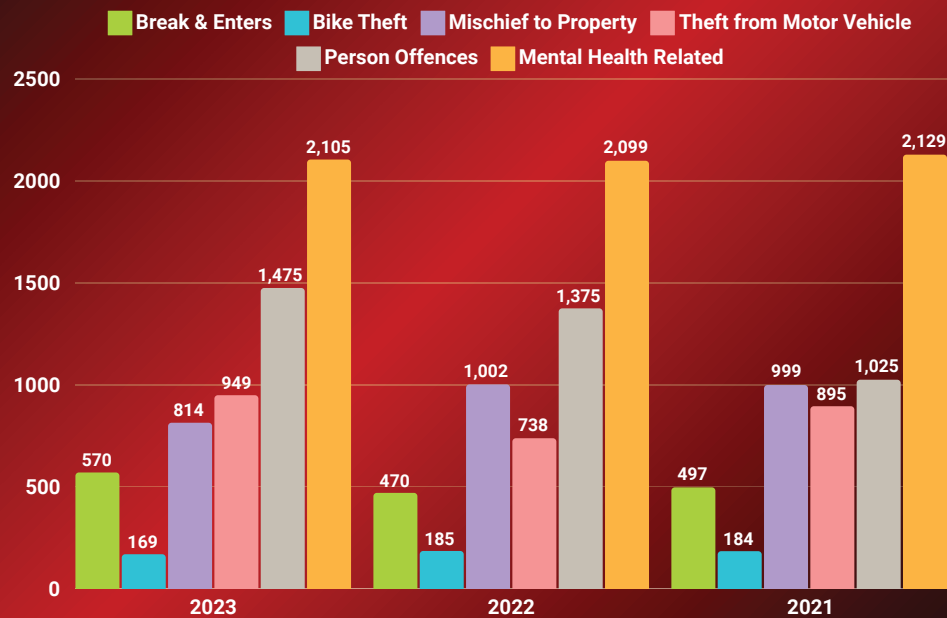
Much like the year prior, 2023 saw increased considerations for community-driven responses to Mental Health and Check well-being-related calls. With the approach to these calls becoming increasingly complex, ensuring the provision of resources for sustained, long-term support remains a central focus for the RCMP.

Moreover, data from the North Vancouver RCMP's Online Crime Reporting tool revealed a significant uptick, with a **26%** rise in non-emergency reports compared to the previous year. Examples of non-urgent requests include:

- Minor vehicle collisions with no injuries
- Lost items
- Computer hacking, identity theft or phone fraud



Crime Analysis



The Crime Analysis Unit supports detachment operations using a variety of methods. Analysts are responsible for identifying crime trends, researching and analyzing long-term problems, developing and linking local intelligence, maintaining intelligence-sharing networks with other public safety agencies and supporting all types of criminal investigations into violent offences and property crimes.



2,105 Mental Health Related files
(.3% increase)



139 Catalytic Converter thefts
(42% increase)



734 Fraud files
(13% increase)



170 stolen bike files
(7% decrease)



949 Theft from Motor Vehicle files
(29% increase)



814 Mischief to Property files
(19% decrease)

Traffic Services

The North Vancouver RCMP Traffic Unit continued its tradition of building new and enhancing existing partnerships with various agencies and volunteers to implement successful traffic safety initiatives in 2023.

Examples include numerous school safety blitzes, positive ticket campaigns, and community events led by both the detachment and partner agencies, all aimed at promoting public safety in line with our Strategic Plan commitments.



Fleet

The Fleet section is pivotal in maintaining, servicing, and equipping RCMP and City Fleet vehicles with necessary safety apparatus and equipment, ensuring operational readiness and personnel safety.



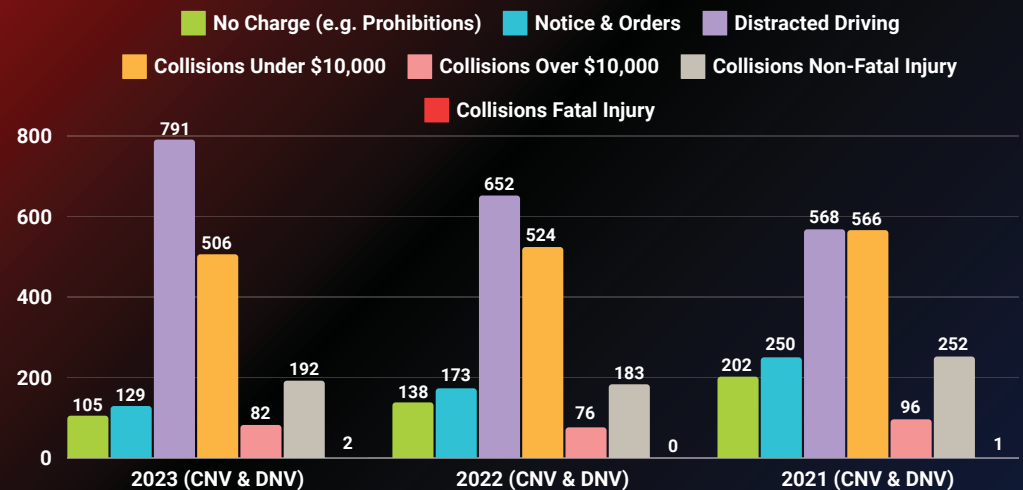
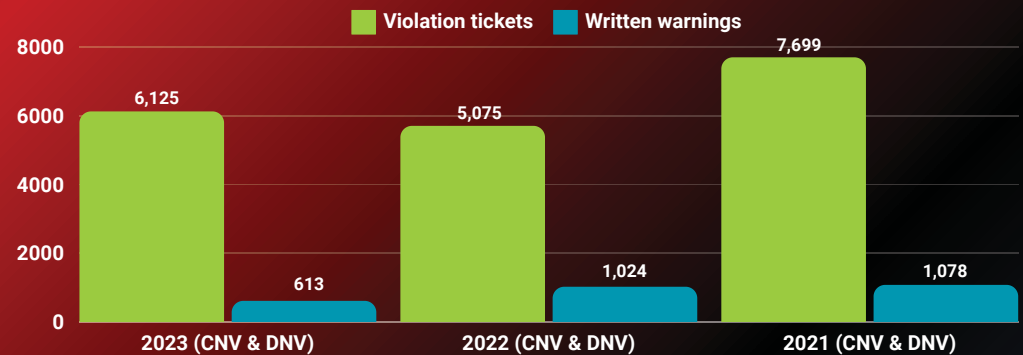
75 RCMP vehicles
7 City vehicles
 (7 Hybrids, 1 Fully Electric)



Maintenance costs:
\$271,550



Fuel costs:
\$317,623



Community Police Services

Community Policing focuses on building and enhancing relationships between the police and the citizens of North Vancouver and offers various crime prevention programs and volunteer opportunities.

Road Safety



121 ICBC speed watch locations monitored



15,153 vehicles observed



4,396 vehicles observed speeding

Business Link



920 active member businesses



12 crime maps distributed



57 need to identify bulletins sent (relating to shoplifting files)

Contributions



41 events attended by volunteers



1,119 total volunteer hours

Block Watch



46 Captains/Co-Captains onboarded



11,680: Number of Participants/Households



300: Number of community members that attended events



199: Number of Police Information Checks processed



city
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VANCOUVER

REGION OF
NORTH
VANCOUVER

NORTH VANCOUVER RCMP

Police Clerks – Front Counter

At the forefront of our detachment's service, our Front Counter staff assist all who walk through our doors. Whether you're a new Canadian, a visitor seeking guidance or a community member pursuing background checks for volunteer endeavours, our front counter team can offer advice or help navigate any potential challenges. Duties range from Fingerprinting and Police Information Checks to handling inquiries and processing non-emergency police reports.



15,665 documented
clients served



1,054 fingerprint
based record checks



5,560 police
information checks

Court Liaison Officer (CLO) Unit

CLOs meticulously review RTCCs (Reports to Crown Council), ensuring accuracy and completeness. They examine case details, evidence, and statements to prevent dismissals due to errors or insufficient evidence to safeguard the legal process.



628 files forwarded to
Crown Counsel for approval
(**52** mth/avg)

Exhibits

The Exhibits section oversees a large volume of evidence vital to police investigations. They carefully receive, verify, and securely handle these items, ensuring their integrity and proper storage.



Approx. **2,056**
Property Files entered



4,395 single
exhibit items entered

Records

PRIME Reviewers and Records staff examine police file text pages, incorporating statistical scoring codes where relevant.



Reviewed approx.
27,613 files

They collaborate with police to gather supplementary details, ensuring alignment with established policies.

Disclosure

The Disclosure team responds to complex disclosure of information requests and court orders. They also research and analyze data as necessary.



1,137 requests for
information fulfilled

Electronic Disclosure supports the Investigative Services Section in Major Case Management by creating electronic disclosure packages for Crown Counsel charge approval.

CPIC

CPIC staff provide and ensure the receipt of information from the Canadian Police Information Centre. This includes entering, removing and verifying information on a police database.

They are responsible for entering, modifying, removing and confirming warrants and court records, as well as verifying information entered by other staff or provided by other agencies.

Cells

Custodial Guards are dedicated to safeguarding our client's well-being and safety. Through routine monitoring and CCTV surveillance, they maintain a secure environment. Our Cell Block operates 24/7 and provides round-the-clock support.

Crisis Intervention Unit

Crisis Intervention staff provide 24/7 on-scene crisis support, follow-up, court information and updates, court accompaniment, and resources/referrals to other support agencies and organizations.



Supported **865** new clients



Attended **62** crisis support callouts
107 hours spent with callout clients



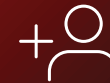
1,463 court and police file updates provided to clients



81.5 hours spent at court supporting victims during trial or sentencing

Communications Strategist

The Communications Strategist informs senior leadership and supports intelligence-led policing in North Vancouver's emergency services by providing strategic insight. This includes monitoring and analyzing social and earned media for trending public safety issues.



3,071 new followers gained on Facebook & X (formerly Twitter)



5,155,800 total impressions tracked

Forensic Video Technician

The Forensic Video Technician (FVT), an Integrated Forensic Identification Services (IFIS) Unit member, provides video services to North Vancouver, West Vancouver PD, Sunshine Coast, Squamish, Whistler, and Pemberton. **Still Image requests** (need to identify) represented the most common request, but 2023 did mark an increase in scene attendance requests, which involves going to locations to assist with video export and extraction.



Completed analysis of **432** files in 2023



Continued management of new video evidence sources

Quality Assurance Section (QAS)

Quality Assurance staff, known as 'Readers', ensure accuracy and compliance with RCMP policies.

They review police files, examining exhibits, court dispositions, ViCLAS (Violent Incident Crime Linkage Analysis System), and fingerprints to uphold the required standards.



124 ViCLAS booklets



37 Non Disclosure files



738 Court Disposition files



1,531 Exhibits review files



1,243 QAS review files

Computer Services (IT)

The Computer Services Section backs up the North Vancouver Detachment, offering IT and technical services while supporting our partner agencies and stakeholders. In 2023, they helped ensure a smooth transition of the Operational Communications Centre's hard phones to next-generation 9-1-1 softphone software.



Upgraded **all PC/Laptops** to Windows 10



Upgraded **all mobile data terminals** in detachment police vehicles



Upgraded to **IntelliBook** booking system

Court Documentation

The responsibilities of Court Docs staff include processing Subpoenas and Summonses, managing Notice of Hearing dates, transcribing police statements, vetting information, maintaining detachment lists, and processing false alarm data.

False Alarms



1,012 - number of false alarm data processed

Subpoenas



444 - number of subpoenas/summons processed

Audio Vetting



3,588 - number of minutes recorded time

Statements



20,509 - duration in minutes received



18,551 - number of minutes transcribed



Connect

-  @nvanrcmp
-  @nvanrcmp
-  North Vancouver RCMP
147 East 14 Street
North Vancouver, BC V7L 2N4
-  (604)-985-1311
-  nvanrcmp@rcmp-grc.gc.ca



city
of north
vancouver





 R.B. 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: Matthew Menzel, Planner 3

Subject: ZONING BYLAW AMENDMENT FOR 140 WEST 19TH STREET (GWL REALTY ADVISORS INC.)

Date: June 26, 2024 File No: 08-3400-20-0088/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 3, dated June 26, 2024, entitled “Zoning Bylaw Amendment for 140 West 19th Street (GWL Realty Advisors Inc.)”:

THAT the application submitted by GWL Realty Advisors Inc., to rezone the property located at 140 West 19th Street from a RM-1 Zone to a Comprehensive Development Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765) 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]*;

THAT “Housing Agreement Bylaw, 2024, No. 9058” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765, Rental Housing Commitments) 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.

ATTACHMENTS

1. Context Map (CityDocs [2530804](#))
2. Architectural Plans, dated May 27, 2024 (CityDocs [2529094](#))
3. Landscape Plans, dated May 27, 2024 (CityDocs [2529092](#))
4. Overview of Zoning Variances and Parking Provisioning (CityDocs [2528106](#))
5. Advisory Design Panel Resolution, dated July 19, 2023 (CityDocs [2393264](#))
6. Public Consultation Summary, dated July 19, 2023 (CityDocs [2530879](#))
7. Tenant Relocation Plan, dated June 14, 2024 (CityDocs [2538306](#))
8. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057" (CityDocs [2532621](#))
9. "Housing Agreement Bylaw, 2024, No. 9058" (CityDocs [2532713](#))

SUMMARY

This report presents a rezoning application for the subject site at 140 West 19th Street to permit a 6-storey rental apartment building consisting of 91 units, nine of which would be mid-market rental units.

A road dedication of 3.048 metres (10 feet), is to be provided at the western lot line, to facilitate the creation of a new north-south lane.

BACKGROUND

Applicant:	GWL Realty Advisors Inc.
Architect:	Integra Architecture Inc.
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	RM-1 (Medium Density Apartment Residential 1)

DISCUSSION

Site Context and Surrounding Use

The site is located mid-block along East 19th Street, which is identified as a local road. The subject site is located within close proximity to a full range of services, public transit facilities and recreation opportunities within Central Lonsdale.

The site is surrounded by multi-family residential apartment buildings with heights ranging from 3 to 4-storeys.

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

Table 1. Surrounding Uses

Direction	Address	Zoning	Description
North	137 & 149 West 20 th Street	RM-1	3-4 storey residential building
South (across West 19 th)	125, 145 & 149 West 19 th Street	RM-1 CD Zone	3-4 storey residential building
East	130 West 19 th St	RM-1	3-storey residential
West	1910 Chesterfield Ave	CD Zone	3-storey residential

Policy Context

The subject site is designated Residential Level 5 in the Official Community Plan (OCP). This designation has the purpose of providing quality multi-family housing with a mix of unit sizes, with a maximum density of 2.6 FSR (including 1.0 bonus FSR). A maximum height of six storeys is permitted.

Project Description

The application proposes a 6-storey residential rental building with two levels of parking. Vehicle parking access is provided from the rear lane to the north.

The following table provides an overview of the proposed development:

Table 2: Development proposal overview

Element	Proposal
Density	2.6 FSR
Unit Mix	91 residential rental units, including: <ul style="list-style-type: none"> • 19 studio units; • 45 one-bed units; • 17 two-bed units; and • 10 three-bed units (11%).
Mid Market Rental	9 units (10%), including: <ul style="list-style-type: none"> • 2 studio units; • 4 one-bed units; • 2 two-bed units; and • 1 three-bed units.
Adaptable Units	27, Level 2 adaptable units (29.7%), including: <ul style="list-style-type: none"> • 6 studio units • 11 one-bed units; • 5 two-bed units; and • 5 three-bed units.
Residential Amenity	Indoor – 216 square metres (2,321 square feet) Outdoor – approx. 265 square metres (2,852 square feet)

Nine of the units (10%) are proposed as mid-market units and 27 of the units (29.7%) are proposed to meet Level 2 of the Adaptable Design guidelines. All units would be secured through the Housing Agreement for the life of the building.

PLANNING ANALYSIS

Policy Alignment

The proposal is consistent with the OCP land use designation and in accordance with the OCP height limits for the site. The proposed density is 2.6 FSR, which is consistent with the OCP Residential Level 5 land use designation.

The proposal is in alignment with a number of OCP goals and objectives to have additional secured rental housing within the Lonsdale Regional City Centre and close to shops, services, frequent public transit and employment opportunities.

The proposed mix of unit types meets key actions of the Housing Action Plan for mid-market rental units and family-friendly units. The proposal also meets the Zoning Bylaw minimum requirement for 25% of units to meet Level 2 Adaptable Design. The proposal generally addresses the Active Design Guidelines through the provision of indoor and outdoor amenity spaces, as well as new public realm upgrades.

Built Form and Urban Design

The proposed built form is consistent with the character of the neighbourhood. The proposed height at 19 metres and six storeys complies with the OCP and will ensure the building integrates with future developments on the adjoining lot. The proposal establishes a strong street wall along West 19th Street, with a suitable setback to the eastern side boundary to establish suitable building separation to the adjoining residential building.

A high level of activation and casual surveillance of the road frontages and laneway is achieved through orientation of private patios, communal outdoor amenity area and upper level private balconies towards the corresponding road.

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

Tree Removal

The application is subject to the requirements of the Tree Bylaw. The proposal will retain one tree in the north-east corner of the site. Furthermore, one large hazard tree was removed in July 2023 after receiving a Tree Removal Permit for risk mitigation purposes. All neighbor trees are proposed to be retained.

The applicant is proposing 14 new on-site trees throughout the new site design, which will cover the required one replacement tree. This will include provision of one large tree specimen within a deep planting area adjacent to the front boundary.

Proposed Zoning Changes

The proposed Comprehensive Development Zone will be based off of the Medium Density Apartment Residential 1 (RM-1) Zone, consistent with the proposed use types and recent developments of a similar nature. To allow the massing, the proposed bylaw would include modifications to the RM-1 zone density, building height, setbacks and building width. A table summary and overview of the proposed zoning changes is included in Attachment 4 to this report.

Parking, Loading and Transportation

The site is located in the Lonsdale Regional City Centre, within proximity to transit services along Lonsdale Avenue.

The application proposes vehicle access to an underground parkade accessed from the northern laneway. The proposed bicycle rooms will be accessed directly from the laneway via the parkade, as well as via the elevator from the residential lobby.

Table 4 provides a summary and overview of the proposed car parking provisioning associated with the project:

Table 3. Proposed Vehicle and Bicycle Parking

Car Parking	Provided Total of 77 spaces, comprised of: <ul style="list-style-type: none"> • 68 resident parking spaces (including 4 disability spaces); • 9 residential visitor spaces (including one accessible space). 	Required by Zoning Bylaw <ul style="list-style-type: none"> • 55 resident spaces, including 9 visitor parking spaces (46 resident spaces excluding visitor spaces); • 3 accessible spaces.
Bicycle Parking	Provided Residential: <ul style="list-style-type: none"> • Secure – 137 spaces; • Short Term – 9 spaces. <i>Note:</i> <ul style="list-style-type: none"> ○ 14 of the 137 secure spaces have been provided for larger cargo bikes. 	Required by Zoning Bylaw Residential: <ul style="list-style-type: none"> • Secure – 137 spaces; • Short Term – 9 spaces.

Overall, the application meets the parking and loading requirements of the Zoning Bylaw. The development proposes some minor variance to the number of vertical bicycle parking spaces, as well as the height of the bicycle rooms. These are discussed in more detail in Attachment 4 to this report.

Off-Site Works and Infrastructure Upgrades

The proposed development will provide appropriate off-site streetscape upgrades consistent with the Subdivision and Development Control Bylaw. This includes the

reconstruction of the frontages along West 19th Street with the installation of new sidewalk, curb and gutter, street trees, street lighting, and road paving.

In addition to the bylaw required works, the development will secure the following:

- A 3.048 metre road dedication along the western property line, in order to facilitate the creation of a new north-south lane extended from West 19th Street. Design and construction of the new lane on the western edge of the site
- \$70,202 contribution for future sanitary main upgrades.

These requirements will be secured through legal agreements with the City.

Density Bonus and Community Benefits

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

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The community benefit offered by this proposal is an increase to the City's rental housing stock by 91 units, nine of which will be mid-market rental units, secured for the life of the building through a Housing Agreement with the City.

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

- Public Art to a value of \$165,000.

Legal Agreements

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

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

The plan for the road dedication will also be required to be prepared by the applicant and delivered to the City with the above-noted agreements prior to final adoption.

RESIDENTIAL TENANT RELOCATION

In 2021, Council amended the *Residential Tenant Displacement Policy* to enhance protection and compensation to long-term residential tenants.

The existing building contains 33 units in total: one studio unit, 15 one-bedroom units and 17 two-bedroom units. At the time of application submission, 28 of these units were occupied.

The applicant has prepared a Tenant Relocation Plan that exceeds the requirements of the *2021 Residential Tenant Displacement Policy*, including compensation and relocation assistance. Tenants were first informed of the redevelopment plans in March 2023 with a letter, followed by a Tenant meeting in June 2023. The letter and meetings provided the existing tenants information on the compensation package of four months' rent plus moving expenses compensation of \$1,000 for one-bedroom units and \$1,250 for two-bedroom units. In addition, the applicant has voluntarily offered additional compensation for long-term tenants at the following rates:

- \$1,000 additional for tenancies between 5 and 10 years;
- \$2,000 additional for tenancies between 10 and 15 years;
- \$3,000 additional for tenancies between 15 and 20 years;
- \$4,000 additional for tenancies over 20 years.

A Relocation Coordinator has been communicating with tenants and providing information on available units in the general rental market, as well as resources for government housing programs. In June 2024, an update was provided to the City by the Relocation Coordinator showing nine of the 28 tenants had moved out since the rezoning application was submitted. The most recent tenant check-in calls were undertaken in January and February 2024, and the Tenant Relocation Coordinator is actively working with a number of tenants to find alternative housing options before the notice period.

Under the Provincial *Residential Tenancy Act*, final notices to end tenancies cannot be delivered to tenants until the Owner has received all necessary permits and approvals. The notice must provide a minimum of four months prior to the eviction date. Before issuance of the demolition permit, staff will request an update from the Relocation Coordinator regarding the progress of relocating tenants and compensation as outlined in the Tenant Relocation Plan (Attachment #7).

ADVISORY BODY INPUT

The application was originally reviewed by the Advisory Design Panel (ADP) on March 21, 2023. The Panel recommended approval of the project, with no improvements being recommended.

COMMUNITY CONSULTATION

A Developer's Information Session (DIS) was held on June 22, 2023 and was attended by eight people. Six comment forms and emails with comments were submitted

following the DIS. Two members of the community provided support for the project, one opposed, and three were neutral.

The main reasons for support were:

- Provision of new rental units and housing options;
- Appearance of the building.

The main concerns were:

- Impact to existing tenants;
- Building height;
- Removal of existing tree;
- Number of vehicle parking spaces;
- Construction phase impacts.

A summary of the public consultation, as prepared by the applicant, is available in Attachment #6.

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 development 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 notice will be published for First Reading of the Bylaw, as set out in the *Local Government Act*.

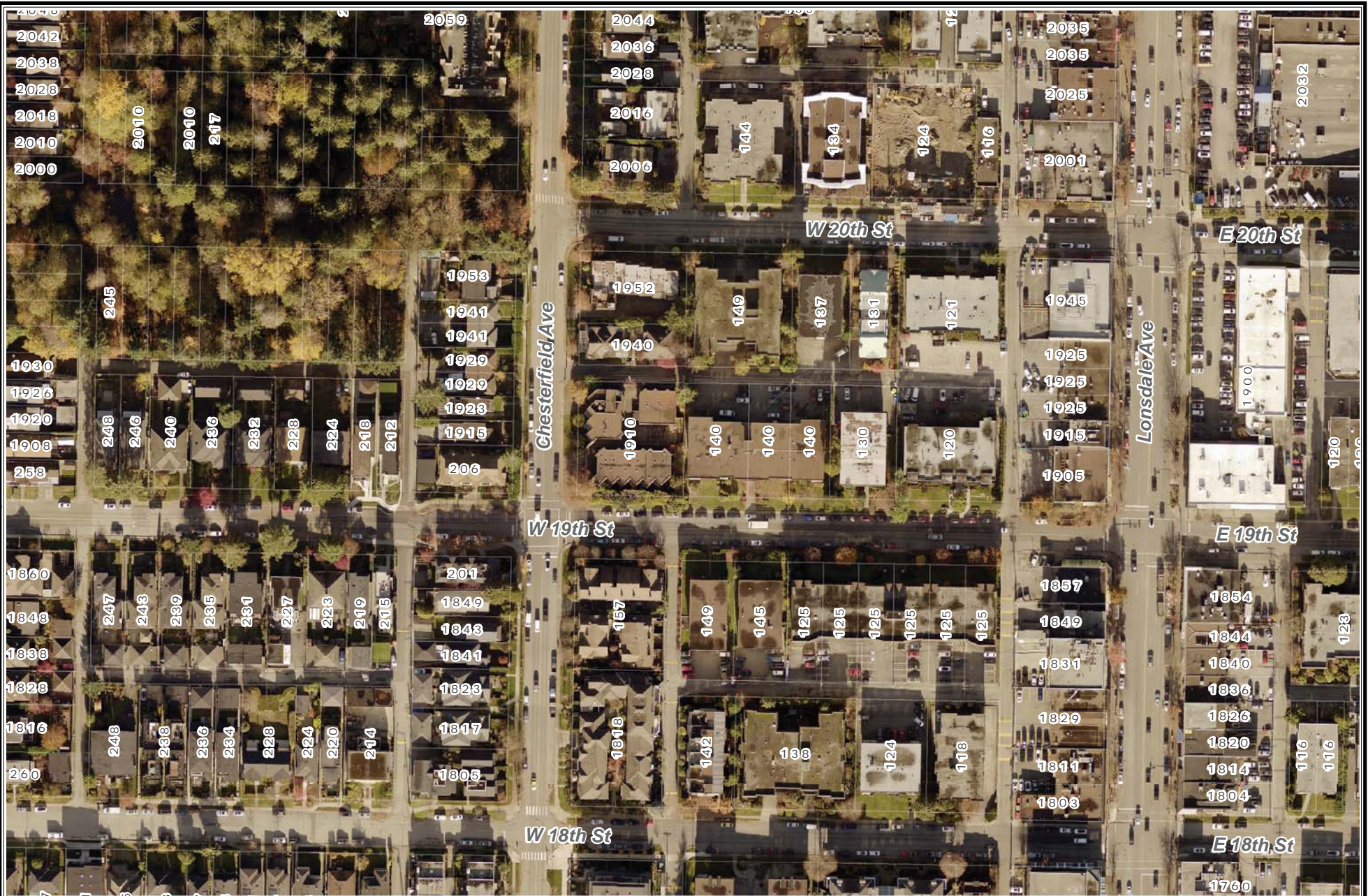
CONCLUSION

This proposal is in alignment with goals and objectives of the OCP and Council Strategic Plan to intensify residential development within the Lonsdale Regional City Centre, and increase rental and mid-market units in the City. The project will also provide appropriate land dedication to facilitate future lane extension from West 19th Street.

RESPECTFULLY SUBMITTED:



Matthew Menzel
Planner 3



Context Map: 140 West 19th Street

RENTAL HOUSING DEVELOPMENT

140 WEST 19TH STREET | NORTH VANCOUVER | BC | DP APPLICATION RESUBMISSION



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ARCHITECTURAL DRAWING INDEX

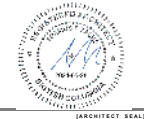
DEVELOPMENT APPLICATION		
A-0.000	COVER PAGE	
A-0.010	PROJECT STATISTICS	
A-0.020	ZONING OCS	
A-0.030	CONTEXT 800M	1:3000
A-0.040	CONTEXT PHOTOS	
A-0.050	PROPOSED DEVELOPMENT CONTEXT	
A-0.070	CONCEPT IMAGES	
A-0.080	PERSPECTIVE VIEW	
A-0.081	PERSPECTIVE VIEW	
A-0.082	PERSPECTIVE VIEW	
A-0.083	PERSPECTIVE VIEW	
Site		
A-1.001	SURVEY REFERENCE	
A-1.100	SITE PLAN OVERALL	1/16" = 1'-0"
A-1.200	SITE PLAN	3/32" = 1'-0"
A-1.220	FIRE DEPARTMENT ACCESS PLAN	3/32" = 1'-0"
Floor Plans		
A-2.010	P2 PARKING PLAN	1/8" = 1'-0"
A-2.020	P1 PARKING PLAN	1/8" = 1'-0"
A-2.100	1ST FLOOR	1/8" = 1'-0"
A-2.200	2ND FLOOR	1/8" = 1'-0"
A-2.300	3RD FLOOR	1/8" = 1'-0"
A-2.400	4TH FLOOR	1/8" = 1'-0"
A-2.500	5TH FLOOR	1/8" = 1'-0"
A-2.600	6TH FLOOR	1/8" = 1'-0"
A-2.700	ROOF PLAN	1/8" = 1'-0"
Unit Plans		
A-3.000	CONV ADAPTABLE UNITS DESIGN GUIDELI...	
A-3.010	ADAPTABLE UNIT PLANS	
A-3.020	TYPICAL UNIT PLANS	
A-3.030	TYPICAL UNIT PLANS	
A-3.040	TYPICAL UNIT PLANS	
Elevations		
A-4.100	SOUTH ELEVATION	1/8" = 1'-0"
A-4.200	EAST ELEVATION	1/8" = 1'-0"
A-4.300	NORTH ELEVATION	1/8" = 1'-0"
A-4.400	WEST ELEVATION	1/8" = 1'-0"
A-4.500	STREETSCAPE ELEVATIONS	1/16" = 1'-0"
Sections		
A-5.000	SECTIONS	3/32" = 1'-0"
A-5.100	SECTIONS	3/32" = 1'-0"
A-5.200	SECTION	3/32" = 1'-0"
A-5.300	SECTIONS STM TANK	1/8" = 1'-0"
Supplemental		
A-8.200	MATERIAL SCHEDULE	
A-8.400	WASTE / RECYCLING	
A-8.600	SHADOW STUDY	
A-8.700	SHADOW STUDY	
Area Overlays		
A-9.010	P2 PARKING - AREA OVERLAYS	1/8" = 1'-0"
A-9.020	P1 PARKING - AREA OVERLAYS	1/8" = 1'-0"
A-9.100	1ST FLOOR - AREA OVERLAYS	1/8" = 1'-0"
A-9.200	2ND FLOOR - AREA OVERLAYS	1/8" = 1'-0"
A-9.300	3RD FLOOR - AREA OVERLAYS	1/8" = 1'-0"
A-9.400	4TH FLOOR - AREA OVERLAYS	1/8" = 1'-0"
A-9.500	5TH FLOOR - AREA OVERLAYS	1/8" = 1'-0"
A-9.600	6TH FLOOR - AREA OVERLAYS	1/8" = 1'-0"
A-9.700	SITE COVERAGE / OPEN SITE SPACE	1/8" = 1'-0"



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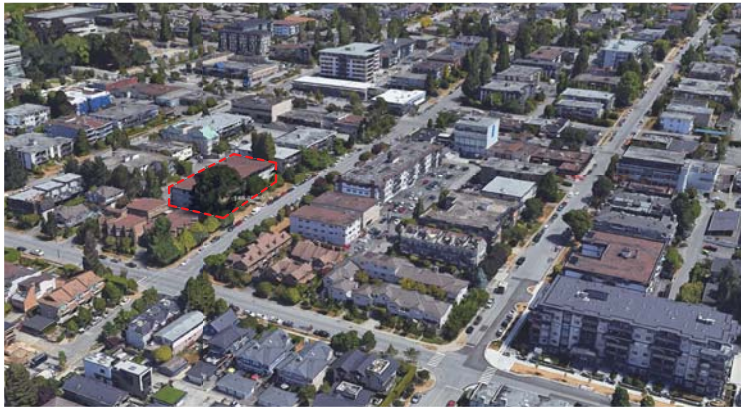


MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

COVER PAGE

22601
MAY 27, 2024
3 - RZA / DPA RESUBMISSION

A-0.000



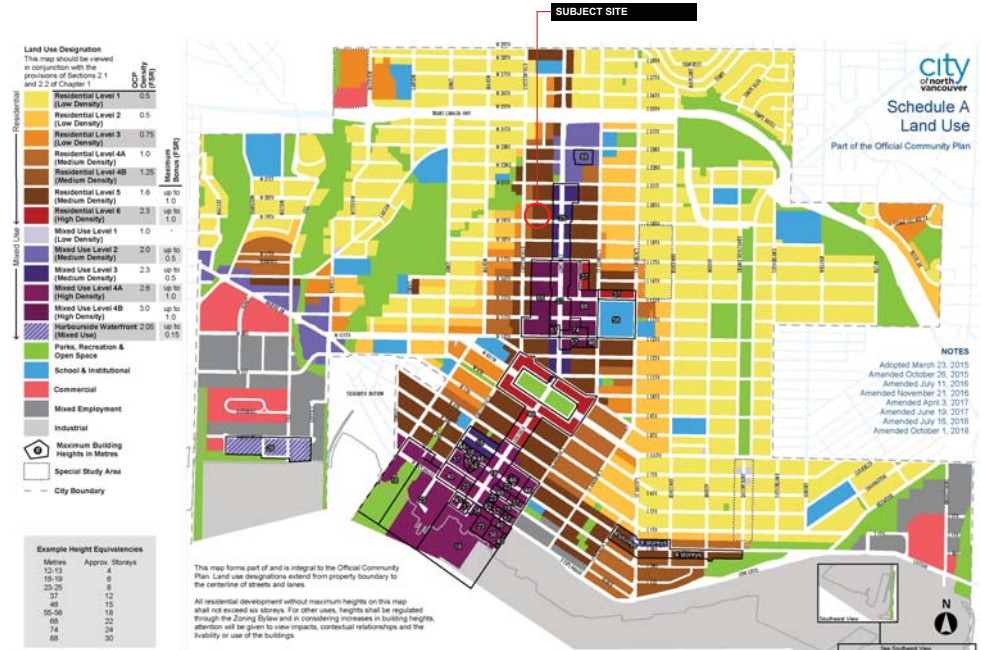
EXISTING SITE CONTEXT



EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



OCP 2014 - LAND USE RESIDENTIAL LEVEL 5



OCP DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

OCP - MID-RISE APARTMENT MEDIUM DENSITY R5

APPLICABLE GUIDELINES:

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
 - 1) SECURED MARKET RENTAL HOUSING OR NON-MARKET RENTAL
 - 2) COMMUNITY AMENITY SPACE
 - 3) EMPLOYMENT GENERATION
 - 4) HERITAGE CONSERVATION
- MAX HEIGHT 6 STOREY

- 2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
- AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)
- ACTIVE DESIGN GUIDELINES
- ADAPTABLE DESIGN GUIDELINES
- SUSTAINABLE DESIGN GUIDELINES
- CPTD PRINCIPLES
- RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)



OCP - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT GUIDELINES (PENDING) CENTRAL LONSDALE

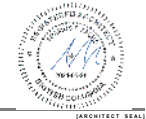


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(ARCHITECT SEAL)



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INC.

(CLIENT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(STYLE)

ZONING OCP

22601 (PROJECT)

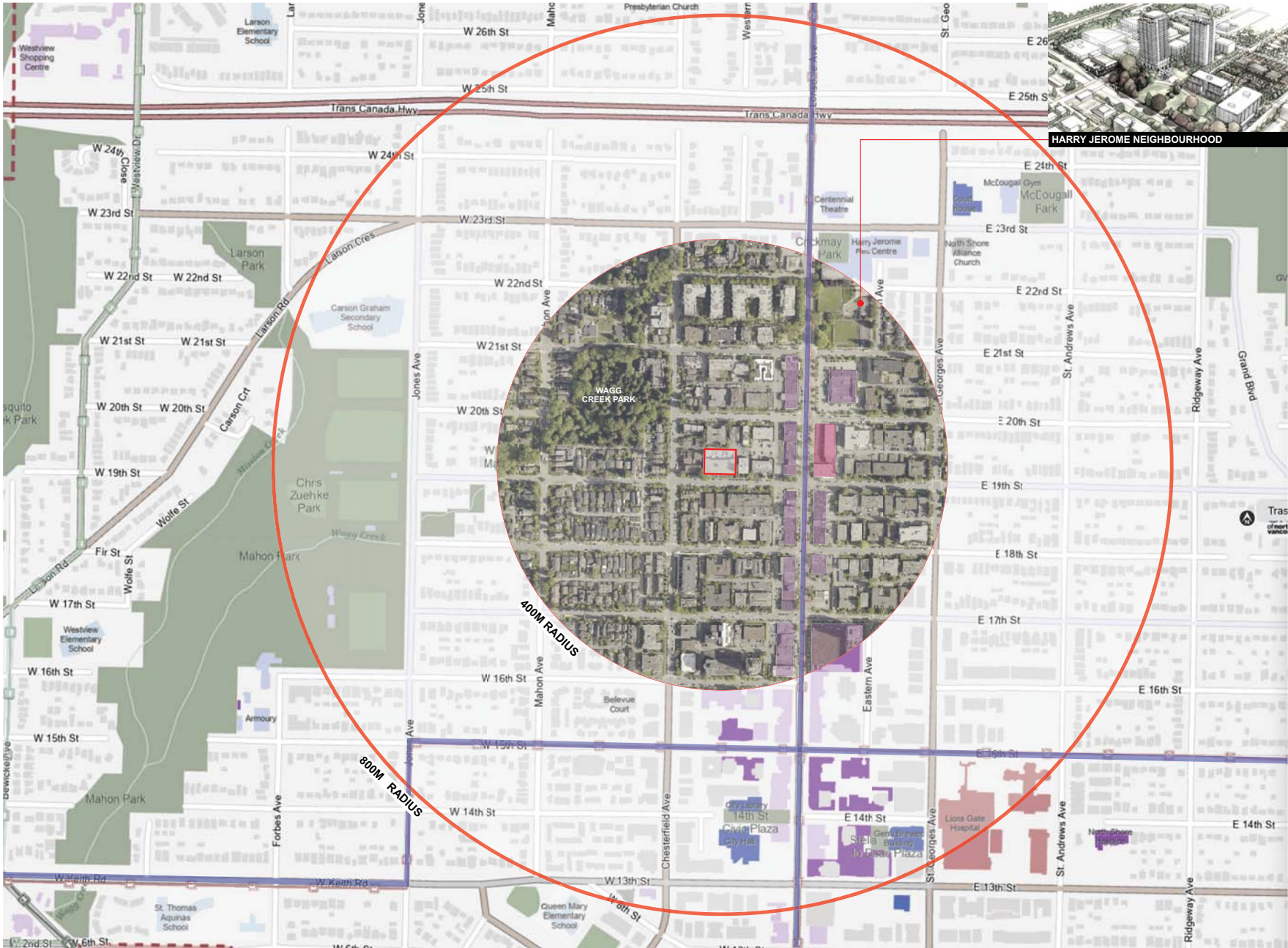
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MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-0.020



(PROJECT TEAM)

TRANSIT LINES

 COMMERCIAL

 MUNICIPAL & RECREATIONAL

 PROPOSED

 (ARCHITECT SEAL)

(CLIENT)

 GWL REALTY ADVISORS INC.

 (PROJECT)

MULTI-FAMILY DEVELOPMENT

 140 WEST 19TH STREET

 NORTH VANCOUVER, BC

 (STYLE)

CONTEXT 800M

22601 (PROJECT)

 1:3000 (SCALE)

 MAY 27, 2024 (DATE)

 3 - RZA / DPA RESUBMISSION (PROJECT)

 (DRAWING)

A-0.030



SUBJECT PROPERTY - OVERALL VIEW



EXISTING BUILDING - 140 WEST 19TH STREET



VIEW EAST ALONG W19 STREET



VIEW SOUTH FROM THE LANE AT EAST PROPERTY LINE



VIEW WEST ALONG THE LANE - EXISTING ADJACENT BUILDING

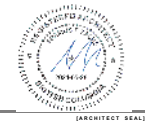


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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(STYLE)

CONTEXT PHOTOS

22601 (PROJECT)

(SCALE)

MAY 27, 2024 (DATE)

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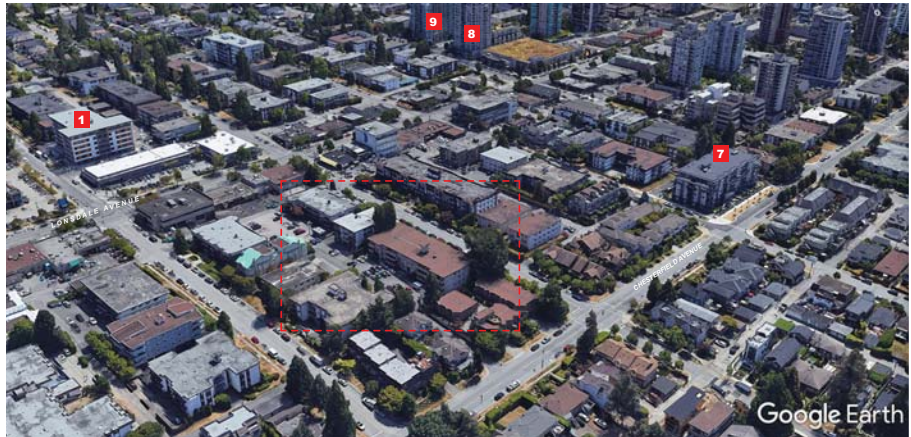
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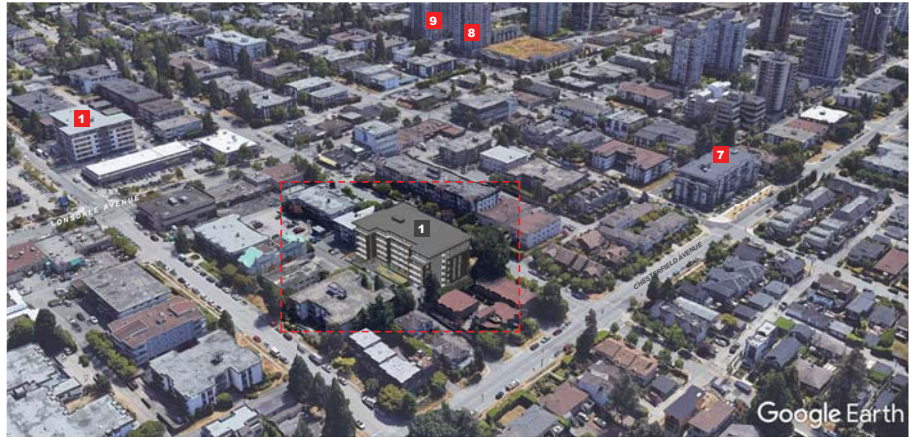
EXISTING SITE - AERIAL VIEW NORTH WEST



PROPOSED BUILDING - AERIAL VIEW NORTH WEST

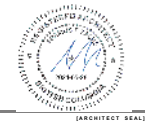


EXISTING SITE - AERIAL VIEW SOUTH EAST



PROPOSED BUILDING - AERIAL VIEW NORTH WEST

- 1** SUBJECT SITE
PROPOSED RENTAL 6 STOREY
140W 19TH ST - 91 UNITS
- 2** EXISTING 6 STOREY
THE CLEAR
103E 20TH ST - 85 UNITS
- 3** EXISTING 6 STOREY
RESIDENCE APARTMENTS
102E 27TH ST - 39 UNITS (CD-658)
- 4** U/ CONSTRUCTION 6 STOREY
LANSDALE SQUARE
120E CONNORS AVE - 110 UNITS
- 5** PROPOSED 6 STOREY
RENTAL HOUSING
124W 20TH ST - 75 UNITS
- 6** PROPOSED 5 STOREY
RENTAL HOUSING
124W 20TH ST - 75 UNITS
- 7** EXISTING 4 STOREY
CENTRAL RENTAL HOUSING
120E ONE STEPHEN AVE - 87 UNITS
- 8** EXISTING 20 STOREY
LOCAL MIXED USE
126E 17TH ST - 176 UNITS
- 9** U/ CONSTRUCTION 15 STOREY
TRIGIRI RENTAL HOUSING
145E 17TH ST - 525 UNITS



MATERIALITY

- Contemporary design that features quality, durable materials
- Fibre cement panels, metal siding (vertical)
- Accent elements - woodgrain finish or contrasting solid colour panels
- Uniform colour palette, limited to 3 main colours



VERTICAL HIDDEN FASTENER STEEL CLADDING / CHARCOAL



ARTICULATION OF MASSING

- Rectilinear "blocks" - articulation of massing with larger scale architectural forms
- Architectural expression - balcony elements create distinct, pattern within the main forms
- Articulating the street façade that implies individuality and fits into existing and future residential neighbourhood
- Building height - Projected balconies define building base and create a step above 4-storey height datum, use of contrasting colours
- Building length - Breaking and shifting of volumes

FORM COMPOSITION - LARGE SCALE MASSING ELEMENTS WITH BREAK / TOP STOREY STEP



FORM - FLOATING BOX

STEP BACK - TOP STOREY

BALCONIES - HORIZONTALITY TO REDUCE PERCEPTION OF BUILDING HEIGHT



METAL PANEL

EXPRESSION OF BALCONIES WITHIN FRAMES

WOODGRAIN TEXTURE

IN-FILL SITE - SIDE ELEVATIONS REDUCED FENESTRATION



LANDSCAPE AND OUTDOOR AMENITY

- Active outdoor amenity space at grade with landscape screening along the lane: including play area, bbq and seating area
- Protection and retention of existing mature on- and off-site trees
- Front patios with direct access from the street
- Neighbourhood pedestrian connection across the site (east)

ARCHITECTURAL EXPRESSION



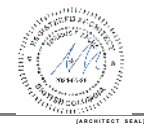
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[PROJECT TEAM]



[ARCHITECT SEAL]



[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[STYLE]

CONCEPT IMAGES

[PROJECT]

22601

[SCALE]

MAY 27, 2024

[DATE]

3 - RZA / DPA RESUBMISSION

[PROJECT]

[DRAWING]

A-0.070



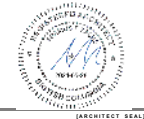
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[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[STYLE]

PERSPECTIVE VIEW

22601 [PROJECT]

[SCALE]

MAY 27, 2024 [DATE]

3 - RZA / DPA RESUBMISSION [PROJECT]

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A-0.080



STREET VIEW ALONG W19ST SOUTH



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140 WEST 19TH STREET
NORTH VANCOUVER, BC

[PROJECT]

PERSPECTIVE VIEW

22601 [PROJECT]

[SCALE]

MAY 27, 2024 [DATE]

3 - RZA / DPA RESUBMISSION [PROJECT]

[DRAWING]

A-0.081



STREET VIEW ALONG W19ST - MAIN ENTRANCE



VIEW ALONG LANE - AT OUTDOOR AMENITY



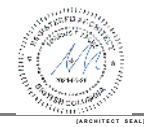
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MULTI-FAMILY DEVELOPMENT
 140 WEST 19TH STREET
 NORTH VANCOUVER, BC

PERSPECTIVE VIEW

22601

MAY 27, 2024

3 - RZA / DPA RESUBMISSION

A-0.082



VIEW ALONG LANE - AT OUTDOOR AMENITY



VIEW AT N-W PROPERTY CORNER AND 3.0M LANE DEDICATION



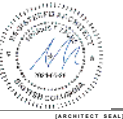
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 DEVELOPMENT**
 140 WEST 19TH STREET
 NORTH VANCOUVER, BC

[STYLE]

**PERSPECTIVE
 VIEW**

[PROJECT]

22601

[SCALE]

MAY 27, 2024

[DATE]

3 - RZA / DPA RESUBMISSION

[DRAWING]

A-0.083



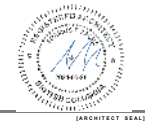
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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(PROJECT)

SURVEY REFERENCE

22601 (PROJECT)

MAY 27, 2024 (DATE)

3 - RZA / RPA SUBMISSION (DRAWING)

A-1.001



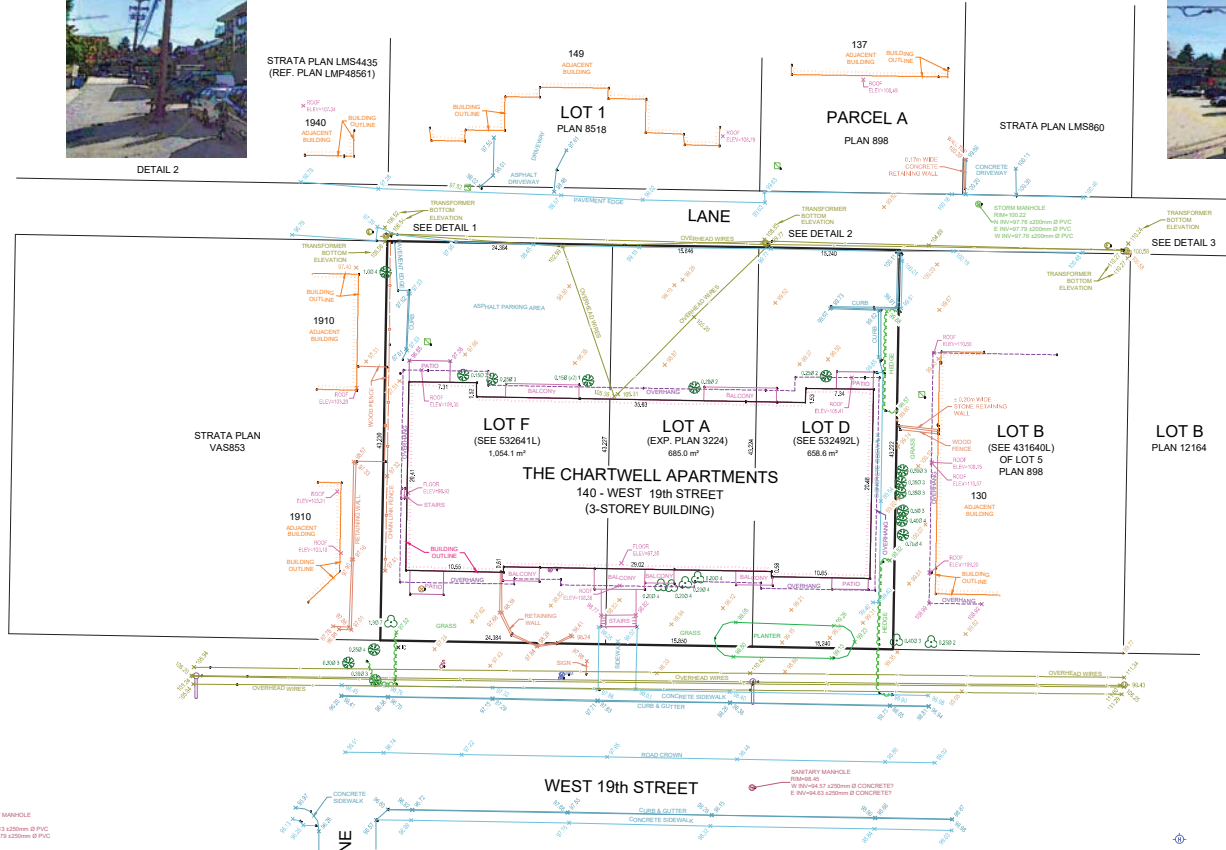
DETAIL 3



DETAIL 2



DETAIL 1



LEGEND:

- DENOTES SPOT ELEVATION
- m DENOTES METRES
- mm DENOTES MILLIMETRES
- Ø DENOTES DIAMETER
- ⊕ CATCH BASIN (TOP INLET)
- ⊕ FIRE HYDRANT
- MANHOLE
- MANHOLE - ELECTRICAL
- MANHOLE - SANITARY
- MANHOLE - STORM
- METER - GAS
- METER - WATER
- POLE - HYDROTELEPHONE POLE
- POLE WITH LIGHT
- POLE WITH TRANSFORMER
- SANITARY INSPECTION CHAMBER
- SIGN POST
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- TREE DIAMETER (Ø) & DRIP LINE RADIUS (R)
- VALVE - WATER

NOTES:

- DISTANCES ARE IN METRES
- PARCEL DIMENSIONS REPRESENTED ON THE PLAN ARE OBTAINED FROM FIELD SURVEY DATA
- CLIMATE TAGS ARE LOCATED IN METRES DERIVED FROM INTEGRATED VOLUMETRIC MODELS LOCATED AT THE INTERSECTION OF WEST 19TH STREET AND CHESTERFIELD AVENUE, ELECTRICITY (10KV) (100000)
- THE SURVEY REPRESENTS THE PLAN VIEW COMPLETED ON MAY 3, 2023

LEGAL DESCRIPTION:

- LOT F (SEE 532641L) OF LOT 6 RD: 01568442
 - LOT A (EXP. PLAN 3224) OF LOT 5 RD: 01568448
 - LOT D (SEE 532492L) OF LOT 5 RD: 01568448
- ALL OF BLOCK C EXCEPT LOT 588
NEW METERS (ELECTRIC): PLAN 888
THESE PROPERTIES MAY BE SUBJECT TO THE FOLLOWING ASSIGNMENT OF RENTS - C-2215760

CERTIFIED CORRECT
ACCORDING TO FIELD SURVEY
FEBRUARY 22, 2023

Jason Walker
QE1741
Jason Walker, B.C.L.S.



GWL REALTY ADVISORS INC.
SUITE 1600, 650 WEST GEORGIA STREET, VANCOUVER, BC
TOPOGRAPHIC SURVEY PLAN OF
140 - WEST 19th STREET
NORTH VANCOUVER, BC

Drawing No. **V-03**
Project Number
2112-09119-00

No.	Date	Description	Survey	Drawn	App'd
1	2023-02-02	ADDED CERTIFICATION	JSCD	EA	10/10
2	2023-05-11	TOPOGRAPHIC SURVEY	ATLUS	CM	10/10

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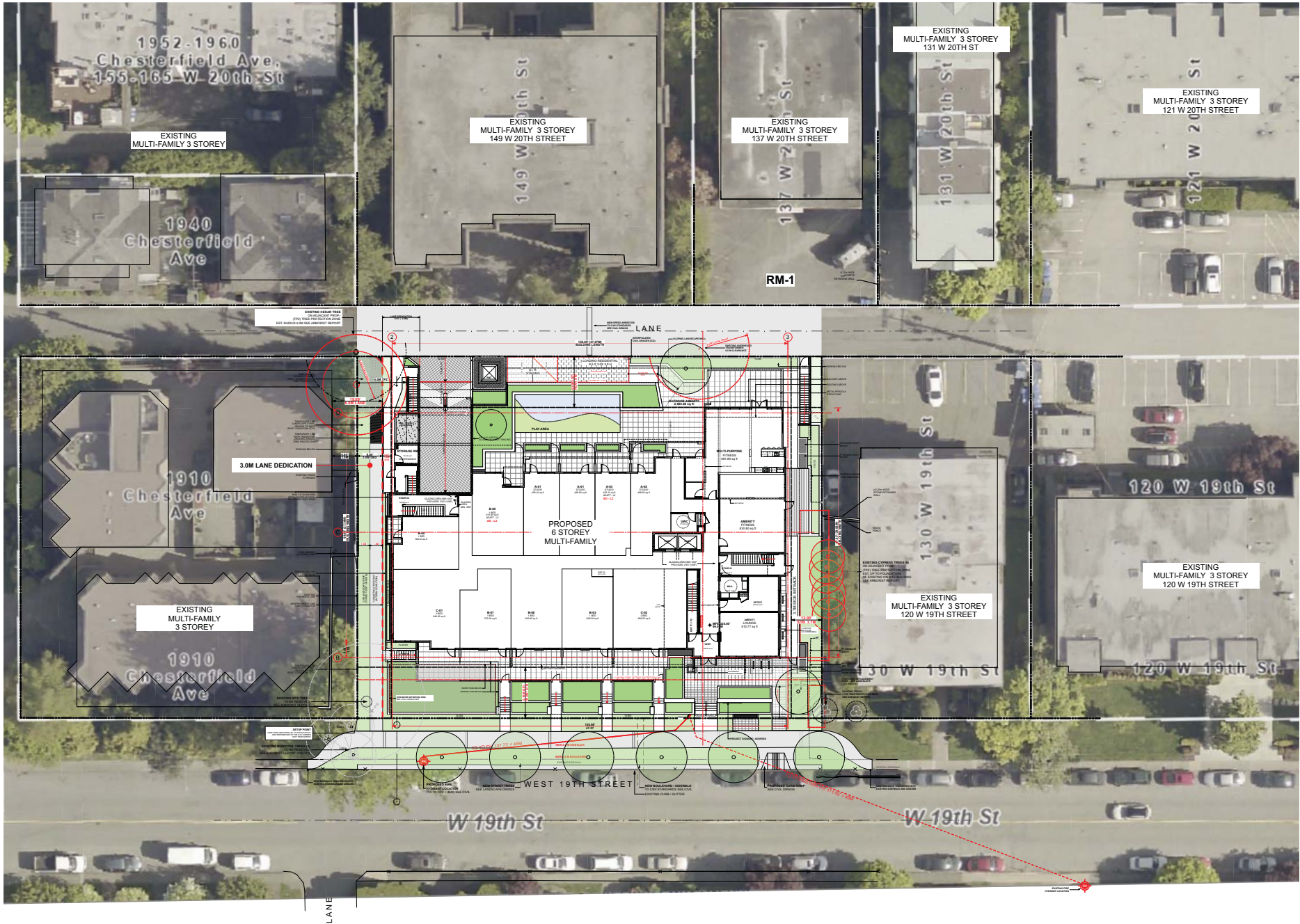
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McElhenny

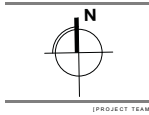
Sub 205
1260 1260 Street
Surrey, BC
Canada V3T 3K5
1 604 585 1301

Approved Sealed





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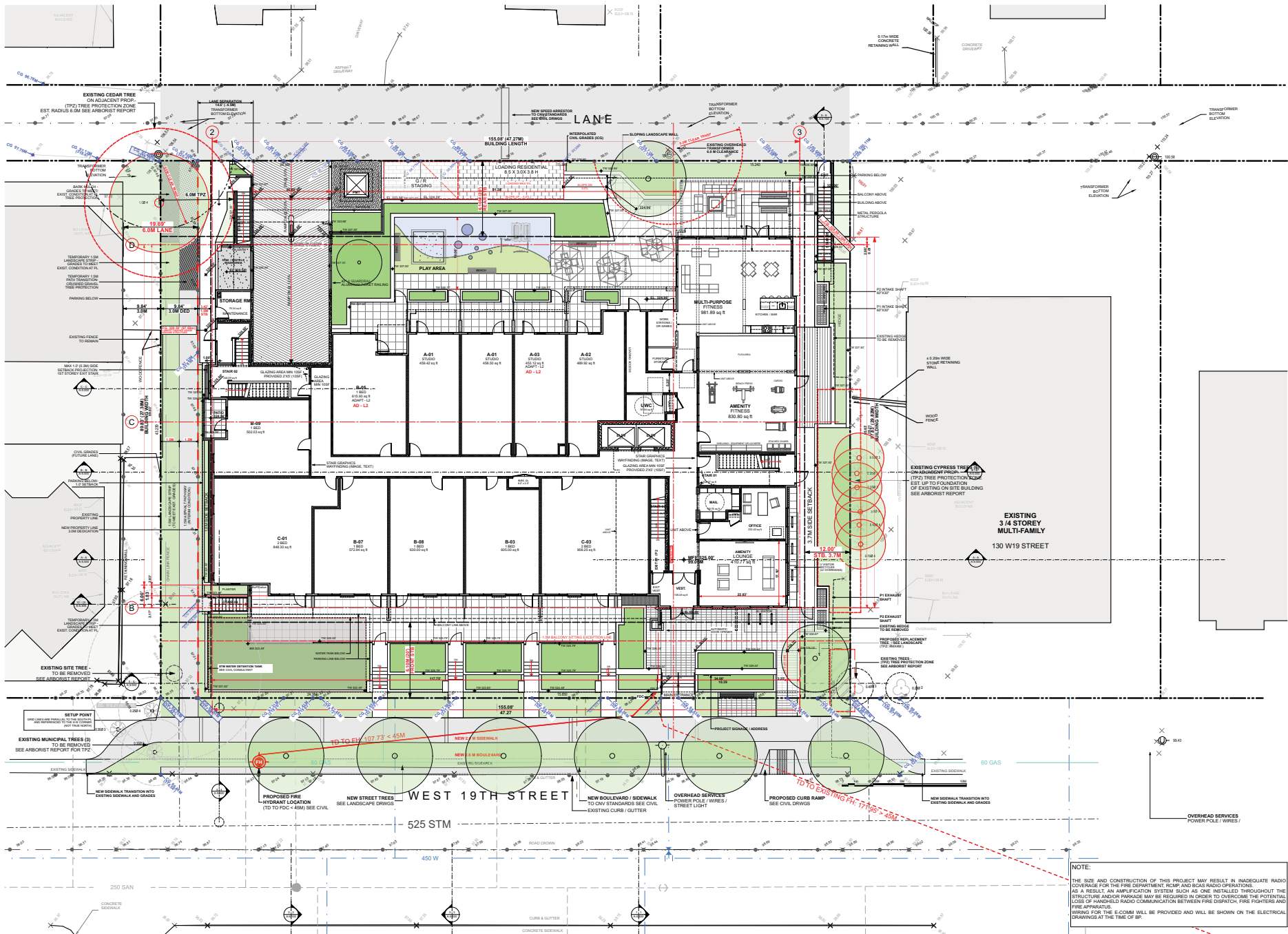
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(PROJECT)
MULTI-FAMILY DEVELOPMENT
 140 WEST 19TH STREET
 NORTH VANCOUVER, BC

SITE PLAN OVERALL

22601 (PROJECT)
 1/16" = 1'-0" (SCALE)
 MAY 27, 2024 (DATE)
 3 - RZA / DPA RESUBMISSION (PROJECT)
 (DRAWING)

A-1.100



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(CLIENT)
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(PROJECT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

SITE PLAN

(PROJECT)

22601 (SCALE)

3/32" = 1'-0"

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-1.200

NOTE:
THE SIZE AND CONSTRUCTION OF THIS PROJECT MAY RESULT IN INADEQUATE RADIO COVERAGE FOR THE FIRE DEPARTMENT, RCMP AND BCAS RADIO OPERATIONS. AS A RESULT, AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT THE STRUCTURE AND/OR PARKADE MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DISPATCH, FIRE FIGHTERS AND FIRE APPARATUS.
WARNING FOR THE E-COMM WILL BE PROVIDED AND WILL BE SHOWN ON THE ELECTRICAL DRAWINGS AT THE TIME OF P.



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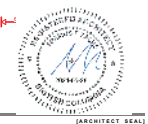
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LEGEND:

- VEHICLE ENTRANCE TO PARKING
- FIRE DEPARTMENT
- FIRE ALARM CONNECTION
- FIRE ALARM ANNUNCIATOR
- FIRE DEPARTMENT CONNECTION
- FIRE WALL
- TRAVEL DISTANCE



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(CLIENT)
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(PROJECT)

(TITLE)
MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

FIRE DEPARTMENT ACCESS PLAN

22601 (PROJECT)

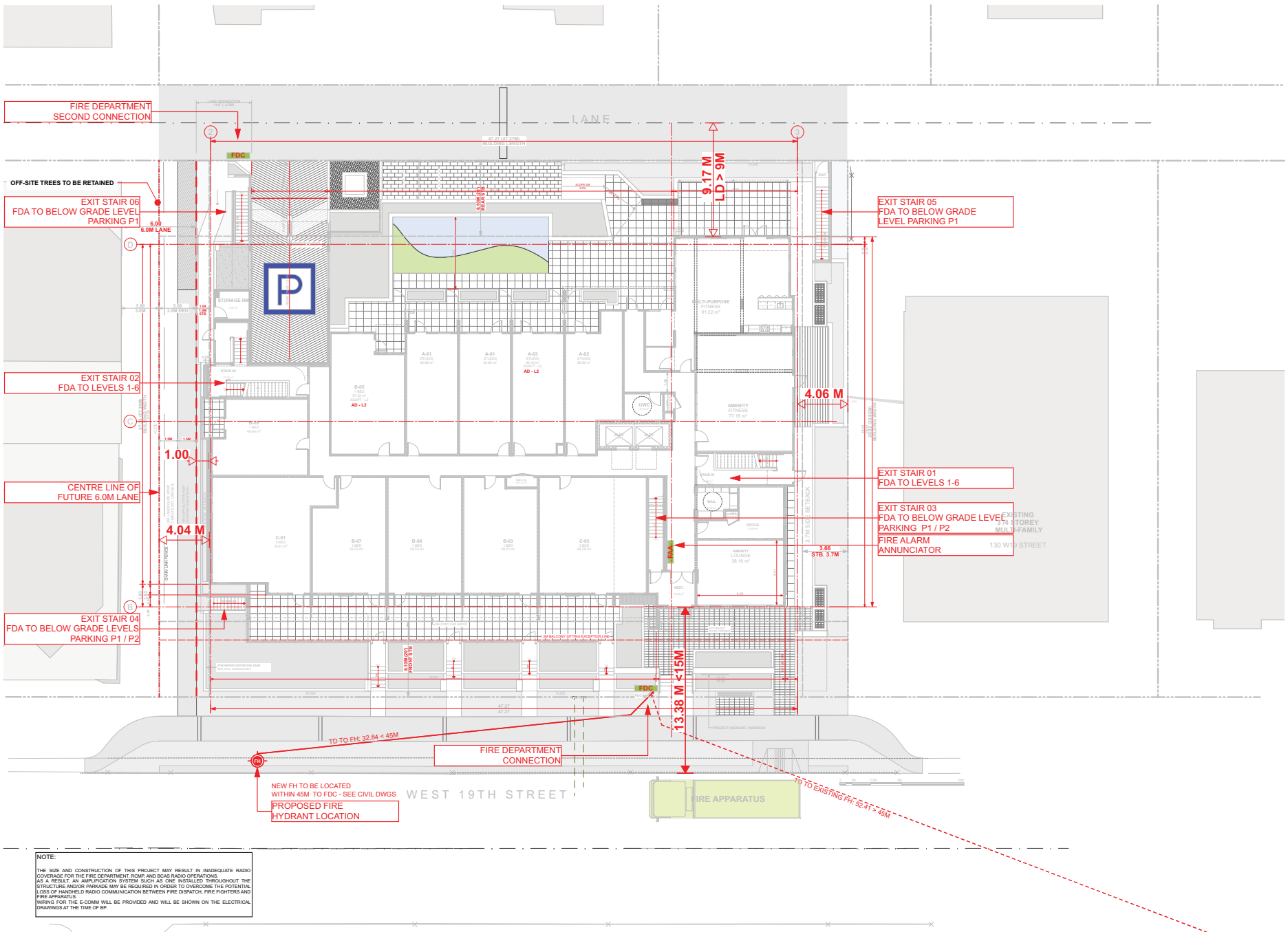
3/32" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-1.220



NOTE:
THE SIZE AND CONSTRUCTION OF THIS PROJECT MAY RESULT IN INADEQUATE RADIO COVERAGE FOR THE FIRE DEPARTMENT ROUP AND SCAR RADIO OPERATIONS AS A RESULT, AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT THE STRUCTURE AND/OR PARKADE MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DISPATCH, FIRE FIGHTERS AND FIRE APPARATUS.
WIRING FOR THE ECOMM WILL BE PROVIDED AND WILL BE SHOWN ON THE ELECTRICAL DRAWINGS AT THE TIME OF BP.



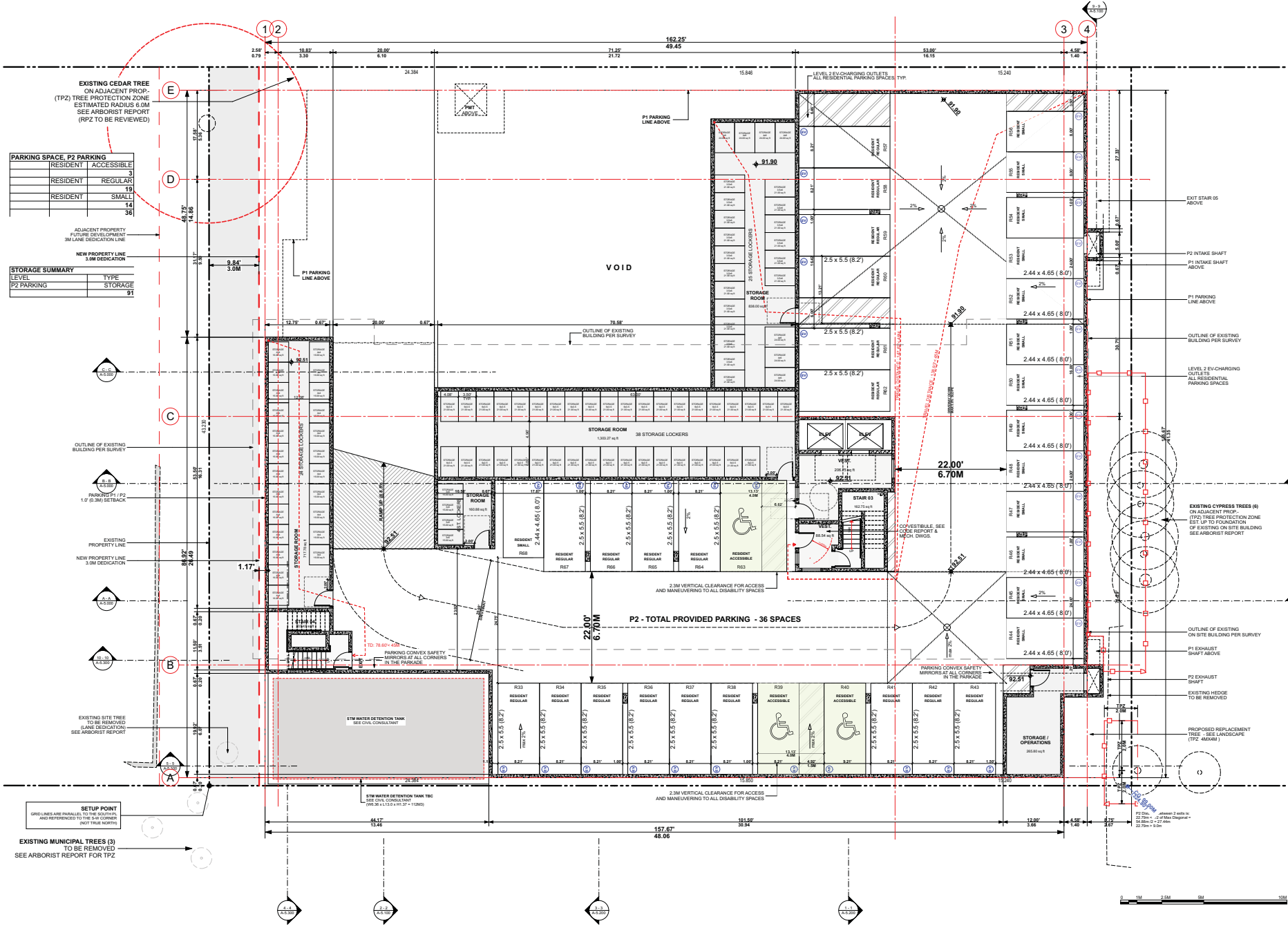
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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

P2 PARKING PLAN

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / RPA RESUBMISSION (REVISED)

A-2.010 (DRAWING)



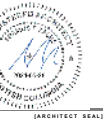
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(ARCHITECT SEAL)



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(PROJECT)
MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

P1 PARKING PLAN

(PROJECT)

22601 (SCALE)

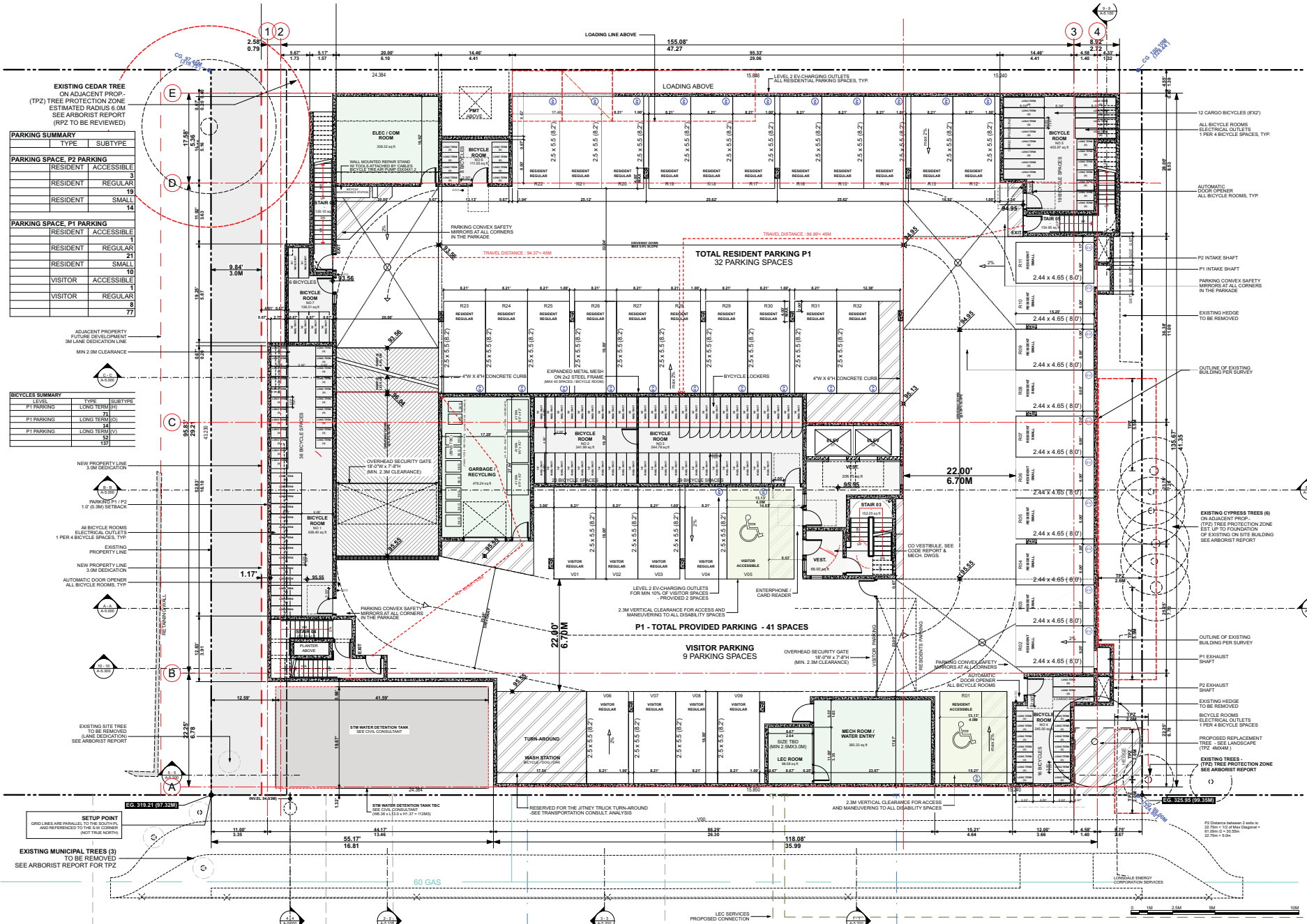
1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (DRAWING)

(DRAWING)

A-2.020



PARKING SUMMARY

TYPE	SUBTYPE	COUNT
PARKING SPACE, P2 PARKING	RESIDENT	ACCESSIBLE 1
	RESIDENT	REGULAR 3
	RESIDENT	SMALL 19
PARKING SPACE, P1 PARKING	RESIDENT	ACCESSIBLE 1
	RESIDENT	REGULAR 21
VISITOR	ACCESSIBLE	10
	REGULAR	1
VISITOR	REGULAR	8
	REGULAR	77

BICYCLES SUMMARY

LEVEL	TYP.	SUBTYPE	COUNT
P1 PARKING	LONG TERM	REGULAR	21
		ACCESSIBLE	1
P2 PARKING	LONG TERM	REGULAR	19
		ACCESSIBLE	1

EXISTING CEDAR TREE ON ADJACENT PROP. (TP2) TREE PROTECTION ZONE ESTIMATED RADIUS 6.0M SEE ARBORIST REPORT (RP2 TO BE REVIEWED)

EXISTING MUNICIPAL TREES (3) TO BE REMOVED SEE ARBORIST REPORT FOR TP2

12 Cargo Bicycles (8'x2)
ALL BICYCLE ROOMS ELECTRICAL OUTLETS 1 PER 4 BICYCLE SPACES, TYP.
AUTOMATIC DOOR OPENER ALL BICYCLE ROOMS, TYP.

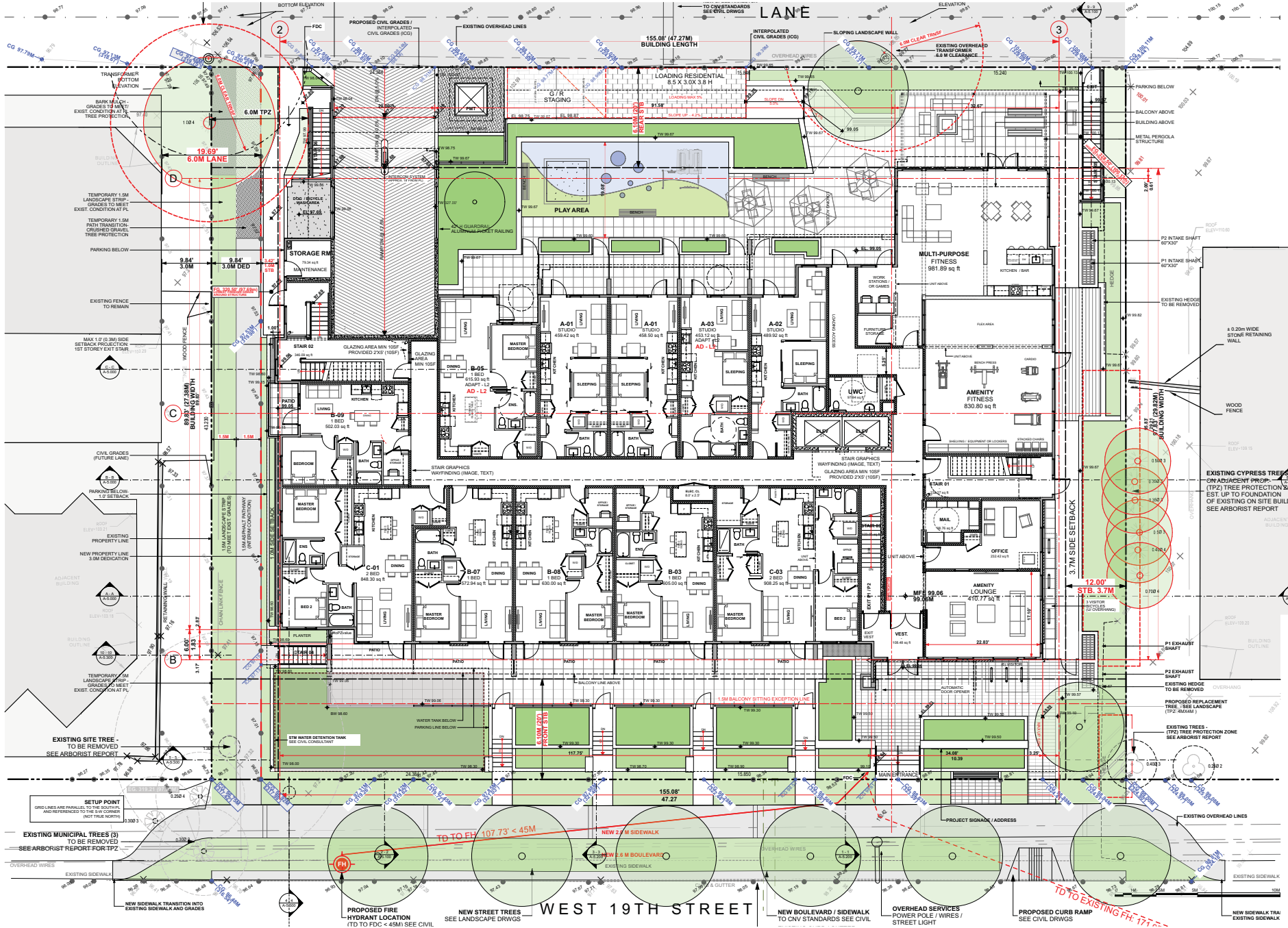
P2 INTAKE SHAFT
P1 INTAKE SHAFT
PARKING CONVEX SAFETY MIRRORS AT ALL CORNERS IN THE PARADE
EXISTING HEDGE TO BE REMOVED

EXISTING CYPRESS TREES (6) ON ADJACENT PROP. (TP2) TREE PROTECTION ZONE SET UP TO FOUNDATION OF EXISTING ON SITE BUILDING SEE ARBORIST REPORT

EXISTING HEDGE TO BE REMOVED
P1 EXHAUST SHAFT
P2 EXHAUST SHAFT

PROPOSED REPLACEMENT TREE - SEE LANDSCAPE (TP2 - 404X4)
EXISTING TREES (TP2) TREE PROTECTION ZONE SEE ARBORIST REPORT

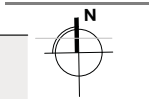
R2 Distance between 2 walls = 22' 0" + 10" Max. Obstacle = 22' 0" + 8" Min.



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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

1ST FLOOR

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

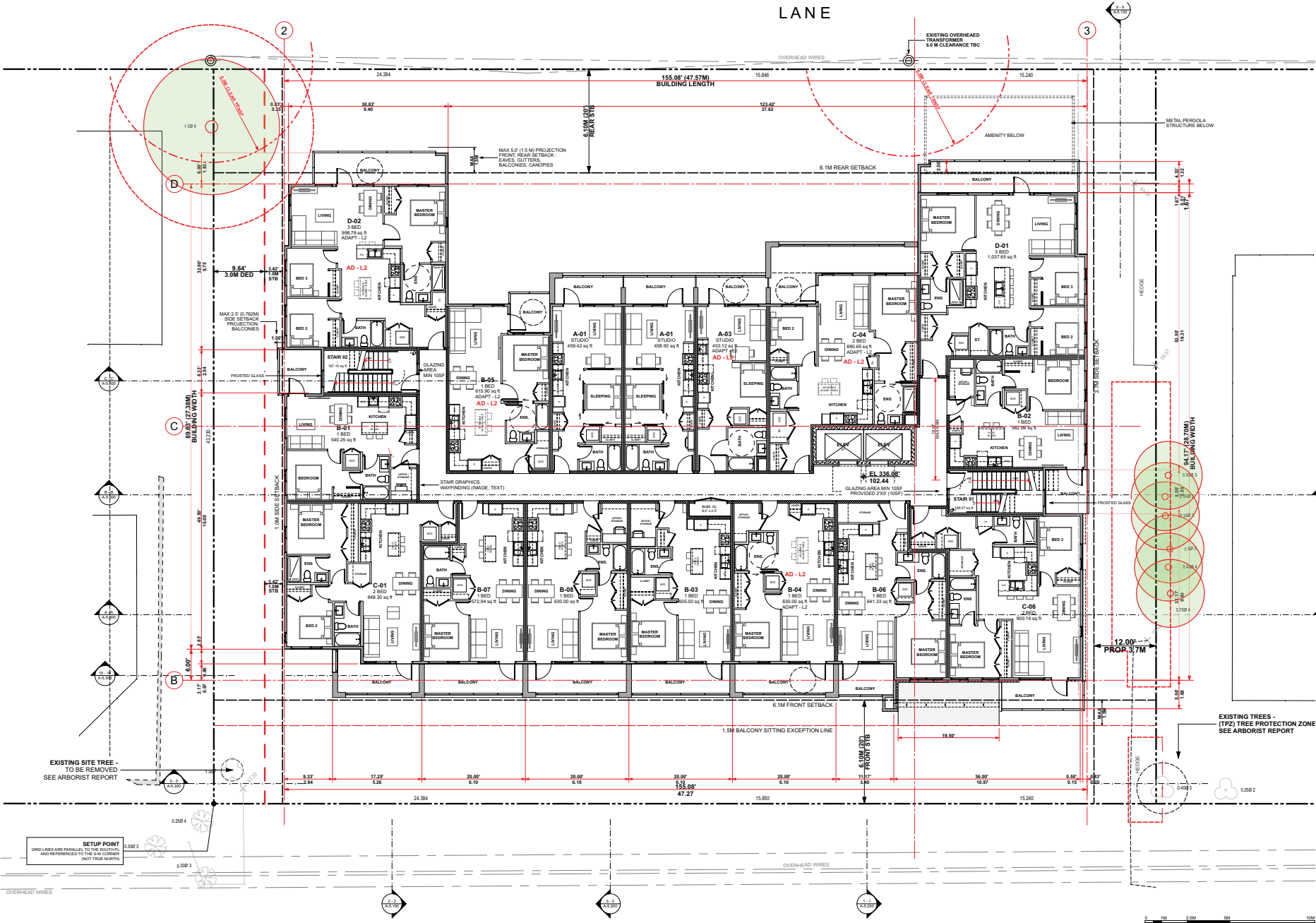
MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (SHEET)

(DRAWING)

A-2.100

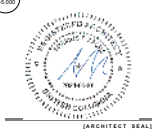
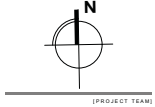
LANE



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(PROJECT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

2ND FLOOR

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-2.200

WEST 19TH STREET



LANE



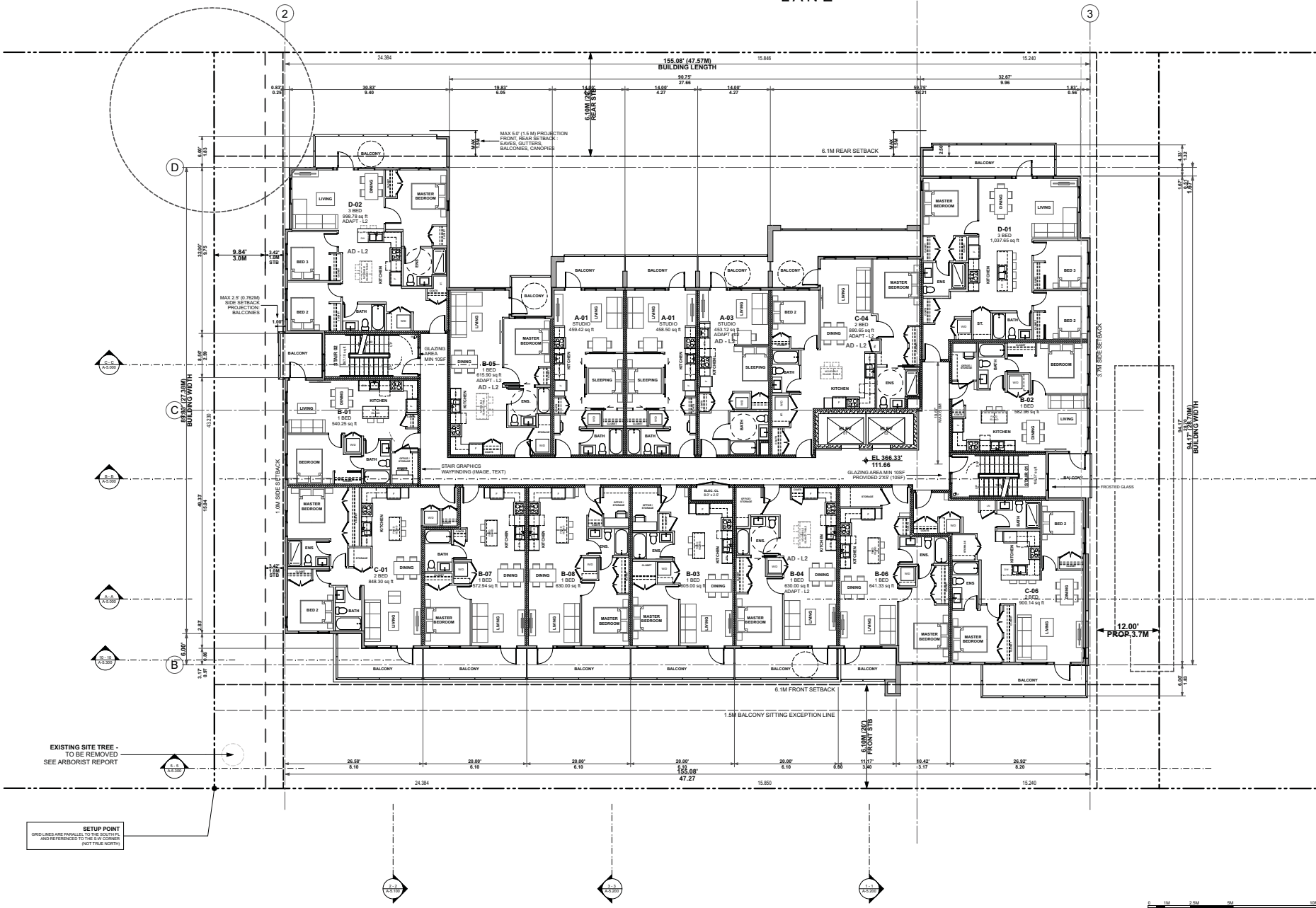
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(PROJECT)

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NORTH VANCOUVER, BC

(TITLE)

5TH FLOOR

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

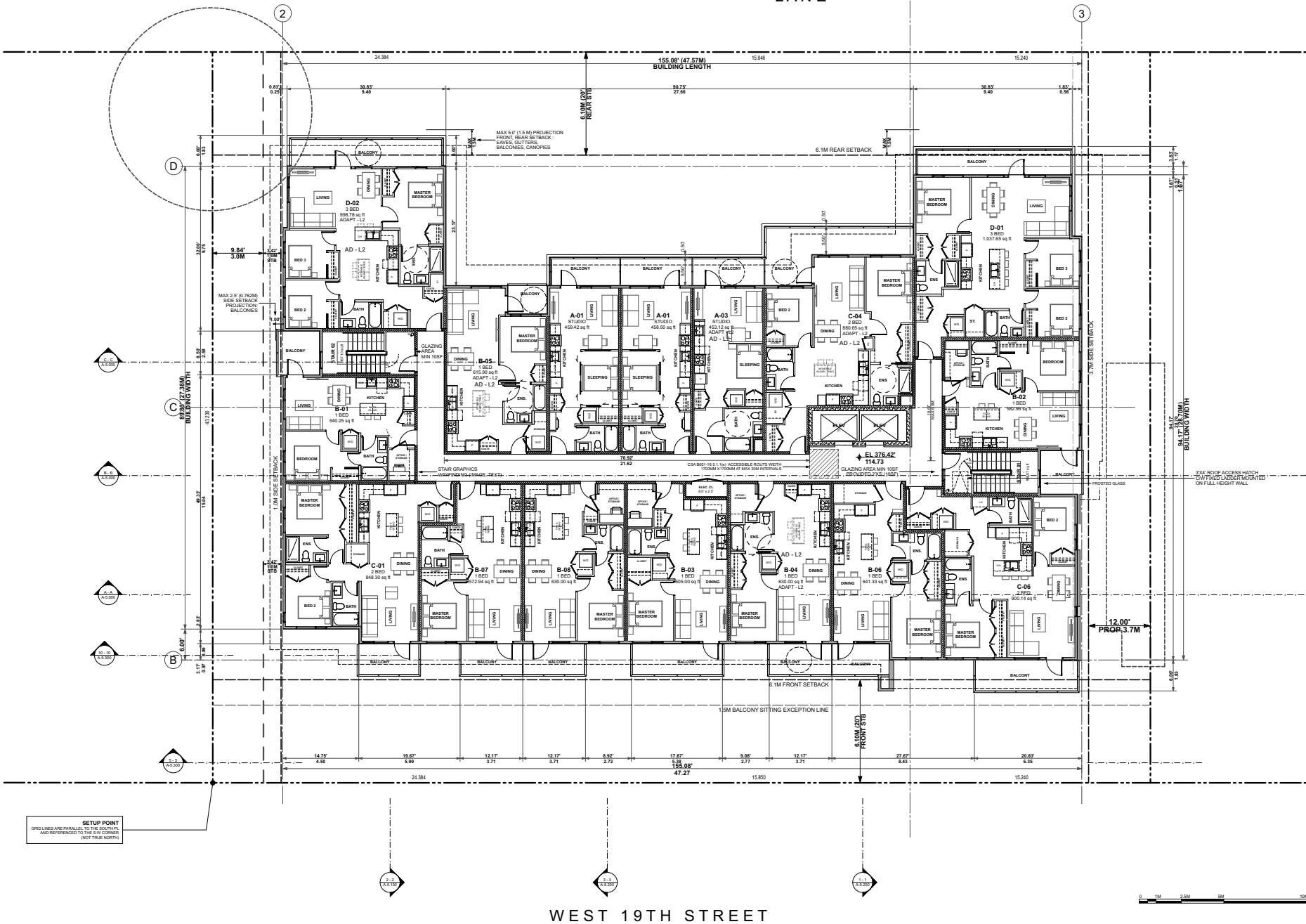
(DRAWING)

A-2.500

WEST 19TH STREET



LANE



SETUP POINT
 GRID LINES ARE PARALLEL TO THE SOUTH
 AND REFERENCED TO THE S-W CORNER
 (NOT TRUE NORTH)

WEST 19TH STREET



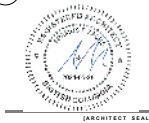
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(ARCHITECT SEAL)



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 NORTH VANCOUVER, BC

(TITLE)

6TH FLOOR

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-2.600

LANE

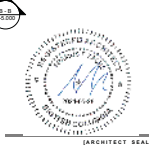
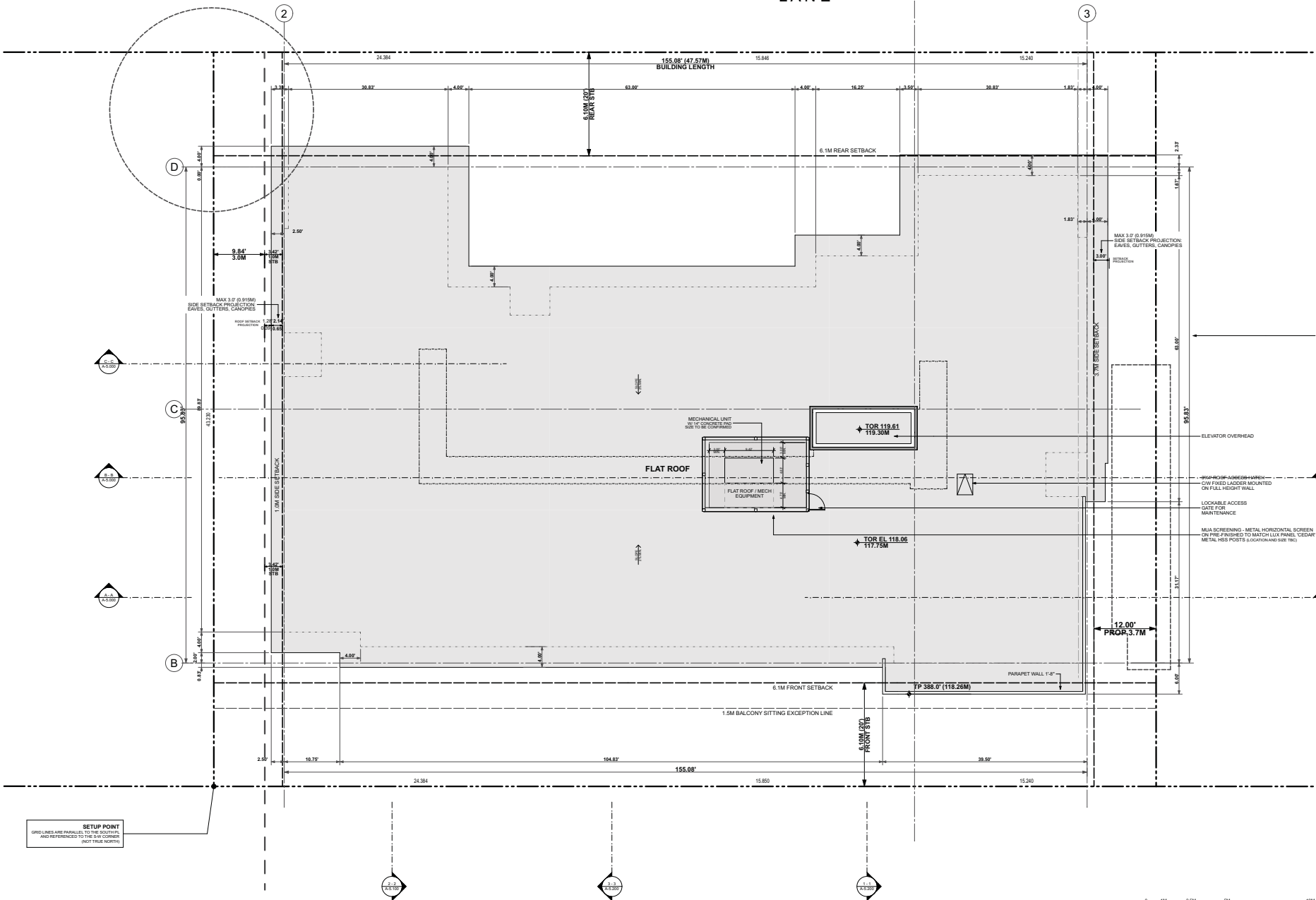


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(ARCHITECT SEAL)



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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

ROOF PLAN

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)



A-2.700

SETUP POINT
GRID LINES ARE PARALLEL TO THE SIDEWALK
AND REFERENCED TO THE S.W. CORNER
(NOT TRUE NORTH)

WEST 19TH STREET

ADAPTABLE DESIGN GUIDELINES
DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5 - 1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Corr. cuts have tactile and visual cues	Corr. cuts have tactile and visual cues	Corr. cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from streets/sidewalks	Unobstructed access to main building entrances from streets/sidewalks	Unobstructed access to main building entrances from streets/sidewalks
BUILDING ACCESS	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance
BUILDING ACCESS	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parking level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parking level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parking level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)
BUILDING ACCESS	Accessible building entrance, call buttons and, where provided, suite-door bells *	Accessible building entrance, call buttons and, where provided, suite-door bells *	Accessible building entrance, call buttons and, where provided, suite-door bells *

* Illustrations available
= Options considered

- 1 of 3 -

Design Elements
July 2005

DESIGN ELEMENTS

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ADAPTABLE DESIGN GUIDELINES
FIXTURES AND FINISHES

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	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION	Slip resistant flooring	Slip resistant flooring	Slip resistant flooring
CIRCULATION	Colour contrasting and doors	Colour contrasting and doors	Colour contrasting and doors
BUILDING MEETING / AMENITY ROOMS	Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES	Adjustable door closers to reduce force to open door to maximum 22N (5.0 lbs)	Adjustable door closers to reduce force to open door to maximum 22N (5.0 lbs)	Adjustable door closers to reduce force to open door to maximum 22N (5.0 lbs)
UNIT ENTRIES	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES	Two door viewers: 35" or 1050mm and 5' or 1520mm	Two door viewers: 35" or 1050mm and 5' or 1520mm	Two door viewers: 35" or 1050mm and 5' or 1520mm
UNIT FLOORING	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING	High density, low level loop carpet and underlay maximum 1/2" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height
PATIOS AND BALCONIES	Outdoor light fixture provided	Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES	Electrical outlet provided	Electrical outlet provided	Electrical outlet provided

* Illustrations available

- 1 of 3 -

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

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(PROJECT TEAM)

	LEVEL ONE	LEVEL TWO	LEVEL THREE
COMMON AREAS	Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *
DOORS	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening *	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening *	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening *
PATIOS & BALCONIES	Minimum one patio or balcony doors with maximum 1/2" or 13mm threshold *	Minimum one patio or balcony doors with maximum 1/2" or 13mm threshold *	Minimum one patio or balcony doors with maximum 1/2" or 13mm threshold *
PATIOS & BALCONIES	Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
WINDOWS	Provide minimum 6'-0" or 1800mm horizontal windows in living, dining room and minimum one bedroom where sills are not more than 2'-0" or 762mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living, dining room and minimum one bedroom where sills are not more than 2'-0" or 762mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living, dining room and minimum one bedroom where sills are not more than 2'-0" or 762mm above the floor
KITCHEN	Continuous counter between sink and stove *	Continuous counter between sink and stove *	Continuous counter between sink and stove *
KITCHEN	Sink cabinet minimum 2' or 610mm wide	Sink cabinet minimum 2' or 610mm wide	Sink cabinet minimum 2' or 610mm wide
KITCHEN	Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven
KITCHEN	Provide for potential 2" or 51mm wide undercounter workspaces	Provide for potential 2" or 51mm wide undercounter workspaces	Provide for potential 2" or 51mm wide undercounter workspaces
KITCHEN	Lower edge of upper cupboards 4'6" or 1550mm above floor	Lower edge of upper cupboards 4'6" or 1550mm above floor	Lower edge of upper cupboards 4'6" or 1550mm above floor

* Illustrations available
= Options considered

- 2 of 3 -

Design Elements
July 2005

DESIGN ELEMENTS

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Architect's Seal

(ARCHITECT SEAL)

	LEVEL ONE	LEVEL TWO	LEVEL THREE
KITCHEN	Minimum 4' or 1220mm floor space between base cabinets / walls (with removal of sink cabinet) *	Minimum 4' or 1220mm floor space between base cabinets / walls (with removal of sink cabinet) *	Minimum 4' or 1220mm floor space between base cabinets / walls (with removal of sink cabinet) *
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 2'6" or 762mm length) *	Toilet located adjacent to wall (min 2'6" or 762mm length) *
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *
MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub stand remaining in central position *	Tub control valve placed at outer edge of tub, with tub stand remaining in central position *	Tub control valve placed at outer edge of tub, with tub stand remaining in central position *
MIN. ONE BATHROOM	Accessible storage	Accessible storage	Accessible storage
MIN. ONE BATHROOM	Provide pocket door or door swing out	Provide pocket door or door swing out	Provide pocket door or door swing out
MIN. ONE BATHROOM	Space under sink minimum 2" or 51mm wide *	Space under sink minimum 2" or 51mm wide *	Space under sink minimum 2" or 51mm wide *
MIN. ONE BATHROOM	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1520mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1520mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1520mm - refer to the 1998 BC Building Access Handbook for details
MIN. ONE BEDROOM	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES	Provide front loading side-by-side washer / dryer in suite or in common area	Provide front loading side-by-side washer / dryer in suite or in common area	Provide front loading side-by-side washer / dryer in suite or in common area
LAUNDRY FACILITIES	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer

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* Illustrations available
= Options considered

- 3 of 3 -

Design Elements
July 2005

DESIGN ELEMENTS

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	LEVEL ONE	LEVEL TWO	LEVEL THREE
ELECTRICAL	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor
ELECTRICAL	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor
ELECTRICAL	Within suites a duplex outlet is required within 5' or 200mm of a telephone jack	Within suites a duplex outlet is required within 5' or 200mm of a telephone jack	Within suites a duplex outlet is required within 5' or 200mm of a telephone jack
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
ELECTRICAL	Rocker switches	Rocker switches	Rocker switches
ELECTRICAL	Double sub-panel fixtures	Double sub-panel fixtures	Double sub-panel fixtures
ELECTRICAL	Provide wiring for automatic door opener and strike at unit entry	Provide wiring for automatic door opener and strike at unit entry	Provide wiring for automatic door opener and strike at unit entry
WINDOWS	Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
KITCHEN	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
KITCHEN	Paint-out work boards at 28" or 810mm height *	Paint-out work boards at 28" or 810mm height *	Paint-out work boards at 28" or 810mm height *
KITCHEN	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles
KITCHEN	Adjustable shelves in all cabinets	Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN	Drawer storage in key areas *	Drawer storage in key areas *	Drawer storage in key areas *
KITCHEN	Provision for removal of sink cabinet and opening of counter height	Provision for removal of sink cabinet and opening of counter height	Provision for removal of sink cabinet and opening of counter height
KITCHEN	Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)
KITCHEN	Provision for the future installation of at least one counter top/cupboard in front of cabinets	Provision for the future installation of at least one counter top/cupboard in front of cabinets	Provision for the future installation of at least one counter top/cupboard in front of cabinets
KITCHEN	Where regular refrigerator installed initially, provide adequate space for side by side model	Where regular refrigerator installed initially, provide adequate space for side by side model	Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN	Contrasting knobs on stove / cook top	Contrasting knobs on stove / cook top	Contrasting knobs on stove / cook top

* Illustrations available

- 2 of 3 -

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

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MULTI-FAMILY DEVELOPMENT
140 WEST 10TH STREET
NORTH VANCOUVER, BC

CNV ADAPTABLE UNITS DESIGN GUIDELINES

22601

MAY 27, 2024

3 - RZA / DPA RESUBMISSION

A-3.000

(PROJECT)

(SCALE)

(DATE)

(TITLE)

(DRAWING)

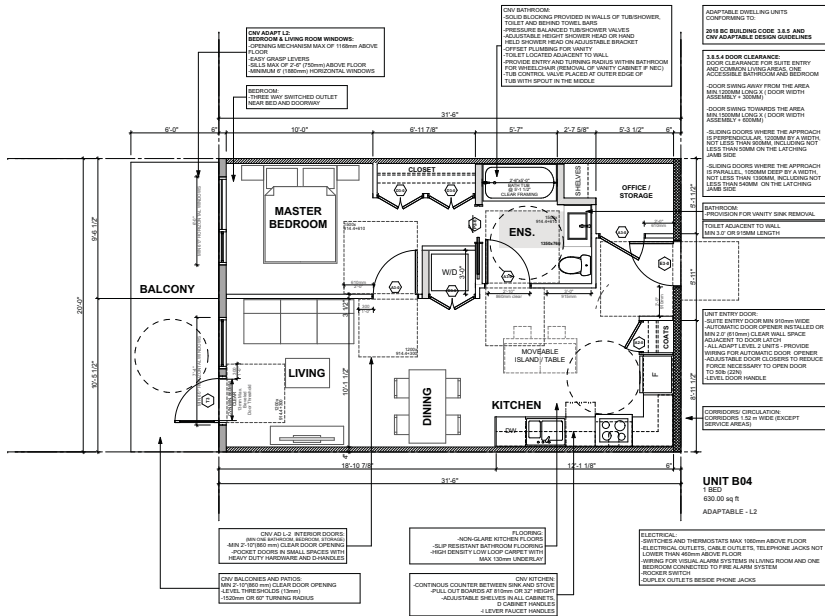


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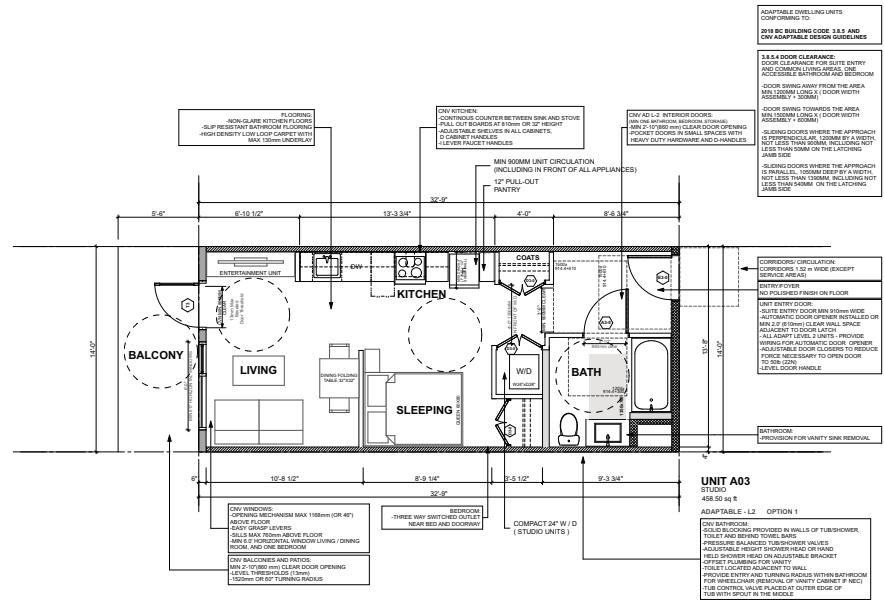
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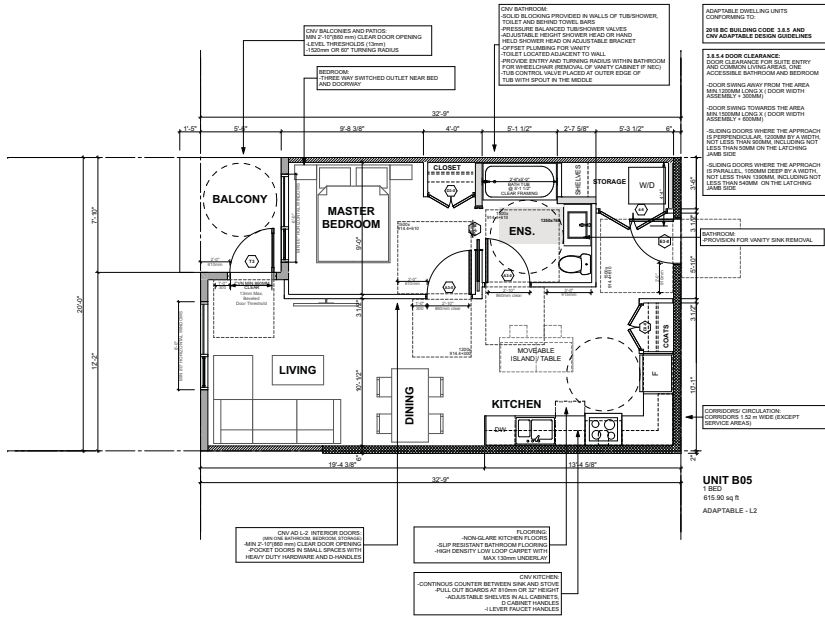
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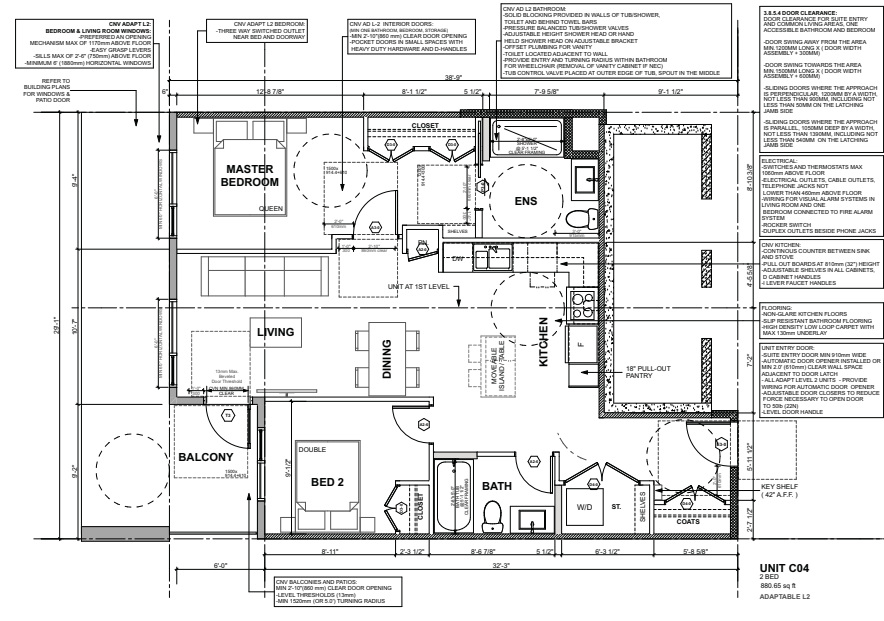
B04 - 1 BED ADAPTABLE L2



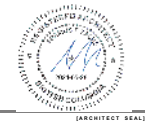
UNIT A03 STUDIO - ADAPTABLE L2



B05 - 1 BED ADAPTABLE L2



C04 - 2 BED ADAPTABLE L2



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ADAPTABLE UNIT PLANS

22601 (PROJECT)
MAY 27, 2024 (DATE)
3 - RZA / DPA RESUBMISSION (PROJECT)
8805 46 (DRAWING)

A-3.010

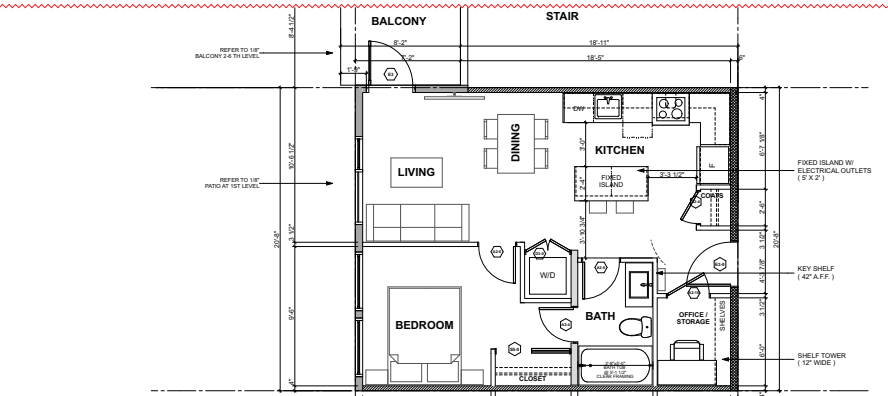


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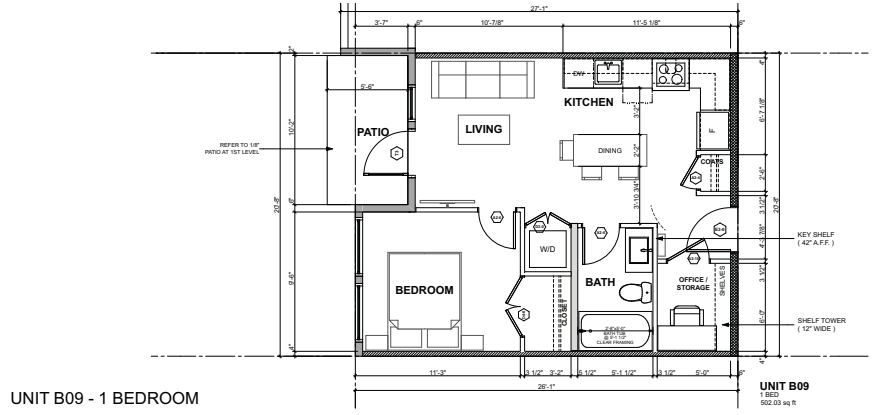
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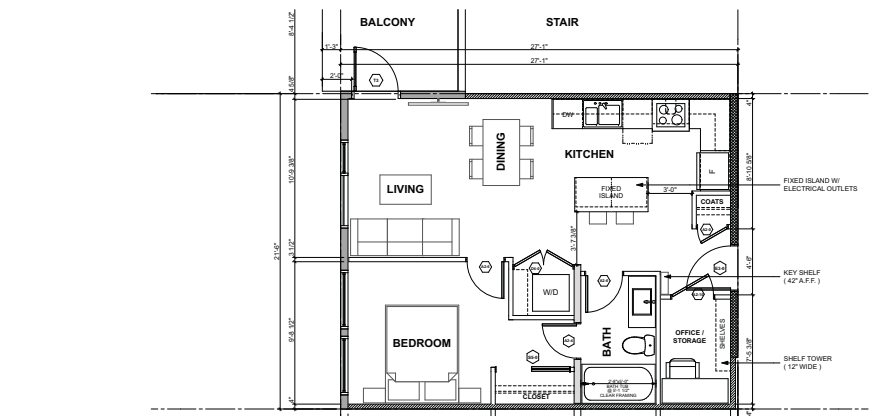
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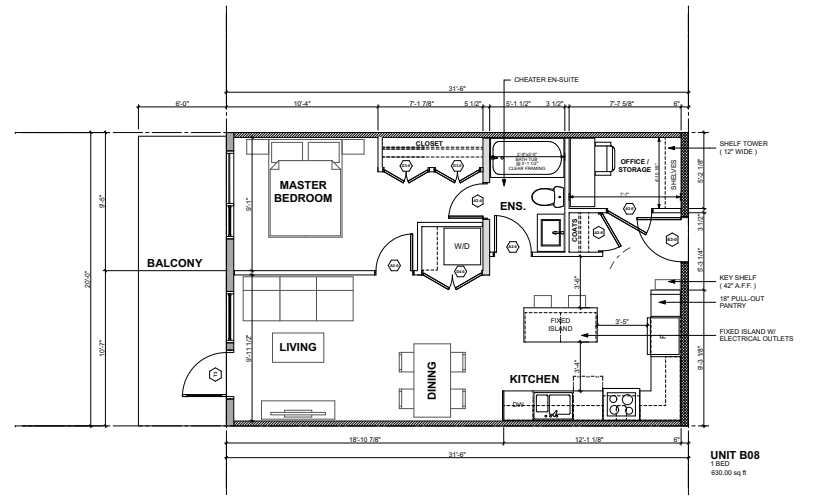
UNIT B01 - 1 BEDROOM



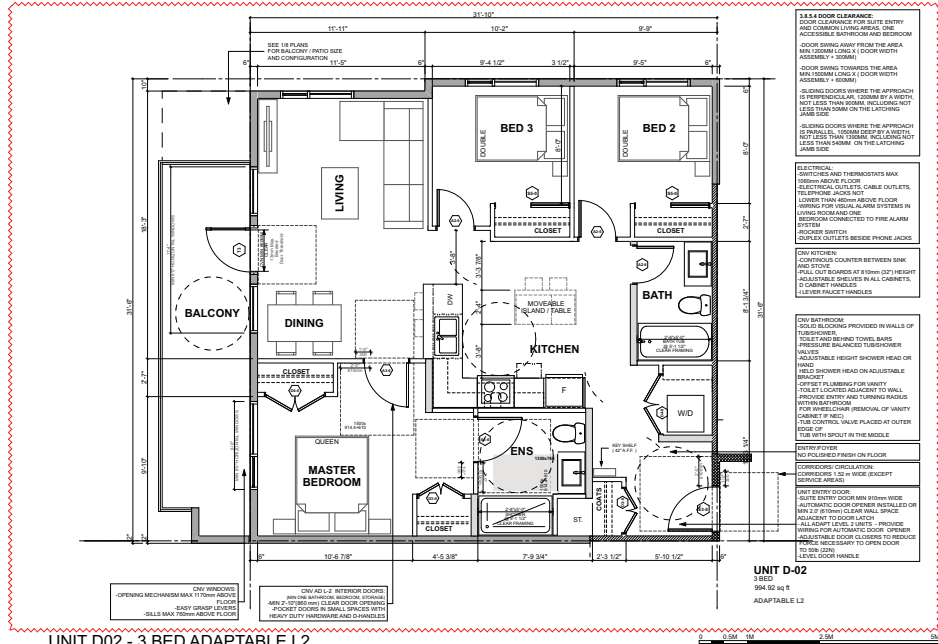
UNIT B09 - 1 BEDROOM



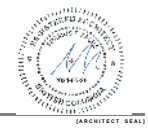
UNIT B02 - 1 BED



UNIT B08 - 1 BEDROOM



UNIT D02 - 3 BED ADAPTABLE L2



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TYPICAL UNIT PLANS

22601 (PROJECT)

MAY 27, 2024 (DATE)

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(DRAWING)

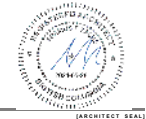
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(ARCHITECT SEAL)



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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

TYPICAL UNIT PLANS

(PROJECT)

22601

(SCALE)

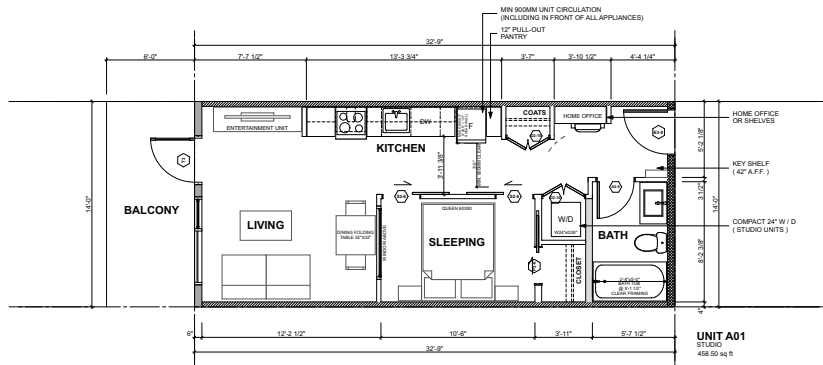
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(DATE)

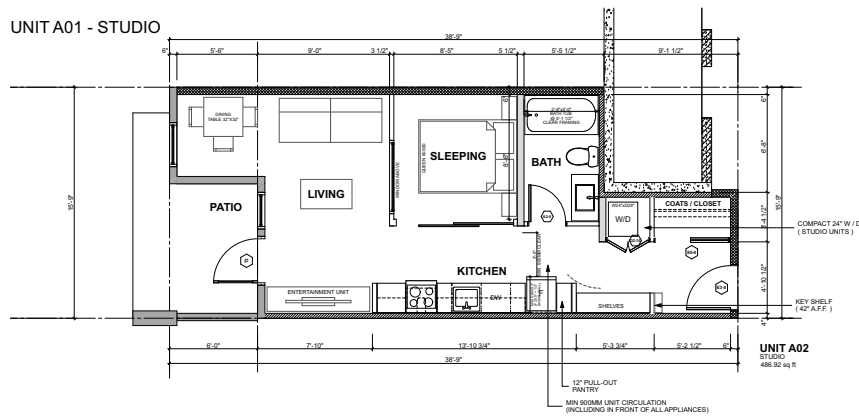
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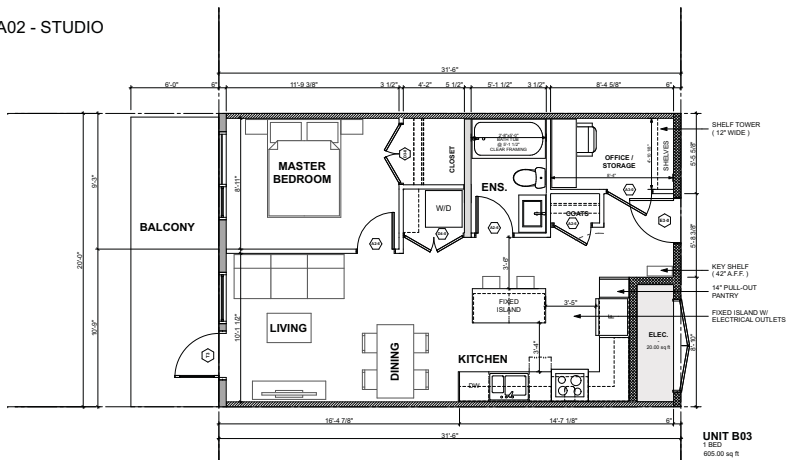
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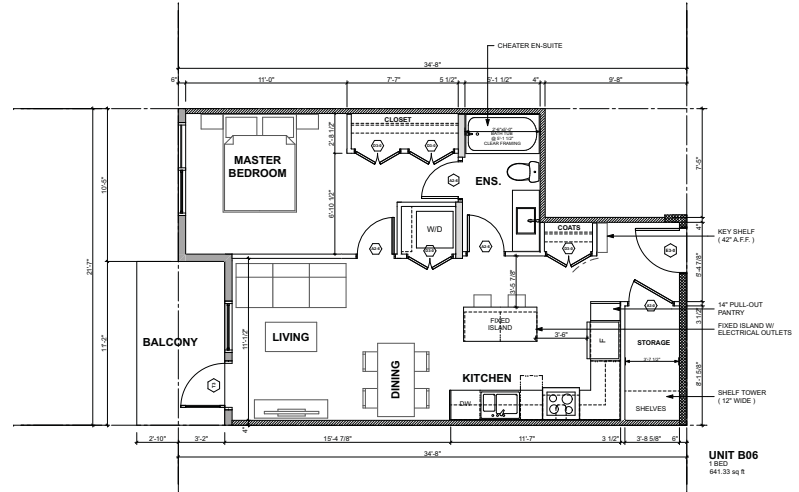
UNIT A01 - STUDIO



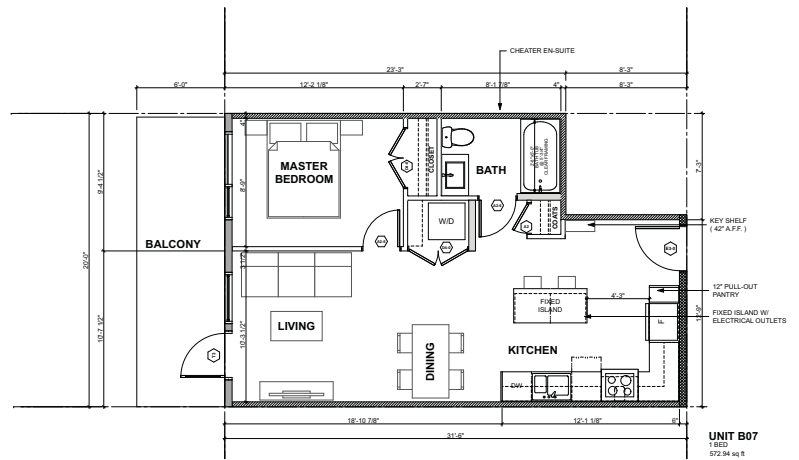
UNIT A02 - STUDIO



UNIT B03 - 1 BEDROOM

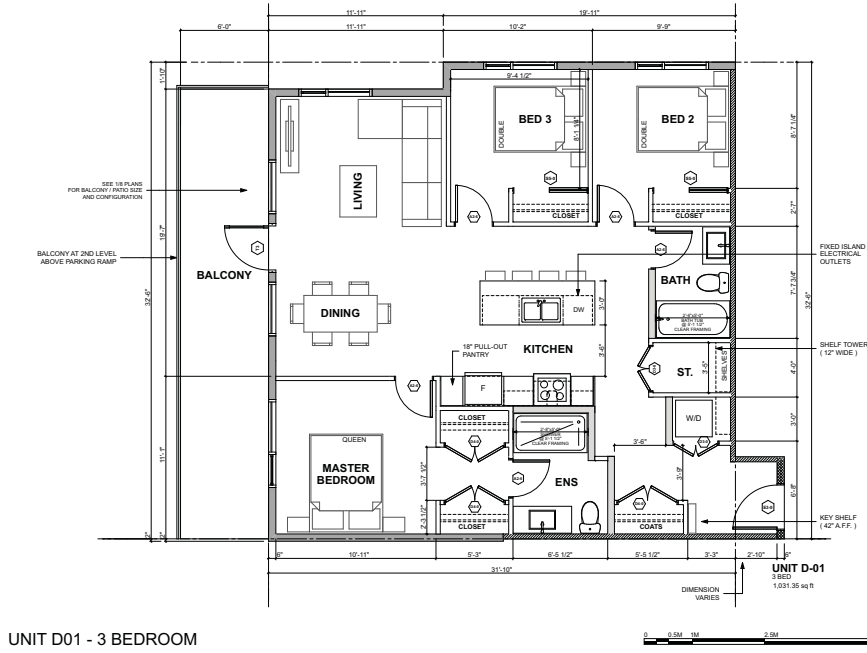
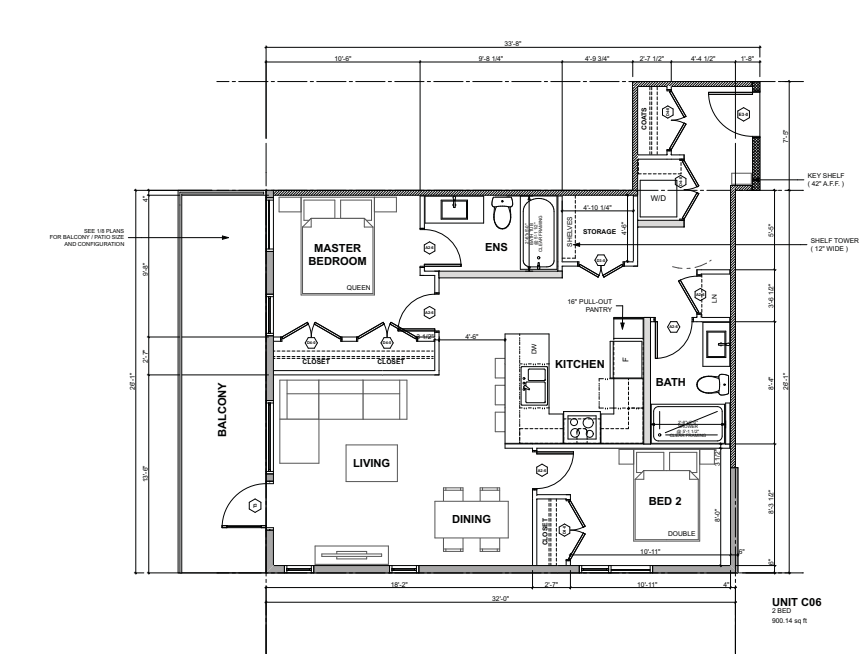
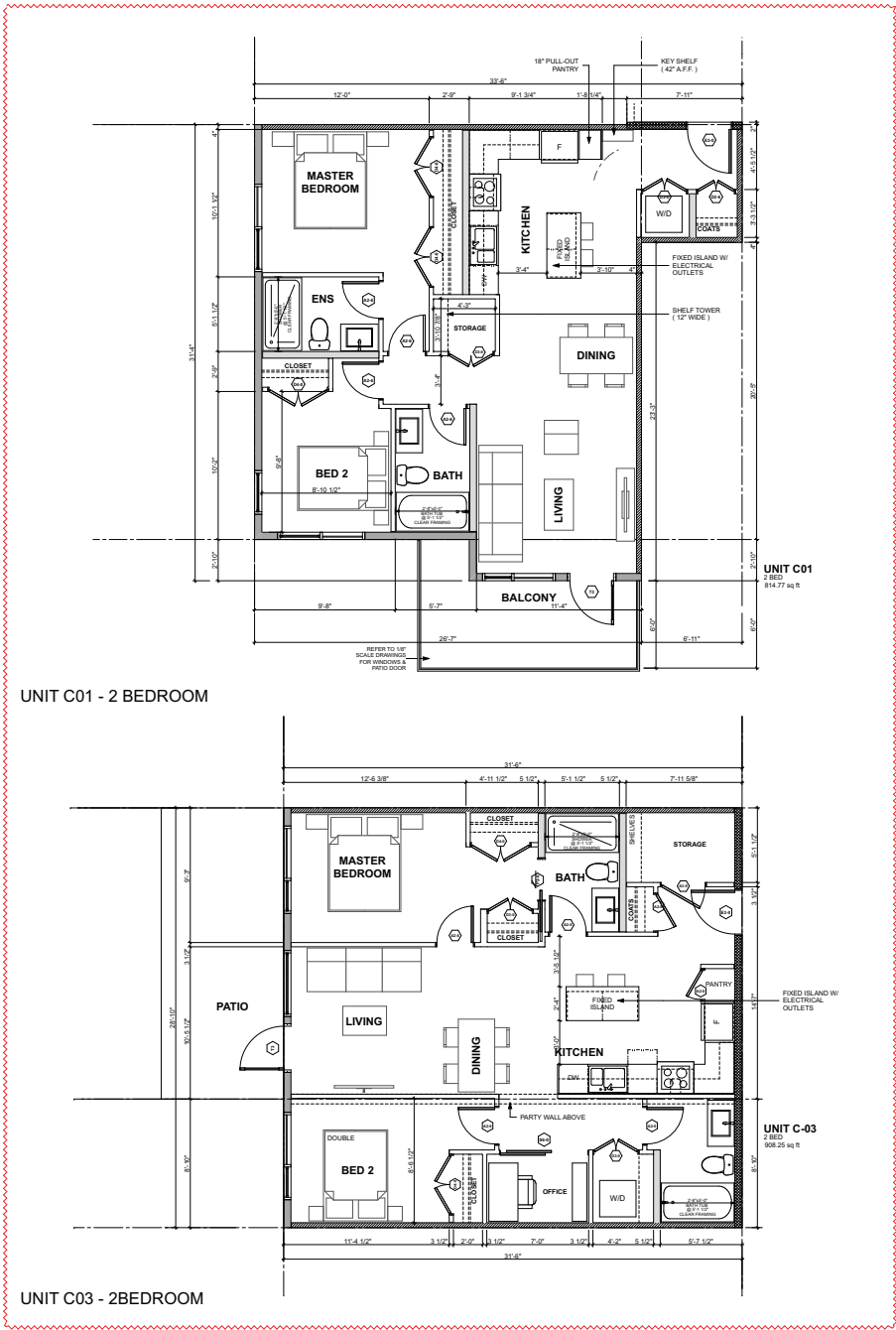


UNIT B06 - 1 BEDROOM



UNIT B07 - 1 BEDROOM





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GWL REALTY ADVISORS
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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

TYPICAL UNIT PLANS

22601 (PROJECT)
MAY 27, 2024 (DATE)
3 - RZA / DPA RESUBMISSION (PROJECT)
1,051.35 sq ft (DRAWING)

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	Light Beige	Brick Mutual Materials	'Pewter', Texture Smooth	Selected walls at main entrance and 1-storey as indicated
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Light Grey	JamesHardie Panel	JH Colour Plus - 'Pear Gray'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.4	Light Grey	JamesHardie Lap Siding	JH Colour Plus - 'Pear Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.6	Charcoal	Forma Steel, Board & Batten	Prefinished Standard - 'Carbon'	Vertical Hidden Fastener Steel Cladding panel or approved alternate
1.7	Grey	Cultured Stone CSI (Boral)	Prostone - Savannah Ledge 'Grey'	Selected landscape walls at main entrance
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS

5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
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6.0 DOORS

6.1	Charcoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

7.0 RAILINGS

7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Prefinished railing c/w safety glass panels (frosted or fritted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Prefinished picket railing

8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	Grey	Makin Metals Ltd.	Prefinished - 'Regent Grey'	Flashing and through wall flashing with finish 1.3 and 1.4
8.5	Varies	Makin Metals Ltd.	Prefinished Flashing	To match adjacent cladding, window and trims

9.0 STRUCTURE

9.1	Concrete	Exposed Concrete	Clear - water repellent coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



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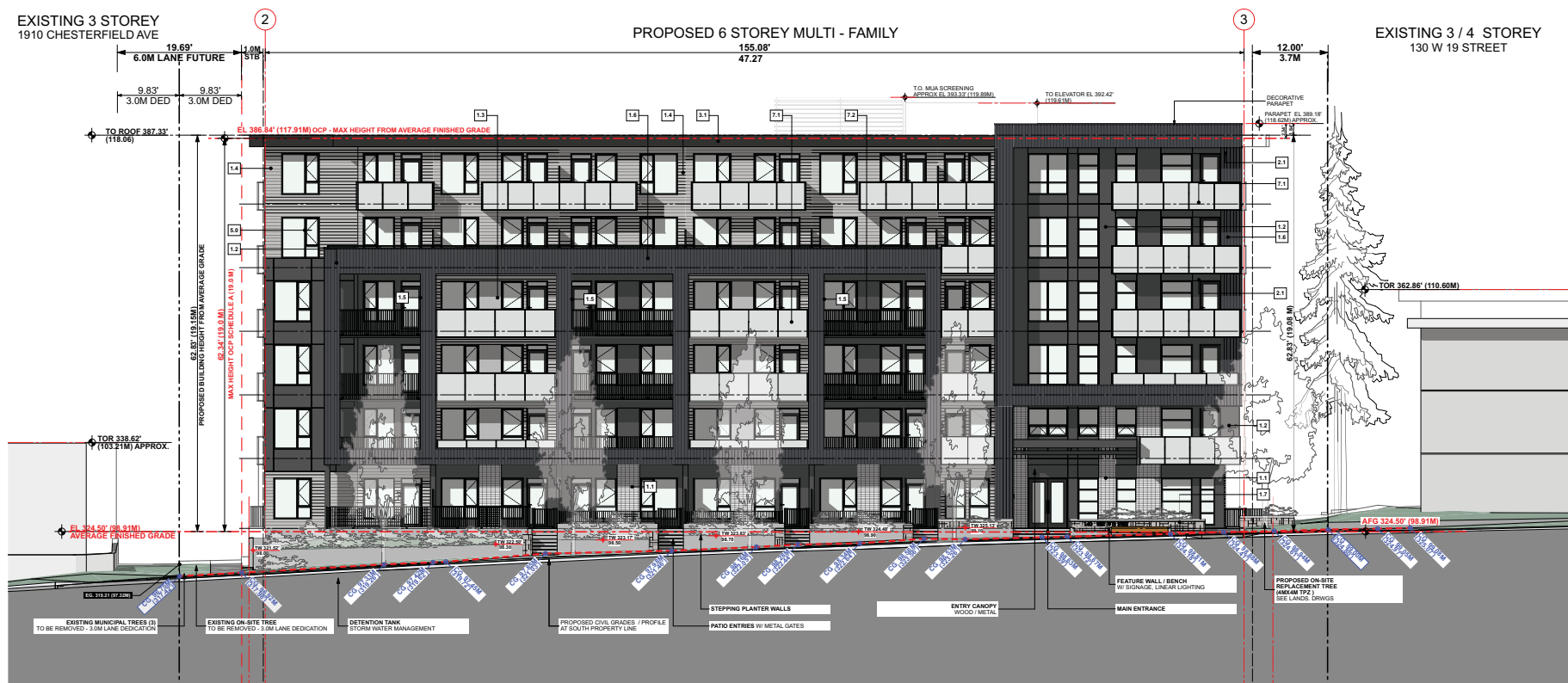
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(PROJECT TEAM)

EXISTING 3 STOREY
1910 CHESTERFIELD AVE

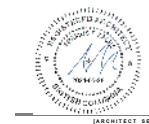
PROPOSED 6 STOREY MULTI - FAMILY
155.08'
47.27'

EXISTING 3 / 4 STOREY
130 W 19 STREET



SOUTH ELEVATION - WEST 19TH STREET

SCALE: 1/8" = 1'-0"



GWL REALTY ADVISORS INC. (CLIENT)

(PROJECT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

SOUTH ELEVATION

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-4.100

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	Light Beige	Brick Mutual Materials	'Pewter', Texture Smooth	Selected walls at main entrance and 1-storey as indicated
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Light Grey	JamesHardie Panel	JH Colour Plus - 'Pear Gray'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.4	Light Grey	JamesHardie Lap Siding	JH Colour Plus - 'Pear Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.6	Charcoal	Forma Steel, Board & Batten	Prefinished Standard - 'Carbon'	Vertical Hidden Fastener Steel Cladding panel or approved alternate
1.7	Grey	Cultured Stone CSI (Boral)	Prostone - Savannah Ledge 'Grey'	Selected landscape walls at main entrance
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS

5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
-----	----------	---------------	----------------------------------	--

6.0 DOORS

6.1	Charcoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

7.0 RAILINGS

7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Prefinished railing c/w safety glass panels (frosted or fritted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Prefinished picket railing

8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	Grey	Makin Metals Ltd.	Prefinished - 'Regent Grey'	Flashing and through wall flashing with finish 1.3 and 1.4
8.5	Varies	Makin Metals Ltd.	Prefinished Flashing	To match adjacent cladding, window and trims

9.0 STRUCTURE

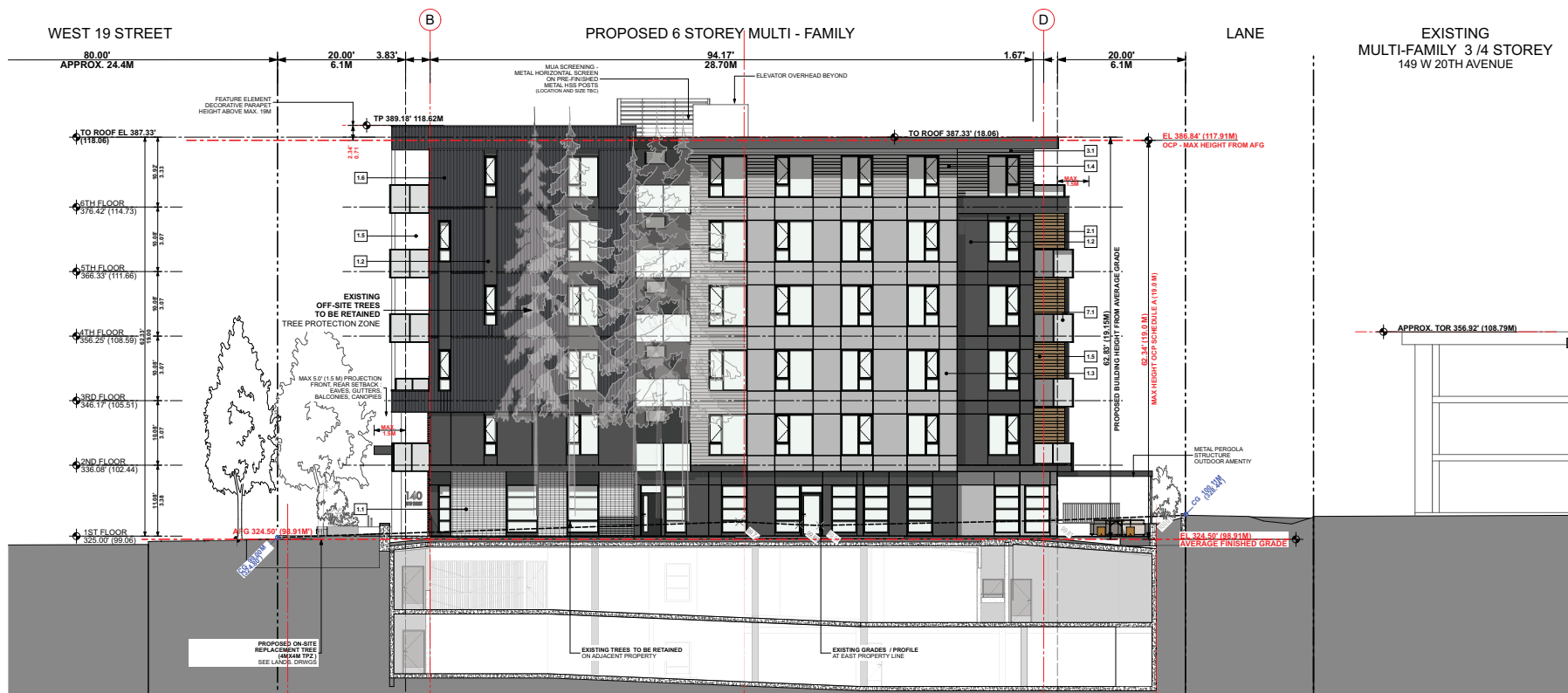
9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



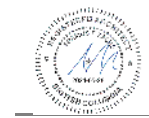
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(PROJECT TEAM)



EAST ELEVATION - INTERIOR
SCALE: 1/8" = 1'-0"



GWL REALTY ADVISORS INC. (CLIENT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC (PROJECT)

EAST ELEVATION

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

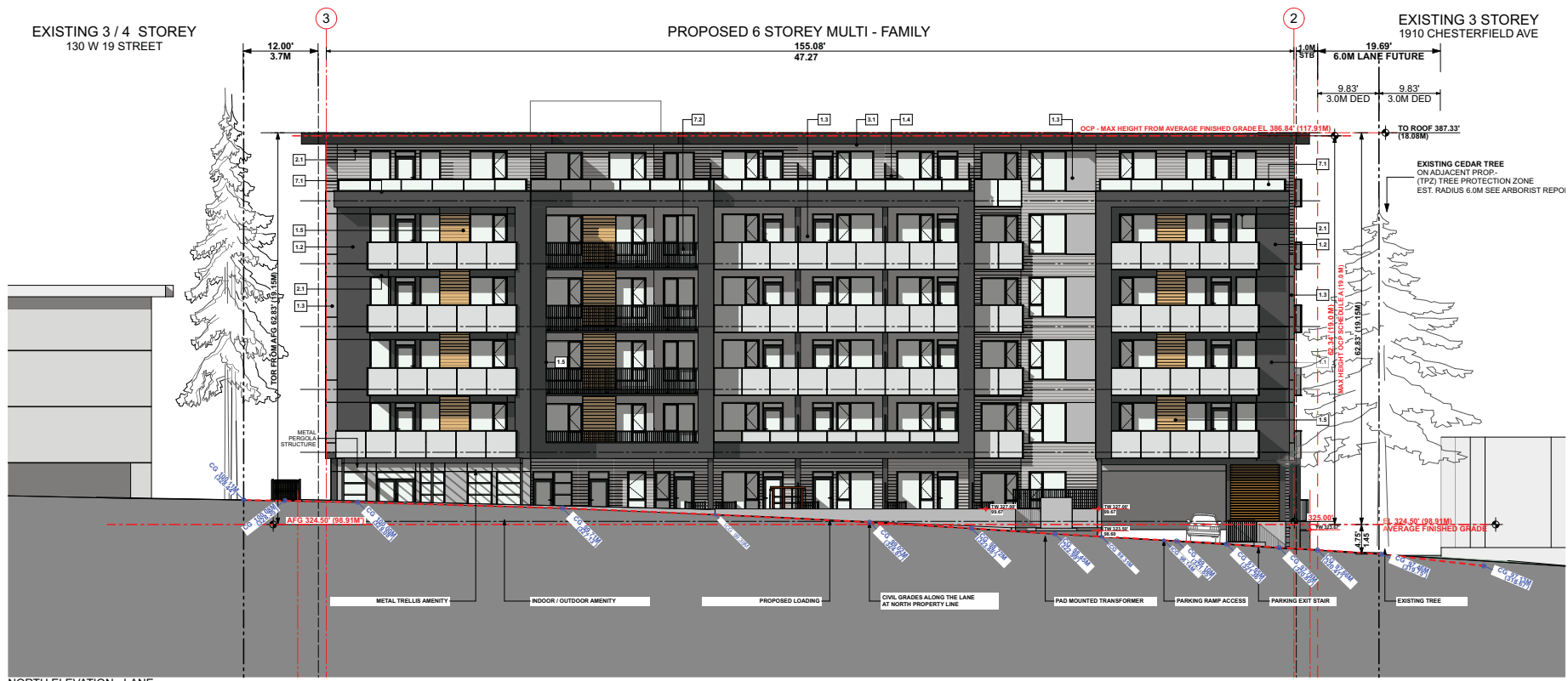
(DRAWING)

A-4.200

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	Light Beige	Brick Mutual Materials	'Pewter', Texture Smooth	Selected walls at main entrance and 1-storey as indicated
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Light Grey	JamesHardie Panel	JH Colour Plus - 'Pear Gray'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.4	Light Grey	JamesHardie Lap Siding	JH Colour Plus - 'Pear Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.6	Charcoal	Forma Steel, Board & Batten	Prefinished Standard - 'Carbon'	Vertical Hidden Fastener Steel Cladding panel or approved alternate
1.7	Grey	Cultured Stone CSI (Boral)	Prostone - Savannah Ledge 'Grey'	Selected landscape walls at main entrance
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS				
5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Charcoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Prefinished railing c/w safety glass panels (frosted or fritted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Prefinished picket railing
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	Grey	Makin Metals Ltd.	Prefinished - 'Regent Grey'	Flashing and through wall flashing with finish 1.3 and 1.4
8.5	Varies	Makin Metals Ltd.	Prefinished Flashing	To match adjacent cladding, window and trims
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



(PROJECT TEAM)



GWL REALTY ADVISORS
INC.

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

NORTH ELEVATION

22601
MAY 27, 2024
3 - RZA / DPA RESUBMISSION

A-4.300

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	Light Beige	Brick Mutual Materials	'Pewter', Texture Smooth	Selected walls at main entrance and 1-storey as indicated
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Light Grey	JamesHardie Panel	JH Colour Plus - 'Pear Gray'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.4	Light Grey	JamesHardie Lap Siding	JH Colour Plus - 'Pear Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.6	Charcoal	Forma Steel, Board & Batten	Prefinished Standard - 'Carbon'	Vertical Hidden Fastener Steel Cladding panel or approved alternate
1.7	Grey	Cultured Stone CSI (Boral)	Prostone - Savannah Ledge 'Grey'	Selected landscape walls at main entrance
2.0 SOFFIT				
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2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS

5.1 Charcoal Vinyl Windows Standard - 'Black' or 'Charcoal' Vinyl windows and sliding doors w/ matching flashing

6.0 DOORS

6.1 Charcoal Vinyl Doors Standard - 'Black' or 'Charcoal' Prefinished vinyl balcony doors
6.2 Black Storefront Aluminum Black Prefinished aluminum building entry storefront / amenity windows

7.0 RAILINGS

7.1 Black Aluminum PVDF Coating Black Railing w/ Translucent Glass Prefinished railing c/w safety glass panels (frosted or fritted)
7.2 Black Aluminum PVDF Coating Black Picket Railing Prefinished picket railing

8.0 ACCESSORIES

8.1 Black Makin Metals Ltd. Matte Black Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2 Grey Makin Metals Ltd. Prefinished - 'Regent Grey' Flashing and through wall flashing with finish 1.3 and 1.4
8.5 Varies Makin Metals Ltd. Prefinished Flashing To match adjacent cladding, window and trims

9.0 STRUCTURE

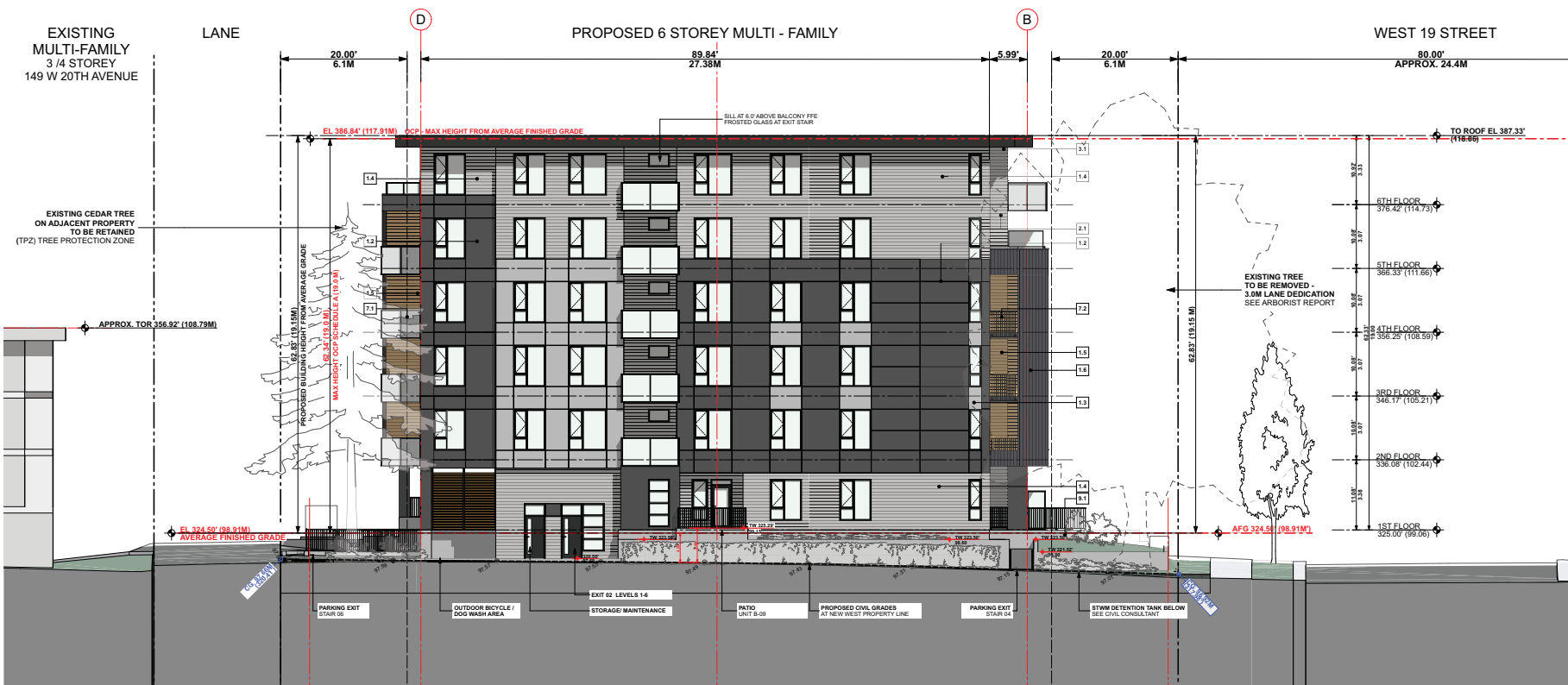
9.1 Concrete Exposed Concrete Clear - water repellant coating Architectural concrete finish at exposed landscape walls
9.2 Concrete Architectural Concrete w/ elastomeric paint BM OC-52 Grey Owl Exposed concrete walls along ramp c/w grove reveals



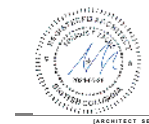
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WEST ELEVATION - INTERIOR



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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

WEST ELEVATION

22601 (PROJECT)

(SCALE)

MAY 27, 2024 (DATE)

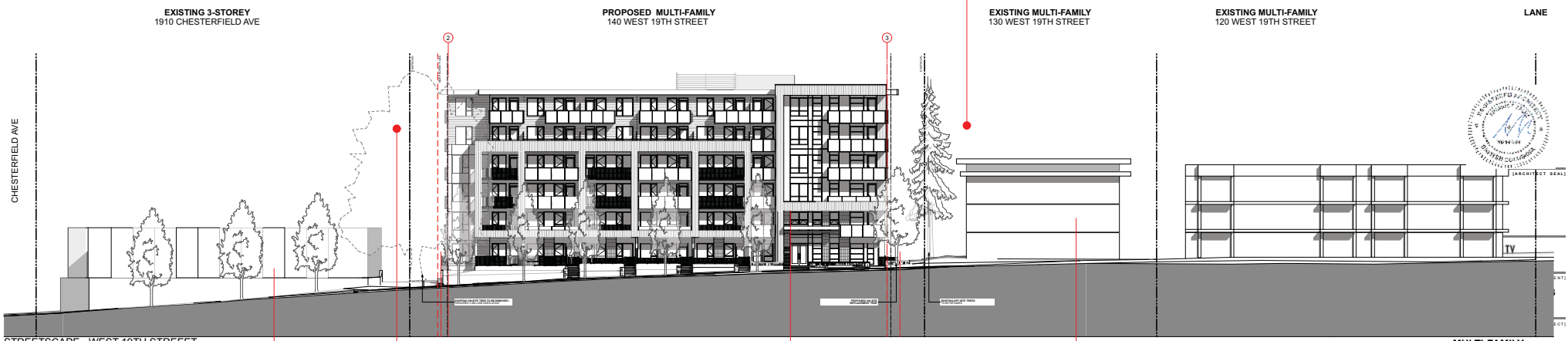
3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-4.400



(PROJECT TEAM)



STREETSCAPE - WEST 19TH STREET
SCALE: 1/8" = 1'-0"

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC



EXISTING TOWNHOMES - VIEW ALONG CHESTERFIELD AVE



EXISTING TREES TO BE REMOVED - LANE DEDICATION



EXAMPLE OF FEATURE ELEMENT



EXISTING BUILDING - 140 WEST 19TH STREET

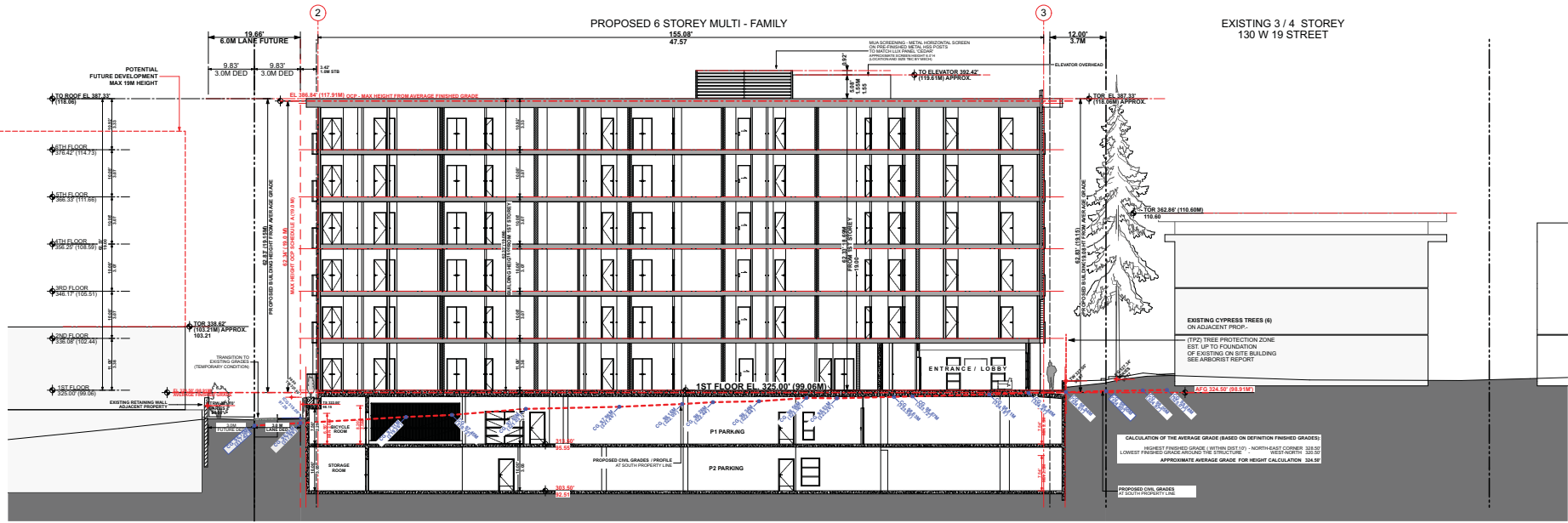
STREETSCAPE ELEVATIONS

22601 (PROJECT)
1/16" = 1'-0" (SCALE)
MAY 27, 2024 (DATE)
3 - RZA / DPA RESUBMISSION (PROJECT)
(DRAWING)

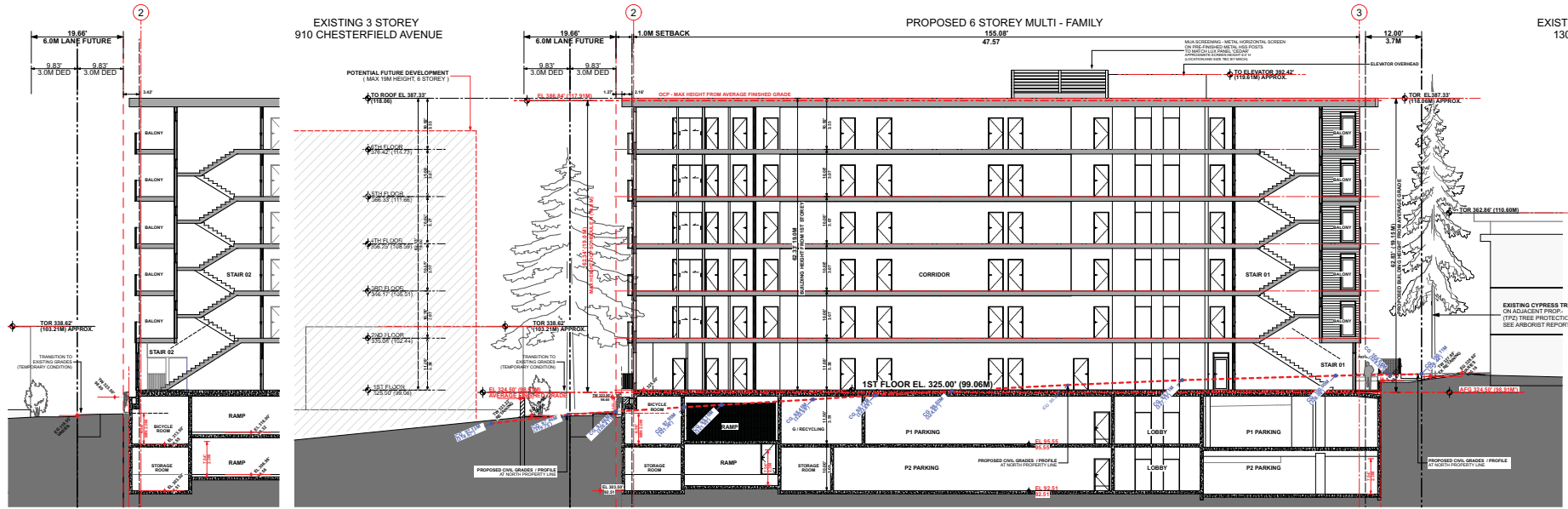


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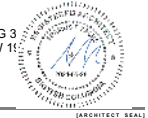


A - A



C - C

B - B



EXISTING 3
130 W 11

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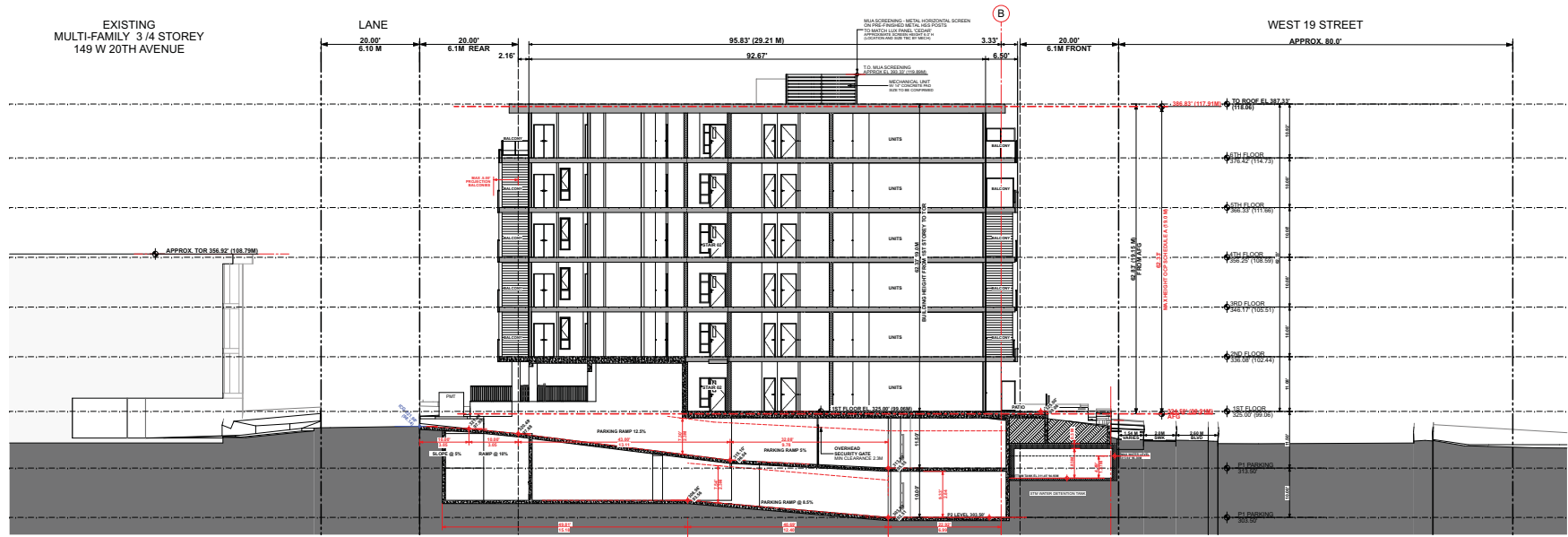
MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

SECTIONS

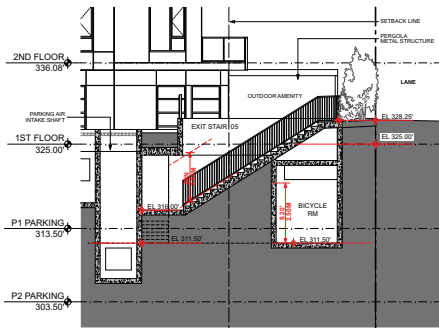
22601 (PROJECT)
3/32" = 1'-0" (SCALE)
MAY 27, 2024 (DATE)
3 - RZA / DPA SUBMISSION (TITLE)
(DRAWING)

A-5.000

EXISTING
MULTI-FAMILY 3/4 STOREY
149 W 20TH AVENUE

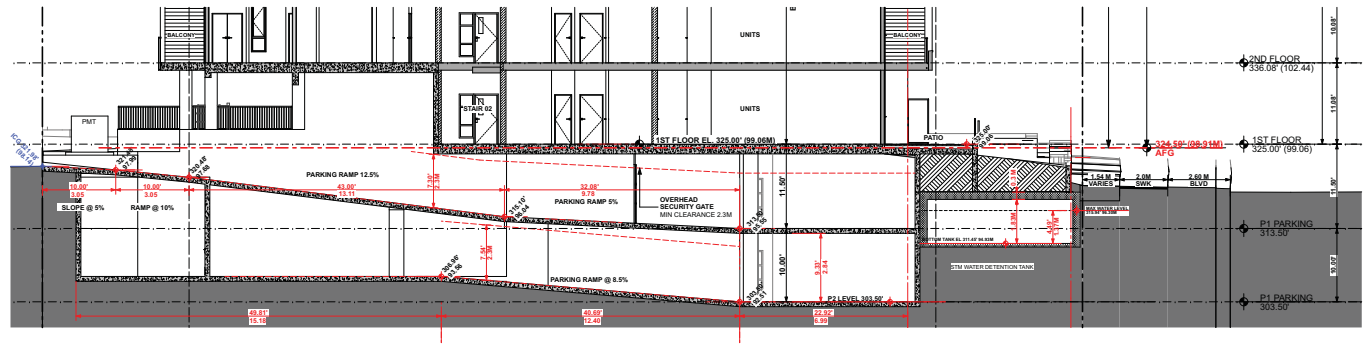


2 - 2 RAMP SECTION



9 - 9 SECTION - STAIR 05

SCALE: 1/8" = 1'-0"



2 - 2 RAMP SECTION

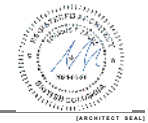
SCALE: 1/8" = 1'-0"



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(PROJECT TEAM)



GWL REALTY ADVISORS INC. (CLIENT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(STYLE)

SECTIONS

22601 (PROJECT)

(SCALE)

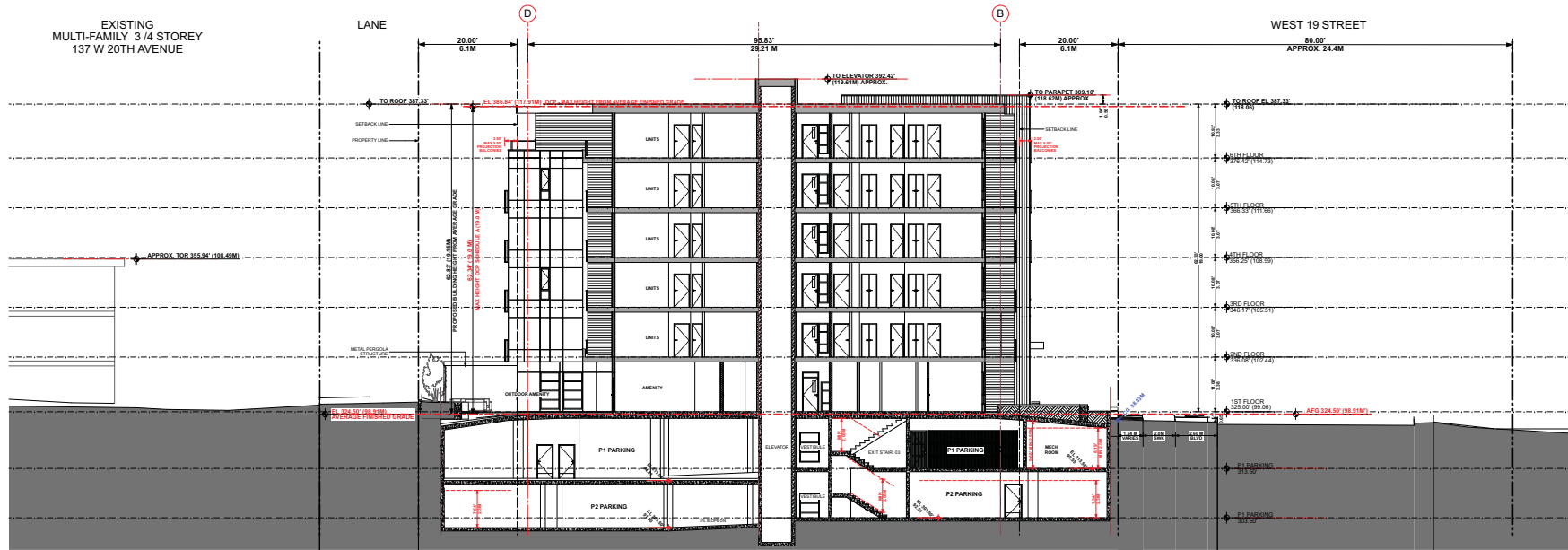
MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

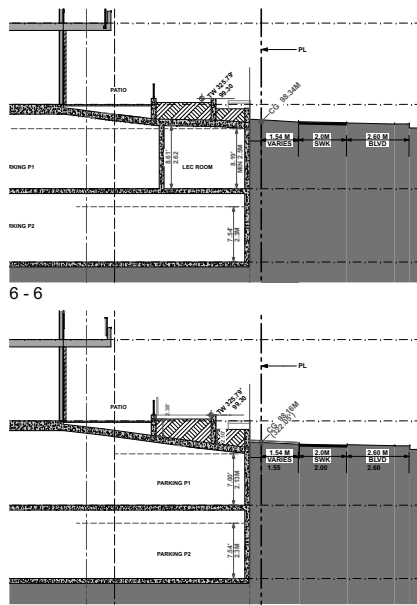
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A-5.100

EXISTING
MULTI-FAMILY 3/4 STOREY
137 W 20TH AVENUE

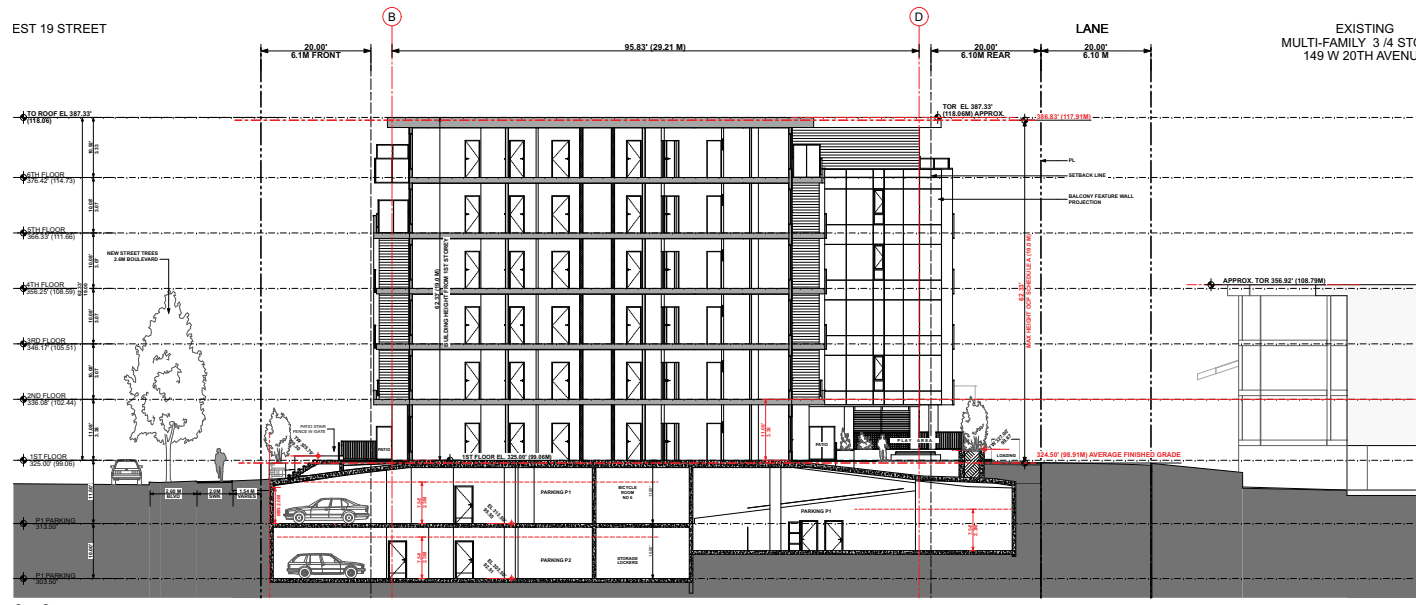


1 - 1



8 - 8

EST 19 STREET



3 - 3

EXISTING
MULTI-FAMILY 3/4 ST
149 W 20TH AVENUE

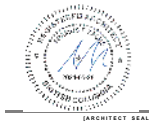


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(CLIENT)

GWL REALTY ADVISORS INC.
(PROJECT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

SECTION

22601 (PROJECT)

3/32" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - R2 / DPA RESUBMISSION (PROJECT)

(DRAWING)

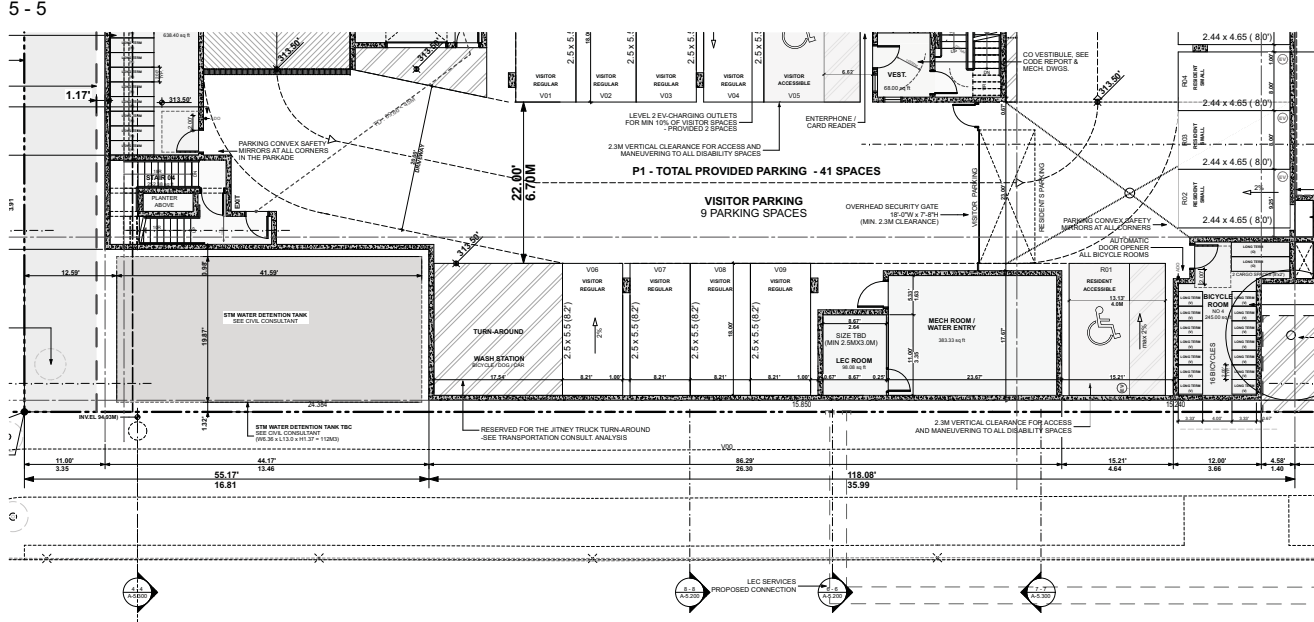
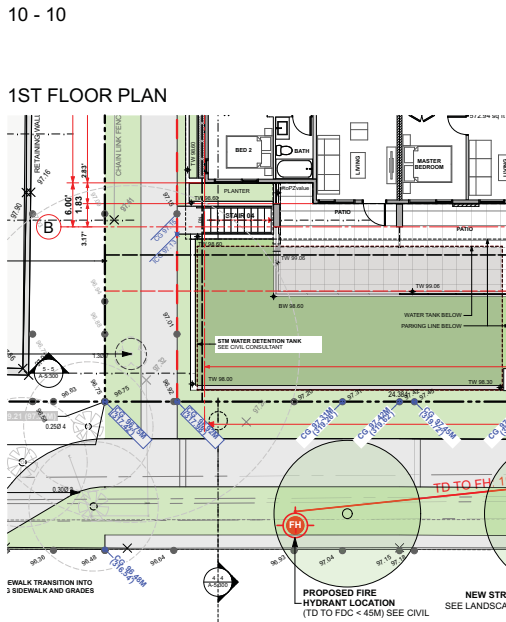
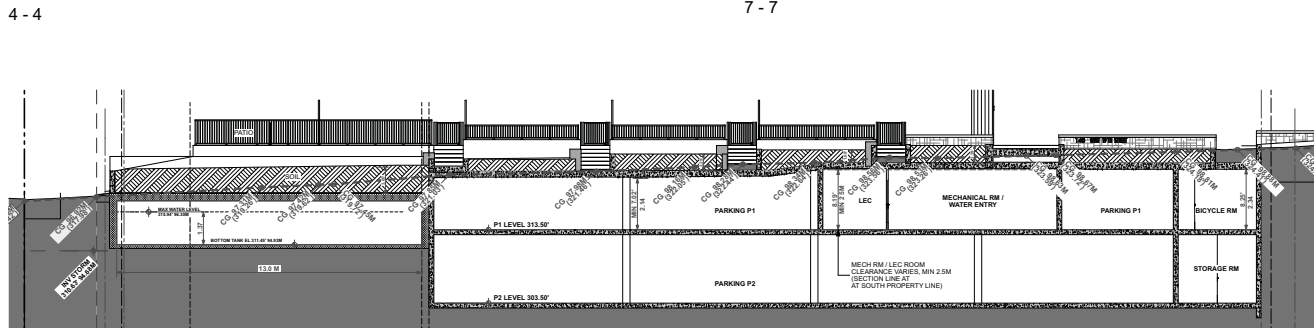
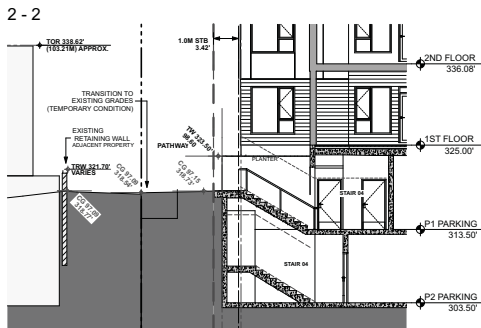
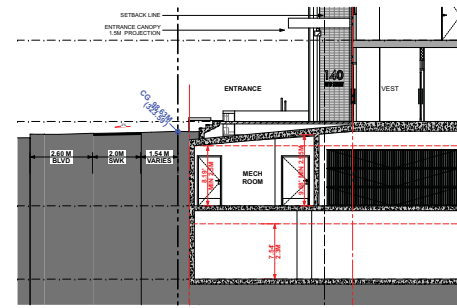
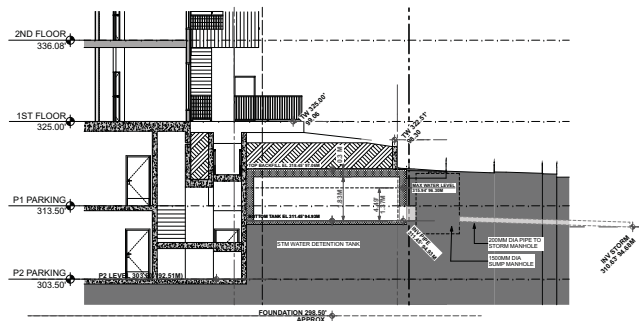
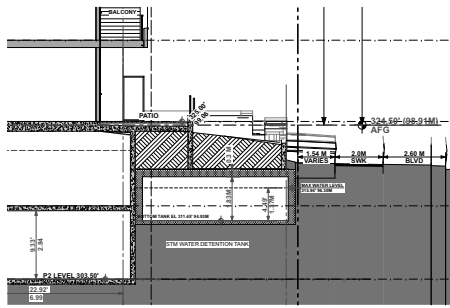
A-5.200



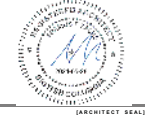
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(PROJECT TEAM)



(ARCHITECT SEAL)



GWL REALTY ADVISORS INC.

(CLIENT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

SECTIONS STM TANK

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-5.300



1.1 BRICK CLADDING - PEWTER, STACK BOND



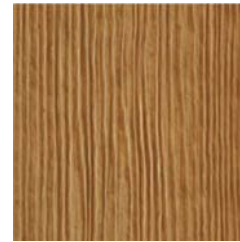
1.2 HARDIE REVEAL PANEL - BM 1609



1.3 HARDIE REVEAL PANEL - PEARL GRAY



1.4 HARDIEPLANK LAP SIDING - PERL GRAY



1.5 FIBER CEMENT SIDING - WOODTONE SANDCASTLE



1.6 METAL SIDING VERTICAL - CHARCOAL OR BLACK MATT

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MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description (Location)	
1.0 CLADDING				
1.1	Light Beige	Brick Mutual Materials	'Pewter', Texture Smooth	Selected walls at main entrance and 1 storey as indicated
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Light Grey	JamesHardie Panel	JH Colour Plus - 'Pearl Gray'	7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.4	Light Grey	JamesHardie Lap Siding	JH Colour Plus - 'Pearl Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Finished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.6	Charcoal	Forma Steel, Board & Batten	Finished Standard - 'Carbon'	Vertical Hidden Fastener Steel Cladding panel or approved alternate
1.7	Grey	Cultured Stone CSI (Boral)	Prostone - Savannah Ledge 'Grey'	Selected landscape walls at main entrance
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Finished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Finished - 'White Granite'	Soffits at us of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs
5.0 WINDOWS				
5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Charcoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Finished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Finished aluminum building entry storefront/ amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Finished railing c/w safety glass panels (frosted or tinted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Finished picket railing
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	Grey	Makin Metals Ltd.	Finished - 'Regent Grey'	Flashing and through wall flashing with finish 1.3 and 1.4
8.5	Varies	Makin Metals Ltd.	Finished Flashing	To match adjacent cladding, window and trims
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete	BM OC 52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



VERTICAL HIDDEN FASTENER STEEL CLADDING PANEL



FORMA STEEL - BOARD AND BATTEN PROFILE - CARBON (TBC)

COLOUR / MANUFACTURER TO BE CONFIRMED
TO MATCH: VICWEST STANDARD COLOUR - DEEP GREY
TO MATCH: WESTFORM STANDARD COLOUR - BLACK LOW GLOSS OR IRON ONE
TO MATCH: FORMA STEEL STANDARD COLOUR - CARBON



METAL PANEL



ALUMINUM PICKET RAILING



RAILING W/ TRANSLUCENT GLASS



CULTURED STONE - LANDSCAPE WALLS
PROSTONE SAVANNAH LEDGE - GREY MANOR

(PROJECT TEAM)

(ARCHITECT SEAL)

GWL REALTY ADVISORS
(CLIENT)

GWL REALTY ADVISORS INC.
(PROJECT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC
(STYLE)

MATERIAL SCHEDULE

22601 (PROJECT)
SCALE (SCALE)
MAY 27, 2024 (DATE)
3 - RZA / DPA RESUBMISSION (PROJECT)
(DRAWING)

A-8.200

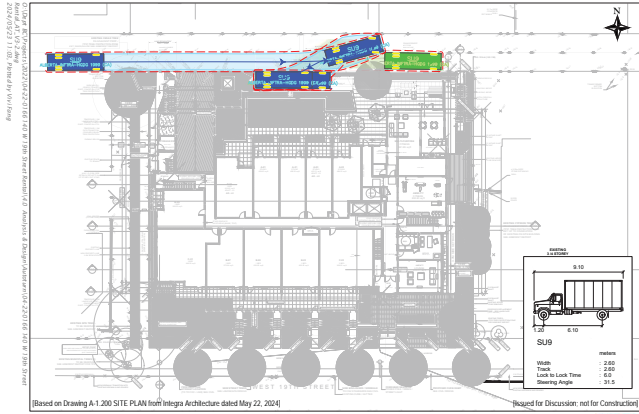


Exhibit A.2
L1 SU9 Loading Bay Access
140 W 19th Street Rental

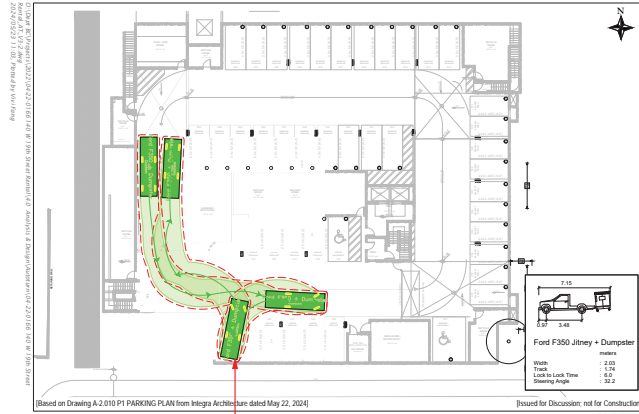
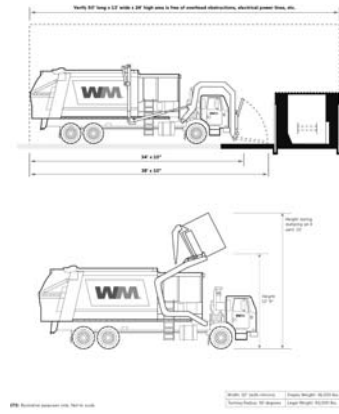


Exhibit A.6
P1 Garbage Collection
140 W 19th Street Rental



VEHICLE DETAIL

LEVEL 1 - LOADING AREA DIAGRAM

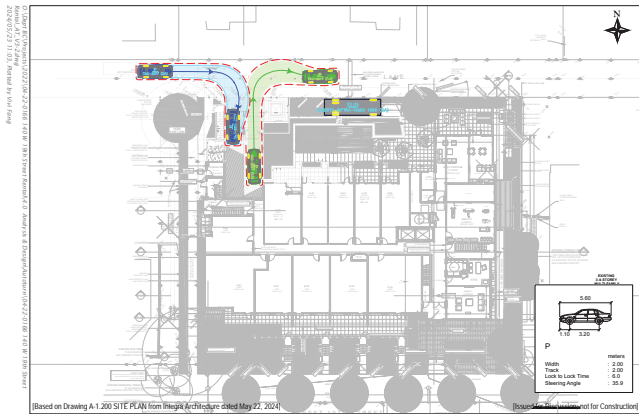
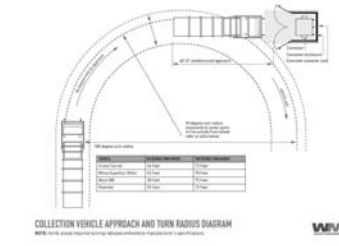


Exhibit A.1
P1 Passenger Vehicle Circulation
140 W 19th Street Rental

P1 PARKING - GARBAGE COLLECTION DIAGRAM

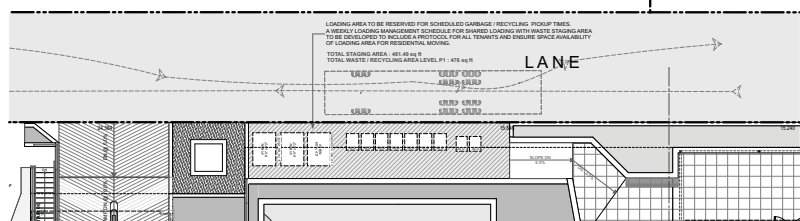


Exhibit A.7
P2 Passenger Vehicle Circulation and Stalls
140 W 19th Street Rental



COLLECTION VEHICLE - TURNING RADIUS

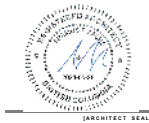
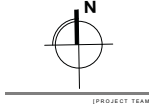
LEVEL 1 - PARKING RAMP ACCESS



P2 PARKING - CIRCULATION DIAGRAM

1. 140 West 19th Street, City of North Vancouver
- 93 units residential
 - No commercial
 - 6-storey woodframe building
 - Waste room on P1

GARBAGE / WASTE REQUIREMENTS

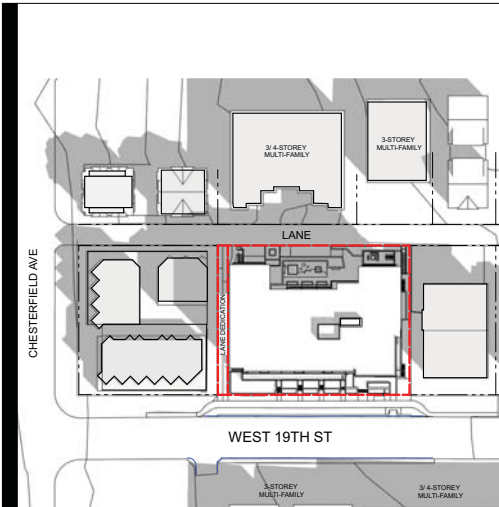


GWL REALTY ADVISORS
INC.

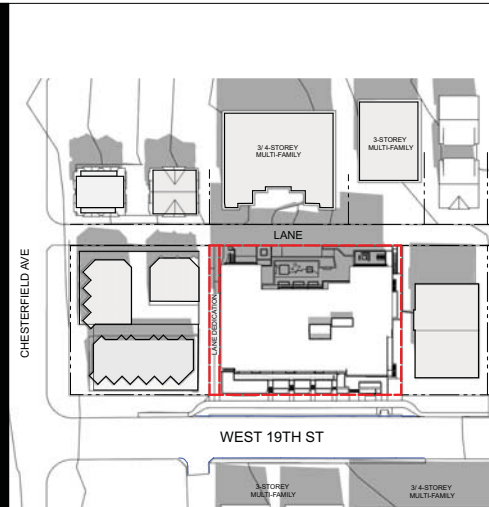
MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

WASTE / RECYCLING

22601
MAY 27, 2024
3 - RZA / DPA RESUBMISSION



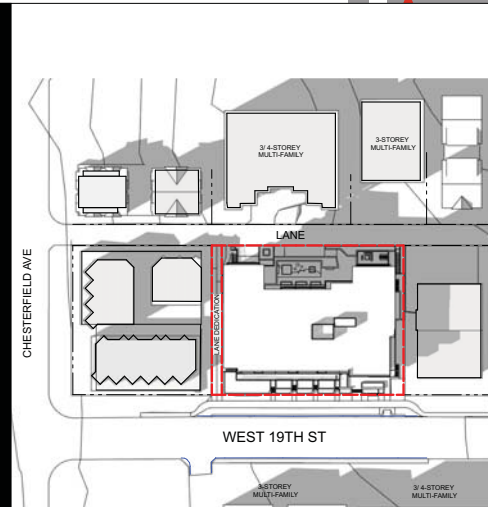
MAR 21 - 10:00 AM
SPRING EQUINOX - MARCH 21



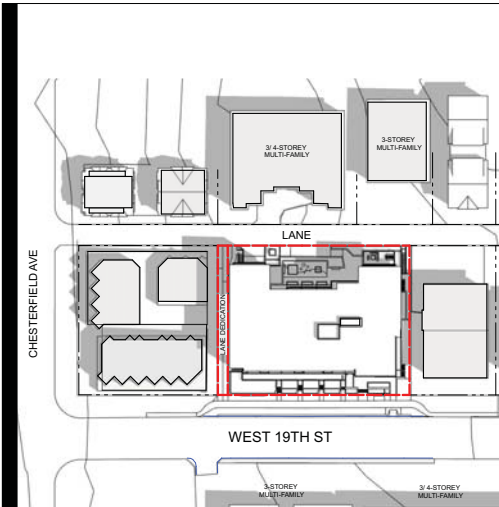
MAR 21 - 12:00 PM



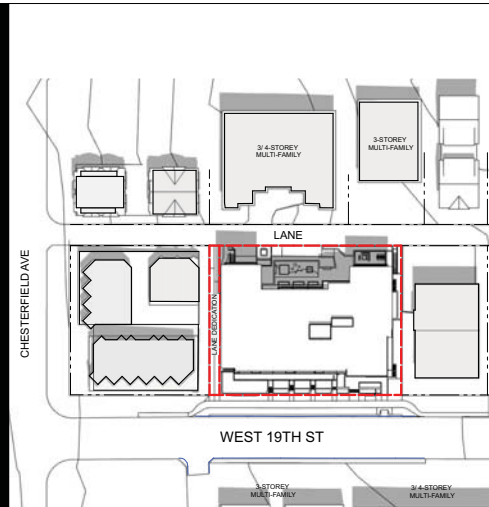
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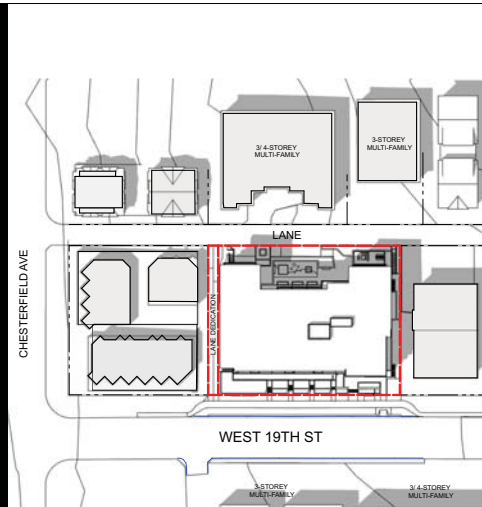
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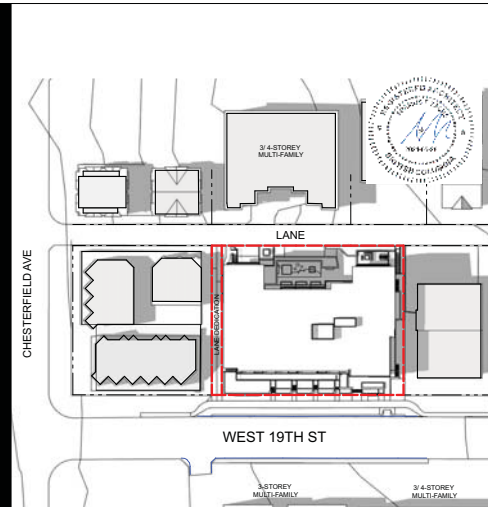
JUN 21 - 10:00 AM
SUMMER SOLSTICE - JUNE 21



JUN 21 - 12:00 PM



JUN 21 - 2:00 PM



JUN 21 - 4:00 PM

SHADOW STUDY



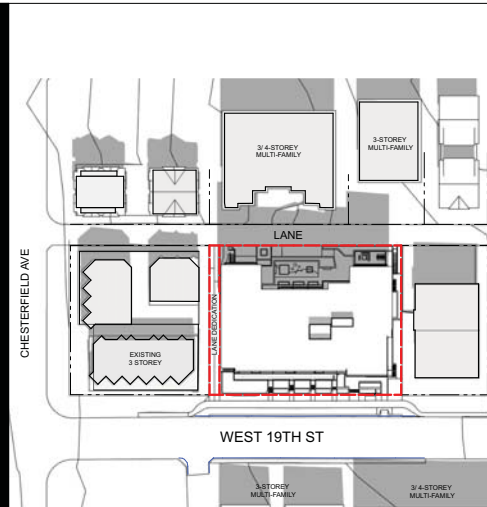
22601	(PROJECT)
	(SCALE)
MAY 27, 2024	(DATE)
3 - RZA / DPA RESUBMISSION	(PROJECT)
	(DRAWING)

NOTE: ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATION IS APPROXIMATE AND FOR REFERENCE ONLY.

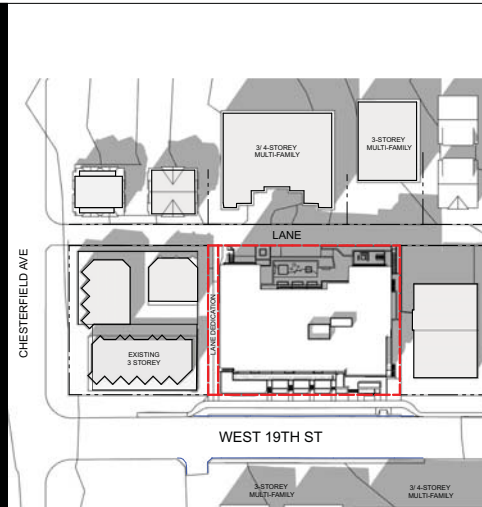
A-8.600



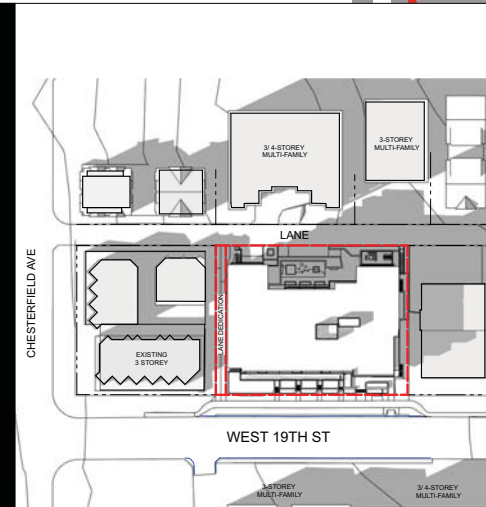
SEP 22 - 10:00AM
FALL EQUINOX - SEPTEMBER 22



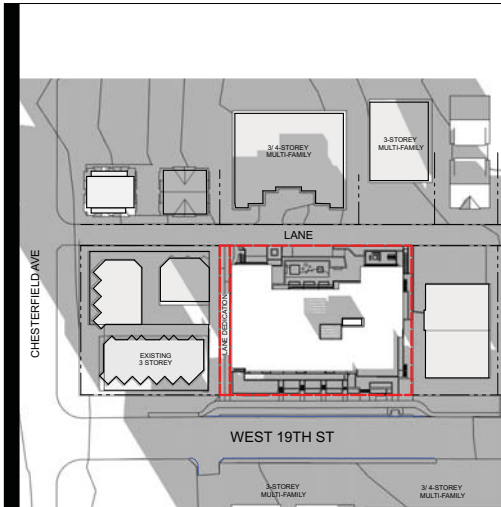
SEP 22 - 12:00 PM



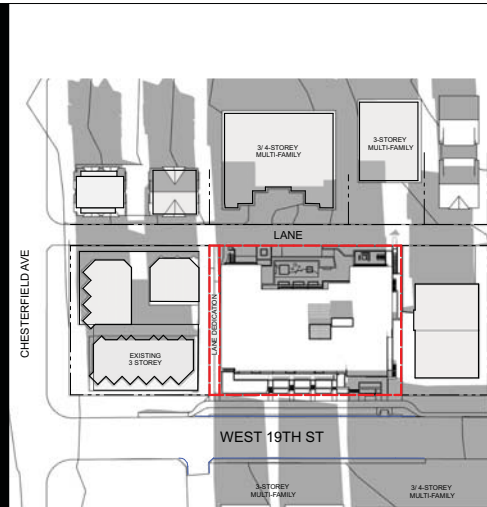
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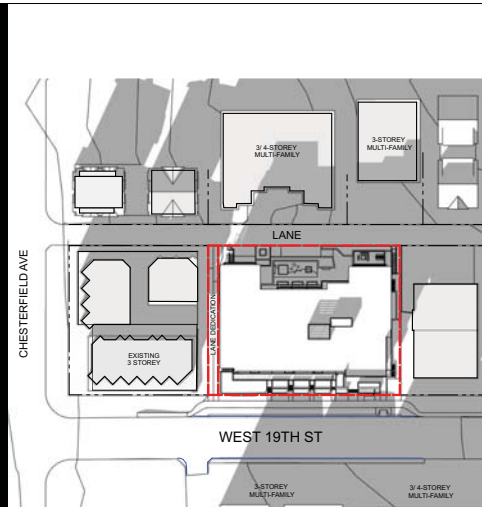
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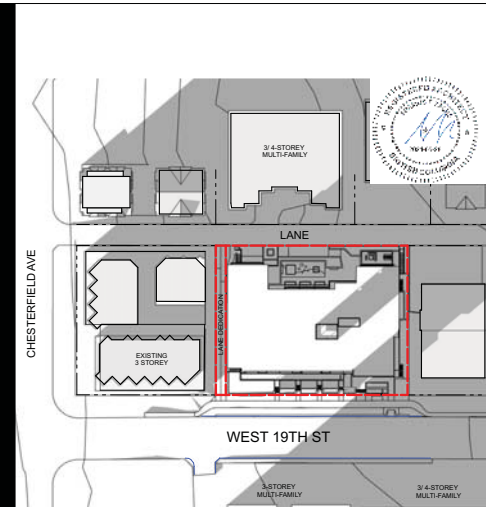
DEC 21 - 10:00AM
WINTER SOLSTICE - DECEMBER 21



DEC 21 - 12:00PM



DEC 21 - 2:00 PM



DEC 21 - 4:00PM

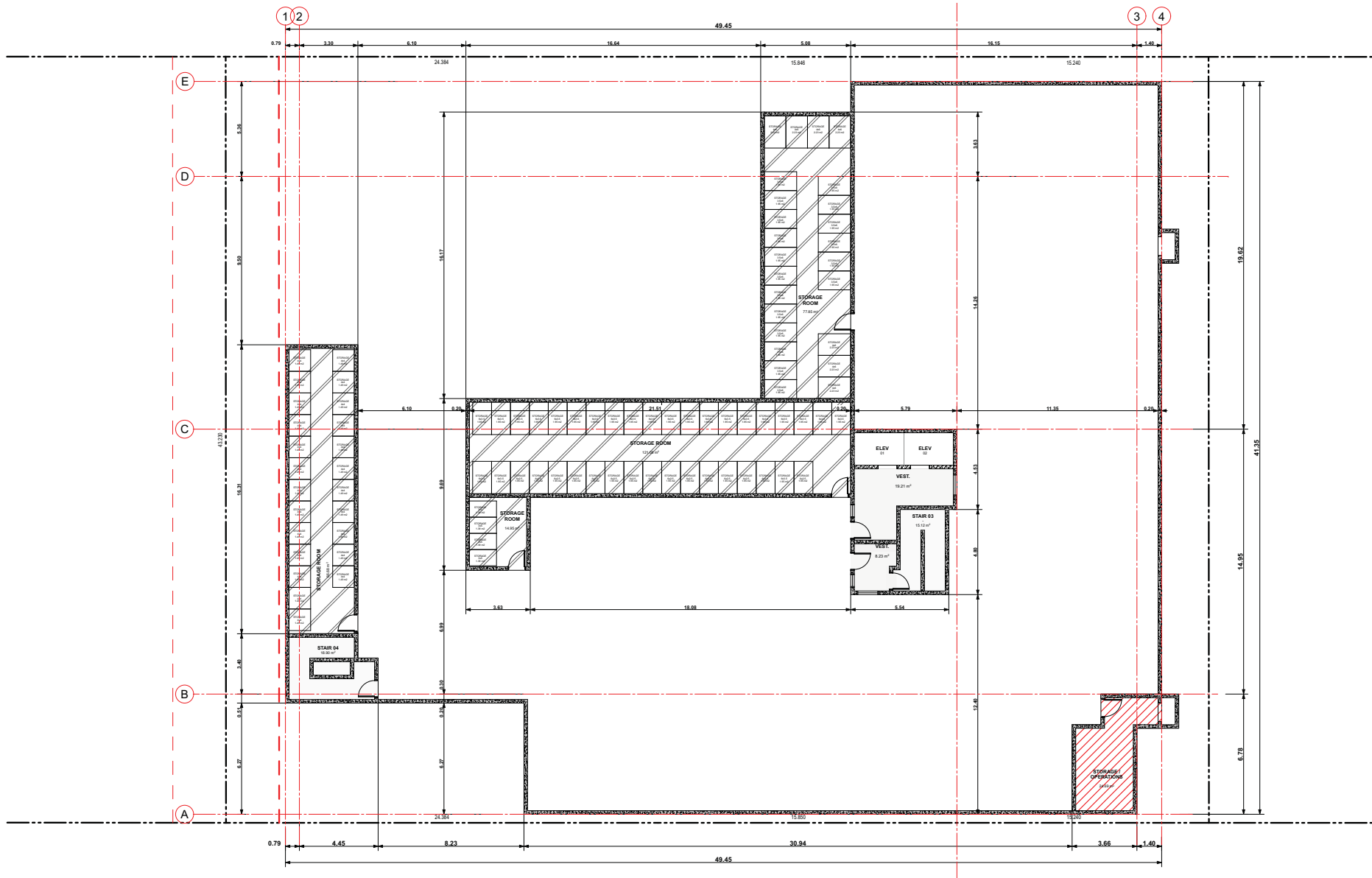
SHADOW STUDY



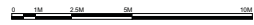
22601	(PROJECT)
	(SCALE)
MAY 27, 2024	(DATE)
3 - RZA / DPA RESUBMISSION	(PROJECT)
	(DRAWING)

NOTE:
ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATION
IS APPROXIMATE AND FOR REFERENCE ONLY.

A-8.700



P2 PARKING AREA
1,468.74 m²

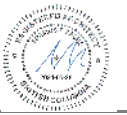


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(PROJECT TEAM)



(ARCHITECT SEAL)



(CLIENT)

GWL REALTY ADVISORS INC.

(PROJECT)

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

P2 PARKING - AREA OVERLAYS

(PROJECT)

22601

(SCALE)

1/8" = 1'-0"

(DATE)

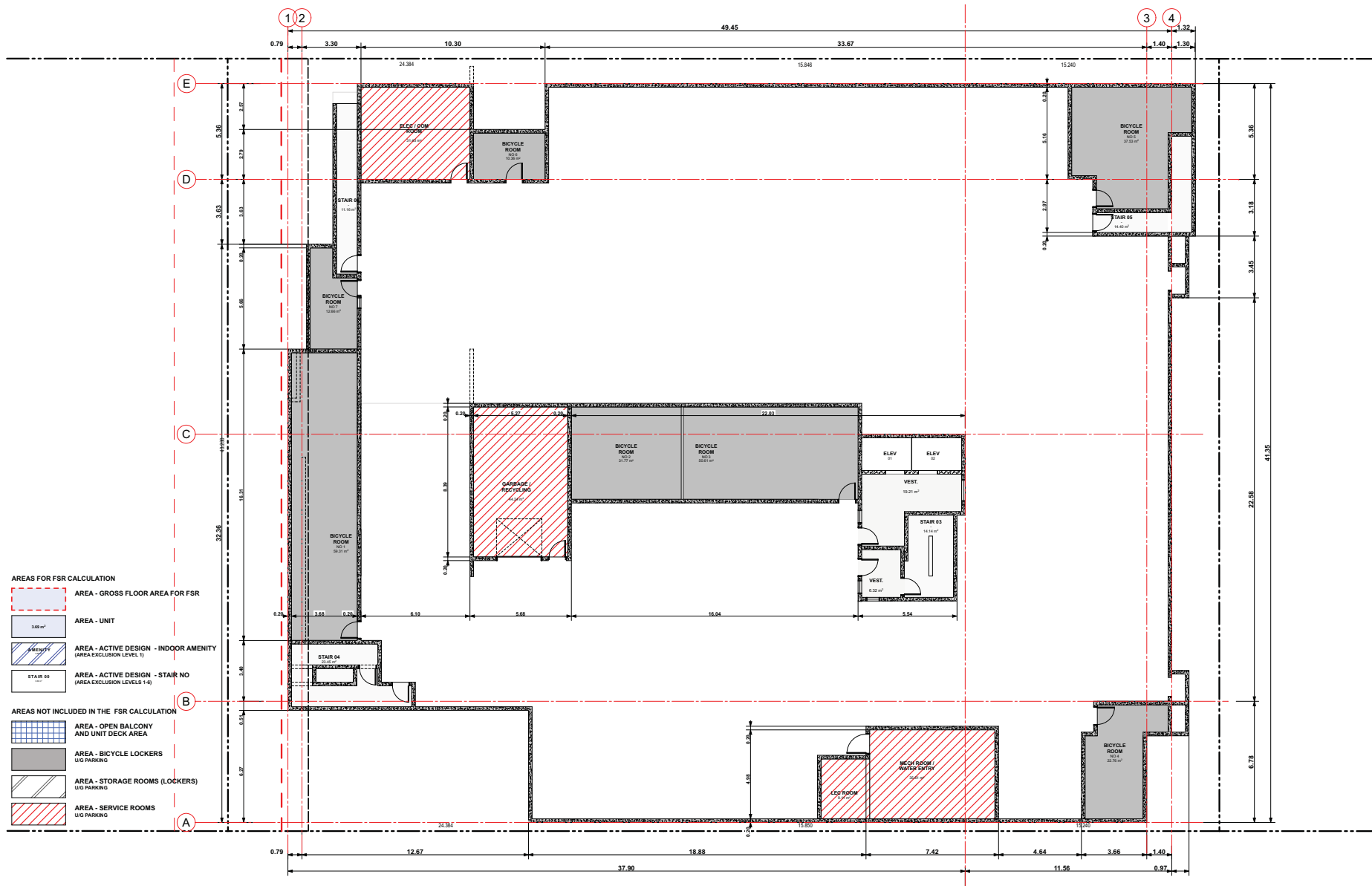
MAY 27, 2024

(PROJECT)

3 - RZA / DPA RESUBMISSION

(DRAWING)

A-9.010



AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-4)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS UIG PARKING
- AREA - STORAGE ROOMS (LOCKERS) UIG PARKING
- AREA - SERVICE ROOMS UIG PARKING

P1 PARKING AREA
1,921.70 m²



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INC.

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(PROJECT)

MULTI-FAMILY
DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

P1 PARKING -
AREA OVERLAYS

22601

(PROJECT)

1/8" = 1'-0"

(SCALE)

MAY 27, 2024

(DATE)

3 - RZA / DPA RESUBMISSION

(PROJECT)

(DRAWING)

A-9.020

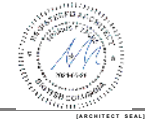


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140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

1ST FLOOR - AREA OVERLAYS

22601 (PROJECT)

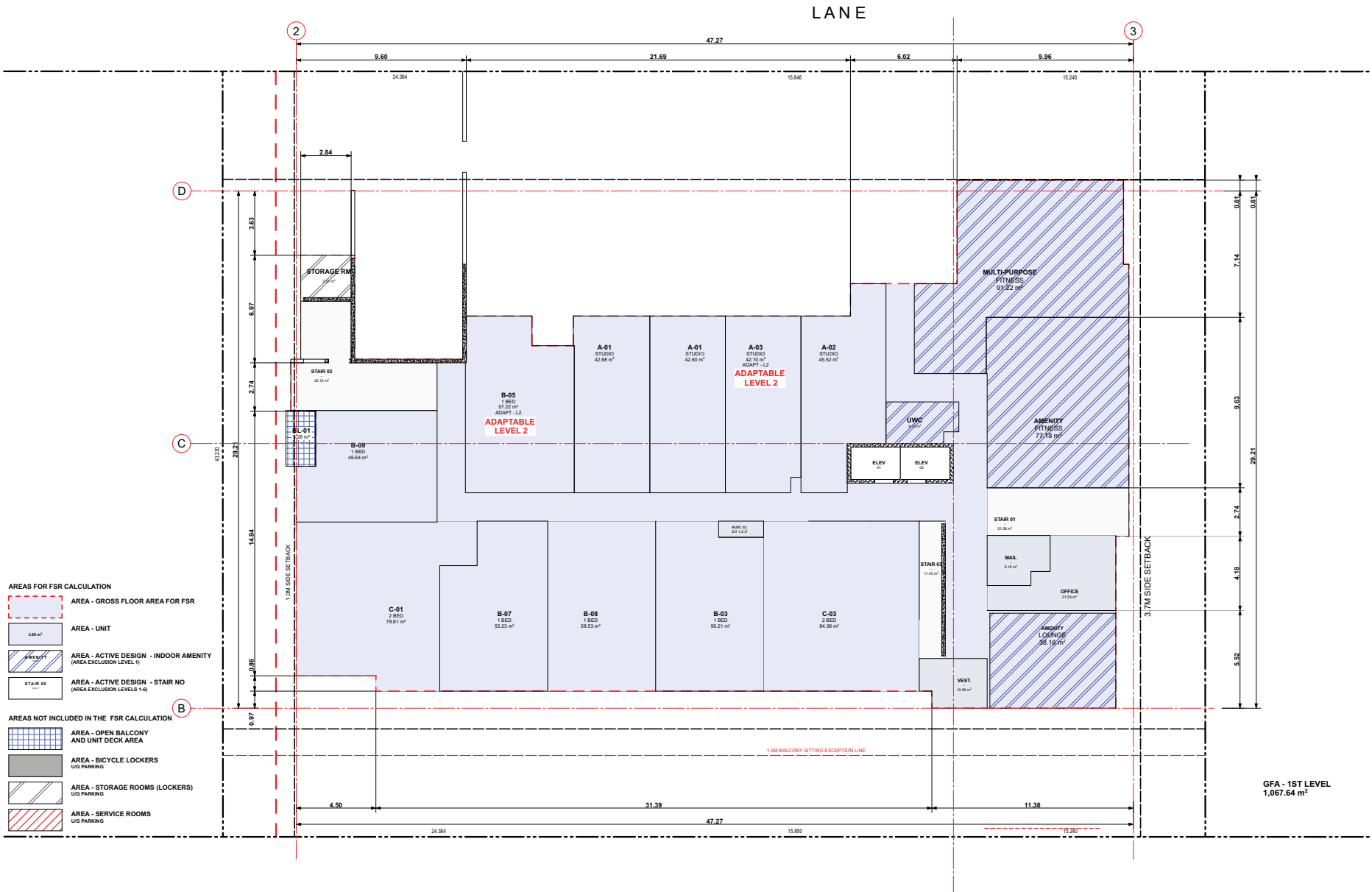
1/8" = 1'-0" (SCALE)

MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-9.100

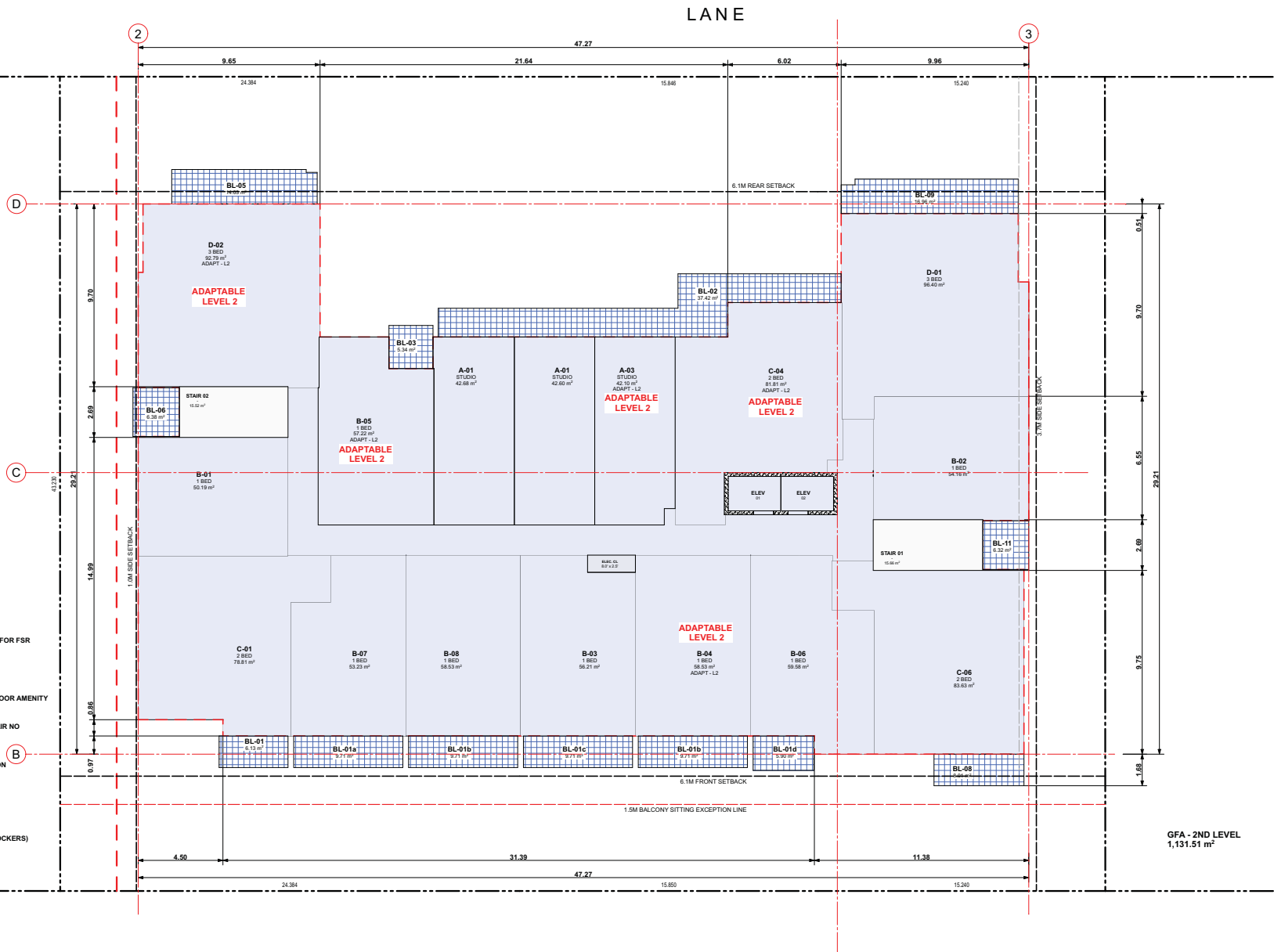


WEST 19TH STREET



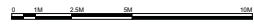
AREA OPEN BALCONY - PER FLOOR			
Storey	Unit	Qty.	Measured Area
2ND FLOOR	BL-01	1	19.38
	BL-01a	1	19.71
	BL-01b	1	219.42
	BL-01c	1	19.71
	BL-04a	1	19.96
	BL-02	1	19.38
	BL-03	1	19.34
3RD FLOOR	BL-01	1	19.38
	BL-01a	1	110.59
	BL-01b	1	219.42
	BL-01c	1	110.59
	BL-01d	1	19.96
	BL-02	1	138.89
	BL-03	1	113.34
4TH FLOOR	BL-01	1	19.38
	BL-01a	1	110.59
	BL-01b	1	219.42
	BL-01c	1	110.59
	BL-01d	1	19.96
	BL-02	1	138.89
	BL-03	1	113.34
5TH FLOOR	BL-01	1	19.38
	BL-01a	1	110.59
	BL-01b	1	219.42
	BL-01c	1	110.59
	BL-01d	1	19.96
	BL-02	1	138.89
	BL-03	1	113.34
6TH FLOOR	BL-01	1	19.38
	BL-01a	1	110.59
	BL-01b	1	219.42
	BL-01c	1	110.59
	BL-01d	1	19.96
	BL-02	1	138.89
	BL-03	1	113.34
7TH FLOOR	BL-01	1	19.38
	BL-01a	1	110.59
	BL-01b	1	219.42
	BL-01c	1	110.59
	BL-01d	1	19.96
	BL-02	1	138.89
	BL-03	1	113.34
8TH FLOOR	BL-01	1	19.38
	BL-01a	1	110.59
	BL-01b	1	219.42
	BL-01c	1	110.59
	BL-01d	1	19.96
	BL-02	1	138.89
	BL-03	1	113.34
9TH FLOOR	BL-01	1	19.38
	BL-01a	1	110.59
	BL-01b	1	219.42
	BL-01c	1	110.59
	BL-01d	1	19.96
	BL-02	1	138.89
	BL-03	1	113.34

- AREAS FOR FSR CALCULATION**
- AREA - GROSS FLOOR AREA FOR FSR
 - AREA - UNIT
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- AREAS NOT INCLUDED IN THE FSR CALCULATION**
- AREA - OPEN BALCONY AND UNIT DECK AREA
 - AREA - BICYCLE LOCKERS U/G PARKING
 - AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
 - AREA - SERVICE ROOMS U/G PARKING

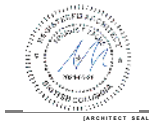
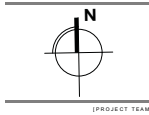


GFA - 2ND LEVEL
1,131.51 m²

WEST 19TH STREET



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2ND FLOOR - AREA OVERLAYS

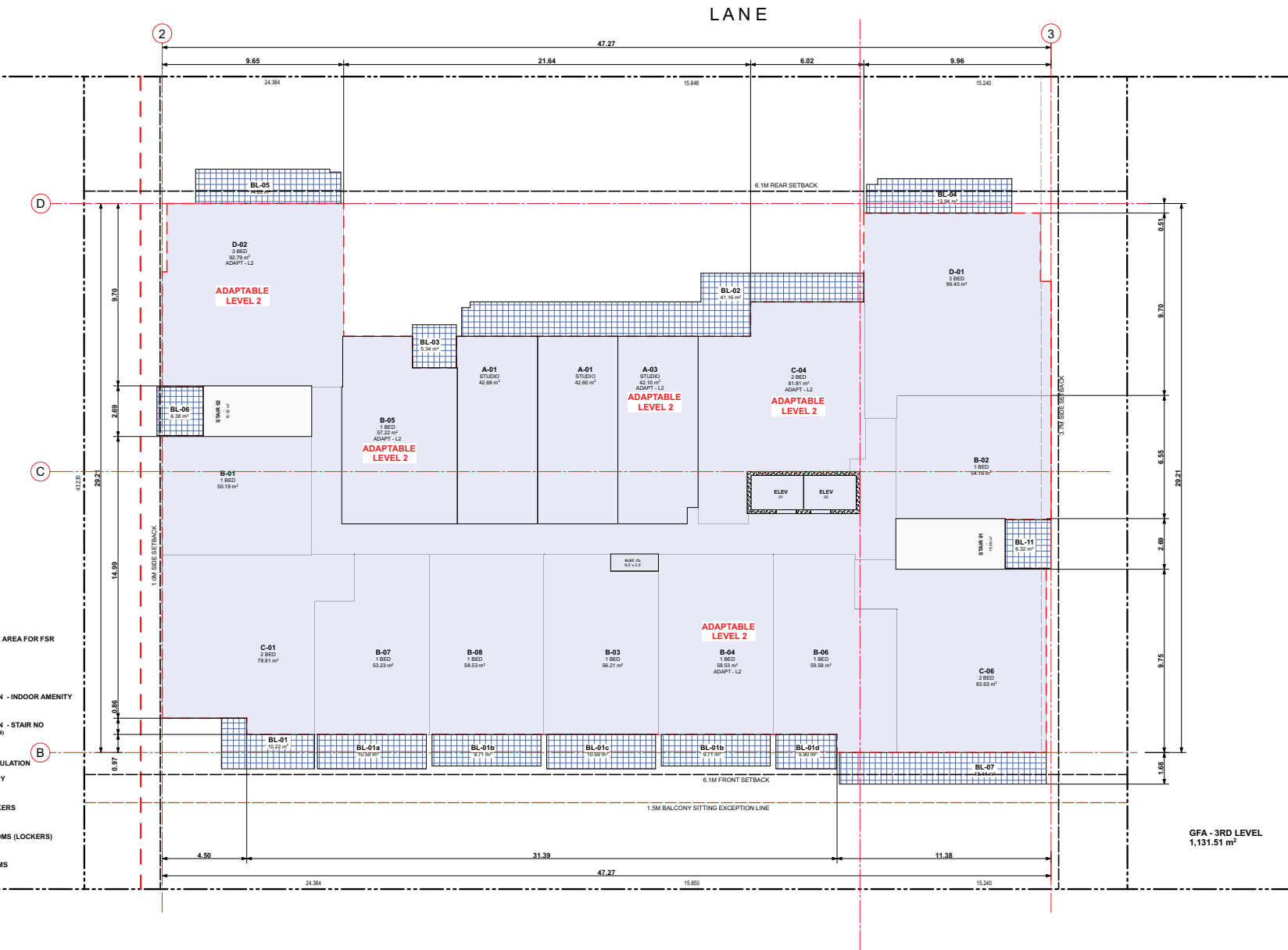
22601
1/8" = 1'-0"
MAY 27, 2024
3 - RZA / DPA RESUBMISSION

A-9.200

Storey	Unit	Qub...	Measured Area	
2ND FLOOR	BL-01		19.38	
	BL-01a		19.71	
	BL-01b		219.42	
	BL-01c		18.71	
	BL-01d		18.97	
	BL-02		19.77	
	BL-03		18.34	
	BL-05		113.84	
	BL-06		17.57	
	BL-08		18.01	
	BL-11		18.32	
			13149.18 m ²	
3RD FLOOR	BL-01		19.38	
	BL-01a		110.59	
	BL-01b		219.42	
	BL-01c		110.59	
	BL-01d		18.90	
	BL-02		138.89	
	BL-03		18.34	
	BL-04		113.84	
	BL-05		113.85	
	BL-06		17.57	
	BL-07		118.44	
BL-11		18.32		
			131160.03 m ²	
4TH FLOOR	BL-01		19.38	
	BL-01a		110.59	
	BL-01b		219.42	
	BL-01c		110.59	
	BL-01d		18.90	
	BL-02		138.89	
	BL-03		18.34	
	BL-04		113.84	
	BL-05		113.85	
	BL-06		17.57	
	BL-07		111.06	
BL-11		18.32		
			131152.65 m ²	
5TH FLOOR	BL-01		19.782	
	BL-02		138.89	
	BL-03		18.34	
	BL-04		113.84	
	BL-05		113.85	
	BL-06		17.57	
	BL-07		111.06	
	BL-11		18.32	
				8194.60 m ²
	6TH FLOOR	BL-03		18.02
		BL-04		112.86
BL-05			17.57	
BL-07			111.06	
BL-10			116.17	
BL-11			18.32	
BL-12			19.702	
BL-13			18.90	
BL-14			113.38	
BL-15			18.79	
BL-16			113.91	
			11137.56 m ²	
			98754.02 m ²	

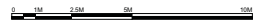
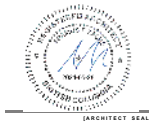
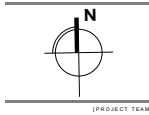
AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-4)
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 - AREA - BICYCLE LOCKERS
 - AREA - STORAGE ROOMS (LOCKERS)
 - AREA - SERVICE ROOMS



GFA - 3RD LEVEL
1,131.51 m²

WEST 19TH STREET

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MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

3RD FLOOR - AREA OVERLAYS

22601
1/8" = 1'-0"
MAY 27, 2024
3 - RZA / DPA RESUBMISSION

A-9.300

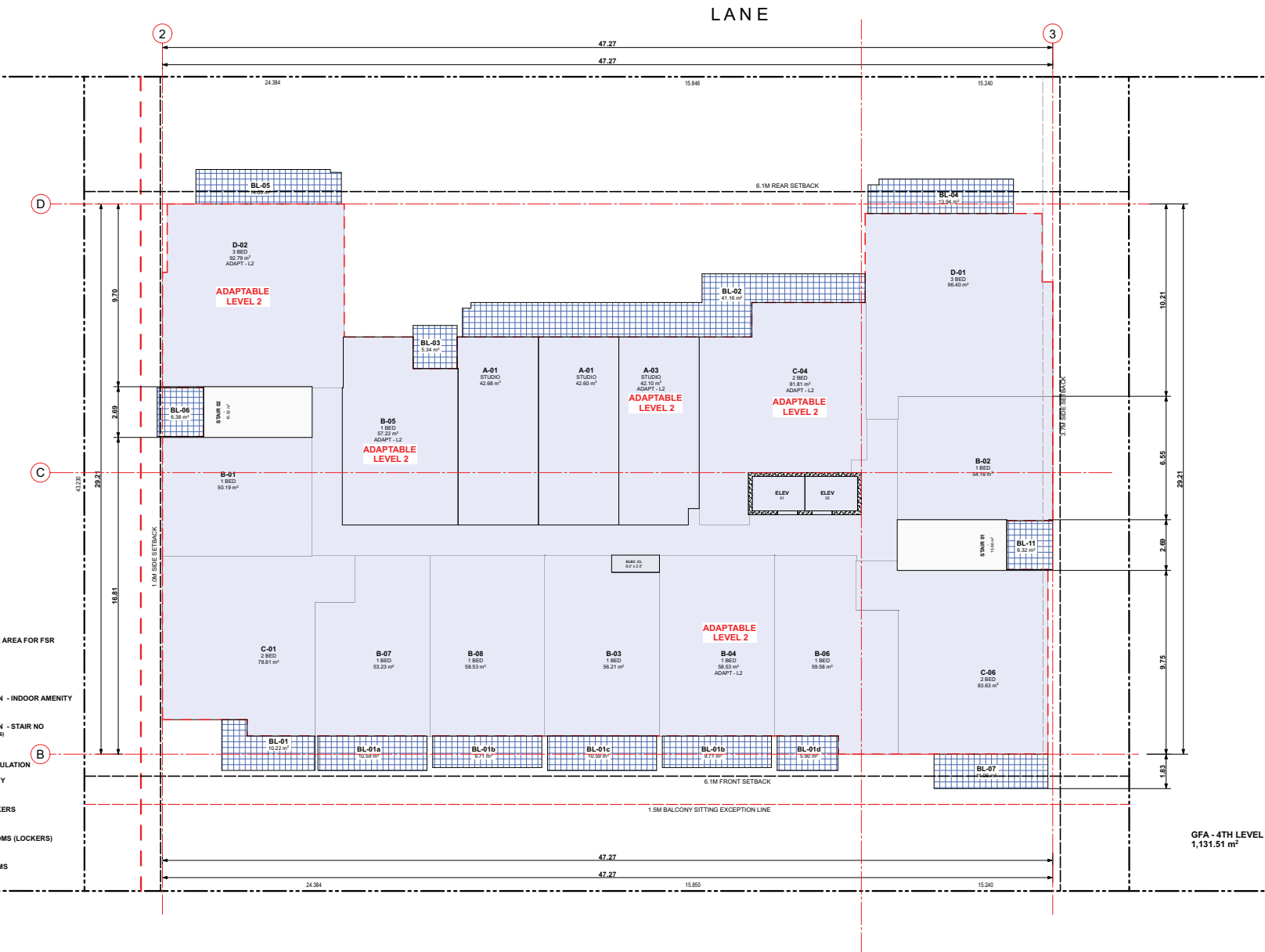
Storey	Unit	Qty	Measured Area	
2ND FLOOR	BL-01	1	19.38	
	BL-01a	1	19.71	
	BL-01b	1	219.42	
	BL-01c	1	19.71	
	BL-04a	1	19.96	
	BL-02	1	19.77	
	BL-03	1	19.34	
	BL-05	1	113.84	
	BL-06	1	17.57	
	BL-08	1	18.01	
	BL-09	1	116.96	
BL-11	1	16.32		
			13149.18 m²	
3RD FLOOR	BL-01	1	19.38	
	BL-01a	1	110.59	
	BL-01b	1	219.42	
	BL-01c	1	110.59	
	BL-01d	1	19.96	
	BL-02	1	19.89	
	BL-03	1	19.34	
	BL-04	1	113.84	
	BL-05	1	113.65	
	BL-06	1	17.57	
	BL-07	1	118.44	
BL-11	1	16.32		
			13160.03 m²	
4TH FLOOR	BL-01	1	19.38	
	BL-01a	1	110.59	
	BL-01b	1	219.42	
	BL-01c	1	110.59	
	BL-01d	1	19.96	
	BL-02	1	19.89	
	BL-03	1	19.34	
	BL-04	1	113.84	
	BL-05	1	113.65	
	BL-06	1	17.57	
	BL-07	1	111.06	
BL-11	1	16.32		
			13152.65 m²	
5TH FLOOR	BL-01	1	19.782	
	BL-02	1	19.89	
	BL-03	1	19.34	
	BL-04	1	113.84	
	BL-05	1	113.65	
	BL-06	1	17.57	
	BL-07	1	111.06	
	BL-11	1	16.32	
				8194.60 m²
	6TH FLOOR	BL-03	1	19.02
		BL-04	1	112.86
BL-05		1	17.57	
BL-07		1	111.06	
BL-10		1	116.17	
BL-11		1	16.32	
BL-12		1	19.702	
BL-13		1	19.99	
BL-14		1	113.39	
BL-15		1	19.79	
BL-16		1	113.91	
			11137.56 m²	

AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-4)
- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

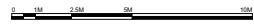
AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

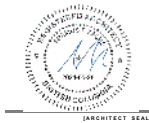
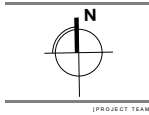


GFA - 4TH LEVEL
1,131.51 m²

WEST 19TH STREET



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4TH FLOOR - AREA OVERLAYS

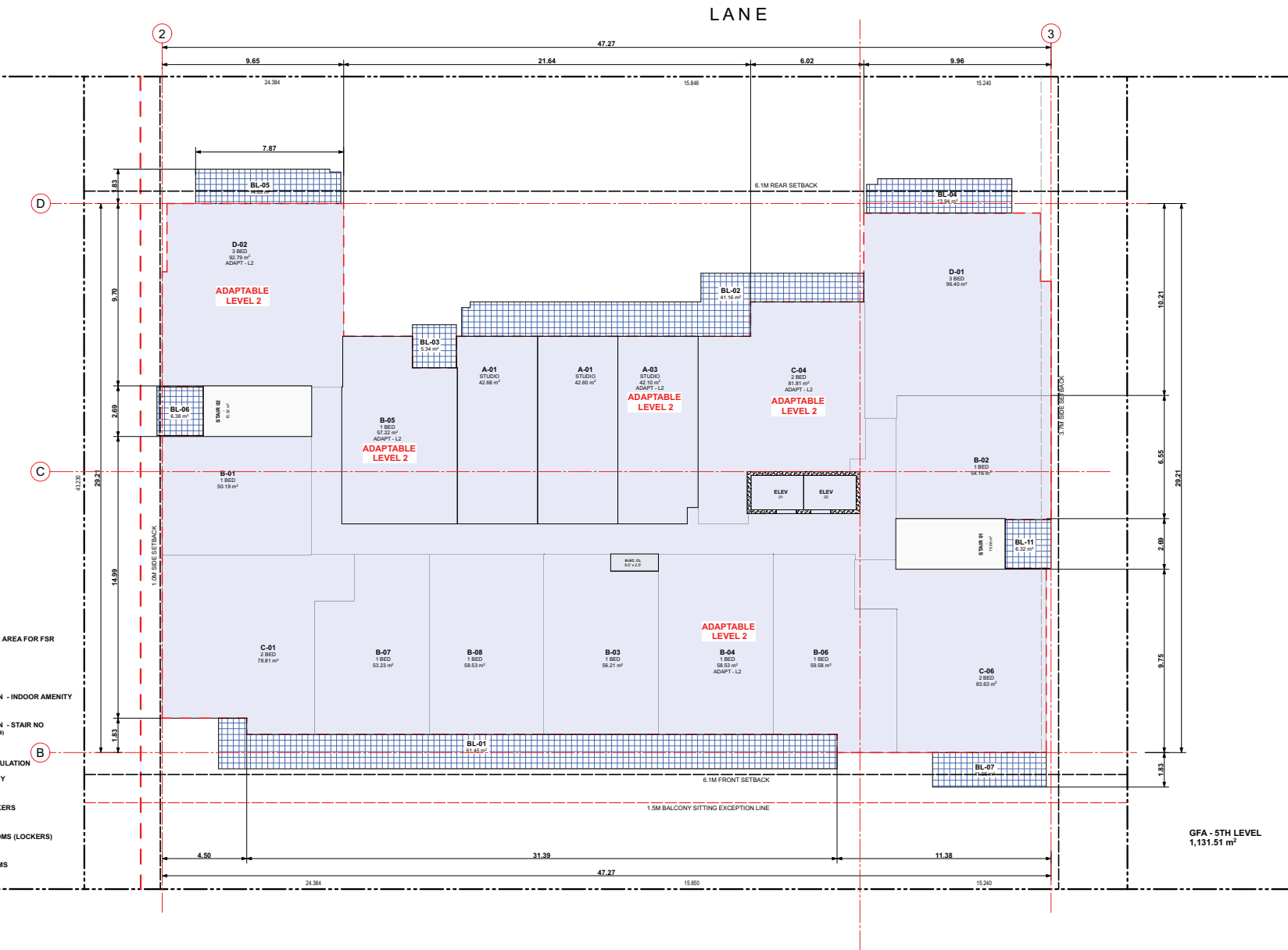
22601
1/8" = 1'-0"
MAY 27, 2024
3 - RZA / DPA RESUBMISSION

A-9.400

AREA OPEN BALCONY - PER FLOOR			
Storey	Unit	Qty.	Measured Area
2ND FLOOR			
BL-01		1	19.38
BL-01a		1	19.71
BL-01b		1	219.42
BL-01c		1	19.71
BL-04a		1	19.97
BL-02		1	19.77
BL-03		1	19.34
BL-05		1	113.84
BL-06		1	17.57
BL-08		1	18.01
BL-09		1	116.96
BL-11		1	16.32
			13149.18 m²
3RD FLOOR			
BL-01		1	19.38
BL-01a		1	110.59
BL-01b		1	219.42
BL-01c		1	110.59
BL-01d		1	19.90
BL-02		1	138.89
BL-03		1	15.34
BL-04		1	113.84
BL-05		1	113.65
BL-06		1	17.57
BL-07		1	11.06
BL-11		1	16.32
			131160.03 m²
4TH FLOOR			
BL-01		1	19.38
BL-01a		1	110.59
BL-01b		1	219.42
BL-01c		1	110.59
BL-01d		1	19.90
BL-02		1	138.89
BL-03		1	15.34
BL-04		1	113.84
BL-05		1	113.65
BL-06		1	17.57
BL-07		1	11.06
BL-11		1	16.32
			131152.65 m²
5TH FLOOR			
BL-01		1	19.78
BL-02		1	138.89
BL-03		1	15.34
BL-04		1	113.84
BL-05		1	113.65
BL-06		1	17.57
BL-07		1	11.06
BL-11		1	16.32
			8194.60 m²
6TH FLOOR			
BL-03		1	15.02
BL-04		1	112.86
BL-05		1	17.57
BL-07		1	111.06
BL-10		1	116.17
BL-11		1	16.32
BL-12		1	19.02
BL-13		1	16.99
BL-14		1	113.39
BL-15		1	19.79
BL-16		1	113.91
			11137.56 m²

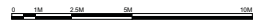
AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR**
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- AREA - STORAGE ROOMS (LOCKERS)** UIG PARKING
- AREA - SERVICE ROOMS** UIG PARKING

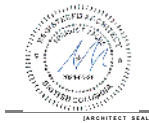
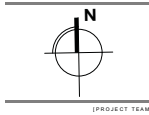


GFA - 5TH LEVEL
1,131.51 m²

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5TH FLOOR - AREA OVERLAYS

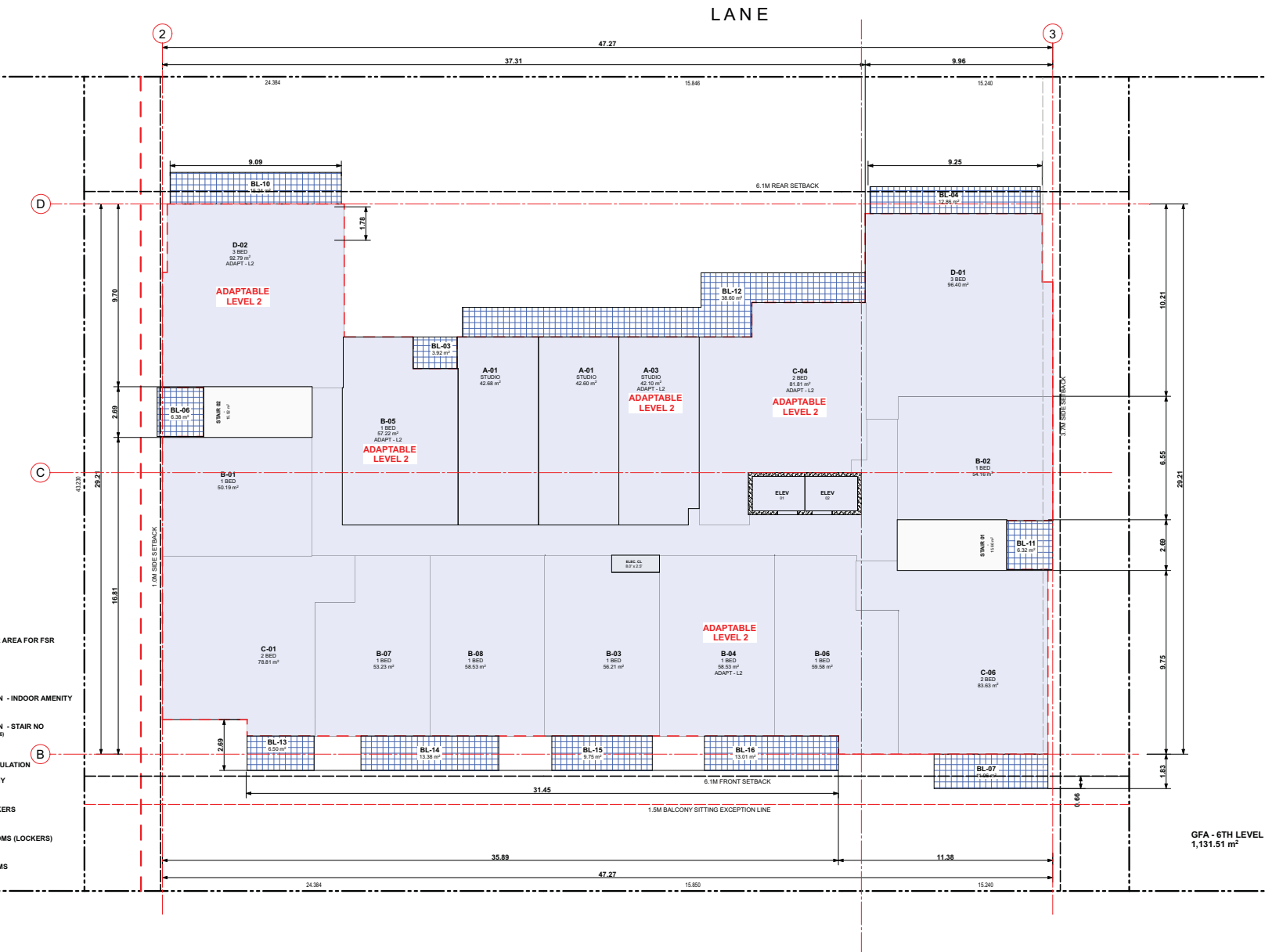
22601
1/8" = 1'-0"
MAY 27, 2024
3 - RZA / DPA RESUBMISSION

A-9.500

Storey	Unit	Qty.	Measured Area
2ND FLOOR			
BL-01		1	19.38
BL-01a		1	19.71
BL-01b		1	219.42
BL-01c		1	18.71
BL-01d		1	18.96
BL-02		1	19.77
BL-03		1	18.34
BL-04		1	113.94
BL-05		1	113.65
BL-06		1	17.57
BL-07		1	11.06
BL-08		1	11.06
BL-09		1	11.06
BL-10		1	16.32
BL-11		1	16.32
3RD FLOOR			
BL-01		1	19.38
BL-01a		1	110.59
BL-01b		1	219.42
BL-01c		1	110.59
BL-01d		1	18.96
BL-02		1	138.89
BL-03		1	18.34
BL-04		1	113.94
BL-05		1	113.65
BL-06		1	17.57
BL-07		1	11.06
BL-08		1	11.06
BL-09		1	11.06
BL-10		1	16.32
BL-11		1	16.32
4TH FLOOR			
BL-01		1	19.38
BL-01a		1	110.59
BL-01b		1	219.42
BL-01c		1	110.59
BL-01d		1	18.96
BL-02		1	138.89
BL-03		1	18.34
BL-04		1	113.94
BL-05		1	113.65
BL-06		1	17.57
BL-07		1	11.06
BL-08		1	11.06
BL-09		1	11.06
BL-10		1	16.32
BL-11		1	16.32
5TH FLOOR			
BL-01		1	19.782
BL-02		1	138.89
BL-03		1	18.34
BL-04		1	113.94
BL-05		1	113.65
BL-06		1	17.57
BL-07		1	11.06
BL-08		1	11.06
BL-09		1	11.06
BL-10		1	16.32
BL-11		1	16.32
6TH FLOOR			
BL-03		1	11.02
BL-04		1	112.86
BL-05		1	17.57
BL-07		1	111.06
BL-10		1	116.17
BL-11		1	16.32
BL-12		1	19.77
BL-13		1	18.96
BL-14		1	113.94
BL-15		1	18.76
BL-16		1	113.93
BL-17		1	1117.56
BL-18		1	98754.02

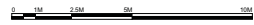
AREAS FOR FSR CALCULATION

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 - AREA - SERVICE ROOMS U/G PARKING



GFA - 6TH LEVEL
1,131.51 m²

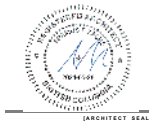
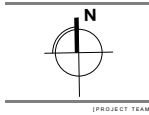
WEST 19TH STREET



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6TH FLOOR - AREA OVERLAYS

22601 (PROJECT)

1/8" = 1'-0" (SCALE)

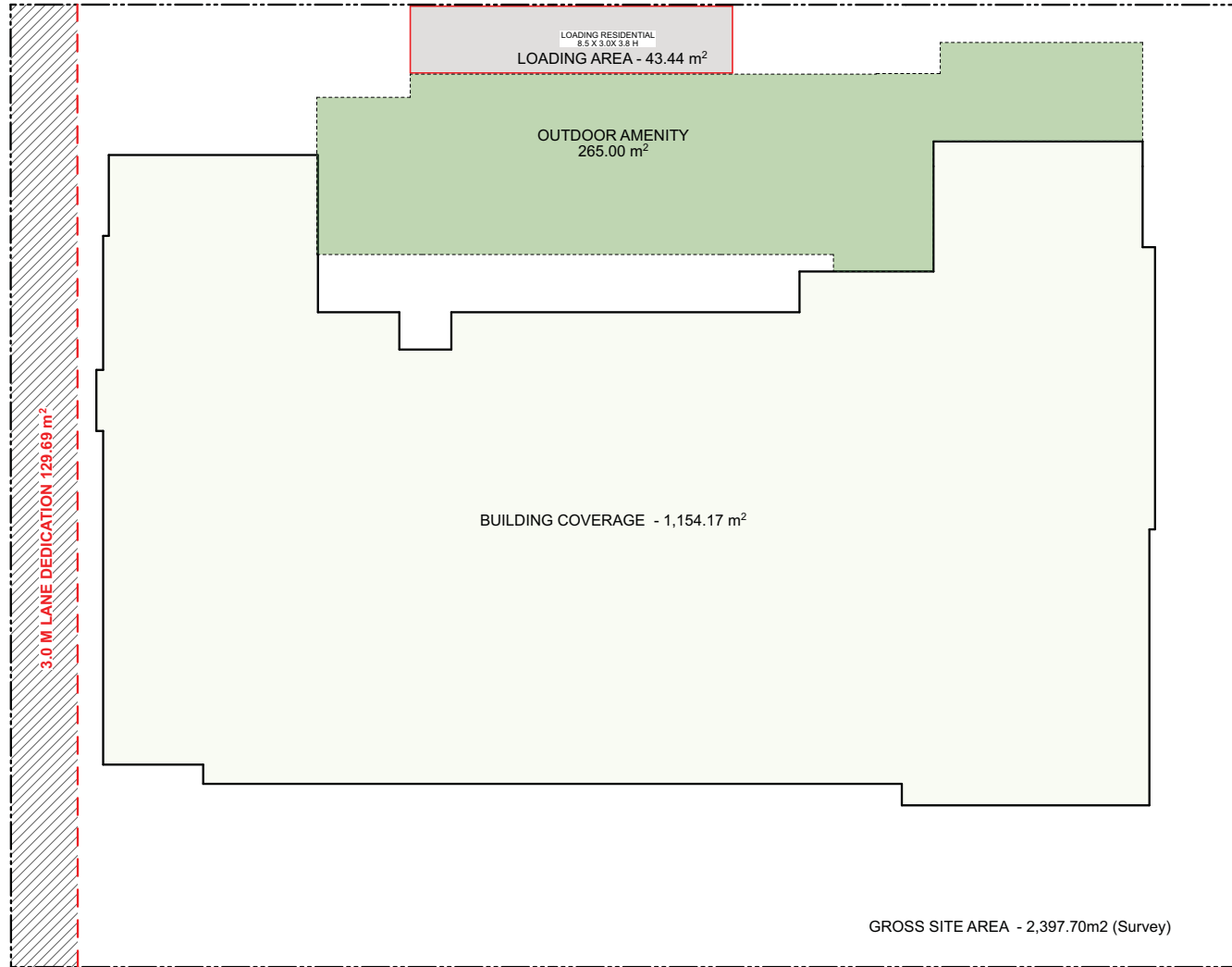
MAY 27, 2024 (DATE)

3 - RZA / DPA RESUBMISSION (PROJECT)

(DRAWING)

A-9.600

LANE



LOT COVERAGE 48% (MAX 50% RM1)
OPEN SITE SPACE MIN 40%

OPEN SITE SPACE - LOT COVERAGE (LESS PARKING / LOADING)		
GROSS LOT AREA	2,397.70 M ²	100%
SITE COVERAGE	1,154.17 M ²	48.1%
LOADING AREA	43.44 M ²	
	1,197.61 M ²	49.9%
OPEN SITE SPACE	1,200.09 M ²	50.1%

WEST 19TH STREET



Integra

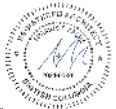
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(PROJECT TEAM)



(ARCHITECT SEAL)



(CLIENT)

GWL REALTY ADVISORS INC.

(PROJECT)

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

(TITLE)

SITE COVERAGE / OPEN SITE SPACE

(PROJECT)

22601

(SCALE)

1/8" = 1'-0"

(DATE)

MAY 27, 2024

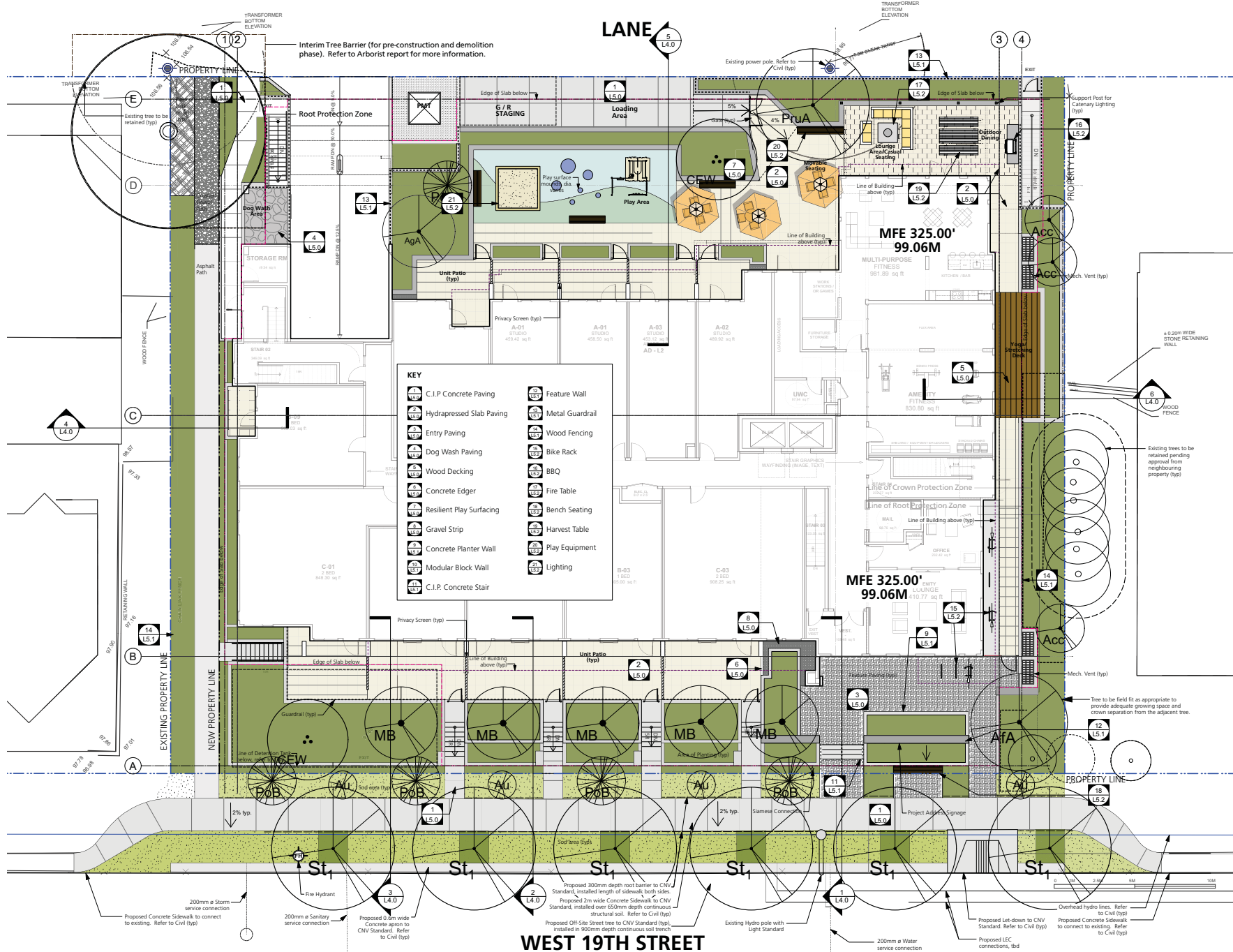
(PROJECT)

3 - RZA / DPA RESUBMISSION

(DRAWING)

A-9.700

Issues	No.	Description	Date
	1	Issue for DP	2024-04-04
	2	Release for DP	2024-05-27



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Client:
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Project Title:
**140 West 19th Street,
North Vancouver, BC**

Drawing Title:
Landscape Plan

Project North:

Drawn By: **SC**

Checked By: **JW**

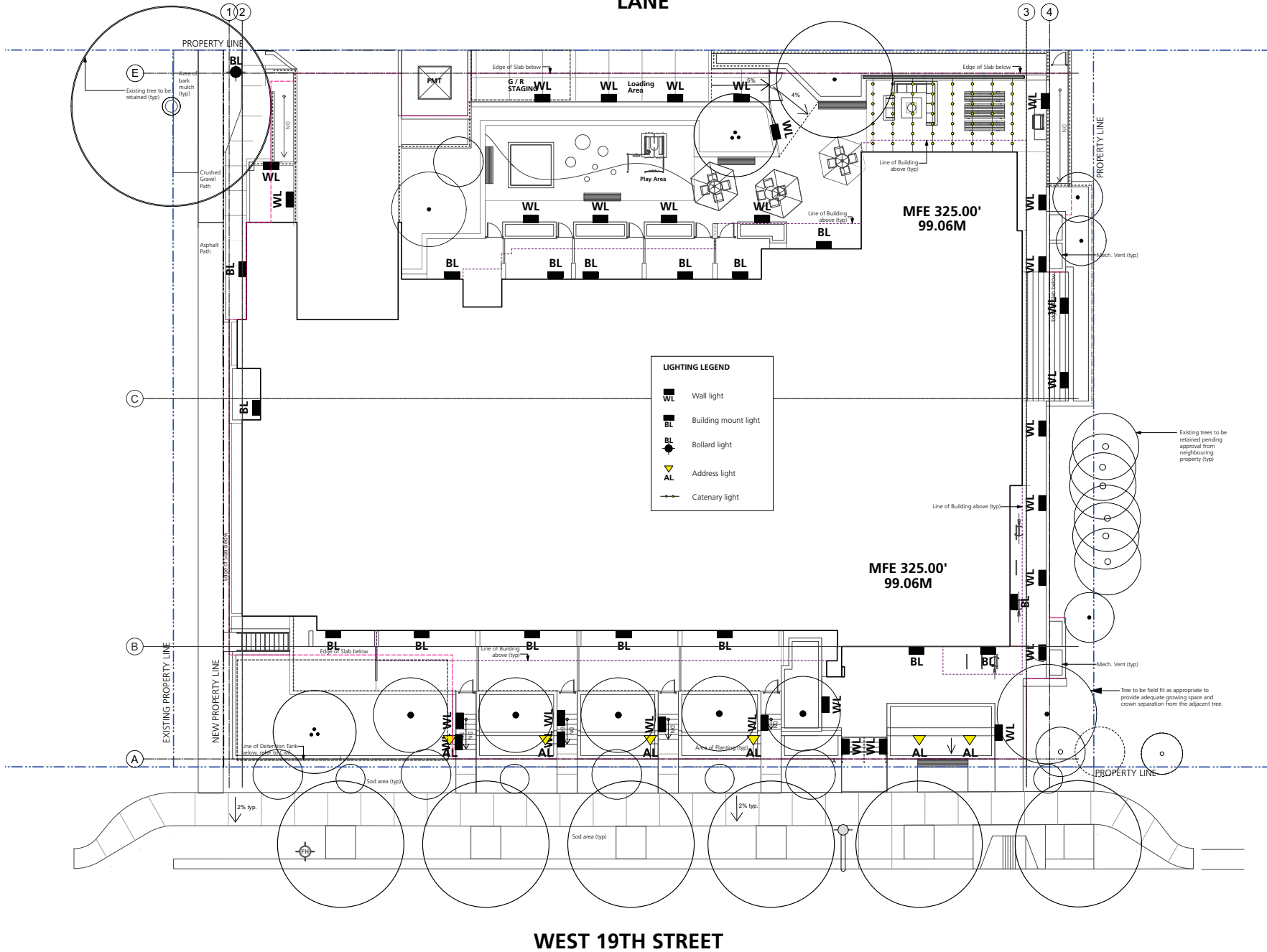
Scale: **1:100**

Job No.: **22-048**

Sheet No.:

L1.0

LANE



LIGHTING LEGEND

- Wall light
- Building mount light
- Bollard light
- Address light
- Catenary light

Issues	Description	Date
1	Issue for DP	2023-04-04
2	Release for DP	2024-05-27

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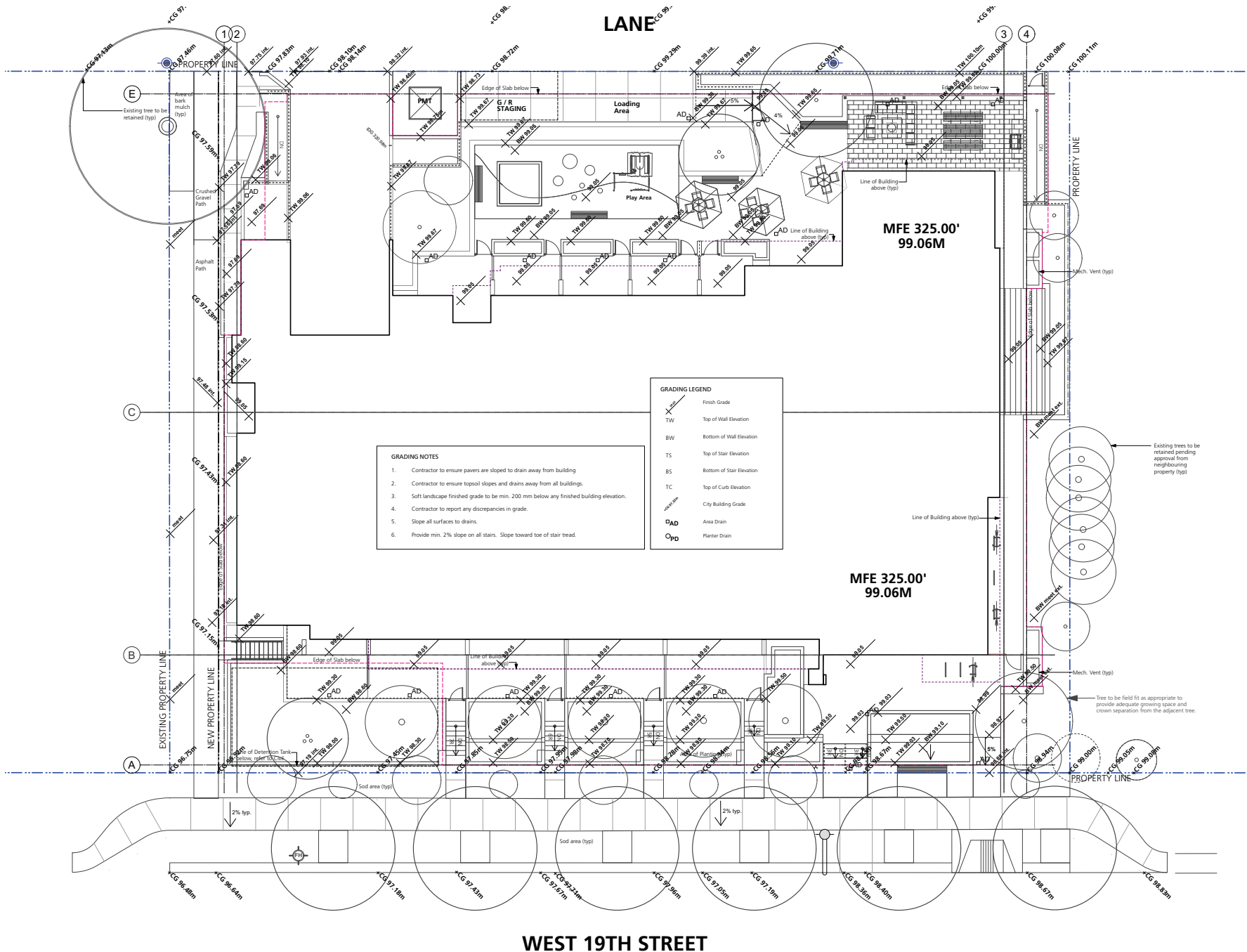
Client:
GWL Realty Advisors Inc.

Project Title:
**140 West 19th Street,
North Vancouver, BC**

Drawing Title:
Lighting Plan

Project North: Drawn By: **SC**
Checked By: **JW**
Scale: 1:100 Job No.: 22-048
Sheet No.:

Issues	No.	Description	Date
	1	Issue for DP	2023-04-04
	2	Release for DP	2024-05-27



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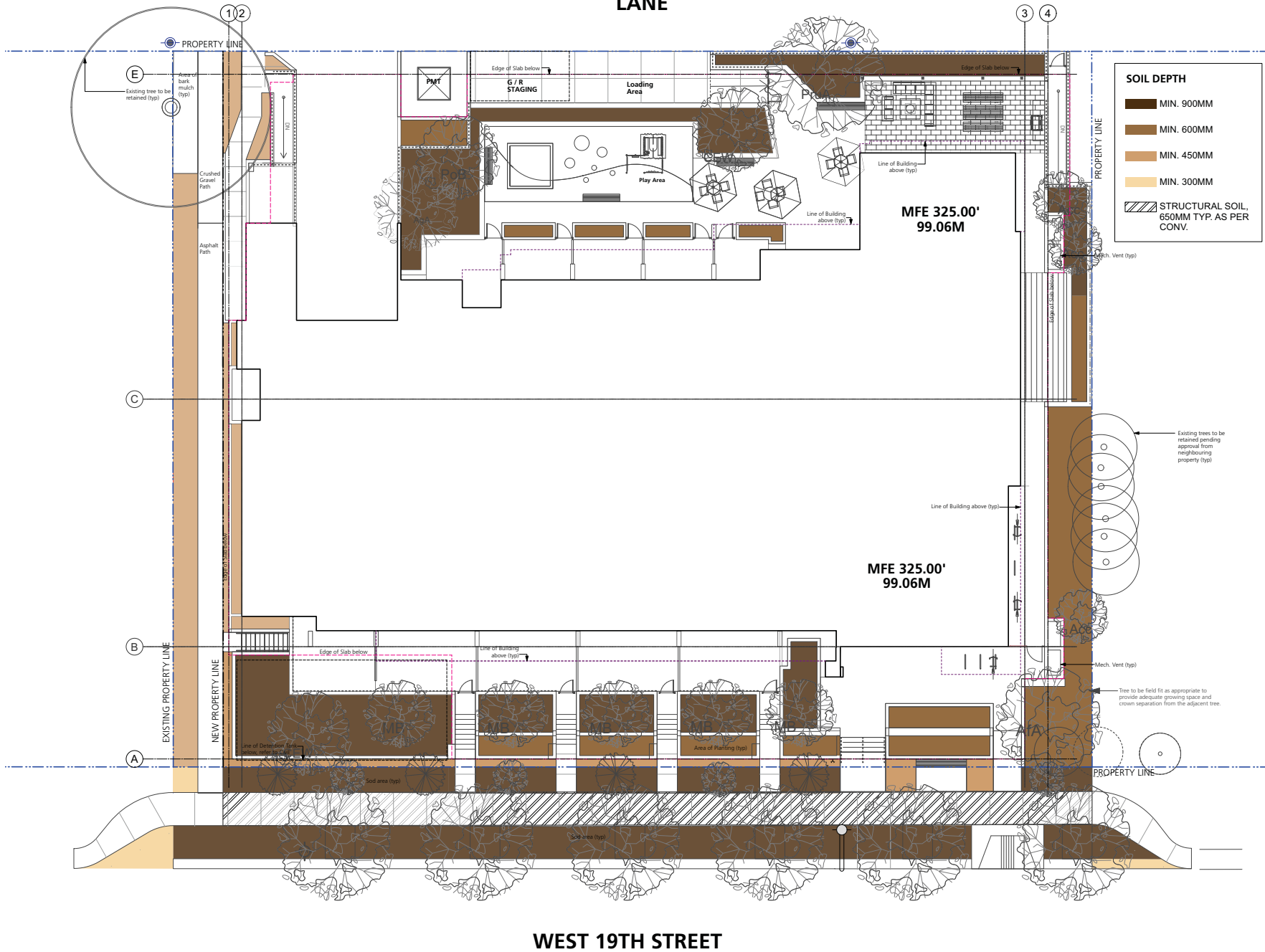
Project Title:
140 West 19th Street, North Vancouver, BC

Drawing Title:
Landscape Plan

Project North: Drawn By: SC
Checked By: JW
Scale: 1:100 Job No.: 22-048
Sheet No.:

Issues	Description	Date
1	Issue for DP	2023-04-04
2	Release for DP	2024-05-27

LANE



SOIL DEPTH

- MIN. 900MM
- MIN. 600MM
- MIN. 450MM
- MIN. 300MM

STRUCTURAL SOIL, 650MM TYP. AS PER CONV.

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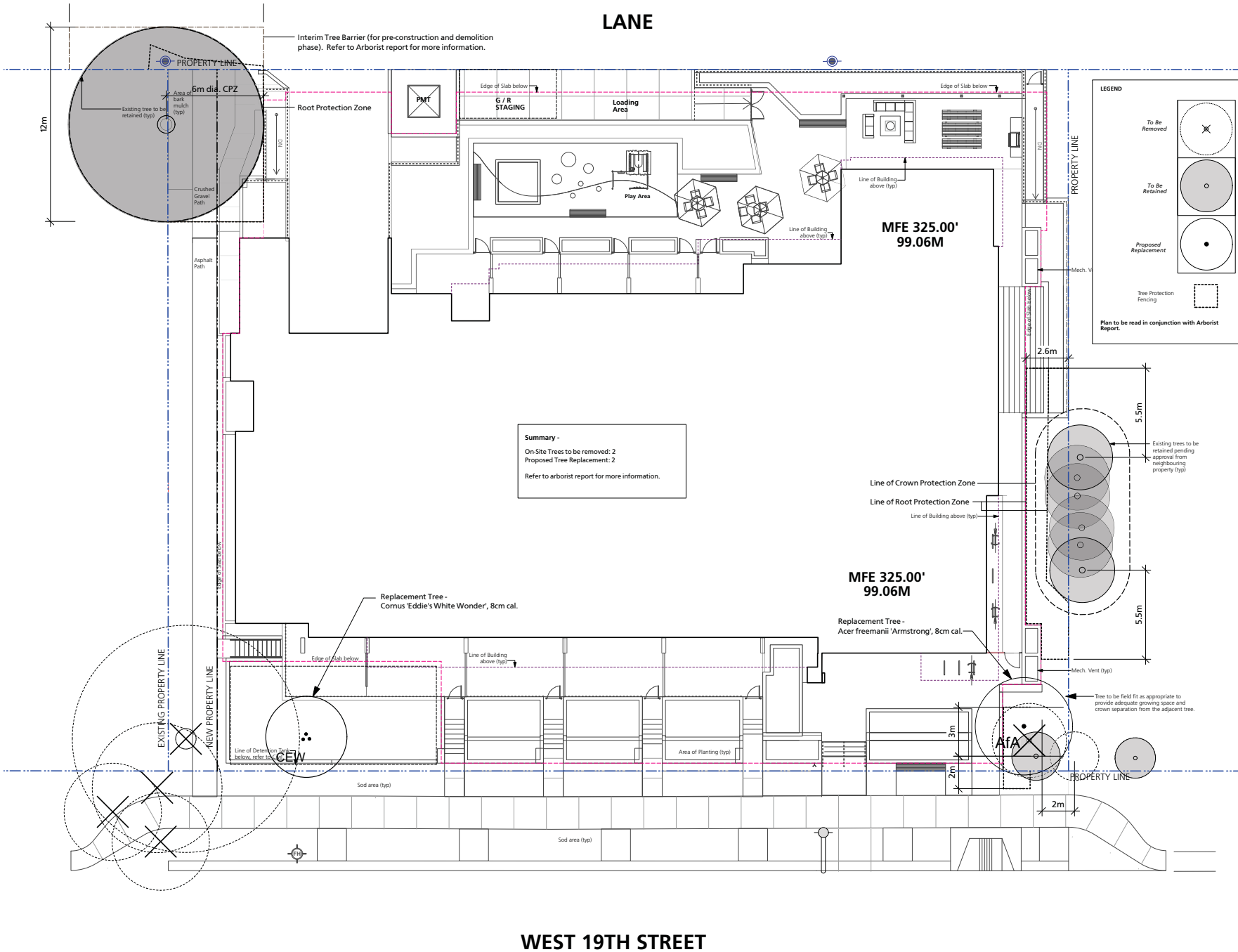
Drawing Title:
Soil Depth Plan

Project North: Drawn By: SC
Checked By: JW
Scale: 1:100 Job No.: 22-048
Sheet No.:

WEST 19TH STREET

Issues	No.	Description	Date
	1	Issue for DP	2023-04-04
	2	Release for DP	2024-05-27

LANE



LEGEND

- To Be Retained:
- To Be Retained:
- Proposed Replacement:
- Tree Protection Fencing:

Plan to be read in conjunction with Arborist Report.

Summary -
On-Site Trees to be removed: 2
Proposed Tree Replacement: 2
Refer to arborist report for more information.

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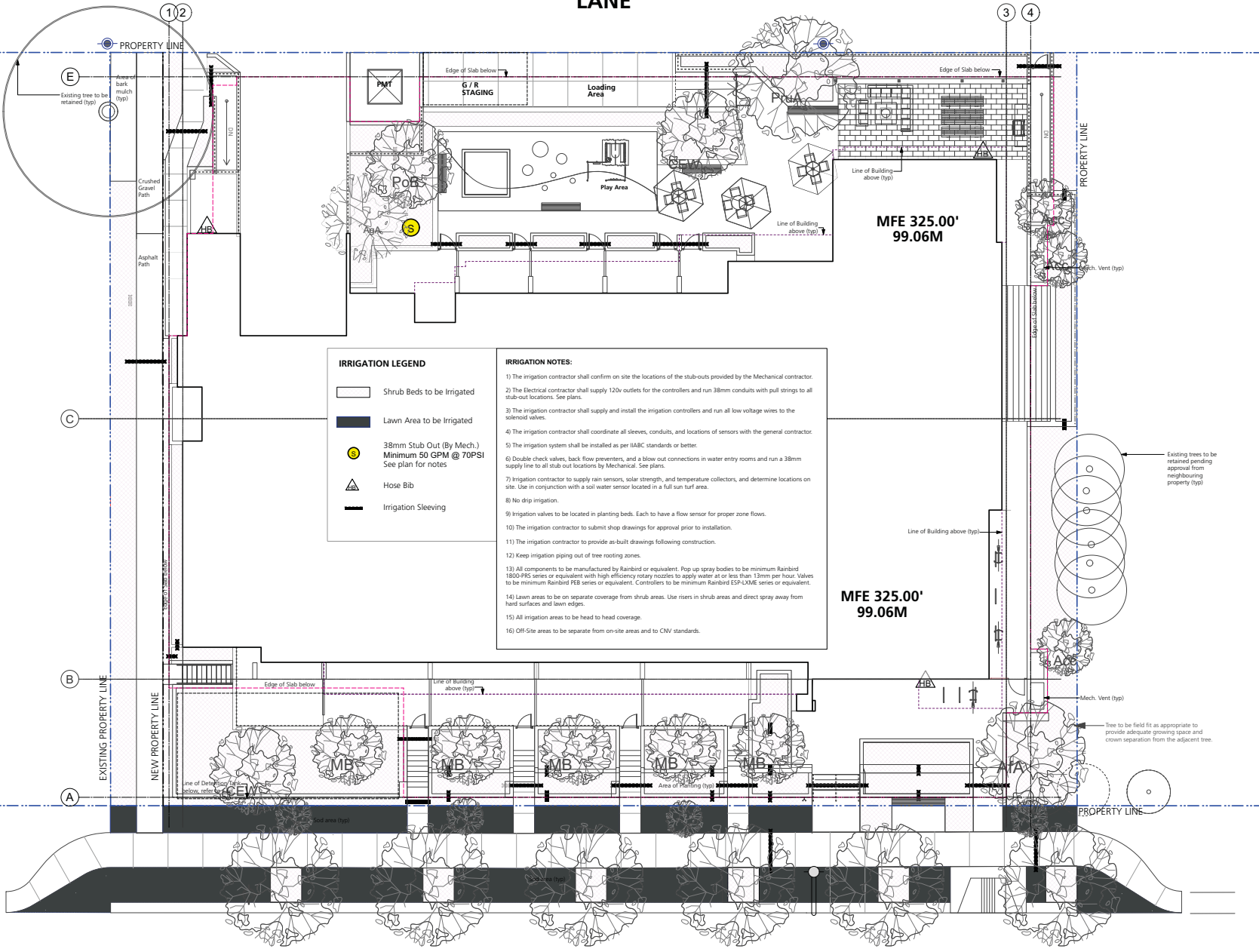
Project Title:
**140 West 19th Street,
North Vancouver, BC**

Drawing Title:
**Tree Protection
& Replacement Plan**

Project North:
Drawn By: **SC**
Checked By: **JW**
Scale: **1:100**
Job No.: **22-048**
Sheet No.:

WEST 19TH STREET

LANE



IRRIGATION LEGEND

- Shrub Beds to be Irrigated
- Lawn Area to be Irrigated
- 38mm Stub Out (By Mech.) Minimum 50 GPM @ 70PSI See plan for notes
- Hose Bib
- Irrigation Slewing

IRRIGATION NOTES:

- 1) The irrigation contractor shall confirm on site the locations of the stub-outs provided by the Mechanical contractor.
- 2) The Electrical contractor shall supply 120v outlets for the controllers and run 38mm conduits with pull strings to all stub-out locations. See plans.
- 3) The irrigation contractor shall supply and install the irrigation controllers and run all low voltage wires to the solenoid valves.
- 4) The irrigation contractor shall coordinate all sleeves, conduits, and locations of sensors with the general contractor.
- 5) The irrigation system shall be installed as per IABC standards or better.
- 6) Double check valves, back flow preventers, and a blow out connections in water entry rooms and run a 38mm supply line to all stub out locations by Mechanical. See plans.
- 7) Irrigation contractor to supply rain sensors, solar strength, and temperature collectors, and determine locations on site. Use in conjunction with a soil water sensor located in a full sun turf area.
- 8) No drip irrigation.
- 9) Irrigation valves to be located in planting beds. Each to have a flow sensor for proper zone flows.
- 10) The irrigation contractor to submit shop drawings for approval prior to installation.
- 11) The irrigation contractor to provide as-built drawings following construction.
- 12) Keep irrigating piping out of tree rooting zones.
- 13) All components to be manufactured by Rainbird or equivalent. Pop-up spray bodies to be minimum Rainbird 1800-PRS series or equivalent with high efficiency rotary nozzles to apply water at or less than 13mm per hour. Valves to be minimum Rainbird P83 series or equivalent. Controllers to be minimum Rainbird ESP-LOME series or equivalent.
- 14) Lawn areas to be on separate coverage from shrub areas. Use risers in shrub areas and direct spray away from hard surfaces and lawn edges.
- 15) All irrigation areas to be head to head coverage.
- 16) Off-Site areas to be separate from on-site areas and to CNV standards.

Issues	Description	Date
1	Issue for DP	2023-04-04
2	Release for DP	2024-05-27

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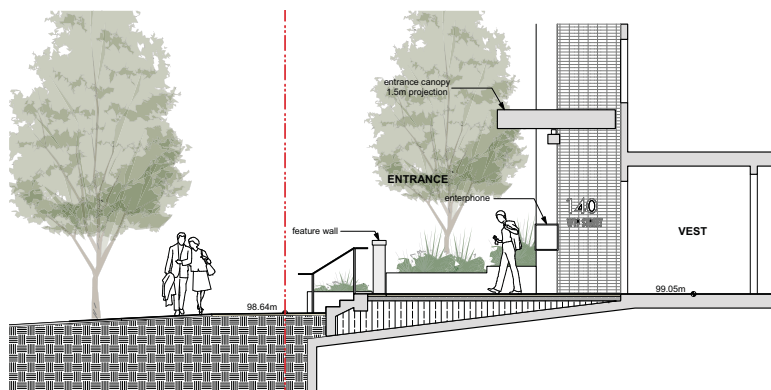
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GWL Realty Advisors Inc.

Project Title:
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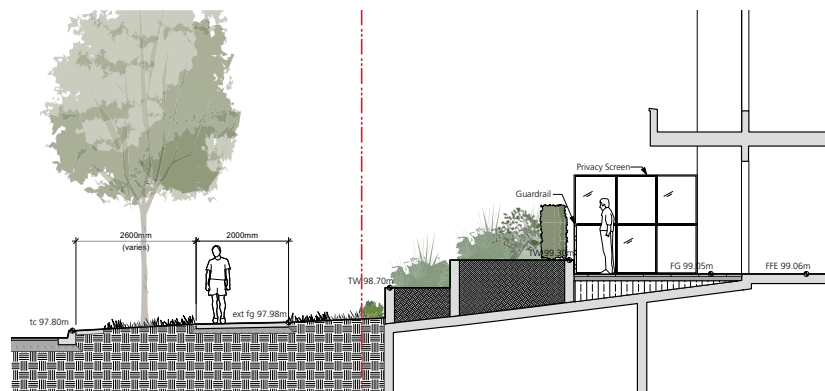
Drawing Title:
**Irrigation
Coordination Plan**

Project North	Drawn By:	SC
	Checked By:	JW
Scale:	Job No.:	22-048
Sheet No.:		

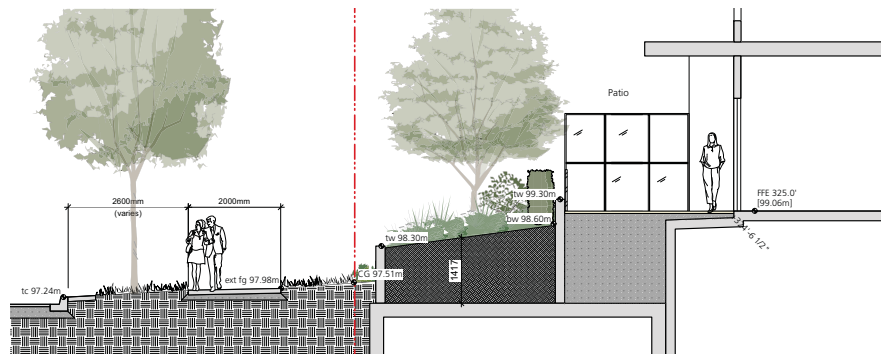
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No.	Description	Date
1	Issue for DP	2023-04-04
2	Release for DP	2024-05-27



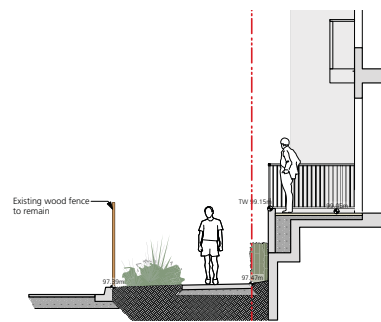
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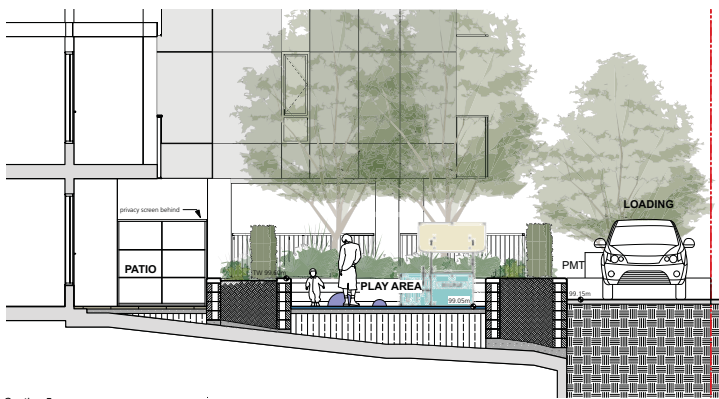
2 Section 2
L4.0 1:50



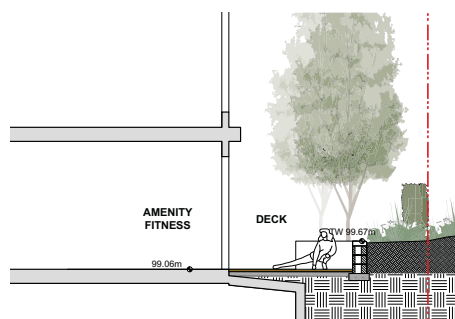
3 Section 3
L4.0 1:50



4 Section 4
L4.0 1:50



5 Section 5
L4.0 1:50



6 Section 6
L4.0 1:50

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Client:
GWL Realty Advisors Inc.

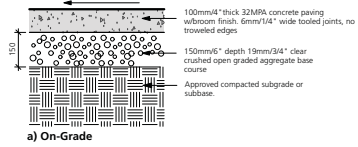
Project Title:
140 West 19th Street, North Vancouver, BC

Drawing Title:
Landscape Sections

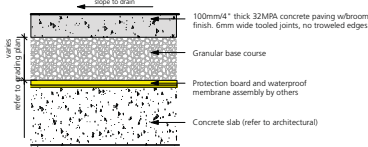
Project North: _____ Drawn By: **SC**
Checked By: **JW**
Scale: **1:50** Job No.: **22-048**
Sheet No.: _____

Issues		
No.	Description	Date
1	Issue for DP	2023-04-04
2	Release for DP	2024-05-27

Note:
At on/slab condition reinforce concrete sidewalk as per vehicular paving



a) On-Grade

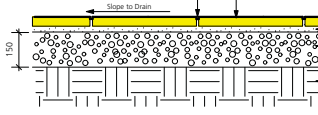


b) On-Slab

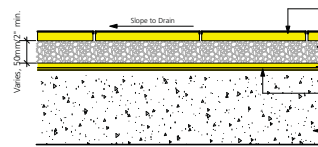
1 C.I.P CONCRETE PAVING
1:10

Hydrapressed slab paver
Private patio and common area: 12' x 24' x 2',
Natural Grey Colour
Outdoor kitchen amenity area: 12' x 24' x 2',
Charcoal Grey Colour

Note:
- Minimum paver cut to be 1/3 of the size of pavers.
- Refer to grading plan and sections for the amount of build-up required over slab to final grade.



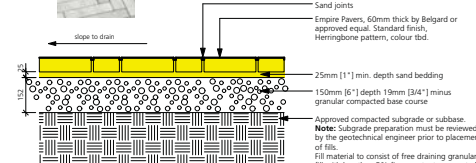
a) On-Grade



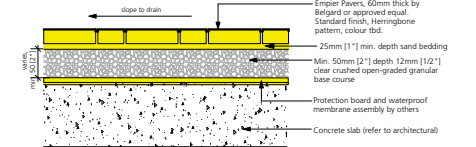
b) On-Slab

2 HYDRAPRESSED SLAB PAVING
1:10

Note:
- Minimum paver cut to be 1/3 of the size of pavers.
- Refer to grading plan and sections for the amount of build-up required over slab to final grade.

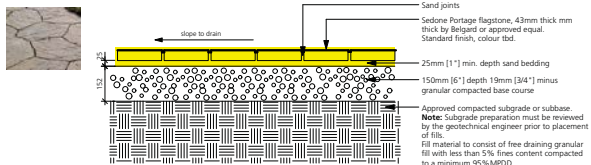


a) On-Grade

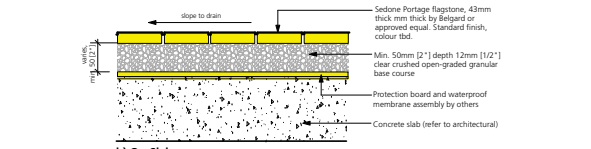


b) On-Slab

3 ENTRY PAVING
1:10

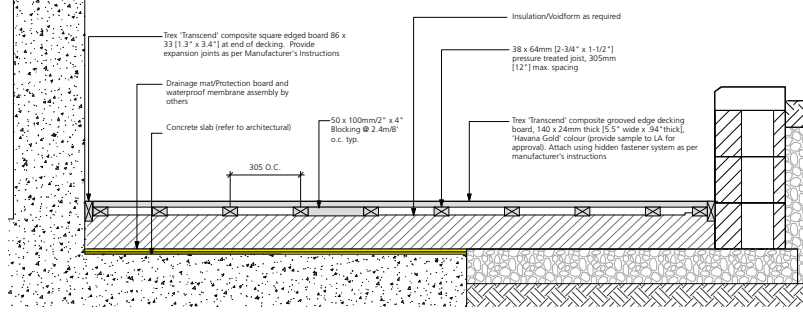


a) On-Grade

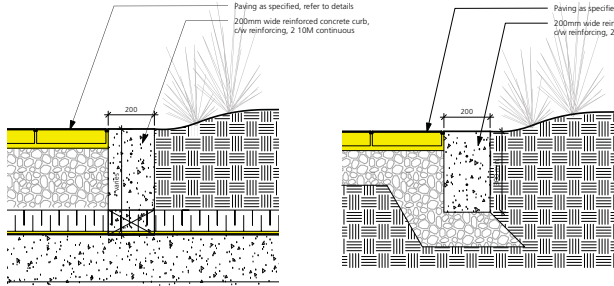


b) On-Slab

4 DOG WASH PAVING
1:10



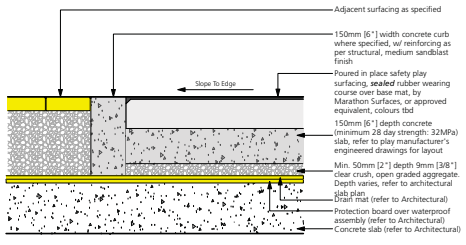
5 WOOD DECKING
1:10



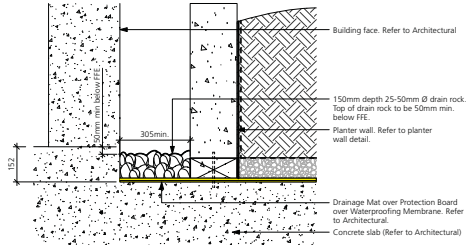
a) On Slab

b) On Grade

6 CONCRETE EDGER
1:10



7 RESILIENT PLAY SURFACING
1:10



8 GRAVEL STRIP
1:10

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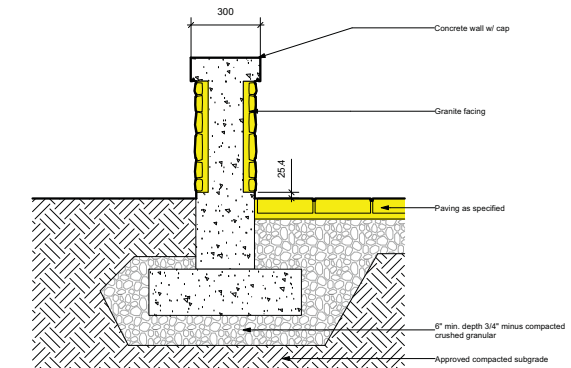
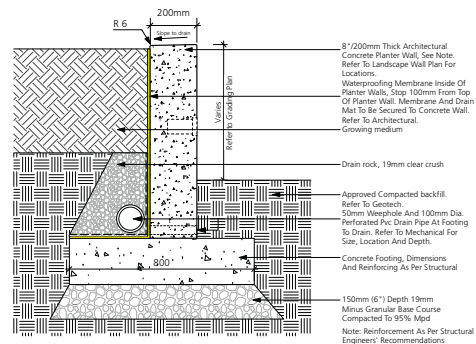
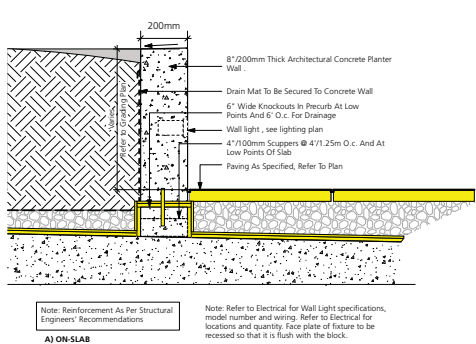
Client:
GWL Realty Advisors Inc.

Project Title:
**140 West 19th Street,
North Vancouver, BC**

Drawing Title:
Landscape Details

Project North	Drawn By:	SC
	Checked By:	JW
Scale:	Job No.:	22-048
Sheet No.:		

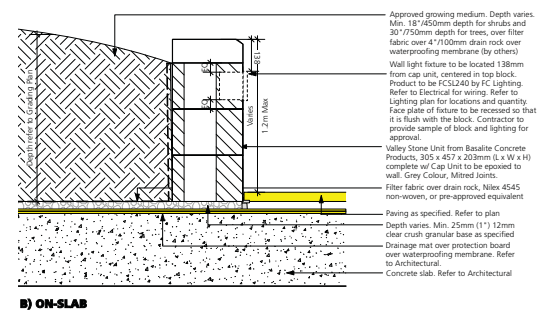
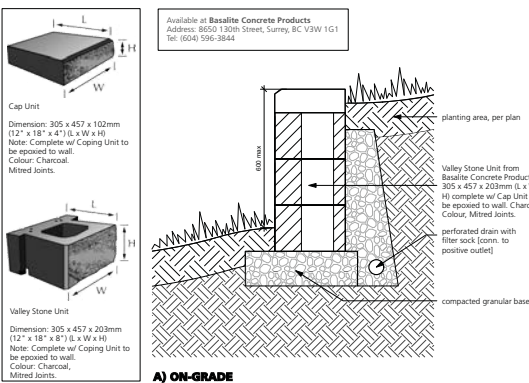
Issues		
No.	Description	Date
1	Issue for DP	2023-04-04
2	Release for DP	2024-05-27



9 L5.1

CONCRETE PLANTER WALL

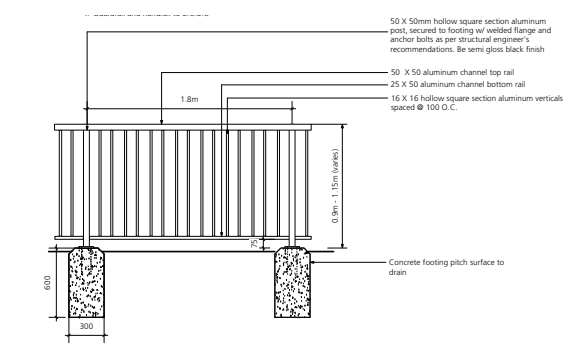
1:10



12 L5.1

FEATURE WALL

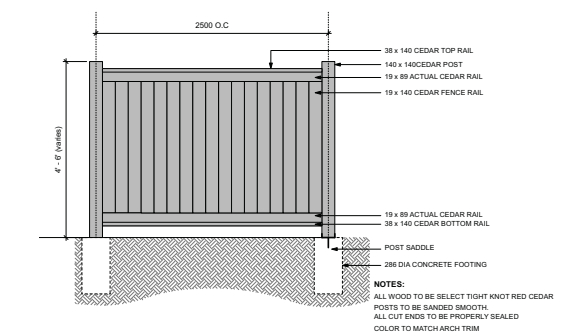
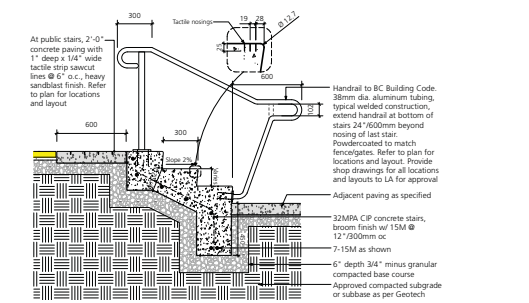
1:10



10 L5.1

MODULAR BLOCK WALL

1:10



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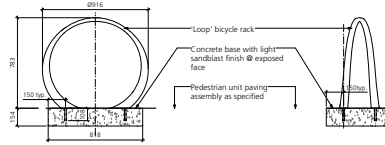
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Project Title:
140 West 19th Street, North Vancouver, BC

Drawing Title:
Landscape Details

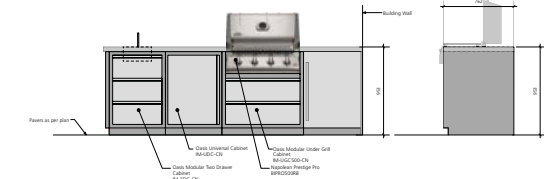
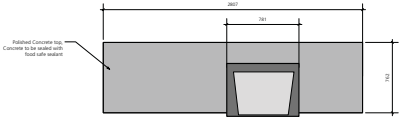
Project North	Drawn By:	SC
	Checked By:	JW
Scale:	Job No.:	22-048
Sheet No.:		



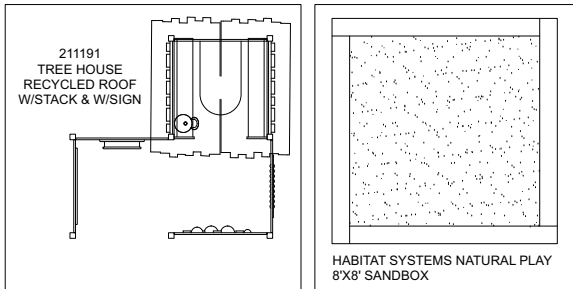
Model: Loop Bike Rack
Manufacturer: Landscape Forms
Colour: Steel
Material: Powdercoated Metal
Contact: landscapiforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 120

15 BIKE RACK
 L5.2 1:20

NOTE: MECHANICAL TO PROVIDE GAS VALVE. PROVIDE GAS BURNERS USE APPROVAL. ADVISORY: ALL WALL & COMPANION DIMENSIONS LOCATIONS REFER TO WALL FOR PRODUCT INSTALLATION AND CUTSHEETS



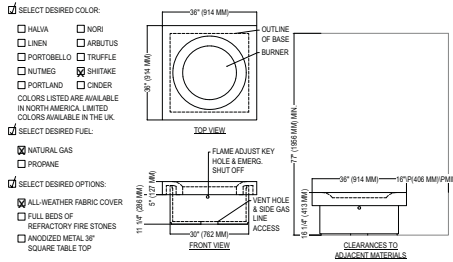
16 BBQ
 L5.2 1:25



20 PLAY EQUIPMENT
 L5.2 1:25

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 PHONE: (604) 285-2472
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SELECT DESIRED COLOR:
 MALVA NORI ARBUSUS PORTOBELLO TRUFFLE NUTMEG SHITAKE PORTLAND CINDER
 COLORS LISTED ARE AVAILABLE IN NORTH AMERICA LIMITED COLORS AVAILABLE IN THE UK

SELECT DESIRED FUEL:
 NATURAL GAS PROPANE

SELECT DESIRED OPTIONS:
 ALL-WEATHER FABRIC COVER FULL BEDS OF REFRACTORY FIRE STONES MODDED METAL 30\"/>

NOTE:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info AND ENTER REFERENCE NUMBER 4144-050.

HALO 36 ELEVATED
 HALO 36 ELEVATED LIQUID PROPANE/NATURAL GAS AUTO ADJUSTABLE AUTO-40K

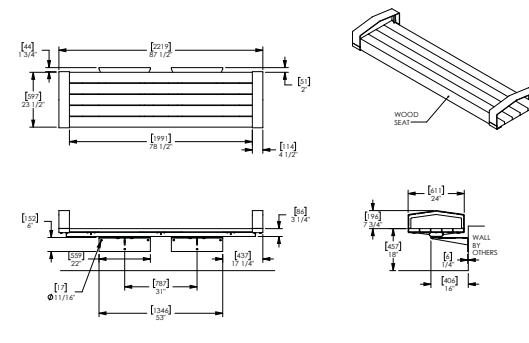
4144-050 PROTECTED BY COPYRIGHT ©2018 CADDETAILS.COM LTD. REVISION DATE 06/07/2019 CADetails.com



Link bench, inline, backless, straight, end arms, front of wall mt
 Product Drawing

Date: 04/09/2021
 www.landscapiforms.com P#: 800.521.2648

REQUIRES (4) Ø9/16\"/>

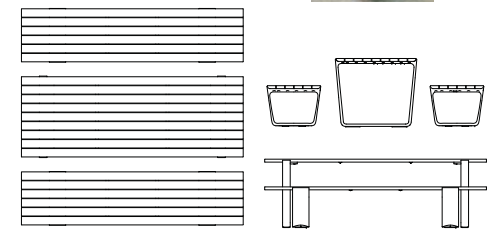


landscapiforms Drawing: B02301
 Dimensions are in inches (mm)

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18 WOOD BENCH
 L5.2 1:25

MANUFACTURER: Solus & Burners
Manufacturer: Landscape Forms
Colour: Cast Aluminum with Wood Top
Material: Powdercoated Metal
Contact: landscapiforms.com
Installation: Mount as per manufacturer's specifications
Quantity: 120



19 HARVEST TABLE
 L5.2 1:25

Issues

No.	Description	Date
1	Issue for DP	2023/04/04
2	Release for DP	2024/05/27

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Client:
GWL Realty Advisors Inc.

Project Title:
 140 West 19th Street,
 North Vancouver, BC

Drawing Title:
 Landscape Details

Project North: Drawn By: SC
 Checked By: JW
Scale: Job No.: 22-048
 Sheet No.:

Dimensions

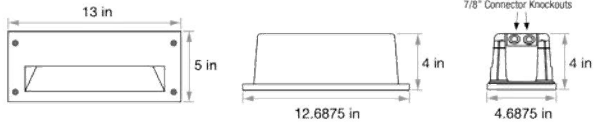


PRODUCT DIMENSIONS - STANDARD PRODUCT

width	13" W
height	5" H
depth	4" D

MOUNTING - j-box sold by others

back box width	12.6875" W	back box mounts inside brick masonry; faceplate flush to surface or in front of surface - see installation instructions for proper mounting directions
back box height	4.6875" H	
back box depth	4" D	



A) Wall Light

CATENARY DEMI LED (INTEGRAL) IP68 RATED

DATE	PROJECT	TYPE
CATALOG NUMBER/LOG:		
CATALOG NUMBER LOGIC		
Example: CV-DL-LED-TR-4150-SP-9-11-C-INC-MT-BLP		
MATERIAL		
Aluminum		
SERIES		
CV-DL - Catenary Demi		
SOURCE		
LED		
HOUSING		
TR - Integral Driver		
LED TYPE		
4150 - 9W LED/7000K/80CRI 4152 - 9W LED/3000K/80CRI		
4153 - 9W LED/3000K/80CRI 4154 - 9W LED/4000K/80CRI		
OPTICS		
VN-SP - Very Narrow Spot (7°) NSP - Narrow Spot (10°)		
SP - Spot (10/21°) NPL - Narrow Flood (30°) WFL - Wide Flood (47°)		
LENS		
9 - Clear (Standard) 13 - Rockliner		
SHIELDING		
TR - Integrated Buffer		
CAP STYLE		
C - Flush		
D - 1/4\"/>		

*120V only

B-K LIGHTING MADE IN THE USA 604.418.2800 INFO@BKLIGHTING.COM BKLIGHTING.COM

B) Catenary Light



DALS LIGHTING

Canada: 85 St. Laurent, Saginaw, MI, E. U.S.A.: 3,355 13th 12th Ave., Coral Springs, Florida 33065 877.430.1818 info@dals.com dals.com

MODEL LEDSTEP001D

HORIZONTAL STEP LIGHT

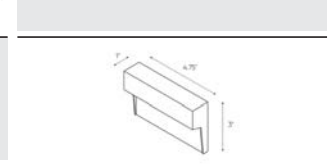
Integration will come in abundance since you'll see our LED accent step lights. Use them outdoors on your deck or on the stairs inside of your home. You will be truly impressed by the effect!



PROJECT: TYPE:

DATE: QTY:

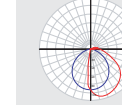
NOTES:



SIZE	WATTS	DELIVERED LUMENS*	COLOR T° SECT	CRI	VOLTAGE	BEAM ANGLE	LIGHT DIRECTION	FINISH
4.75"	3.5W	90lm	3000K	80	120V	120°	Down	<input type="radio"/> Black <input type="radio"/> White <input type="radio"/> Silver grey

*Lumen output measured at 3000K

LIGHT DISTRIBUTION



WHAT'S IN THE BOX

- LED step light
- Mounting bracket
- Mounting hardware
- Wire nuts
- Instruction sheet

CONSTRUCTION

Lens: Frosted	Finish type: Powder coated	Type of LED: SMD
Lens material: Glass	Housing material: Aluminum	Mounting: Zinc

RATINGS

Placement: Indoor/outdoor	Lifespan: 50,000 hrs.	IP rating: IP65
Location: Wet	Certifications: ETL, ADA	Operating temperature: -20° to 40° C

ACCESSORIES

ADAPTERS

LEDSTEP001D

C) Address Light

Issues	No.	Description	Date
	1	Issue for DP	2024-04-04
	2	Release for DP	2024-05-27

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Client: **GWL Realty Advisors Inc.**

Project Title: **140 West 19th Street, North Vancouver, BC**

Drawing Title: **Landscape Details**

Project North	Drawn By:	SC
	Checked By:	JW
Scale:	Job No.:	22-048
Sheet No.:		

Overview for Zoning Variances

The following provides a summary and overview of the proposed zoning variances associated with the project at 140 West 19th Street:

Table 1. Summary of Proposed Zoning Changes

	BASE RM-1 ZONE	PROPOSED CD-749 ZONE
Permitted Principal Uses	Apartment Residential Uses Residential Care Facility Rental Apartment Residential Use Accessory Parking Uses	Rental Apartment Residential Use Accessory Residential Uses Accessory Parking Uses
Density Maximum	1.6 FSR	2.6 FSR (as per the OCP) of the original lot area of 2,398m ²
Lot Coverage Maximum	50%	50% of the original lot area of 2,398m ²
Height Maximum	13 metres (42.65 feet)	19 metres & 6 storeys (as per the OCP)
Siting	6.096 metres (20 feet) from a front, rear, or Exterior Side Lot Line 4.57 metres (15 feet) from an Interior Side Lot Line	From the Front Lot Line (southern boundary): <ul style="list-style-type: none"> No less than 0.4 metres (1.32 feet) to the basement levels; No less than 6.1 metres (20 feet) to upper level walls. From the Rear Lot Line (northern boundary): <ul style="list-style-type: none"> No less than 1.39 metres (3.55 feet) to the basement levels; No less than 6.1 metres (20 feet) to upper level walls. 1.5 metres (4.9 feet) to single storey unenclosed pergola structure. From the Exterior Side Lot Line (western boundary), being from the new property boundary following road dedication: <ul style="list-style-type: none"> No less than 0.35 metres (1.17 feet) the basement levels; No less than 0.8 metre (2.6 feet) to upper level walls; No less than 0.73 metres (2.42 feet) to an unenclosed balcony. From the Interior Side Lot Line (eastern boundary): <ul style="list-style-type: none"> Not less than 1.3 metres (4.2 feet) to the basement levels; No less than 3.7 metres (12 feet) to upper level walls.
Building Width & Length	Shall not exceed a horizontal width or length of 30.48 metres (100 feet) above third storey	47.6 metres (155 feet).

Justification for Variances

Boundary Setbacks

The proposed development will result in a variation to the siting requirements for the RM-1 zone, as outlined in Table 1.

It is important to note that the proposed development will facilitate a 3m road dedication along the western boundary for a future north-south lane extension from West 19th Street. This dedication has resulted in a slight reduction in the side boundary setbacks to accommodate the building within the new lot boundaries.

The proposed setback variances are considered appropriate and consistent with similar rental apartment buildings in the R5 Residential areas. The development has been designed in accordance with the 6-storey limit imposed by the OCP, and no variance is sought to Lot Coverage.

Additionally the reduced setbacks allows sufficient space to accommodate a new large tree specimen in the south-east corner of the site, as well as suitable landscaping with tree plantings on all sides of the development. Attention has been paid to the eastern boundary edge, to ensure an appropriate side boundary setback has been achieved to create suitable separation to the adjoining building to the east. The eastern elevation has also been designed to limit the number of habitable rooms, balconies and windows facing the side boundary, to reduce potential privacy issues.

The proposed siting is determined to be appropriate for the subject site.

Building Width and Length

The proposed development will result in a variation to the building width and length requirements set for the C-2 zone, specifically being 30.48 m (100 feet). The proposed development results in a maximum building width of 47.6 meters (155 feet) above the third storey.

The proposed elevations have been designed with appropriate articulation along the length of the building, including steps in the building line, and inclusion of attached balconies. The building also adopts a contemporary design, which utilizes a variety of façade materials. These built form elements appropriately break up the form of the building and reduce the perceived building bulk, despite the minor variance to building length and width.

The building width and length standards are regularly varied in individual Comprehensive Development Zones to ensure a functional built form outcome is established in R5 areas.

Number of Vertical Bicycle Parking Spaces

The proposed development will result in 38% of the proposed secure bicycle parking spaces being vertical spaces.

The proposed parkade has been reconfigured to accommodate the requested 3 meter lane dedication along the western boundary, which has resulted in the proposed variance for the number of vertical secure bicycle parking spaces. This minor variance is supported by Staff.

Height of Bicycle Room

The proposed development will result in the minimum overhead clearance of secure bicycle parking spaces being 2.134 meters (7 feet). This metric is consistent with the minimum headroom for vehicle access, per the Zoning Bylaw, and meets the BC Building Code requirements. This minor variance is supported by Staff.



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

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

July 19, 2023

VIA EMAIL: Michael.reed@gwlra.com

Michael Reed, Senior Director, Development
GWL Realty Advisors Inc.
1600-650 West Georgia Street
Vancouver, BC V6B 4N7

Dear Mr. Reed:

Re: 140 West 19th Street (Rezoning Application)

This will confirm that at their meeting on July 18, 2023, the Advisory Design Panel reviewed the above submission and endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the Rezoning Application for 140 West 19th Street and recommends approval of the project.

AND THAT the Panel commends the applicant for the quality of the proposal and their presentation.”

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Yours truly,

A handwritten signature in black ink, appearing to read "C. Bulman".

C. Bulman
Committee & Records Clerk

Cc: S. Sachs, Integra Architecture Inc.
M. Menzel, Planner 2, Planning and Development



140
W19 STREET

140 WEST 19TH STREET

140 WEST 19 STREET, NORTH VANCOUVER

Engagement Summary Report

Date: July 19, 2023

Created by Pooni Group
on behalf of GWL Realty Advisors

EXECUTIVE SUMMARY

GWL Realty Advisors (GWLRA) and Integra Architects have submitted a development application to the City of North Vancouver (CNV) for a rezoning at 140 West 19 Street (the site) to permit the development of a 6-storey purpose-built rental building. The proposal includes 91 new purpose-built pet-friendly rental homes, including 9 mid-market rental homes, and an outdoor play area for children.

As part of the rezoning application process, the project team hosted a tenant information session on June 8, 2023, and a public Virtual Developer Information Session (VDIS) on June 22, 2023 to inform the tenants and the public of the proposal and collect feedback. A project website (www.140W19St.com) was developed for the public, which provided instructions on how to join the VDIS and now includes information on the proposal. The VDIS provided an opportunity for community members to learn more about the proposal, ask questions and provide feedback.

A total of 14 interested members of the public registered to attend the VDIS and eight individuals attended the meeting. Feedback could be submitted in three ways before and after the VDIS: through questions posed during the live Q&A portion of the webinar, comment form submissions, and by email/ phone. There were no questions or comments submitted during the VDIS webinar. However, there was an opportunity to ask questions of the project team in advance of the webinar. Prior to the VDIS, the project team received a total of six emails from the public (two from the same individual). The emails contained questions, comments, and feedback; any questions received prior to the VDIS were answered during the VDIS webinar. In addition, two online comment forms were submitted between June 22 and July 7 (one individual who submitted a comment form also submitted an email).

Of the comments received by six individuals, two individuals expressed support for the application, three individuals were neutral towards the application and asked clarification questions, and one individual indicated opposition towards the application.

Questions and comments included:

- Questions about demolition and construction timeline and impacts;
- Questions around the details of the building;
- Desire to see more rental homes; and
- Questions and concerns about the tenant relocation plan.

The project team will consider the feedback received from the VDIS as they progress through the application process within the CNV.

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1. INTRODUCTION

The site, 140 West 19 Street, currently contains a three-storey walk-up rental building built in 1967. The existing building currently contains 33 rental homes. The site is surrounded by a range of building types, from townhomes to 6-storey rental apartment buildings. Located in the Central Lonsdale neighbourhood, the site is well-served by transit, and is in close proximity to a range of local-serving shops and services, community amenities, and trails.

Within the City of North Vancouver (CNV)'s Official Community Plan (OCP), the site is designated as Residential Level 5 (Medium Density), which permits up to 6 storeys and a base floor space ratio (FSR) of 1.6. An additional bonus density of 1.0 FSR can be considered with the provision of purpose-built rental housing. As per the OCP, the application proposes a density of 2.6 FSR and offers 100% purpose-built rental housing.

The proposal also includes:

- One 6-storey rental building
- 91 new pet-friendly rental homes, including 9 new mid-market rental homes
- 77 underground parking spaces
- 137 secure bicycle spaces as well as a bicycle repair area, and washing station
- Indoor and outdoor residential amenities
- Outdoor children's play area

On June 22, 2023, a Virtual Developer Information Session (VDIS) was hosted by the project team to inform the community of the application, provide an opportunity for the community to ask questions of the project team, and obtain the community's feedback on the application.

2. PROJECT WEBSITE

The project team created a project website, www.140W19St.com, which has and will continue to be the central hub for providing details about the proposal.

June 7, 2023	The landing page was launched on the project website, which included a link to register for the zoom webinar session on June 22, 2023.
June 22, 2023	On the day of the VDIS, the project website home page was updated with details on the site and policy context, information about the proposal, a downloadable copy of the PDF presentation, a fillable comment form for feedback, and a link to register to stay up to date on the proposal.
June 22 to July 7, 2023	<p>There was a 2 week comment period following the VDIS (June 22 to July 6), during which the project team received comments. On July 7, 2023, the fillable comment form was closed, however the rest of the content remained.</p> <p>Between the day the website went live (June 7, 2023) and the last day to fill out comment form feedback (July 7, 2023), 77 unique visitors viewed the project website.</p>

See Appendix A for screenshots of the current website (July, 2023) and Appendix B for a screenshot of the unique visitors.

3. NOTIFICATION APPROACH

The public was notified about the VDIS in the following ways:

- Notification flyer sent via Canada Post;
- Site sign; and
- Newspaper advertisement.

The notification informed the public about the development proposal and invited interested parties to attend the DIS. Contact information for the project team was included in all notifications.

Notification Flyer

On June 1, 2023, 837 notification flyers were sent out via Canada Post unaddressed mail to the surrounding community located a minimum of 100 m from the site. A copy of the notification flyer is included in Appendix B, and a copy of the notification area is in Appendix C.

A copy of the notification flyer is included in Appendix C, and a copy of the notification area is in Appendix D.

Signage

On June 9, a site sign was installed on the property informing the public about the VDIS.

A photo of the site sign is included in Appendix E.

Newspaper Advertisement

On June 7 and June 14, a newspaper advertisement ran in the North Shore News to inform the public about the VDIS.

A copy of the newspaper advertisement is included in Appendix F.

4. DEVELOPER INFORMATION SESSION

The VDIS provided an opportunity for the public to learn about the development application, ask questions of the project team, and provide their feedback on the application. The VDIS was hosted via Zoom webinar which could be accessed through the project website, and included a live presentation and Q&A session. Following the event, VDIS attendees were encouraged to fill out a feedback form located on the project website.

VDIS Summary

Date:	Thursday June 22, 2023
Time:	6:00 PM- 7:00 PM
Location:	Zoom Webinar
Attendees:	14 individuals registered for the VDIS in advance; of the 14 who registered, 8 individuals joined the webinar on June 22.

Project Team in Attendance

The following team members were in attendance during the VDIS:

GWL Realty Advisors (Developer)

- Michael Reed
- Neelam Poonian

Integra Architecture Inc. (Architects)

- Rhys Leitch

Perry and Associates (Landscape Architects)

- Michael Patterson

Bunt & Associates (Transportation Engineer)

- Christephen Cheng

Pooni Group (Public Engagement)

- Laura Beveridge
- Samantha Potter

City of North Vancouver (Planning Department)

- Matthew Menzel

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Presentation Boards

The presentation board headings, which are representative of the content presented, included:

1. Welcome
2. Land Acknowledgement
3. Housekeeping & Community Guidelines
4. How to Participate
5. Project Team
6. Rental Experts
7. Neighbourhood Context
8. The City of North Vancouver's Official Community Plan
9. Site + Area Context
10. Our Proposal
11. A Variety of Housing
12. Mid-Market Rental Homes
13. Fostering Community & Health
14. Sustainability
15. Site Plan
16. Design Concept- Southern Building Elevation Across W18th St
17. Design Concept- Northeastern Building Elevation and Outdoor Amenity
18. Design Concept- North Elevation and Outdoor Amenity
19. Landscape Plan
20. Next Steps
21. Thank you

The information boards were available for download on June 15, 2023 on the project website. See Appendix F for a copy of the information boards.

A copy of the presentation slides are included in Appendix F.

5. FEEDBACK SUMMARY

The VDIS provided an opportunity to inform the public about the proposal, answer questions, and provide feedback. The public was able to provide feedback in following ways:

- Submission of questions and comments during the VDIS webinar;
 - NOTE: no questions or comments were received during the VDIS. However, two individuals emailed six questions in advance; the project team responded to these questions during the live Q&A portion of the VDIS. A copy of the questions and answers table is included in Appendix H.
- Submission of questions and comments via email; and
- Online comment form submissions through the project website.

Overall, 6 individuals provided feedback: 4 people emailed comments or questions, one person submitted an email and a comment form, and one person submitted a comment form. A summary of this feedback is provided below.

Summary of Emails Received

Six emails from five individuals were received; three emails were sent directly to the project team and three were forwarded to the project team by the CNV. Of the five individuals who emailed the team or City:

- Two had questions about the application,
- One indicated they were in support of the proposal,
- One provided neutral commentary related to tree retention and a lower building height, and
- One shared concerns related to construction and the tenant relocation plan as an existing tenant.
 - *It is important to note that the project team is working directly with the existing tenants; a specific tenant meeting was held on June 8, 2023 where the tenant relocation coordinator was introduced to each tenant. Prior to this VDIS, the tenant relocation coordinator had a conversation with each tenant discussing their unique situations. Tenants of the current building will be provided with support throughout the application process. A summary of the tenant information meeting has been provided to CNV staff under separate cover.*

Questions and comments received via email are listed below:

- A question about demolition and construction timeline;
- A question and concern related to the construction impacts i.e. dust and noise and mitigation;
- A question about whether the building will include a cooling system;
- A question and a comment about parking spaces and EV charging stations;
- A question about the level of building security;
- A comment expressing the desire to see more rental units;

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

- Questions and concerns from an existing tenant about the tenant relocation plan; and
- A comment about building height and tree retention.

A copy of emails received is in Appendix G.

Summary of Comment Forms Received

A comment form was available on the project website from June 22, 2023 to July 7, 2023. Two individuals submitted a comment form.

The comment form comprised of the following questions:

Question #1: “Do you support the proposed project? If yes, what do you like about the proposed project”

Question #2: “Do you have any concerns about the proposed project? If yes, what would you suggest to change or improve the proposed project?”

Question #3: “Any additional comments?”

Question #4: “Would you like the Applicant to respond to your comments? If so, please provide your contact information”

Two comment forms were received. One person submitted both a comment form and an email (the contents of the email have been captured above).

One respondent indicated they were an existing tenant and provided responses to each of the questions. In question #1, they indicated opposition to the application. In question #2, they outlined concerns about the proposal, particularly around the demolition of the existing walk-up rental building and the impacts on the existing tenants. In question #3, the respondent commented on the inadequate support for tenants who would be relocated under the current City’s policies and bylaws for tenant relocation protection.

Another respondent only provided a response to question #1 which indicated support for the proposal, particularly the rental housing component.

A copy of the comment form responses can be found in Appendix I.

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Feedback Analysis

Two comment forms and six emails were received from 6 people (one person wrote 2 emails and one person submitted a comment form and an email). Of the feedback received:

- 3 individuals were neutral towards the proposal and asked clarification questions
- 2 individuals indicated support for the proposal
- 1 individual indicated opposition to the proposal

6. CONCLUSION AND NEXT STEPS

On June 22, 2023, GWLRA and the project team hosted a VDIS via Zoom Webinar. A total of eight individuals joined the webinar. Two comment forms and six emails were received from 6 people (one person wrote 2 emails and one person submitted a comment form and an email). Overall, 83% of respondents were either supportive or asked clarification questions about the proposal:

- The two supportive individuals cited a need for more rental homes,
- Three people asked clarification questions related to construction impacts and mitigation, rezoning process and timing, building security and operations, and vehicle and bike parking, and
- The one individual who was opposed to the application indicated concerns around the demolition of the existing walk-up rental building and details on the tenant relocation plan.

The project team is working directly with the existing tenants. A tenant relocation coordinator was introduced to each tenant during a specific tenant meeting held on June 8, 2023 which has been summarized under separate cover and provided to the CNV.

The project team will consider the feedback received from the VDIS as they progress through the design and approval process within the CNV.


appendices.

14	Appendix A- Current Project Website
17	Appendix B- Unique Visitors
18	Appendix C- Notification Flyer
19	Appendix D- Notification Area
20	Appendix E- Photo of Site Sign
21	Appendix F- Presentation Slides
32	Appendix G- Emails Received
41	Appendix H- Questions and Answers Table
42	Appendix I- Comment Form Responses


APPENDIX A - CURRENT PROJECT WEBSITE

140 W 19TH ST

Developer Information Session Project Context



140 W 19TH ST



GWL Realty Advisors and Integra Architects have submitted a development application to the City of North Vancouver for a rezoning at 140 West 19 Street to permit the development of a 6-storey purpose-built rental apartment building.

Interested members of the public are invited to attend the Virtual Developer Information Session with the applicant for an early opportunity to review the proposal and offer comments. See below to register and for event details.

Thank You!

Thank you to those who participated in our Virtual Developer Information Session on June 22, 2023. If you did not have the opportunity to participate but would like to, please take a moment to review our presentation material.

[Download Presentation](#)

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT



Site Context

140 W 19th Street (site) is located in Central Lonsdale, an area designated as a Town Centre in the City of North Vancouver's Official Community Plan. The property currently contains a 3-storey walk-up building and is surrounded by a range of building types, from townhomes to 6-storey rental apartment buildings. The application proposes a new six-storey rental building.



Neighbourhood Context

The site is located in Central Lonsdale, a vibrant neighbourhood well served by frequent transit and cycling networks, containing many shops, restaurants, amenities, and services. Central Lonsdale is home to a range of educational institutions, Lions Gate Hospital, and Harry Jerome Community Centre. The neighbourhood includes a range of housing - multi-unit apartment and condominium buildings as well as single-family homes.



Policy Context

The City's 2014 Official Community Plan (OCP) land use map, identifies the property as Residential Level 5 (Medium Density) permitting a Floor Space Ratio (FSR) of 1.6.

The 2018 City's Density Bonus and Community Benefits Policy permits the density to be increased by 1.0 FSR to a total FSR of 2.6 if all the density is developed as rental housing.

The application proposes a density of 2.6 FSR, which is in keeping with the vision of the OCP for this property.

Learn more about the CNV Official Community Plan [here](#).

The Proposal

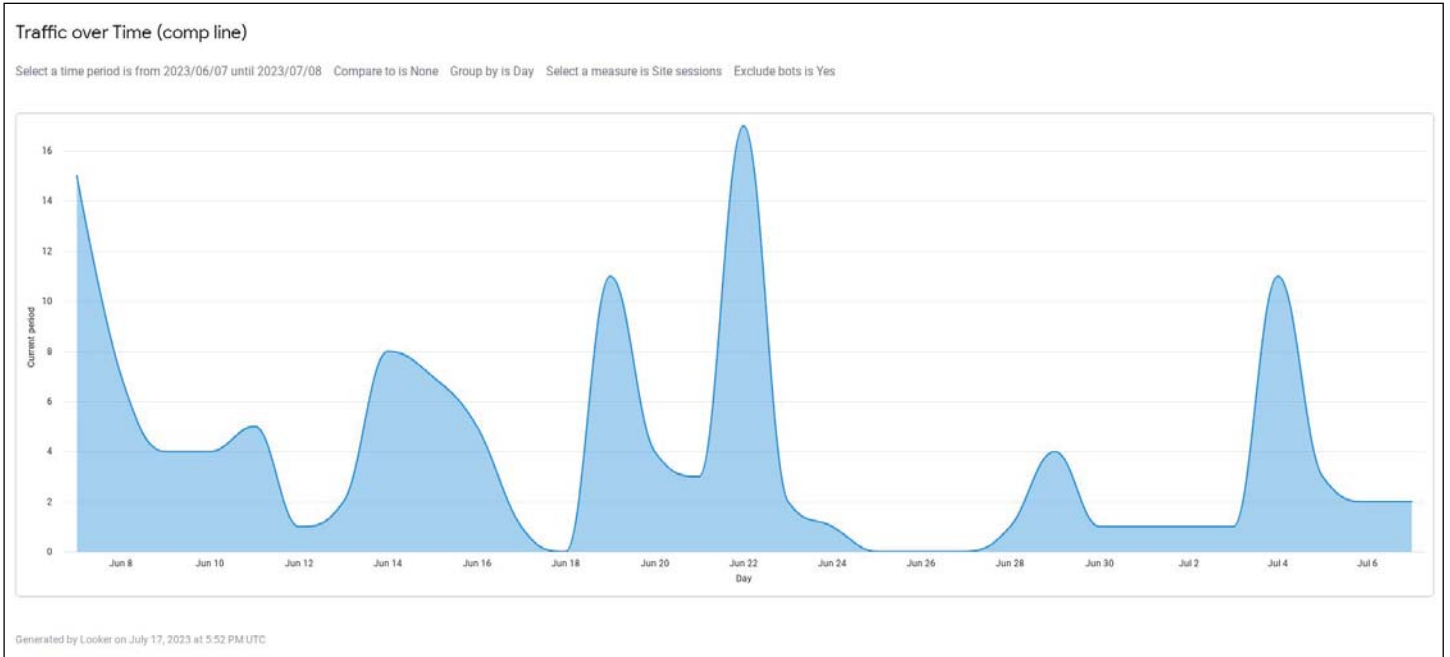


- 6-storey rental building
- 91 new pet-friendly rental homes
- Included in the rental home mix are 9 new mid-market rental homes
- Substantial indoor and outdoor amenity space for residents to enjoy
- Ample bicycle parking, repair area, and washing station to encourage sustainable modes of transportation
- Outdoor children's play area

Conceptual Renders



APPENDIX B - UNIQUE VISITORS



VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX C - NOTIFICATION FLYER

Virtual Developer Information Session

Early Public Input Opportunity for 140 West 19 Street, North Vancouver, BC

GWL Realty Advisors and Integra Architects have submitted a development application to the City of North Vancouver for a rezoning at 140 West 19 Street to permit the development of a 6-storey purpose-built rental apartment building.

Interested members of the public are invited to attend the Virtual Developer Information Session with the applicant for an early opportunity to review the proposal and offer comments. **If you would like to attend on Thursday, June 22 from 6:00-7:00pm, please register in advance by going to www.140W19St.com or by contacting Angela, whose contact information is below.**



Design Concept (West 19 St view)

Information Session Contact

Angela Chau, Pooni Group
angela@poonigroup.com
604.731.9053 ext. 105

City of North Vancouver Contact

Matthew Menzel, Planning & Development, City of North Vancouver
planning@cnv.org
604.983-7357



How to Participate

STEP 1: Visit the project website to register for the Virtual Developer Information Session, which will occur on Thursday, June 22 (6:00 - 7:00pm)



Visit the project website at www.140W19St.com to register in advance for the Development Information Session, or scan the QR code with your smartphone camera (click the link that appears). After registering, you will receive an email with the zoom link and call-in details. You may also call Angela at 603-731-9053 ext. 105 to register.

STEP 2: Join the webinar on Thursday, June 22 at 6:00pm



To join the webinar on June 22, click the Zoom link provided by email. The project team will provide a presentation followed by a live Q&A period where you will be able to ask questions.

STEP 3: Provide your feedback through the website



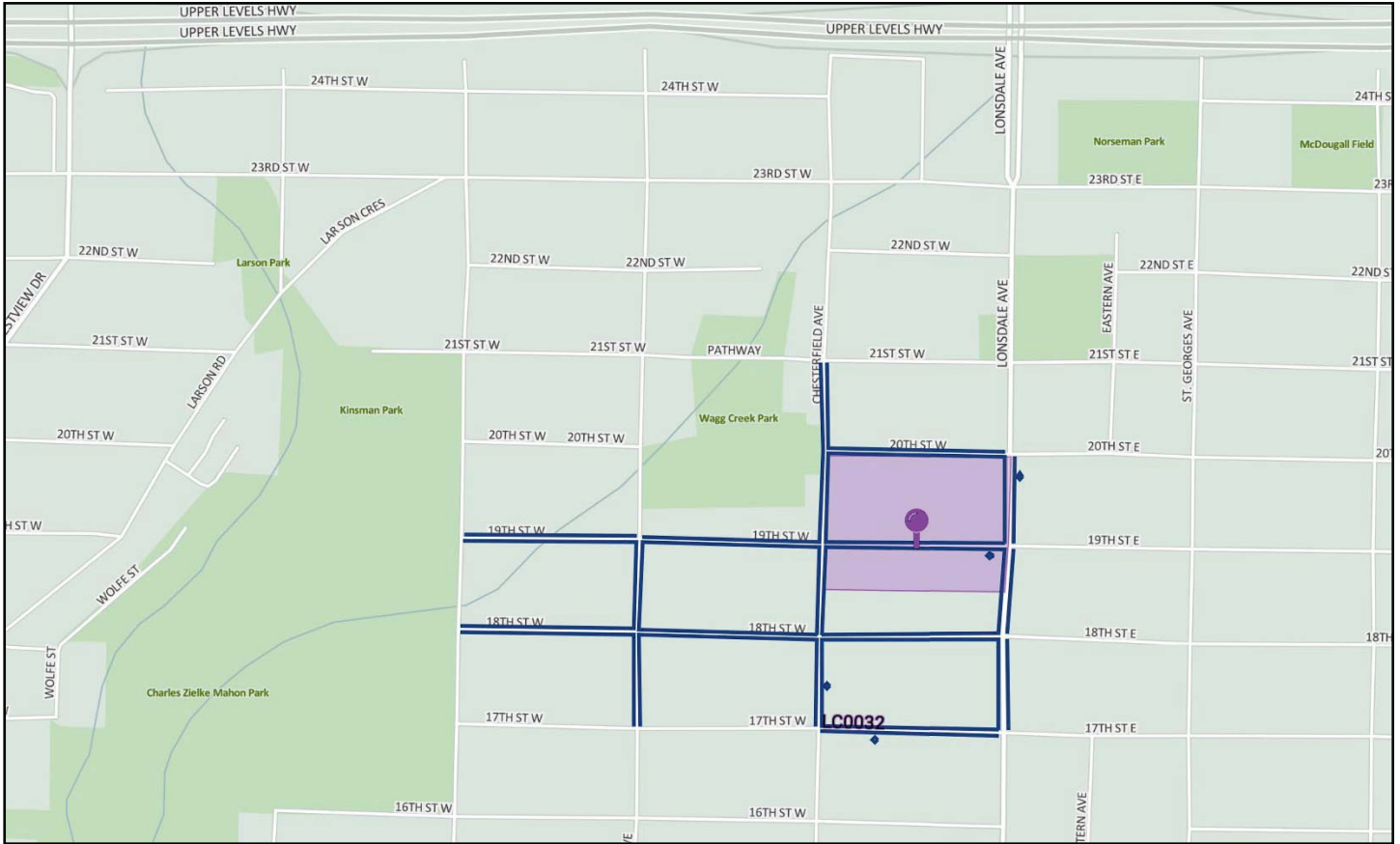
From June 22 to July 6, 2023, you can provide feedback either online by visiting the project website at www.140W19St.com and filling out the comment form on the home page or by emailing angela@poonigroup.com with "140 W 19 St" as the subject line.



Site Location

PLEASE NOTE: We endeavor to be as inclusive as possible. If you require additional accommodation for any reason including not having access to the internet or not being able to participate virtually for any reason, please call Angela at 604.731.9053 ext 105 or email angela@poonigroup.com and we will make our best effort to assist.

APPENDIX D - NOTIFICATION AREA



APPENDIX E - PHOTO OF SITE SIGN



APPENDIX F - PRESENTATION SLIDES

140 W 19th Street

Developer Information Session - June 22, 2023



Thank you for joining our Developer Information Session.

The purpose of today's meeting is to:

- Share our application details with the community;
- Convey our commitment to rental housing in the City of North Vancouver; and
- Listen to your input and answer any questions you might have.

If you cannot stay for the duration of the presentation and Q&A, we still encourage you to fill out a feedback form on the project website at www.140W19St.com before you leave or email angela@poonigroup.com with any comments or questions.

Your feedback will be included in a summary report and provided to the City of North Vancouver.




Material presented at June 22, 2023 Developer Information Session

1

Land Acknowledgment

The City of North Vancouver is located on unceded and traditional lands of the Skwxwú7mesh (Squamish) Nation and Səlilwətał (Tseil-Waututh) Nation. We would like to express our gratitude to the Squamish and Tseil-Waututh Nations and we value the opportunity to learn, live, and share experiences on this traditional territory.



Material presented at June 22, 2023 Developer Information Session

140 W 19th Street

2

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Housekeeping & Community Guidelines

- Attendee microphones and cameras are disabled.
- If you can't hear, make sure your audio is turned on and volume up. Check the Zoom audio settings to ensure the audio is connected.
- Please participate in a respectful way.
- Thoughtful questions are welcome; please lead with kindness and curiosity.



click here to make sure volume is connected

 Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
3

How to Participate

-  Watch the presentation
-  Ask questions using the Q&A function available at the bottom of your Zoom window
-  Fill out a feedback form online at www.140W19St.com
-  Email us if you have any questions: angela@poonigroup.com

Comments provided in the Q&A box will be captured in a summary report to the City of North Vancouver, however, only questions will be read.

If we are unable to get to all questions in the allotted amount of time during this meeting, please email angela@poonigroup.com or call by phone at **604.731.9053**.



Click here to submit your question

 Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
4

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Project Team

GWL Realty Advisors has assembled a highly qualified project team.



Developer



Integra ARCHITECTURE INC.

Architects

P+A

Landscape Architecture
Site Planning

Landscape Architects



Transportation
Engineer

pooni
group.

Planning and Community
Engagement

Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
5

Rental Experts

GWLRA currently manages 10,500 rental homes across Canada, serving 23,000 residents.

Canadian Rental Experts: GWLRA boasts a significant portfolio of residential rental properties. This includes over 10,500 rental homes across Canada, serving 23,000 residents.

North Shore Experience: GWLRA developed Northwoods Village the District of North Vancouver and recently completed The Bowline at 222 East 2nd Street in the City of North Vancouver.

Property Management: We offer residents reliable, consistent, and professional services on a personal basis.



Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
6

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Neighbourhood Context

140 W 19th Street is located in Central Lonsdale, a vibrant neighbourhood well served by frequent transit and cycling networks, containing many shops, restaurants, amenities, and services.



140 W 19th Street

The City of North Vancouver's Official Community Plan

The City's 2014 Official Community Plan (OCP) land use map, identifies the property as Residential Level 5 (Medium Density) permitting a Floor Space Ratio (FSR) of 1.6.

The 2018 City's Density Bonus and Community Benefits Policy permits the density to be increased by 1.0 FSR to a total FSR of 2.6 if all the density is developed as rental housing.

The application proposes a density of 2.6 FSR, which is in keeping with the vision of the OCP for this property.

Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Residential	OCP Density (FSR)	Density Bonus (FSR)
Residential Level 1 (Low Density)	0.5	-
Residential Level 2 (Low Density)	0.5	-
Residential Level 3 (Low Density)	0.75	-
Residential Level 4A (Medium Density)	1.0	-
Residential Level 4B (Medium Density)	1.25	-
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	-
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront (Mixed Use)	2.05	up to 0.15

Other Land Use Designations:

- Parks, Recreation & Open Space
- School & Institutional
- Commercial
- Mixed Employment
- Industrial



140 W 19th Street

Site + Area Context



Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
9

Our Proposal

GWL Realty Advisor's proposal is for a 6-storey rental building with a range of home sizes and best in class amenities for future residents. Our goal is to contribute to this vibrant community.

The proposal includes:

- One 6-storey rental building
- 91 new pet-friendly rental homes, including 9 new mid-market rental homes
- 77 underground parking spaces
- 137 secure bicycle spaces as well as a bicycle repair area, and washing station
- Indoor and outdoor residential amenities
- Outdoor children's play area



View across W 19th Street looking North

Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
10

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

A Variety of Housing

91 new purpose-built pet-friendly rental homes are proposed suitable for families, seniors, downsizers, couples, and singles.

- 19 Studio
- 45 One-bedroom
- 18 Two-bedroom
- 9 Three-bedroom

Additionally, 25% of the homes are proposed to be Adaptable Dwelling Units (Level 2).



Mid-Market Rental Homes

10% of the new purpose-built rental homes will be mid-market rental (MMR) homes.

- A total of **9** MMR homes
- Rent for MMR homes are **10% below** average Canadian Mortgage and Housing Corporation rental rates for the City of North Vancouver
- MMR homes are provided **for the life of the building**
- MMR homes include a **range of home sizes** from studio to 3-bedrooms that match the proposed unit mix



VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Fostering Community & Health

Through design and amenities, GWLRA's proposal seeks to create a strong sense of community as well as encourage healthy living for tenants.



Substantial **indoor and outdoor residential amenities** are proposed to bring people together



Spaces that **support individual well-being**, including social, leisure, entertainment, and fitness activities



Ample **bicycle parking, bike wash and repair facilities** that are to be clean, bright, safe, and easy to access



The building is envisioned to be **pet-friendly**



Children's outdoor play area



Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
13

Sustainability

Through design and amenities, GWLRA's proposal seeks to create a strong sense of community as well as encourage healthy living for tenants.



Ideally situated in **close proximity to transit**, promoting alternative modes of transportation



137 secured bicycle spaces, encouraging active transportation



A professionally designed **stormwater management plan** to minimize impacts on the City's existing system



Landscaping has been designed with an emphasis on **drought tolerant, native and adaptive species**, as well as enhancing **habitat for pollinators, birds, and insects**.



Electric vehicle charging for all resident stalls to easily accommodate environmentally aware vehicles.



Proposed **energy-saving measures** to comply with the **BC Energy Step Code 3** requirements.



Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
14

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Site Plan



- 1 Tree Protection
- 2 Parking & Visitor Parking
- 3 Upgraded Lane
- 4 Play Area
- 5 Loading
- 6 Outdoor Amenity
- 7 Indoor Amenity
- 8 Main Entrance
- 9 Private Patios
- 10 Tree Replacement
- 11 Upgraded Sidewalks and Boulevard



Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
15

Design Concept - Southern Building Elevation, Across W19th St.



Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
16

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Design Concept - Northeastern Building Elevation and Outdoor Amenity



 Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
17

Design Concept - North Elevation and Outdoor Amenity

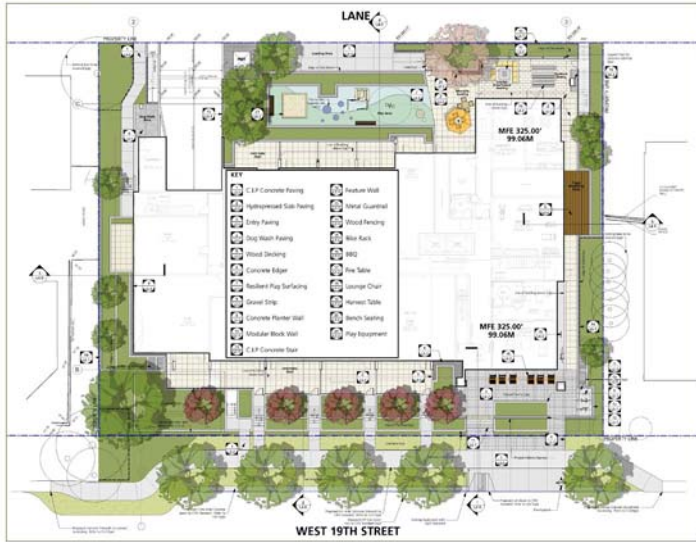


 Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
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VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Landscape Plan

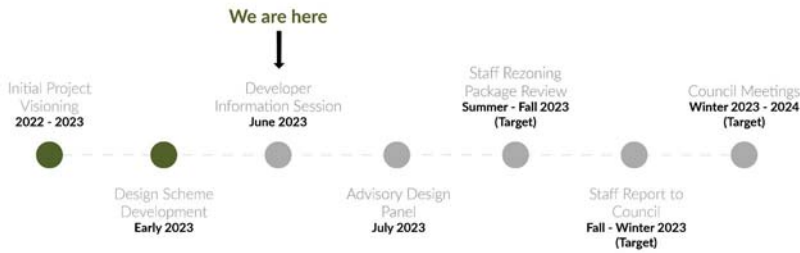


140 W 19th Street
19

Next Steps

We submitted a rezoning application in April 2023 and the proposed project is in the early stages of the development process.

We anticipate the following next steps:



Timeline is approximate and subject to change

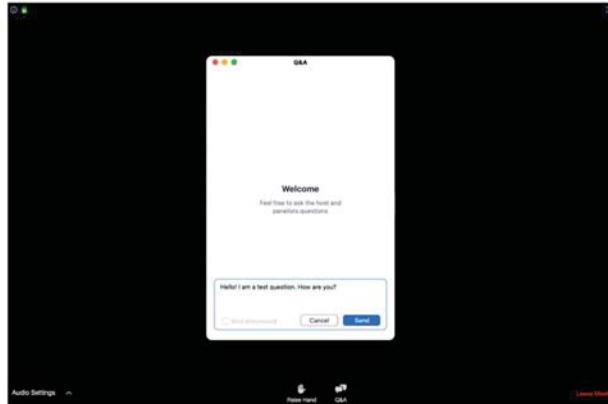
140 W 19th Street
20

VIRTUAL DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Thank You

Thank you for attending today's Virtual DIS. To ask a question, please use the Q&A function at the bottom of the screen.

Before leaving today, we encourage you to visit www.140W19St.com to fill out an online comment form. The comment form is available now until July 6, 2023. You may also provide comments via email to angela@poonigroup.com.



Material presented at June 22, 2023 Developer Information Session

140 W 19th Street
21



650 West Georgia Street
 Suite 1600
 P.O. Box 11505
 Vancouver, BC
 V6B 4N7

Telephone: (604) 713-6450
Fax: (604) 683-3264
www.gwlra.com

June 14, 2024

Matthew Menzel
 City of North Vancouver
 141 W 14th Street
 North Vancouver, BC V7M 1H9

140 19TH STREET WEST, North Vancouver
Tenant Relocation Plan and Occupancy Report for Rezoning Application

Summary

Of the 33 rental suites on the property, 5 are vacant and 28 are currently occupied by tenants (including 1 onsite Building Manager) with varying tenures.

Along with this Tenant Relocation Plan, GWL Realty Advisors (GWLRA) are submitting a Rezoning Application. As soon as possible following the submission, we will host a Virtual Tenant Meeting for all of our tenants, tenants, yourself, and the relocation team. Following the Virtual Tenant Meeting, all tenants will receive a hand delivered copy of the slide show deck, follow up Q&A, and a copy of the H-18 policy. One on one tenant interviews will begin thereafter. The Tenant Household Needs Assessment form will be sent to tenants following the Virtual Tenant Meeting which we are anticipating will be at the end of April or early May 2023. Tenants will be asked to return the completed form within 2 weeks of receipt, however there will be flexibility to return their forms after 2 weeks if more time is needed. We will forward you copies of completed Needs Assessments 3-4 weeks following the Virtual Tenant Meeting.

We have retained the services of LPA/Shawnessy Luke Consulting, a highly experienced tenant relocation team to assist us to support tenants throughout the lengthy rezoning approval process.

Our Tenant Relocation Plan is comprehensive and complies with the City of North Vancouver's Residential Tenant Displacement Policy and will include:

- **Early communication with tenants** establishing a point of contact
- **Ongoing clear and consistent communication with tenants** throughout the rezoning application process
- **Appropriate relocation and moving expense compensation**
- **Relocation support, assistance and follow up** for all tenants requiring relocation help
- **Additional moving assistance and financial support to vulnerable tenants**
- **Right of First Refusal** to return to the completed rental replacement building.

In addition, we are proposing to go beyond the Policy requirements and provide additional financial compensation to long term tenants as follows:

Tenancy Tenure	Additional Financial Compensation
5-10 years	\$1,000
10-15 years	\$2,000
15-20 years	\$3,000
20+ years	\$4,000

We acknowledge relocation is stressful for tenants. We endeavour to treat all tenants with dignity and respect throughout the relocation process.

Current Site + Contact Information

Site Address	140 19TH STREET WEST, North Vancouver
Owner	GWLRA - Michael Reed Email: michael.reed@gwlra.com Phone: (604) 713-8919
Tenant Relocation Team	<ul style="list-style-type: none"> ● Shawnessy Luke ● Julie Choi ● Doug Purdy ● Kellie Lawson Email: shawnessy@shawnessylukeconsulting.com Phone: (604) 690-9035

Current Unit Mix

Bedrooms + Rent	Units	Vacant	Occupied	Rent Range
Studio	1	0	1	Building Manager
1 Bdrm	15	3	12	\$957 - 1,400
2 Bdrm	17	2	15	\$1,077 - 1,900
Total	33	5	28	

Occupancy Report – updated June 19, 2024

Current Rent Roll (see Appendix A)

Eligible Tenants

We submitted our Rezoning Application on April 11, 2023. Tenancies active when the Rezoning Application is submitted to the City are eligible for rent and moving compensation and relocation support. It will be provided on a dwelling unit basis and provided to those named on the written tenancy agreement. Where more than one eligible tenant resides in a dwelling unit, tenants should determine among themselves who will be the designated tenant to act as the main point of contact and communicate this decision to the Tenant Relocation Coordinators.

Should tenants move into the building after submission of the Rezoning Application, they will receive written notification that a Rezoning Application has been submitted, given an estimated time frame for redevelopment and be advised they will not receive financial assistance, or the support offered to pre-existing tenants. This will be included in an Addendum to their lease agreement.

Relocation Assistance

GWLRA has retained a highly experienced tenant relocation team. The LPA/SLC team will be the primary point of contact for all tenants and will work with appropriate community services and other staff to ensure tenants are supported throughout the redevelopment process. The LPA/SLC team will:

- Serve as the liaison between GWLRA and City staff regarding the Tenant Relocation Plan.
- Support tenants throughout the process, and to aid tenants in finding up to three comparable rental units in the City of North Vancouver.
- Be engaged from the pre-application stage and will be available to tenants by phone and email. Reasonable measures will be taken to ensure that any tenants requesting support in a language other than English are provided with information in their preferred language.
- Execute the Tenant Communication Plan (see pages 6-8) so that tenants are proactively engaged and notified of input opportunities throughout the rezoning application process.
- Assist tenants requesting support to identify at least three comparable rental dwelling units for each tenant household.
- The maximum rent for the comparable units found should be no more than the greater of:
 - 10% above the tenant's current rent; or
 - 10% above the most recently published CMHC median rent level, by number of bedrooms, for the City of North Vancouver (or Metro Vancouver, when insufficient rental data is available for the size of property within the City). or
 - Based on tenants needs and budget
- Help tenants secure identified units, including by providing references and arranging viewings for potential units, if requested.

Additional Assistance for Low Income Tenants and Others Facing Barriers

To simplify the identification of low-income tenants for the purposes of determining the potential need for additional assistance with relocation, the below thresholds are being used as a guide for determining households who are low income:

- Households without dependents are considered low income when they have a gross annual income of less than \$35,000; and

- Households with dependents are considered low income when they have a gross annual income of less than \$60,000.

The higher threshold for households with dependents reflects that these households would require at a minimum a two-bedroom property and have additional household expenses associated with supporting dependent(s).

There are many reasons why tenants may require additional assistance with the relocation process – for example, elderly residents on fixed incomes, tenants with low incomes, people with disabilities, or others who may face barriers to securing appropriate housing in proximity to their support networks.

While individual tenant needs will vary on a case-by-case basis, LPA/SLC will provide individualised support to those identified as having additional needs to successfully navigate the process of relocation. Low-income tenants and those with additional housing barriers who do not initially identify a need for additional assistance will be able to access assistance throughout the redevelopment process.

This support is in addition to the financial compensation all tenants are entitled to and will generally be in the form of in-kind services provided by GWLRA and/or the Tenant Relocation Team.

Examples of additional assistance that may be required include:

- Early communication and notifications, in-person, as requested;
- Additional support with arranging and attending suite viewings;
- Support with accessing social housing or rent supplements;
- Connecting with health organizations and non-profit services; and
- Free support with activities such as packing.

Financial Compensation

As per the amended Residential Tenant Displacement Policy (H18) adopted by the City of North Vancouver on July 21, 2021, GWLRA will compensate all eligible tenants with financial assistance equivalent to 4-months’ of their current rent. In addition to this baseline amount, tenants whose tenancy began more than 5 years prior to the date the Development Application is submitted will receive additional financial assistance based on the total length of time they reside in the building. This will be calculated at a rate of \$25 per month for each full month’s tenancy beyond five years.

Length of Tenancy	Financial Compensation Amount
Less than 5 years	4 months’ rent
More than 5 years	4 months’ rent plus ((total tenancy length in months – 60) x \$25)

In addition, GWLRA is going above and beyond the H-18 Policy requirements by giving those with greater than 5 years of tenancy an enhanced compensation package based on length of tenancy which

is outlined in the Tenant Assistance Package delivered to tenants at the Virtual Tenant Meeting and Occupancy Report.

If an eligible tenant moves out prior to approval of the rezoning application, financial compensation (including the moving expenses detailed below) will be provided to the tenant by the GWLRA no later than immediately following final adoption of the rezoning bylaw(s). Moving expenses will be paid on the date of move out. ***For all other eligible tenants, financial compensation will be provided to the tenant no later than the date they move out, whether or not a demolition permit has been obtained or an eviction notice has been served.***

Moving Expenses

In accordance with the Policy, tenants will be compensated for moving expenses with a flat rate payment based on the number of bedrooms in their suite. (2021 numbers plus 3% CPI)

- \$1,114.75 for studio and 1-bedroom units; **We will round up the amount to \$1,115**
- 1,393.44 for 2-bedroom units; and **We will round up the amount to \$1395**
- \$1,672.13 for 3-bedroom and larger units. **We will round up the amount to \$1675**

Notice Period

GWLRA will provide all tenants with four months' notice, only after a Demolition Permit application is accepted by the City.

First Right of Refusal

GWLRA will provide all displaced tenants the first right of refusal to live in any purpose-built rental units in the new building, with the particulars of the units to be negotiated between the property owner and individual tenants.

Where the new building includes mid-market rent (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements for the MMR unit at the time the unit is first available for rent. To ensure that displaced tenants receive notification when the MMR units are becoming available, they will need to confirm during the relocation process that they want to exercise their first right of refusal.

Tenant Communication Plan

At the time of rezoning application submission, GWLRA will provide written communication to all tenants to inform them of the proposed redevelopment and that, if approved, future relocation of tenants will be necessary.

In addition, the Tenant Relocation Coordinators will ensure the following practices will be put in place:

- **GWLRA may or may not re-rent vacant suites after the rezoning application is submitted.** If a decision to re-rent is determined, new tenants will be informed of redevelopment intentions through a countersigned letter of acknowledgement at the time of move-in.

- Tenant Relocation Coordinators will communicate with all tenants via letters, phone calls, 1:1 meetings, tenant update meetings.
- A virtual tenant meeting will be held with respect to the rezoning application for this project. **We are mindful that many of our tenants are seniors and may not have access to a computer/the internet. We will ensure those tenants can participate by calling in by phone (landline/cell phone) and will be provided a copy of the presentation in advance so they can follow along and also participate in the Q & A time at the end of the meeting.*
- A one-on-one meeting will be held with residents of each occupied unit to answer questions, review compensation, assess needs and develop a personal relocation plan.
- Translation services will be provided if required.
- Further tenant updates are planned pending review of this proposed Tenant Relocation Plan with City staff.
- GWLRA will continue with frequent and ongoing communication with tenants to update on timing of approvals and potential notice period throughout the rezoning process.
- Tenants will be assured that this is not an eviction notice, that they can stay or move as they desire and will still receive all compensation outlined above.
- Tenants will be advised that it is their choice to work with the Tenant Relocation Coordinators.
- Tenants will receive a 4-month written notice to vacate after a Demolition Permit application has been accepted by the City.

Timing	Information provided to tenants
March 2023	Introduction Letter # 1 <ul style="list-style-type: none"> • Prelim App filed • RZ to be filed • H18 Policy
Late March 2023	TRP Plan <i>*Not Provided to Tenants</i> This document is provided to the City of North Vancouver as part of the Rezoning application filed
Late April/early May 2 week prior to Tenant Meeting	Virtual Tenant Meeting Invite Letter <ul style="list-style-type: none"> • zoom link/phone in number: how to participate in meeting (by phone/computer)
Virtual Tenant Meeting attended by: <ul style="list-style-type: none"> • Owner • Tenant Support Team 	Virtual Tenant Meeting <ul style="list-style-type: none"> • Overview of project • Timing of RZ process • Review of H18 Policy • FAQ • Tenant Q&A
1 week after Virtual Tenant Meeting	Follow up package <ul style="list-style-type: none"> • Cover letter • Slide Show • H18 Policy

Timing	Information provided to tenants
	<ul style="list-style-type: none"> ● CNV Questionnaire ● Q&A from meeting
2 weeks after Virtual Tenant Meeting	Phone interviews with all tenants <ul style="list-style-type: none"> ● Answer questions ● Understand tenants needs (family make-up, income, housing needs) ● Identify vulnerable tenants
6-8 months after initial tenant notification letter	Tenant Notice <ul style="list-style-type: none"> ● To update tenants on the project application status
2 weeks in advance of Staff Report to Council	Tenant Notice <ul style="list-style-type: none"> ● Recommendation for Council to advance this project to public hearing
Following Council decision re: 1, 2, 3rd reading	Tenant Notice <ul style="list-style-type: none"> ● Providing tenants with an update as to the results of the Council Meeting
From RZ approval to 4 months Notice to End Tenancy	Tenant Notice <ul style="list-style-type: none"> ● Periodic updates to tenants to advise them of application status as timelines become more defined
2-3 months prior to Notice To End tenancy	Tenant Notice Heads up to tenants that permits and notice will likely be issued in the coming months
4 Month Prior to requiring a vacant building	Written 4 Month Notice to End Tenancy As required by the RTA once all permits are in place, tenants receive Written Notice to End Tenancy.
From vacant building to new building occupancy	Tenant Notice <ul style="list-style-type: none"> ● Periodic updates to tenants to advise them of building status as timelines become more defined
45 days prior to new building occupancy	Tenant Notice <ul style="list-style-type: none"> ● Offer to tenants for Right of First Refusal for new building

Demolition Permit

A final Tenant Relocation Report will be submitted to the City outlining the outcome of the relocation of the tenants, compensation they have received, contact information, and any additional support they received, and if they wish to exercise their Right of First Refusal.

Occupancy Permit

Tenants who expressed an interest in the Right of First Refusal will be contacting as the new building nears completion and given the first opportunity to view the suites to determine if they want to move back. If there are more tenants than the available MMR units GWLRA will be responsible for selecting tenants in accordance with the Housing Agreement.

We trust the Tenant Relocation Plan discussed above meets the City's objectives. Please don't hesitate to contact us if you have any questions.

Yours truly,

GWL REALTY ADVISORS INC.

As Agent for the Owner



Michael Reed

Senior Director, Development

Direct: (604) 713-8919

Email: michael.reed@gwlra.com

Appendix A *Updated June 19, 2023

Unit #	Rent	Beds	Tenant Status
100	\$600	1	Building Manager - he is actively working to find other building management work in the area.
101	\$1,505	2	They are looking to stay until the notice period. Our team has offered relocation support but tenants have yet to engage/ we are checking in periodically with tenants and keeping them updated as the project moves along.
102	\$1,619	2	Relocated + Compensated to Market Rental in North Vancouver January 1, 2024. GWL allowed extra time for tenants to fully vacate their apartment.
103	\$1,050	1	Actively working with tenants to search for RGI Housing/Assisted tenants to complete applications for new Salal building and other non profit housing.
104	\$1,078	1	Relocated + Compensated January 25, 2024 - moved to long term care in Burnaby due to health/cognitive decline. We worked with her family to cover extra costs involved in moving all items from her apartment. GWL also allowed several extra months without requiring rent in order to facilitate cleaning out the apartment.
105	\$1,415	2	They are looking to stay until the notice period/ Our team is checking in with tenants periodically and keeping them updated as the project moves along.
106	\$1,170	2	They are looking to stay until the notice period/ Our team is checking in with tenants periodically and keeping them updated as the project moves along.
107	\$1,400	1	They are looking to stay until the notice period/ Our team is checking in with tenants periodically and keeping them updated as the project moves along.

108	\$1,248	1	Actively working with tenants to search for RGI Housing/Assisted tenants to complete application for new Salal building as well as tour and apply for new MMR studio (which their application was declined). We continue to work with them to search for non profit/seniors housing.
109	\$1,136	1	They are looking to stay until the notice period/ Our team is checking in with tenants periodically and keeping them updated as the project moves along.
110	VACANT	1	Vacant at project application submission
111	\$1,599	2	They are looking to stay until the notice period/ Our team is checking in with tenants periodically and keeping them updated as the project moves along.
201	\$1,240	1	They are looking to stay until the notice period/ Our team is checking in with tenants periodically and in touch with their daughter who speaks English (her parents are often out of the country).
202	\$1,369	2	They are looking to stay until the notice period/ Our team has been checking in regularly with [REDACTED] and has provided 6 listings thus far. The last listings we sent in March 2024 and had no response from the tenant.
203	\$1,500	2	Relocated + Compensated May 2024/ our team sourced LEM 2 bedroom for \$2552 a month at new Salal building in North Vancouver. GWL allowed extra time for tenants to fully vacate their apartment.
204	\$1,120	1	They are looking to stay until the notice period/ Our team is checking in with tenants periodically and keeping them updated as the project moves along.
205	\$1,900	2	Relocated + Compensated May 2024/ our team sourced LEM 2 bedroom for \$2315 a month at new Salal building in North Vancouver. GWL allowed extra time for tenants to fully vacate their apartment.
206	\$1,174	2	Relocated + Compensated January 31, 2024. Tenants moved to Market Rental in North Vancouver
207	\$1,300	1	Relocated August 1, 2023. We supported tenant in relocation to RGI housing in North Vancouver.

208	\$1,800	2	Actively working with tenants to search for RGI Housing/Assisted tenants to complete application for new Salal building (opening Spring 2024)
209	VACANT	1	Vacant at project application submission
210	\$1,500	1	Relocated + Compensated June 1, 2024. Our team sourced LEM 1 bedroom for \$1605 a month located in Vancouver. GWL allowed extra time for tenants to fully vacate their apartment.
211	\$1,546	2	Our team has responded to emails and offered to meet and discuss relocation support but the tenant is non-responsive. Had the meeting booked August 30, 2023 cancelled the day before. Our team reached out 2 more times since then to set up a meeting and no response from the tenant. We continue to keep him updated on the project application with periodic updates.
301	VACANT	1	Vacant at project application submission
302	VACANT	2	Vacant at project application submission
303	\$1,580	2	They are looking to stay until the notice period/ Our team is checking in with tenants periodically.
304	\$1,477	2	They are looking to stay until the notice period/ Our team is checking in with tenants periodically and keeping them updated as the project moves along.
305	\$1,133	2	Relocated + Compensated to Market Housing in North Vancouver March 2024. GWL allowed extra time for tenants to fully vacate their apartment.
306	\$1,089	1	They are looking to stay until the notice period/ Our team is checking in with tenants periodically.
307	\$1,900	2	Actively working with tenants to search for low end of market housing/assisted tenants to complete application for new Salal building. They are now looking to stay until the notice period and we are keeping them updated as the project moves along.

308	\$1,077	1	They are looking to stay until the notice period/ Our team is checking in with tenants periodically/ We have sent an application for RGI housing and followed up but no response. We helped them tour and apply for the MMR unit which they declined to take in March 2024.
309	\$1,400	1	Relocated + Compensated April 2024 to MMR studio in North Vancouver we secured for her (\$1257 month rent). GWL provided the tenant with 2 extra months to relocate (no rent required) as the tenant was recently out of the country.
310	VACANT	2	Vacant at project application submission

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9057

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. 9057” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765)**.
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 140 West 19th Street and legally described below as henceforth being transferred, added to and forming part of CD-765 (Comprehensive Development 765 Zone):

PID: 015-065-421	LOT F (SEE 532641L) OF LOT 6 BLOCK 6 DISTRICT LOT 548 PLAN 898
PID: 015-065-405	LOT A (EXPLANATORY PLAN 3224) OF LOT 6 BLOCK 6 DISTRICT LOT 548 PLAN 898
PID: 015-065-448	LOT D (SEE 532492L) OF LOT 5 BLOCK 6 DISTRICT LOT 548 PLAN 898

from zone RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following Comprehensive Development Zone to Section 1100 in numerical order:

“CD-765 Comprehensive Development 765 Zone” (140 West 19th Street)

In the CD-765 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) One Principal Building shall be permitted on one Lot;
- (2) The permitted Principal Use on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use:
 - i. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
 - ii. Accessory Off-Street Parking Use;
 - iii. Accessory Home Office Use;

- (3) Gross Floor Area:
- (a) Combined and in total, shall not exceed 1.6 times the original lot area of 2,398m²;
 - (b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the original lot area of 2,398m², upon entering into a Housing Agreement with the City:

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

- (4) Lot Coverage of Principal Building shall not exceed a maximum of 50 percent of the original lot area of 2,398m²;
- (5) Height:
- (a) Height of Principal Building shall not exceed six storeys and 19.5 metres (64 feet) as measured from average building grade;
- (6) Height Exceptions:
- (a) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
 - i. parapet walls, guard rails, Garden Structures, common staircase and elevator structures by not more than 6.1 metres (20 feet);
 - ii. Fully screened mechanical equipment, sited at least 2.5 metres (8.2 feet) from the outer edge of the roof, by not more than 6.1 metres (20 feet);
- (7) Siting:
- (a) Principal Building shall be sited in accordance with the following:
 - i. from the Front Lot Line (southern boundary):
 - 1. No less than 0.3 metres (1 foot) to the basement levels;
 - 2. No less than 6.1 metres (20 feet) to upper level walls.
 - ii. from the Rear Lot Line (northern boundary):
 - 1. No less than 1 metre (3.28 feet) the basement levels;
 - 2. No less than 6.1 metres (20 feet) to upper level walls;

3. 1.2 metres (4 feet) to single storey unenclosed pergola structure.
 - iii. from the Exterior Side Lot Line (western boundary), being from the new property boundary following road dedication:
 1. No less than 0.3 metres (1 foot) to the basement levels;
 2. No less than 0.8 metre (2.6 feet) to upper level walls;
 3. No less than 0.3 metres (1 foot) to an unenclosed balcony.
 - iv. from the Interior Side Lot Line (eastern boundary):
 1. Not less than 1.2 metres (4 feet) to the basement levels;
 2. No less than 3.7 metres (12 feet) to upper level walls.
- (b) Section 410(3) "Siting Exceptions" is varied as follows:
- i Steps, including parking exit stairs, can be positioned to project beyond the face of the Principal Building.
 - ii. Building column next to the front entrance can project into the Front Lot Line setback by 0.7m.
- (8) Section 510(2), Unit Separation, shall be waived;
- (9) Section 510(3), Building Width and Length, shall be waived;
- (10) Section 10A02(1)(c) is varied to permit a Bicycle Parking Space overhead clearance of not less than 2.134 meters (7 feet);
- (11) Section 10A02(2)(b) is varied, such that a Vertical Bicycle Parking Spaces shall not be counted towards more than 38% of the required Secure Bicycle Parking Spaces.

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

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9058

A Bylaw to enter into a Housing Agreement (140 West 19th Street)

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

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2024, No. 9058**” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765, Rental Housing Commitments).
2. The Council hereby authorizes The Corporation of the City of North Vancouver to enter into a Housing Agreement to secure rental housing commitments with the owner of lands having a civic address of 140 West 19th Street, North Vancouver, legally described as: PID: 015-065-421, LOT F (SEE 532641L) OF LOT 6 BLOCK 6 DISTRICT LOT 548 PLAN 898; PID: 015-065-405, LOT A (EXPLANATORY PLAN 3224) OF LOT 6 BLOCK 6 DISTRICT LOT 548 PLAN 898; PID: 015-065-448, LOT D (SEE 532492L) OF LOT 5 BLOCK 6 DISTRICT LOT 548 PLAN 898, substantially in the form attached to this bylaw.
3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

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

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT,

BETWEEN:

1338998 B.C. LTD., INC.NO. BC1338998
1600-650 West Georgia Street
Vancouver, British Columbia
V6B 4N7

(the “Owner”)

AND:

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

(the “City”)

WHEREAS:

- A. The Owner is the registered owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Local Government Act*, RSBC 2015, c. 1 and the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 (the “**Land Title Act**”) permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant.
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.
- E. The City has adopted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

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

1. DEFINITIONS

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

Parcel Identifier: 015-065-421
Lot F (SEE 532641L) OF LOT 6
Block 6
District Lot 548
Plan 898;

Parcel Identifier: 015-065-405
Lot A (EXPLANATORY PLAN 3224) OF LOT 6
Block 6
District Lot 548
Plan 898;

Parcel Identifier: 015-065-448
Lot D (SEE 532492L) OF LOT 5
Block 6
District Lot 548
Plan 898;

- (j) “**Mid-Market Rental Units**” means the 9 Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) “**Market Rental Units**” means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;

- (l) **“Maximum Household Income”** means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divide by 30% (0.30) to meet the standard definition of affordability;
- (m) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;
- (o) **“Residential Building”** means the 6 storey building to be constructed on the Lands to be used for Rental Purposes with 91 Dwelling Units, of which 82 Dwelling Units will be Market Rental Units and 9 Dwelling Units will be Mid-Market Rental Units;
- (p) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (q) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit;
- (t) **“Tenant Relocation Plan”** means the Tenant Relocation Plan dated June 14, 2024, as prepared by the Owner and approved by the City, to meet the requirements of the City’s Residential Tenant Displacement Policy No. H18, as amended July 12, 2021, a copy of which is attached as Schedule A to this Agreement; and
- (u) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2024, No. 9058” (GWL Realty Advisors Inc., 140 West 19th Street, CD-765 Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 7.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 3.5, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
- (a) the Lands must not be subdivided or stratified except for consolidation;
 - (b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and
 - (c) no Rental Unit in the Residential Building must be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building must be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.
- 3.3 Pursuant to section 219(6) of the *Land Title Act*, except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
 - (b) the Owner's default under this Agreement; and
 - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 3.4 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.
- 3.5 The covenants of the Owner set out in sections 3.3 and 3.4 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach

of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building will be no fewer than 10 three-bedroom units, 17 two-bedroom units, 45 one-bedroom units and 19 studio units or as otherwise approved in writing by the Director, Planning and Development in their discretion.
- 4.2 The 9 Mid-Market Rental Units will be provided in the following unit mix: 2 studio units, 4 one-bedroom units, 2 two-bedroom units, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director, Planning and Development with such approval to be granted in their discretion. The Owner will be entitled to determine the locations of the 9 Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner will enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:
- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing and all Mid-Market Rental Units must be managed by one rental agent;
 - (b) Compliance with Tenant Relocation Plan: The Owner will fulfil all of the commitments set out in the Tenant Relocation Plan and will, within a reasonable timeframe following request by the City, provide information to the City to confirm compliance with the Tenant Relocation Plan, provided that the same can be done without breaching the *Personal Information Protection Act*, SBC 2003, c. 63 (as amended from time to time);
 - (c) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units. When a Mid-Market Rental Unit becomes available for a subsequent, new tenancy, the Owner will advertise the unit in accordance with the foregoing requirements for a period of at least one week;
 - (d) Tenant Selection: the Owner will make the Mid-Market Rental Units available, both at the first tenancy and each subsequent tenancy, in the following order of priority:

- (i) If the Residential Building replaces an existing rental building, then tenants from the existing rental building on the Lands being replaced who have household incomes at or below the Maximum Household Income will be provided first right of refusal in the Mid-Market Rental Units, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (ii) Households who have been displaced from redevelopment elsewhere in the City who have household incomes at or below the Maximum Household Income will have second priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis
 - (iii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (iv) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in sections 5.1(d)(i) to (iii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and
 - (v) Tenants in Mid-Market Rental Units must not have an ownership interest in a residential property in the City or in a neighbouring municipality which the tenant could otherwise occupy and the Owner will use reasonable commercial efforts to obtain confirmation from the prospective tenant that they meet this requirement at the time of tenancy;
 - (vi) In determining whether a tenant meets the Maximum Household Income requirements or the requirement in section 5.1(d)(v), the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (e) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased below or at the permitted annual rent increase then set under the RT Act;

- (f) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (g) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith;
- (h) Information Regarding Unit Availability: If the City establishes a register for availability of Mid-Market Rental Units within the City, the Owner will provide to the City information regarding any Mid-Market Rental Units that become available for rent, in a form acceptable to the Director, Planning and Development;
- (i) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act*, SBC 2003, c. 63 (as amended from time to time) the Owner will, on an annual basis at the time of Business License renewal and upon any other request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

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

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

7. GENERAL PROVISIONS

7.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement and notice of this Agreement which is required to be filed pursuant to the Act. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.

7.2 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

7.3 The Owner and the City agree that:

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

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

7.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner.

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

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning & Development
Facsimile: 604.985.0576
Email: planning@cnv.org

The Owner: 1338998 B.C. LTD., INC.NO. BC1338998
C/O GWL Realty Advisors Inc.
#1000 - 33 Yonge Street
Toronto, Ontario
M5E 1G4
Attention: Erica Penrose
Email: erica.penrose@gwlra.com
Phone: 647-409-1977

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being

effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

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

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

8. INTERPRETATION

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

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

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

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

8.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

8.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2024, No. 9058".

8.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable therein.

8.8 This Agreement can be signed in counterpart.




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

**SCHEDULE A
TENANT RELOCATION PLAN**

[see attached]

[Priority Agreement to be attached before registration]



 Department Manager	 Acting 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: Linden Mulleder, Planner 2

Subject: DEVELOPMENT VARIANCE PERMIT APPLICATION: 205 ST.
PATRICKS AVENUE (1304400 B.C. LTD.)

Date: July 3, 2024 File No: 08-3400-20-0122/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated July 3, 2024, entitled “Development Variance Permit Application: 205 St. Patricks Avenue (1304400 B.C. LTD.)”:

THAT Development Variance Permit No. PLN2023-00014 (1304400 B.C. LTD.) be considered for issuance under Section 498 of the *Local Government Act* and the Public Meeting be waived;

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

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

ATTACHMENTS

1. Context Map (CityDocs [2533179](#))
2. Architectural and Landscape Plans, dated Feb 14 2024 (CityDocs [2503469](#))
3. Tenant Relocation Summary (CityDocs [2503221](#))
4. Community Consultation Summary (CityDocs [2503224](#))
5. Development Variance Permit No. PLN2023-00014 (1304400 B.C. LTD.) (CityDocs [2502516](#))

SUMMARY

This report presents an application for a Development Variance Permit (DVP) to provide variance to setback requirements and lot coverage in the existing RM-1 zone to allow for the development a ground-oriented residential building with six dwelling units, four of which include accessory lock off suites.

BACKGROUND

Applicant:	Malinder Brar, Golden Line Homes Ltd.
Architect:	Pooyan Poostchi, F. Adab Architects Inc.
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	RM-1 (Medium Density Apartment Residential 1)

DISCUSSION

Site Context & Surrounding Use

The site is located on the North West corner of East 2nd Street and St Patricks Avenue (Attachment #1). The buildings and uses immediately surrounding the subject site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	375 E 3rd St (across the lane)	Three storey Apartment building	RM-1
South	137-149 St. Patricks Ave. (across the street)	Townhouse development	RM-1
East	220 St Patricks Ave.	Duplex	RG-3
West	360 E 2nd Street	Three storey Apartment building	RM-1

Policy Context

The Official Community Plan (OCP) designates the subject site as Residential Level 5 (R5), which provides for Residential multifamily uses with a maximum density of 1.6 FSR without bonus density and 2.6 FSR with bonus density. The property is outside the East 3rd Street (Moodyville) Development Permit Area and is zoned RM-1 (Medium Density Apartment Residential 1), which allows a maximum density of 1.6 FSR.

Project Description

The application proposes a three-storey residential building, above a basement that is partially below grade. There are six principal dwelling units, four of which include accessory lock-off suites in the lower levels. All units are ground-oriented with direct exterior access.

There is an enclosed parking area accessed directly from the lane with 6 vehicle parking stalls, which meets the zoning requirement for the unit count. Bicycle parking and storage lockers for each unit are provided in the basement level.

PLANNING ANALYSIS

Policy Alignment

The proposed development is in the R5 area of the OCP which anticipates intensified residential uses of ground-oriented or apartment style buildings of a height up to six storeys, and density up to 1.6 FSR, with an additional potential 1.0 FSR of bonus density. The proposal is for a ground-oriented residential building of three storeys and 1.34 FSR, which complies with the R5 designation.

Proposed Zoning Variances

The applicant is requesting two variances to the existing RM-1 zoning, for lot coverage and siting (setbacks). The RM-1 zone anticipates 3-storey apartment buildings on lots that are usually quite large, with lot frontages of around 150-200 feet. The subject site is a single lot with a lot frontage of only 50 feet and a smaller size than anticipated in the zone. Therefore, the substantial setback requirements and limited lot coverage provisions in the RM-1 zone make it difficult to realize the anticipated density on such a small site.

The proposed zoning variances are outlined in Table 2.

Table 2. Requested Changes to the Zoning Bylaw

	Current RM-1 Zone Provision	Proposed Variance
Principal Building Setbacks	Front Lot Line –6.096 m (20 ft.) Exterior Side Lot Line - 6.096 m (20 ft.) Rear Lot Line – 6.096 m (20 ft.) Interior Lot Lines – 4.57 m (15 ft.)	Front Lot Line –3.0 m (10 ft.) Exterior Side Lot Line – 2.1 m (7.2 ft.) Rear Lot Line – 3.1 m (10.3 ft.) Interior Lot Lines – 3.1 m (10.3 ft.)
Lot Coverage	50%	56%

By reducing setbacks and increasing the lot coverage, the proposed building design will allow the development of a multifamily building consistent with the OCP intent, by providing intensified residential uses, but in a townhouse form rather than apartment style. The reduced setbacks and increased lot coverage will allow the building to approach the maximum density, while simultaneously providing a contextual transition between the R5 area and the R4 area to the east.

All other aspects of the proposal comply with the Zoning Bylaw. The issuance of a Building Permit would be conditional on further staff review to ensure compliance with City bylaws and regulations, including the Subdivision and Development Control Bylaw, the Construction Regulation Bylaw, and the BC Building Code.

Landscaping & Tree Retention

The site is subject to the City's Tree Bylaw. There are no trees on the subject property, but two trees on the adjacent lot to the west are proposed to be removed to facilitate the development. The neighbouring property owners have agreed to the trees being removed and the developer will pay for their replacement. All trees removed will be subject to replacement as per the City's Tree Bylaw.

There is one existing street tree on City property that will be retained during construction, and an estimated nine new street trees will be planted along the street frontages.

RESIDENTIAL TENANT RELOCATION

The property has been used as a rental building; however, there are only four dwelling units on the site, and as such since there are fewer than 5 rental dwelling units on the site, the Residential Tenant Relocation Policy (2021) does not apply. Despite this, the applicant did offer assistance to tenants to transition to a new home. All tenants have been relocated and the building is now vacant. The Tenant Relocation Summary (Attachment #3) provides a description of offered assistance.

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel on September 19, 2023, and the Panel supported the proposal subject to further conditions regarding minor improvements to the design, including:

- From a building planning point of view, to review access to natural light for bedroom for the lock-off unit D at the bottom of the building.
- The review of plant species in relation to plant sizes and planting areas, specifically the laurel hedge, oak trees along 2nd Street.
- The provision for adequate lighting for the parking area, and robust locks on storage and bike storage to facilitate adequate CPTED provisions.
- Review overhead services in relation to offsite tree planting.

The applicant provided a revised design which addresses the above concerns to the satisfaction of staff.

COMMUNITY CONSULTATION

The applicant sent a neighbourhood notification to nearby properties and installed two signs on the site to notify neighbours of the application. Detailed information and an opportunity to provide input was provided on the City's development web page. No formal feedback was provided. Given the limited scope of the application, and the limited feedback received after the notification, no Developer Information Session was hosted.

CONCLUSION

The proposed variances support a design that will deliver ground-oriented housing within the anticipated height and density of the existing RM-1 zone, while responding to site context and limitations to provide a satisfactory design. Staff are supportive of the variance application as it will enable a variety of new housing within the City.

RESPECTFULLY SUBMITTED:



Linden Mulleder
Planner 2





LIST OF DRAWINGS

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 PROJECT STATISTICS
- A-1.2 CONTEXT PLAN - AERIAL MAP
- A-1.3 CONTEXT PHOTOS
- A-1.4 SURVEY PLAN
- A-1.5 SITE PLAN
- A-1.5a STREETScape AND NORTH ELEVATION
- A-1.6 DESIGN RATIONALE
- A-1.7 PERSPECTIVE VIEWS
- A-1.8 COLOR ELEVATIONS
- A-1.9 MATERIALS
- A-1.10 SHADOW ANALYSIS

- A-2.1 FLOOR PLAN - BASEMENT AND 1ST FLOOR
- A-2.2 FLOOR PLAN - 2ND FLOOR AND ROOF
- A-2.3 GROSS FLOOR AREA OVERLAY PLAN
- A-2.4 ADAPTABLE LEVEL 2 REQUIREMENT

- A-3.1 SOUTH AND EAST ELEVATIONS
- A-3.2 NORTH AND WEST ELEVATIONS
- A-3.3 REFLECTED NEIGHBOR'S WINDOWS TO THE WEST

- A-4.1 SECTIONS A-A , B-B

CONTACT LIST:

OWNER:

JASR HOME LTD.
 725 Edgar Avenue Coquitlam, BC V3K 2J3
 MALINDER BRAR Cell: 604-618 9219

ARCHITECT :

F. ADAB ARCHITECTS INC.
 130 - 1000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, B.C. V7P 3R4
 TEL : 604 987 3003

CIVIL ENGINEER :

CENTRAS ENGINEERING LTD.
 218-2630 Croydon Drive, Surrey, BC V3Z 6T3
 TEL: 604-307-4169

ARBORIST :

OUTLOOK ARBORIST SERVICES
 JOHN MONK
 TEL: 604 816-2592

LANDSCAPE ARCHITECT:

ROD MARUYAMA AND ASSOCIATES INC.
 680 Leg in Boot Square
 Vancouver, BC V5Z 4B4
 TEL : 604 874-9967

MECHANICAL CONSULTANT:

SRC ENGINEERING CONSULTANTS.
 205 - 4180 Lougheed Hwy,
 Burnaby, BC V5C 6A7
 TEL : 604-268-9091

SURVEYOR:

**GREWAL & ASSOCIATES PROFESSIONAL
 LAND SURVEYORS**
 204 - 15299 68th AVENUE , SURREY , BC V3S 2C1
 TEL: 604 597-8567



**F. ADAB
 ARCHITECTS
 INC.**

#130-1000 ROOSEVELT CRESCENT
 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 987-3003 FAX: (604) 987-3033
 E-MAIL: info@mulgieradab.com

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Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION / ISSUED
4	FEB-2024	REISSUED CNV MEMO
3	JAN-2024	REISSUED PER ADP & CNV
2	MAY-2023	ISSUED FOR DP
1	JUL-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 205-211, ST. PATRICK AVE.
 NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
COVER SHEET

DATE:	JUL 2022	SHEET NO:	A-1.0
SCALE:	NTS.		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO.:	-		



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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E-MAIL: info@mulgeriandab.com

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205-211, ST. PATRICK AVE., North Vancouver, BC	
Project Description / use	6 units Residential Town house + 4 Lock-off suites (2 of Which are Accessible)
Legal Description	LOT 17 BLOCK 143 DISTRICT 274 PLAN 878
Civic Address present	205-211, ST. PATRICK AVE., North Vancouver, BC
Civic Address Future	TBD
Lot Area	5975 Sqft
OCF / Area Design Guideline	R5
Current Zoning	RM-1
Proposed Zoning	RM-1
Proposed Number of Units	6

	Required/ Allowed	Proposed	Notes
FAR	1.6	1.34	
GFA	9560 SQFT	8017 SQFT	
Building Height			
South/lane	42.65'	41.65'	
	3-STOREY	3-STOREY	
Number of Storey	3	3	
Site Coverage	50%	56%	Variance
Building Set back:			
North/Lane	20'	6'	Variance
East	15'	7.2'	Variance
West	20'	10.3'	Variance
South/East 2nd	20'	10'	Variance
Minimum Dwelling Size	400	1215	
Minimum Dwelling Size - Lock Off Suites	285	462	
Parking	6.3	6	1.05/unit
Bike	9	11	1.5/unit

	A	B	C	D	E	F	G	H	I=B+C+D+F+G+H	J	K=J-I
	Residential sqft	Mechanical/ Electrical (sqft)	Bike/locker sqft	Garbage sqft	Cellar sqft	Area exclusion for Lock-off Suites 150.7 sqft /lock-off unit (sqft)	Area exclusion for Accessible Lock-off suite 107.6 sqft/accessible lock-off unit (sqft)	Corridors/Parking sqft	Total exclusions sqft	Floor Area sqft	Total Gross Area GFA (sqft)
Basement	2315	329.5	440	0	2241	602.8	215.28	292	4120.58	3317	-803.58
Level 1	1835			21				1335	1356	3329	1973
Level 2	3453									3453	3453
Level 3	3395									3395	3395
Total	10998	329.5	440	0	2241	602.8	215.28	1627	5476.58	13494	8017.42
											FAR: 1.34

Unit Mix				
Unit Type	#	Lock-off suite(sqft)	Accessible Lock-off suite	Total Area (sqft)
A	1	1 (503 sqft)	✓	1956
B	1	1 (469 sqft)	✓	2104.9
C	1	1 (485sqft)		2113.2
D	1	1 (790 sqft)		2284.4
E	1	-		1247
F	1	-		1292.5
Total	6	4	2	10998

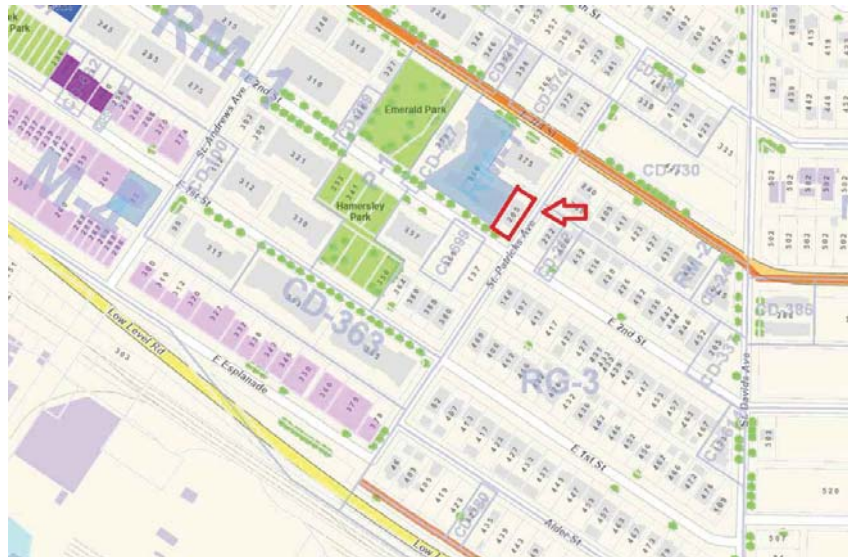
NO.	DATE	REVISION / ISSUED
4	FEB-2024	REISSUED CIV MEMO
3	JAN-2024	REISSUED PER ADP & CNV
2	MAY-2023	ISSUED FOR DP
1	JUL-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
STATISTIC

DATE:	JUN. 2022	SHEET NO.:
SCALE:	NTS.	A-1.1
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO.:	-	



CONTEXT MAP



AERIAL PHOTO



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205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
CONTEXT PHOTO
AERIAL MAP

DATE:	JUN 2022	SHEET NO.:
SCALE:	NTS.	A-1.2
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO.:	-	



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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE,
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
CONTEXT PHOTO

DATE:	JUN 2022	SHEET NO.:
SCALE:	NTS.	A-1.3
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO.:	-	



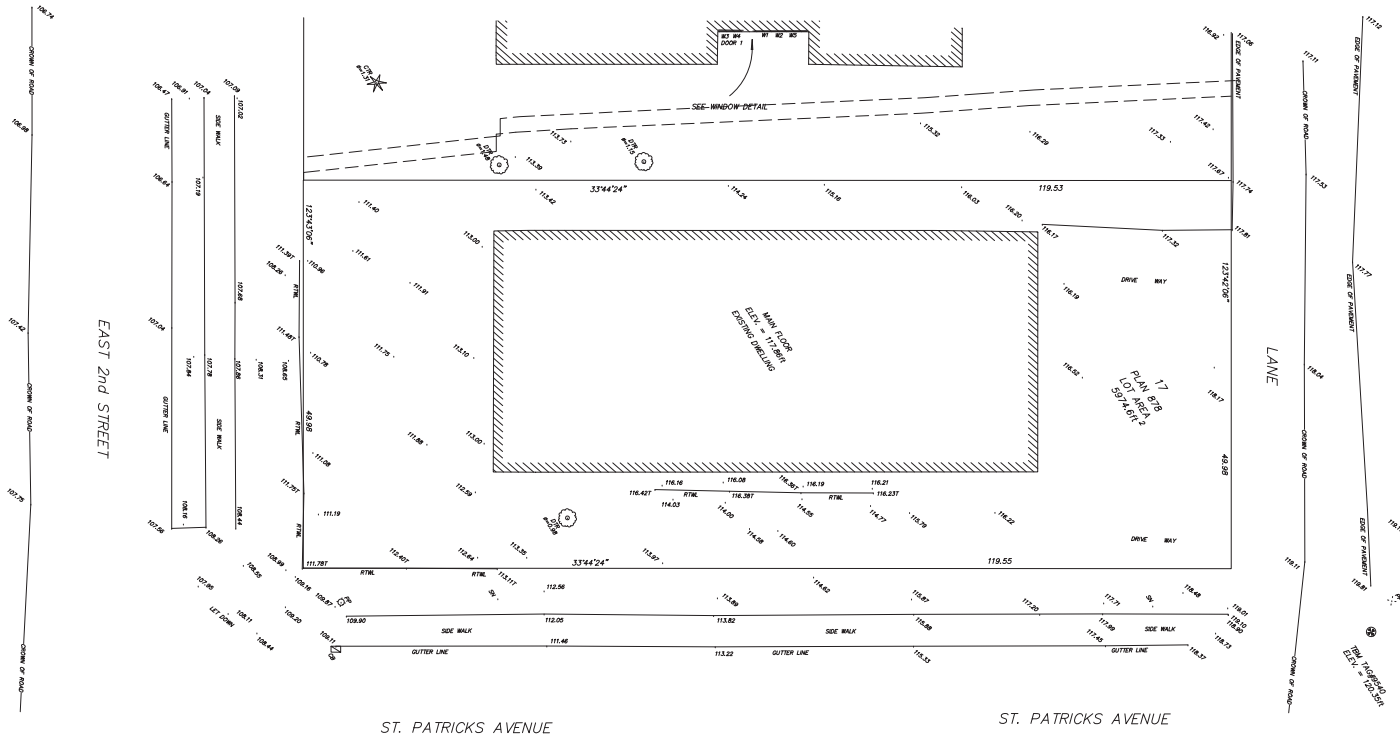
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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
SURVEY PLAN

DATE:	JUL 2022	SHEET NO.:
SCALE:	NTS.	A-1.4
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO.:	-	



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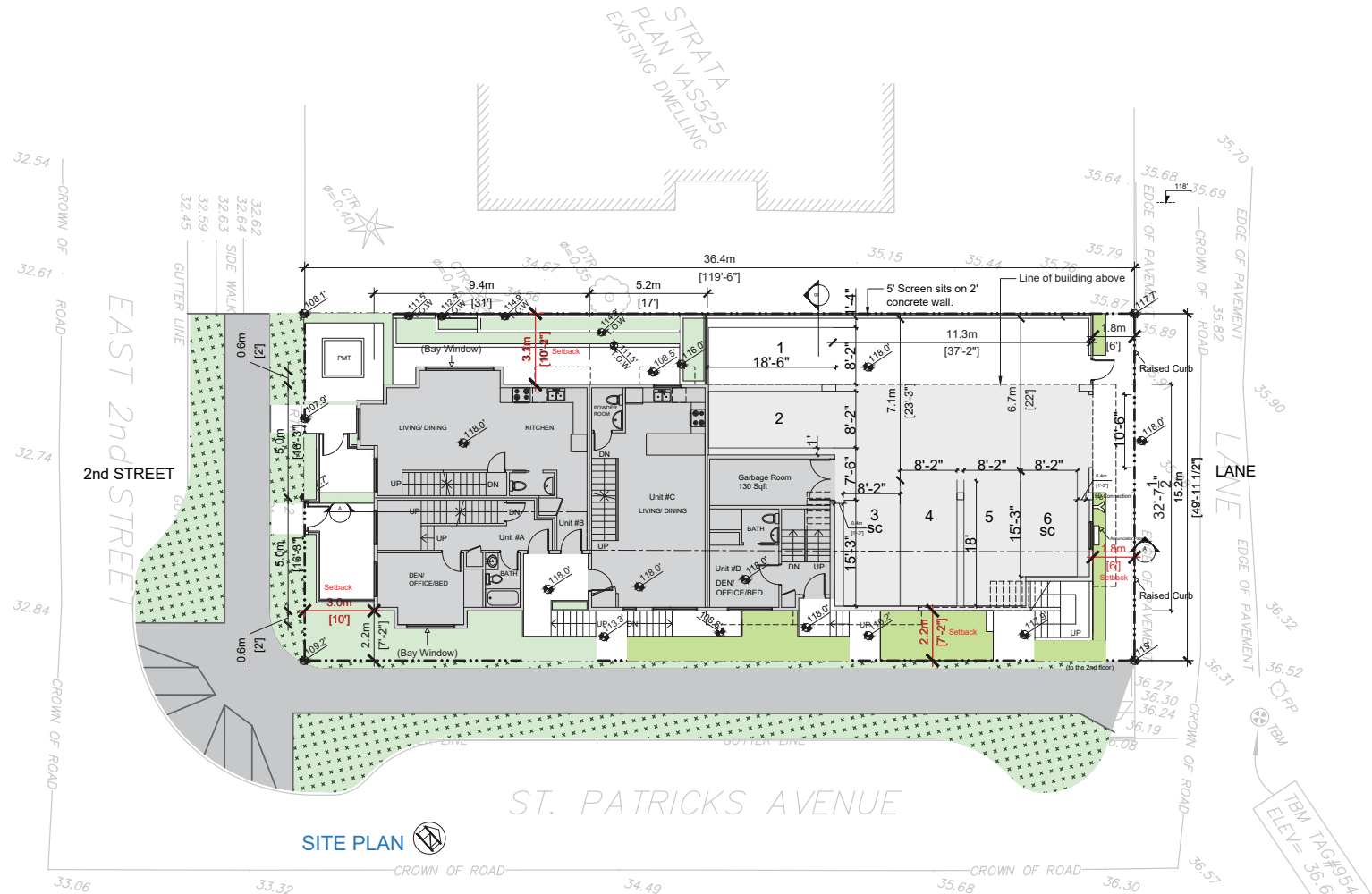
PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:

SITE PLAN

DATE:	JUL 2022	SHEET NO.:
SCALE:	NTS.	A-1.5
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO.:	-	



SITE PLAN

TBM TAG#95540
ELEV= 36.69m



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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
STREET SCAPE

DATE:	JUL 2022	SHEET NO:
SCALE:	NTS.	A-1.6
DESIGN:	P.P	
DRAWN:	P.P	
PROJECT NO:	-	



VIEW FROM ST. PATRICK AVE.



VIEW FROM THE INTERSECTION OF THE LANE AND ST. PATRICK AVE.



VIEW FROM THE LANE



VIEW FROM THE INTERSECTION OF ST. PATRICK AVE. AND EAST 2ND ST.



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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
3D RENDERINGS

DATE:	JUN. 2022	SHEET NO.:
SCALE:	NTS.	
DESIGN:	P.P.	A-1.7
DRAWN:	P.P.	
PROJECT NO.:	-	

Design Rationale / Statement of Intent
762-758 East 3rd Street, North Vancouver

Introduction

This Design Rationale is to be read as part of a rezoning and development application for a 6-unit townhouse development plus 4 lock off suites. For detailed information refer to the architectural, landscape, civil drawings, rendering and other related documents.

The Site

The total lot area is 5975 sqft. and is located at the corner of East 2nd and St. Patrick Avenue. There is a 6.0-meter lane to the north. Presently the site is occupied by four units. The grade differences between the e 2nd street and the lane is approximately 3.45 meter. This steep sloped site posed some design challenges in siting and orientation that resulted in stepping down the building from north to south.

Proposed Development

This application proposes 6-unit townhouse complex that 4 units have one lock-off suites at the lower floor. The building orientation considers and responds to view, sun, exposure and neighbouring properties as well as addressing two streets and lane characters. The location is accessible by transit, bicycle routes and walkable sidewalk providing opportunities for alternate method of movements.

The proposed development zone is RM-1, with a Floor Area Ratio (FAR) of 1.32. The average size of the townhouses ranges from 1,212 to 2,236 sqft including the lock off suites.

Lock off suites of townhouses along E. 2nd have direct access to the street and the townhouses at rear have access from the lane.

Vehicular access is provided from the lane and each unit has one garage with access from the court yard.

Massing, Architectural Form and Character

The development is located on a site with a height difference of approximately 3.5 meters from south to north. The vehicle access will be from the lane to the north, which is the site's highest point. To address this challenge, the parking area is situated in the northern half of the building with the same level as lane, consisting of six stalls. Above the parking area, there are two residential floors, and underneath it, is an underground floor for storage, bikes, and mechanical and electrical rooms. Due to the slope of the site, the underground floor to the north does not receive any natural light so is best place for the servicing areas.

On the south side of the building, we have designed two lock-off suites at the lowest level with direct access from East 2nd Street, allowing these units to benefit from excellent natural light. Additionally, there are two units above the parking area that have separate access through an open stair from the northeast side of St. Patrick Ave. One unit has separate access from St. Patrick Ave, while the remaining three units have access through a common open lobby to the southeast. The access for the two lock-off suites is in the middle of the building on St. Patrick Ave.

Taking advantage of the slope, the design has ensured a good location and orientation for each suite, resulting in a three-story building facing north and a four-story building facing south. From an architectural point of view, facades are designed to create a visually appealing structure. The architectural language demonstrates a modern contemporary character. To enhance the aesthetic appeal and interior space, we have incorporated bay windows, recesses, and projections in the massing. These design elements help break up the long massing volume along St. Patrick Street and create a dynamic and lively facade with open stairs and corridors.

Exterior Finishes and Colour

The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

A variety of high quality building materials have been selected with emphasis on prefabricated cement board, brick and composite material (New Tech wood) for non-combustibility and longevity.

The colours are selected with emphasis on creating harmony and contrast by using a combination of black brick, light gray cement boards as well as dark brown (PE) for new tech wood.

The same high quality material used in front continue around the remaining sides. Windows frames are black from outside and white from inside and all railings also have black frame and clear glass.

Livability Statement

The proposed development consists one buildings with vehicular access from the north lane.

All units have roof deck and some units have deck and balcony on the second and third floor. the lock-off suites to the south have their own patio to the first street.

Where possible the windows are located at two sides providing natural ventilation and passive house strategy.

Another distinguished character of the project is creating affordability for potential purchasers by introducing small three bedroom townhomes along with lock-off suits.

The typical layout of each unit contains living dining and family on lower floor and bedrooms on the upper floors. Adequate sunlight, above average room sizes and private patios provides a comfortable, and livable environment for intended users.

Private outdoor roof deck patios are provided on top floor taking advantages of ocean view and south sun exposure. Planters and oversized pots are proposed on the roof decks to enhance the landscaping and green initiative.

Mechanical system is equipped with heat pump system providing both cool and hot air as well as heat recovery system "HRV" for recycling the heat energy.

Energy Saving and Green Measures

Many green building strategies have been incorporated into the project design including the following items:

- The energy efficiency target is to achieve step 3 code requirements.
- The building envelope, glazing, and mechanical system will be designed based on the 2018 code and in compliance with ASHRE 90, 2010
- Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Low emission adhesives paint and flooring will also be used throughout the
- Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- All units have roof deck and some units have balcony or deck on the lower floors to livability of the units and creating a family oriented environment
- Replacing 4 dwelling unit with 6 and providing 4 lock off suites with high affordability measure.
- Provision of full electric vehicle chargers for all units.
- Provision of green roof reduces the solar intensity and provides increased insulation. This also reduces the rate of storm water run-off from the site.

Crime Prevention Through Environmental Design. "CPTED"

The building has been designed keeping safety in mind. The newly constructed residential developments along E2nd, E3rd and E4th keep the area active, lively with numerous eyes on the street and lane.

The rationale behind the CPTED strategy takes into account the standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

- Identifiable entries to the different units with direct access to the street along with identifiable private patios to the south creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows, patios and terraces, and open stairs and corridors ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces
- Lights would be installed on sides of the townhouse entries and garage doors illuminating the entire buildings and internal pathways.
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Gates and fences will be provided along the street and lane as well as on property lines to secure the site.
- Trees, shrubs and hedges are designed in a manner to increase visibility and avoid creating hidden spaces.

Affordability

Housing affordability is a social and economical shortcoming in BC. The development and construction industry has tried for many years to overcome this problem.

City of North Vancouver has initiated the concept of lock off suites and coach houses encouraging and promoting affordability by means of smaller units for younger generation.

Converting two single family houses into 10 townhouse units results in offering more economical accommodation and takes step in providing affordable dwelling.

By accommodating 10 families in two lots, the land cost which is a major component of every development will be divided into 10. Also by proposing 9 lock off suite as a mortgage helper a further consideration is given in providing affordable accommodation.

Garbage Disposal

A dedicated enclosed garbage disposal storage room has been provided in parking area accessible from the lane. The garbage will be picked up at lane on designated dates.



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2	June-2023	ISSUED FOR DP
1	JUL-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 205-211, ST. PATRICK AVE.
 NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
DESIGN RATIONALE

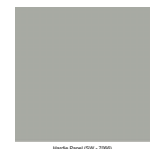
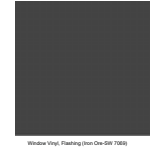
DATE:	JUN. 2022	SHEET NO.:
SCALE:	NTS.	A-1.8
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EAST ELEVATION.



WEST ELEVATION.




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205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
MATERIALS

DATE:	JUN. 2022	SHEET NO.:
SCALE:	NTS.	A-1.9
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO.:	-	

10 A.M

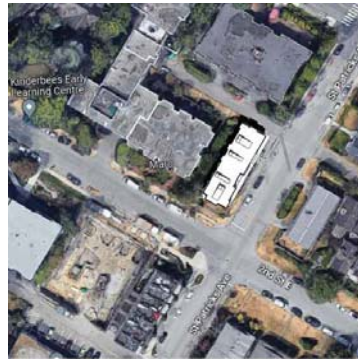
12 A.M

2 P.M

MARCH



JUNE



DECEMBER



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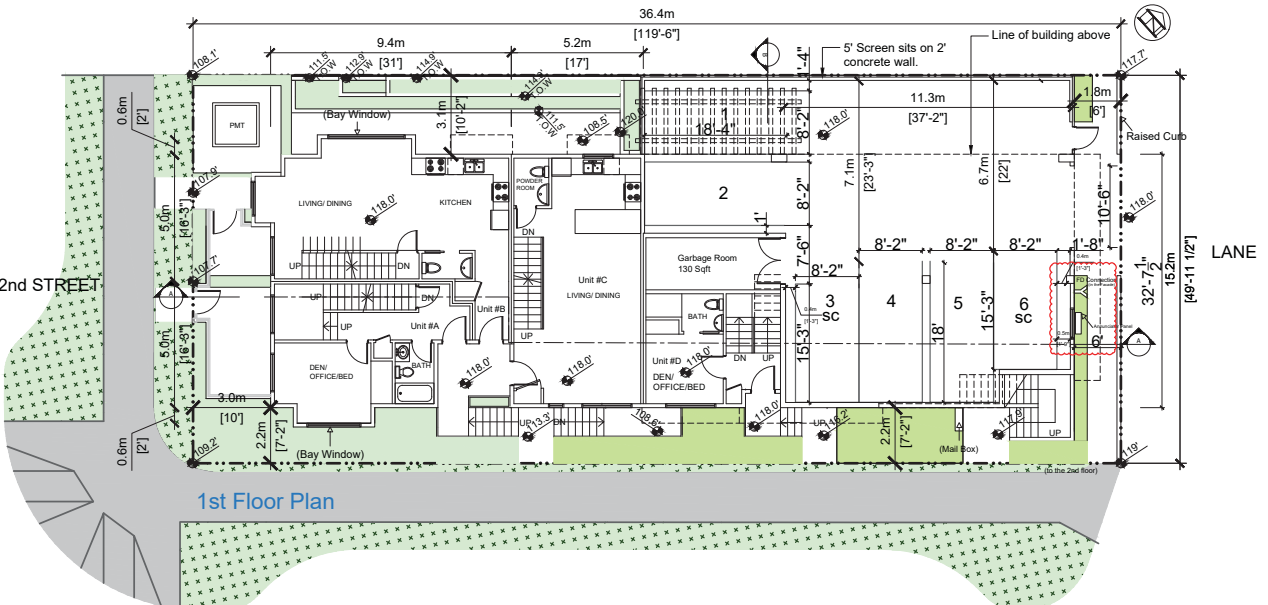
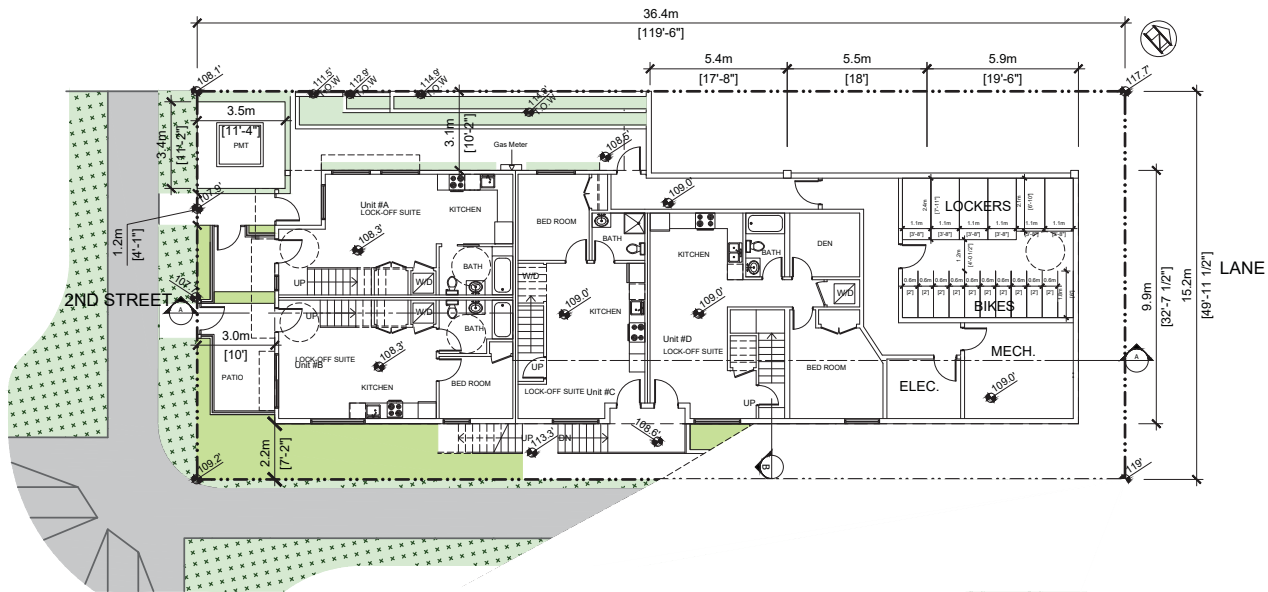
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TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
SHADOW ANALYSIS

DATE:	JUN. 2022	SHEET NO.:
SCALE:	NTS.	A-1.10
DESIGN:	P.P.	
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PROJECT NO.:	-	



1st Floor Plan



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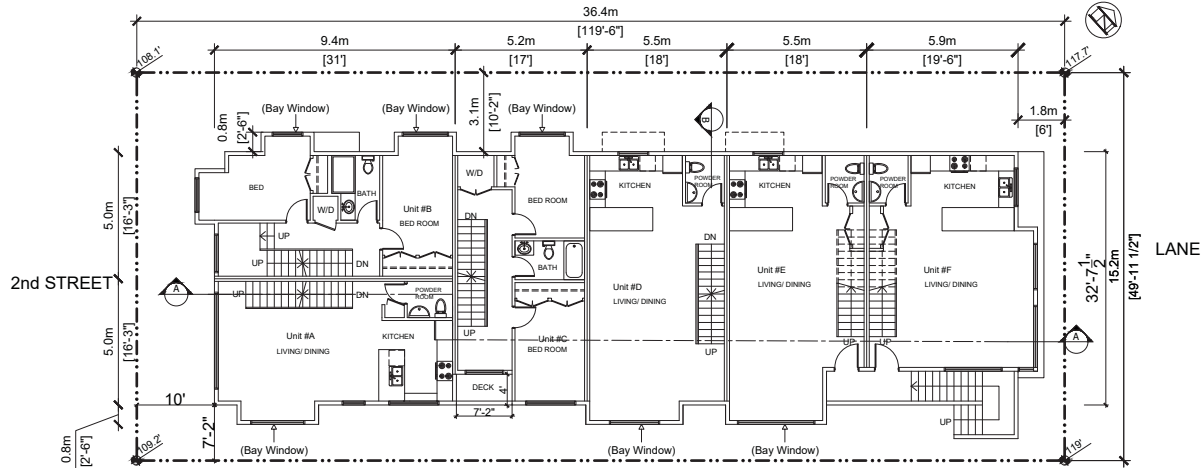
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TOWNHOUSE DEVELOPMENT
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 NORTH VANCOUVER, BC.

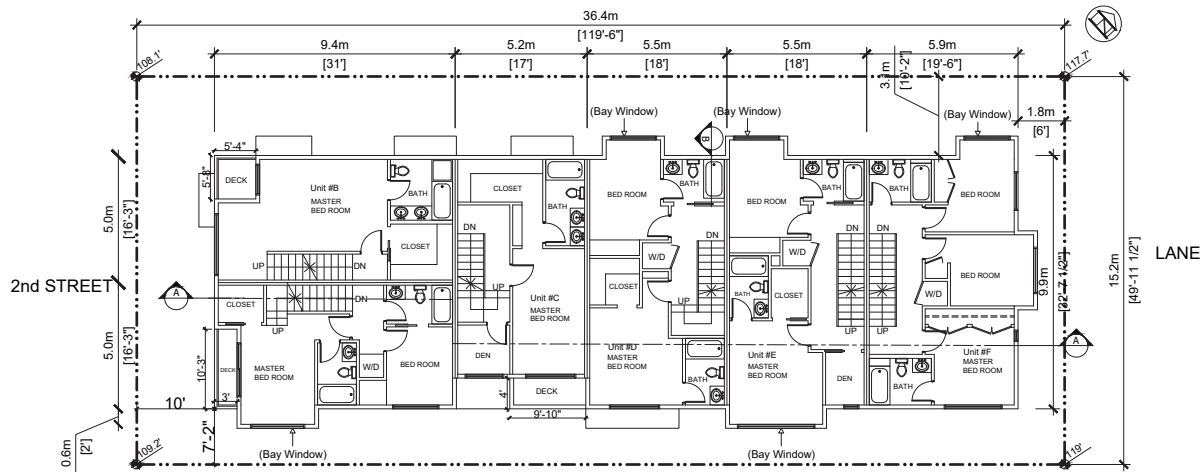
FOR:
JASR HOMES LTD.

DRAWING TITLE:
BASEMENT AND 1ST FLOOR PLAN

DATE:	JUN. 2022	SHEET NO.:	
SCALE:	NTS.		
DESIGN:	P.P.		A-2.1
DRAWN:	P.P.		
PROJECT NO.:	-		



2nd Floor Plan



3rd Floor Plan



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NO.	DATE	REVISION / ISSUED
4	FEB-2024	REISSUED CNV MEMO
3	JAN-2024	REISSUED PER ADP & CNV
2	June-2023	ISSUED FOR DP
1	JUL-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
2ND AND 3RD FLOOR PLAN

DATE:	JUN. 2022	SHEET NO.:	
SCALE:	NTS.		
DESIGN:	P.P.		A-2.2
DRAWN:	P.P.		
PROJECT NO.:	-		



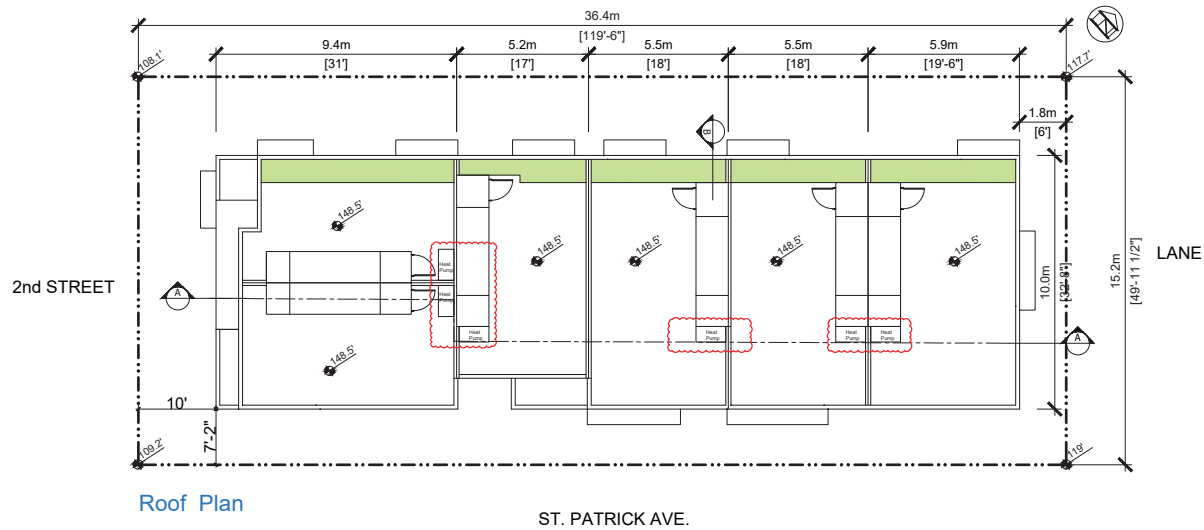
**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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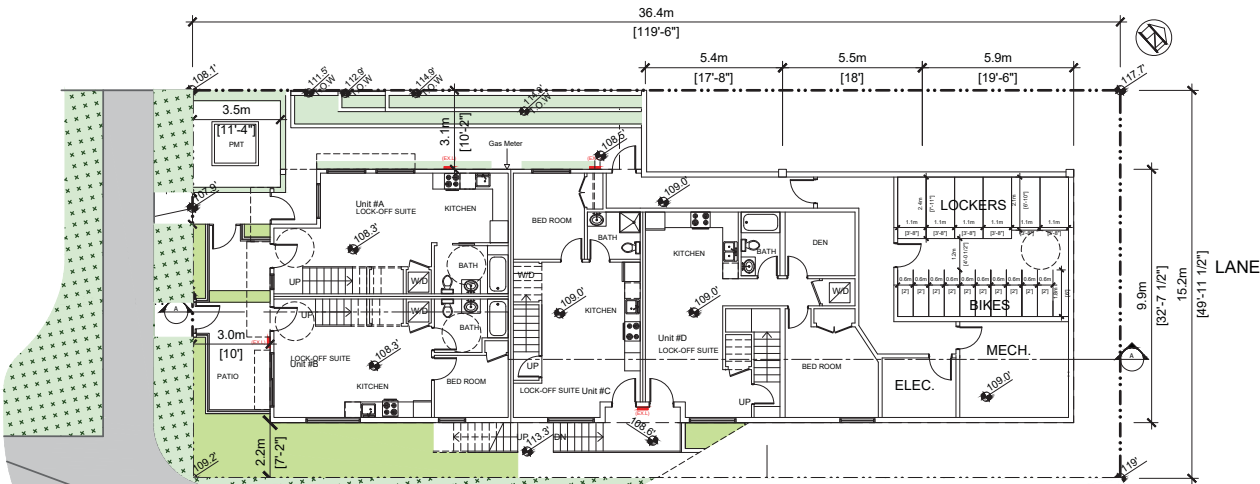
PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

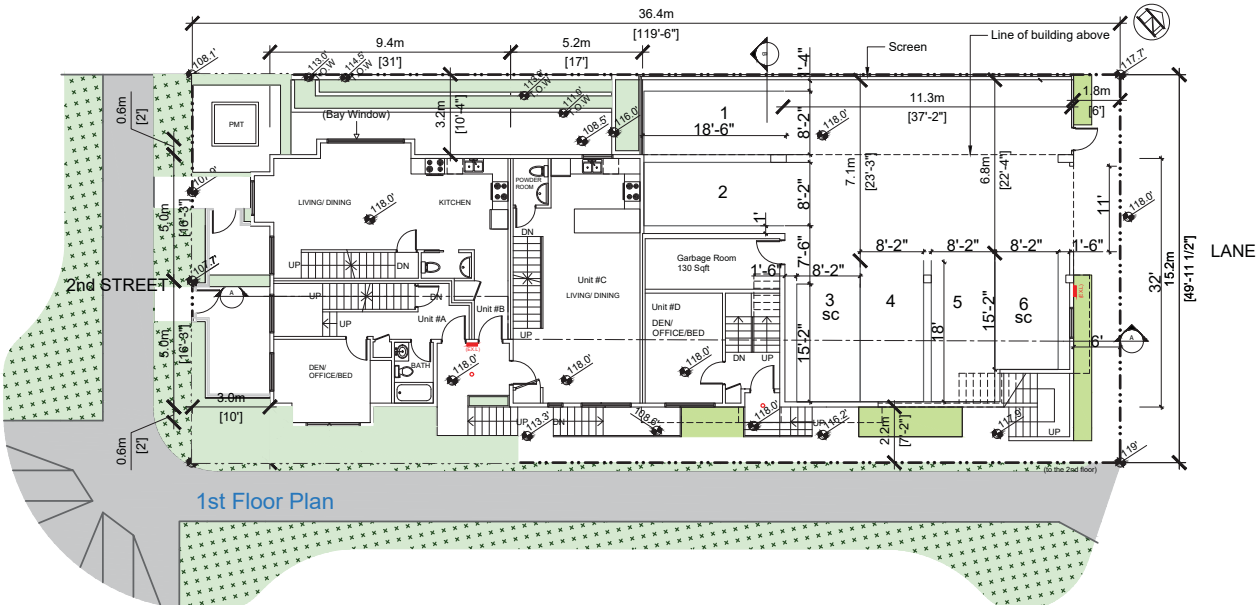
DRAWING TITLE:
ROOF PLAN

DATE:	JUN. 2022	SHEET NO.:	
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO.:	-		

A-2.2(A)



EXTERIOR LIGHTING (EX.L)



1st Floor Plan



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NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
EXTERIOR LIGHTING

DATE:	JUN. 2022	SHEET NO.:	
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO.:	-		A-2.3A



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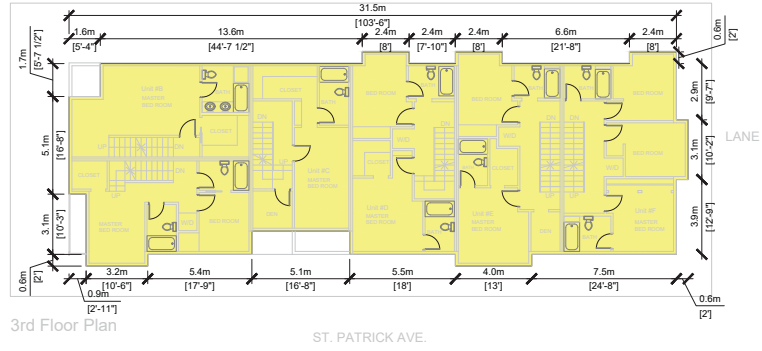
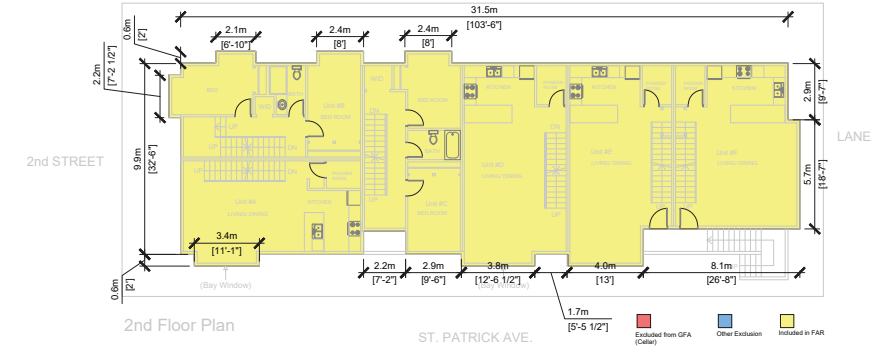
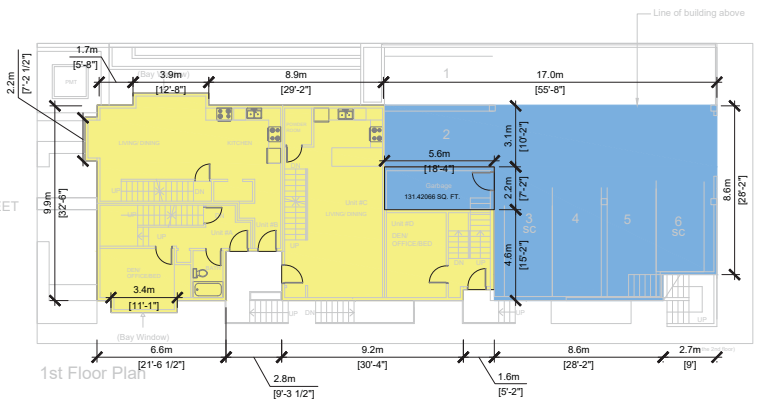
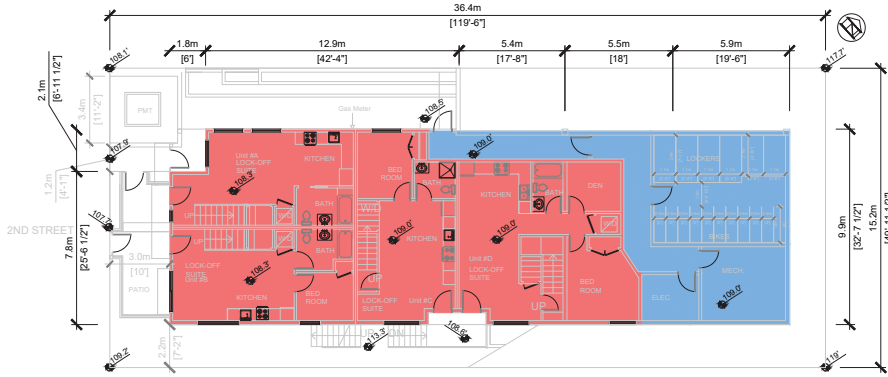
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TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
OVERLAYS

DATE:	JUN. 2022	SHEET NO.:	
SCALE:	NTS.		
DESIGN:	P.P.		A-2.3
DRAWN:	P.P.		
PROJECT NO.:	-		





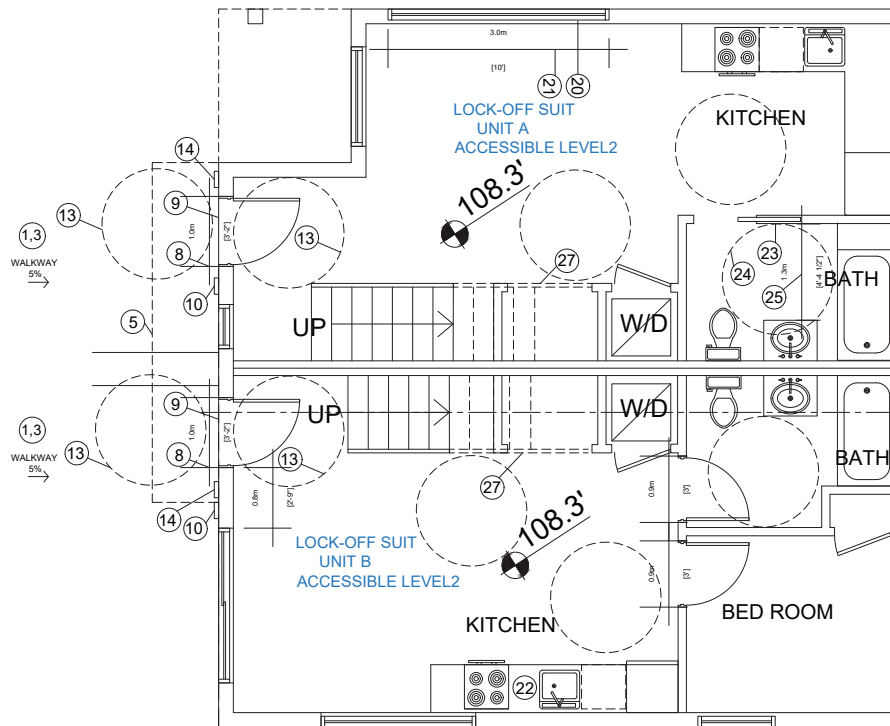
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COMPLIANCE CHECKLIST	AS PER BC BUILDING CODE	PROVIDED
1 BUILDING ACCESS	Outside stairs - maximum height of vertical barriers on rising of each stair	Access to the accessible one main entry from the lobby ramp.
2 BUILDING ACCESS	Curbs that have tactile and visual cues	N/A
3 BUILDING ACCESS	Provide barrier-free access to main building entrance from wheelchair	Access to the accessible unit main entry from the lobby ramp.
4 BUILDING ACCESS	Provide barrier-free access to main building entrance from wheelchair	N/A
5 BUILDING ACCESS	Provide barrier-free access to main building entrance from wheelchair	N/A
6 BUILDING ACCESS	Provide barrier-free access to main building entrance from wheelchair	N/A
7 BUILDING ACCESS	Provide barrier-free access to main building entrance from wheelchair	N/A
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100 BUILDING ACCESS	Provide barrier-free access to main building entrance from wheelchair	N/A

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TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
ADAPTABLE LEVEL 2 REQUIREMENT

DATE:	JUN. 2022	SHEET NO.:
SCALE:	NTS.	
DESIGN:	P.P.	A-2.4
DRAWN:	P.P.	
PROJECT NO.:	-	



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EAST ELEVATION.



SOUTH ELEVATION.

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NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
**SOUTH AND EAST
ELEVATION**

DATE:	JUN. 2022	SHEET NO.:
SCALE:	NTS.	A-3.1
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO.:	-	



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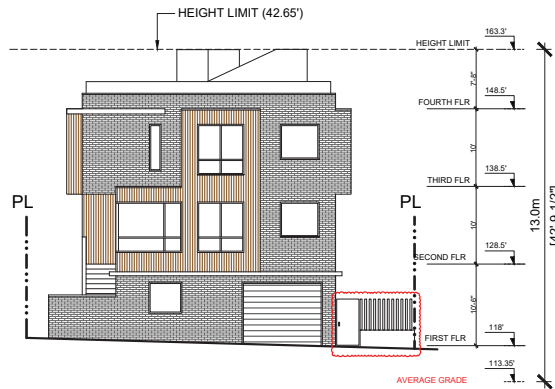
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WEST ELEVATION.



NORTH ELEVATION.

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 205-211, ST. PATRICK AVE.
 NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
WEST AND NORTH ELEVATIONS

DATE:	JUN. 2022	SHEET NO.:
SCALE:	NTS.	
DESIGN:	P.P.	A-3.2
DRAWN:	P.P.	
PROJECT NO.:	-	



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TOWNHOUSE DEVELOPMENT
205-211, ST. PATRICK AVE.
NORTH VANCOUVER, BC.

FOR:
JASR HOMES LTD.

DRAWING TITLE:
**REFLECTED NEIGHBOUR'S
WINDOWS TO THE WEST**

DATE:	JUN. 2022	SHEET NO.:	
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO.:	-		

A-3.3



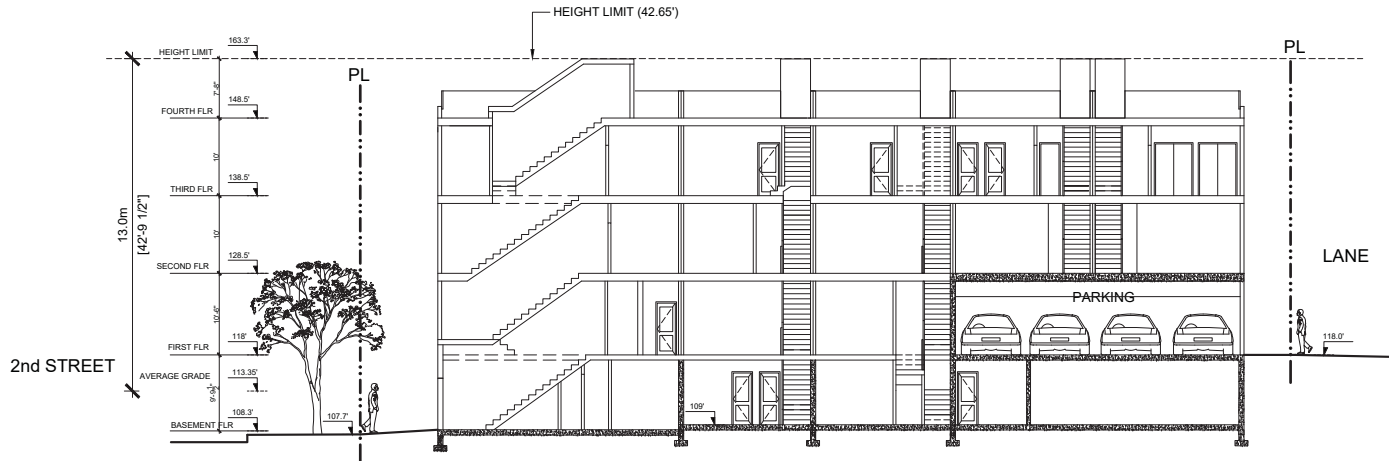
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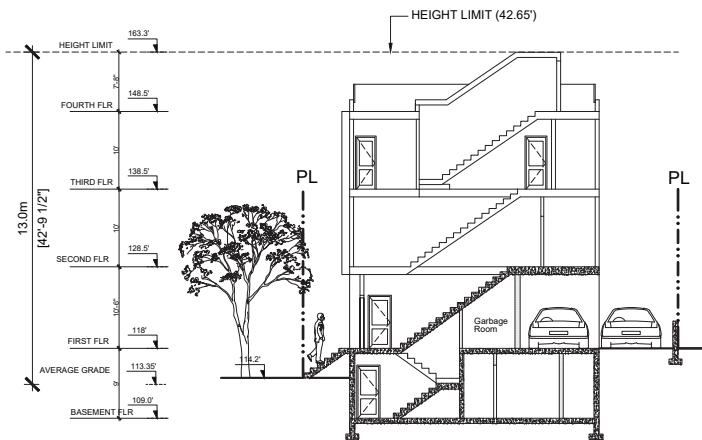
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SECTION AA



SECTION BB

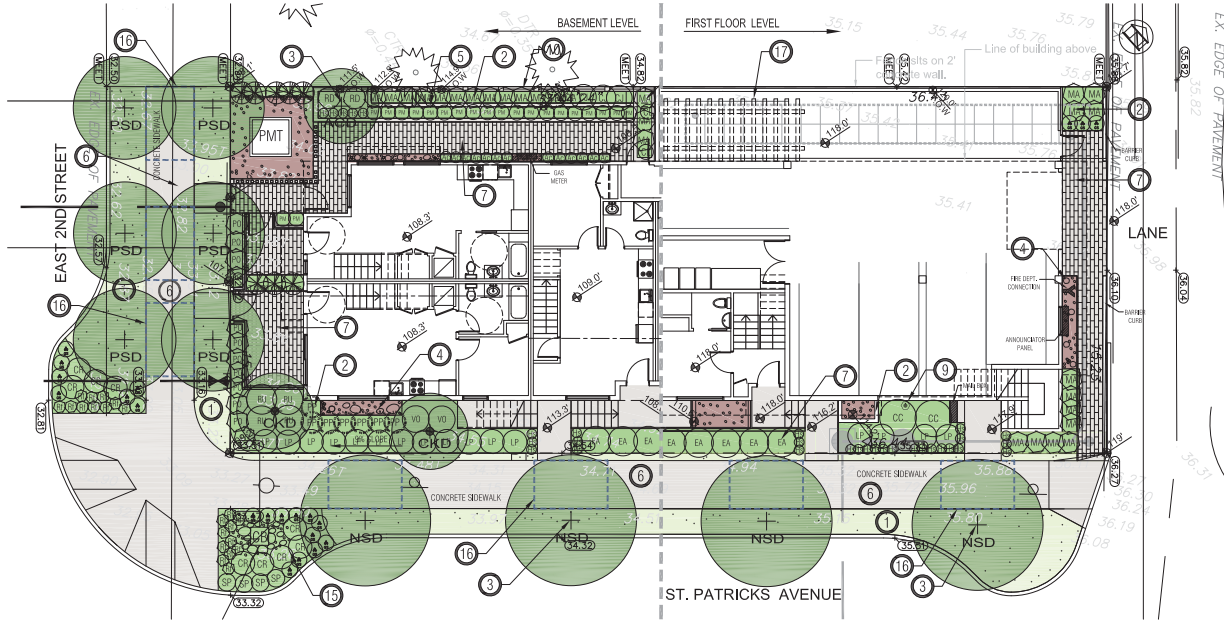
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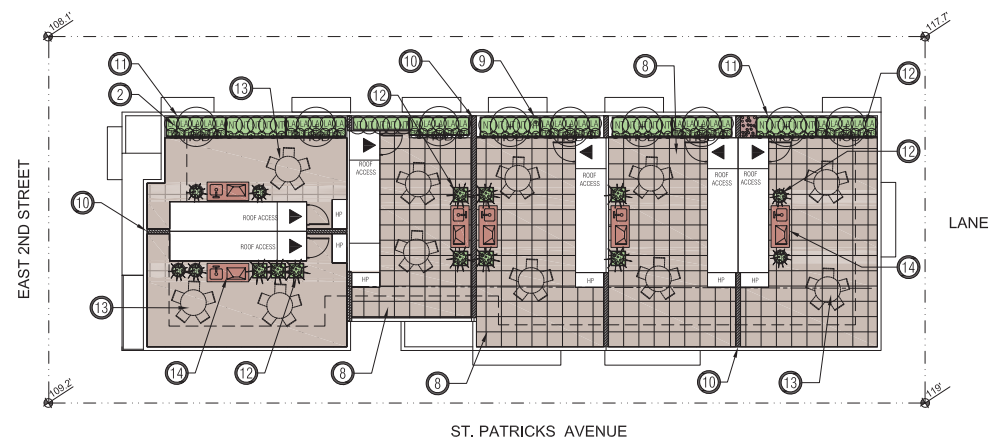
FOR:
JASR HOMES LTD.

DRAWING TITLE:
SECTIONS

DATE:	JUN. 2022	SHEET NO.:	
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO.:	-		A-4.1



1 LANDSCAPE - BASEMENT AND FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 LANDSCAPE - ROOF TOP PLAN
SCALE: 1/8" = 1'-0"

- NOTES:**
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY THE LATEST VERSION OF CANADIAN LANDSCAPE STANDARDS.
 - REFER TO ARBORIST REPORT AND DRAWINGS FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
 - TOPSOIL SHALL MEET OR EXCEED THE 2ND AND 3RD STANDARD OUTLINED IN CANADIAN LANDSCAPE STANDARDS. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSE OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 - AMENDED TOPSOIL PER SOIL ANALYSE RECOMMENDATIONS FROM TOPOGRAPHIC ANALYSE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 - TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - GRASSED AREAS: 300MM
 - GROUND COVERS: 450MM
 - SHRUBS: 500-600MM
 - TREE SPEC: 2500 METERS PER TREE FIT PER TREE
 - ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
 - 2" DEPTH OF 100MM COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 - ON SITE IRRIGATION SYSTEM - AUTOMATIC SHALL BE DESIGN BUILT TO BE COORDINATED BY GENERAL CONTRACTOR WITH EFFICIENCY BRIGHAMTON TO BE PROVIDED FOR ALL PLANTING BEDS.
 - OFF SITE IRRIGATION SYSTEM TO BE SEPARATE
 - ROCK AND BOULDER MATERIALS
 - ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
 - SIZES:
 - 14" TO 24" DIAMETER
 - 14" TO 24" DIAMETER
 - PAVING TYPES AND MATERIALS AS FOLLOWS:
 - OFF SITE SIDEWALKS: CAST IN PLACE CONCRETE W/ROOF FINISH. INSTALL SAW CUT CONTROL JOINT EVERY 8'. EROSION JOINT EVERY 20'.
 - PARKING AREA: PERMEABLE UNIT PAVERS
 - SEVERIOUS STANDARD: CONCRETE PAVING WITH BROOM FINISH AND THROTTLED EDGES. SAW CUT EVERY 8'
 - ROOF LEVEL PRIVATE PATIOS: 2X2 CONC. UNIT PAVERS W/ PLASTIC PEDESTALS. ABSORTS/POD CONCRETE PRODUCT OR EQUIVALENT. MODEL: SATURNIA. COLOR: CHARCOAL.
 - SITE GRADING: REFER TO ARCHITECTURAL AND CIVIL ENGINEERING DOWNS FOR SITE GRADING OF ROADS, AND RETAINING WALLS, AREA DRAINS AND SUB-SURFACE PIPING TO BE COORDINATED WITH CIVIL GRADING FOR ALL LANDSCAPED AREAS TO ENSURE POSITIVE DRAINAGE, NO PONDING OF STORM WATER ALLOWED ON SITE.
 - STORM WATER MANAGEMENT SHALL BE COORDINATED BY CIVIL ENGINEERING.
 - REFER TO ARBORISTS REPORT FOR ALL MATTERS RELATED TO TREE PROTECTION, TREE ASSESSMENT AND TREE MANAGEMENT PROCEDURES.
 - ROOF TOP PAINT PLANTERS TO BE PRE-MANUFACTURED, ALUMINUM, GALVANIZED METAL, COMPLETE WITH DRAIN HOLE.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
NSD	4	NYSSA SILVATICA	BLACK TURFLO	70M CAL.	B & B
ACD	1	ACER ORBICULATUM	VINE MAPLE	2,75M HT.	B & B
CND	2	CORNUS KOUSA 'MIES SATOMI'	SATONIA DOGWOOD	2,75M HT.	B & B
PSD	6	PRUNUS SERRULATA SHIBOTAI	MOUNT FUJI CHERRY	70M CAL.	B & B
TCC	9	TAXUS MEDIA HICKSII	HICKS YEW	1,75 M HT.	B & B
CC	2	COTONUS COGONOSHII	SMOKE BUSH	#5	CONTAINER
CJ	3	CAMELLIA JAPONICA WOSHIO FLAME	JAPANESE CAMELLIA	#5	CONTAINER
CR	9	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#3	CONTAINER
EA	8	EQUINOCYBUS ALATIS COMPACTUS	DRYER SUMMERS BUSH	#3	CONTAINER
MA	28	MAKOHIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
PO	13	PRUNUS LAUROCEPES OTTO LUYKEN	OTTO LUYKEN LAUREL	#3	CONTAINER
PP	7	PINUS MUGO PLUMBO	DWARF MUGO PINE	#2	CONTAINER
PM	18	POLYSTICHUM MUNITZII	WESTERN SWORD FERN	#3	CONTAINER
RD	2	RHOODOXANDRUM COCA AMETIS	COCA AMETIS RHODO.	#3	CONTAINER
RU	4	RHOODOXANDRUM UNDIQUE	UNDIQUE RHODO.	#3	CONTAINER
SP	4	SPIREAE JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPHRAEA	#3	CONTAINER
AC	13	ASTILEBE CHINENSIS 'NODOSA	ASTILEBE	#1	CONTAINER
HS	26	HEMEROCALLIS STELLA D'ORO	DAY LILY	#1	CONTAINER
GS	21	GALDOTHERA SHALDON	SILVAL	#1	CONTAINER
RF	21	RUEGERIA PALUDOSA 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER
LN	48	LYSIACHIS NUMMULARIA	CREeping JENNY	#1	CONTAINER
CL	2	CLIMATIS PANICULATA SWEET AUTUMN	SWEET AUTUMN CLIMATIS	#3	CONTAINER

- KEY:**
- 1 LAWN
 - 2 PLANTING BED
 - 3 PROPOSED DECIDUOUS TREE
 - 4 BOULDER & ROCK BED FEATURE
 - 5 RETAINING WALL, CONC. PLANTER
 - 6 CONCRETE PAVING BROOM FINISH
 - 7 UNIT PAVERS - PERMEABLE
 - 8 2" X 2" CONCRETE UNIT PAVERS PERMEABLE
 - 9 IRRIGATION STUB OUT
 - 10 6' HT. WOOD FENCE/SCREEN
 - 11 PLANTER, PRE FABRICATED
 - 12 DECORATIVE POTS
 - 13 PATIO FURNITURE - NOT IN DP, PROVIDED BY STRATA CORP.
 - 14 BBQ - STATION
 - 15 RAIN GARDEN
 - 16 STRUCTURAL SOIL 2' DEPTH BELOW PAVING
 - 17 TRELLIS STRUCTURE REFER TO ARCH. DWGS.

REVISIONS ISSUED
1. 11/15/2023 - PREPARED FOR SUBMITTAL
2. 11/15/2023 - PREPARED FOR SUBMITTAL
3. 11/15/2023 - PREPARED FOR SUBMITTAL
4. 11/15/2023 - PREPARED FOR SUBMITTAL

ISSUED FOR D.P.
FEB. 13, 2024

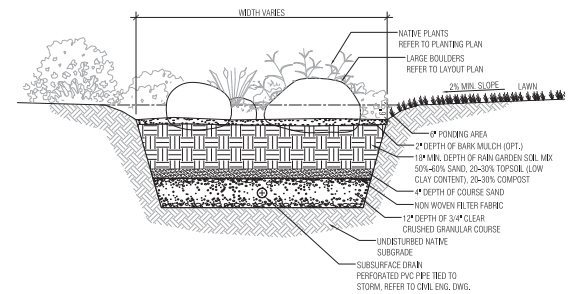
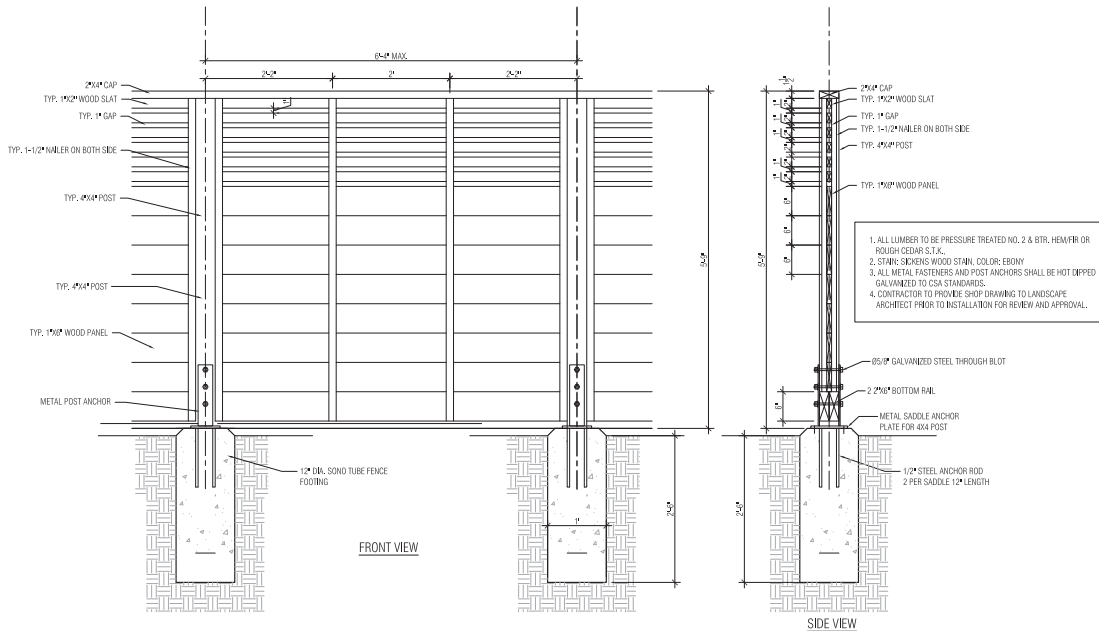
PROJECT
TOWNHOUSE DEVELOPMENT
205 ST. PATRICK AVENUE, NORTH VANCOUVER, BC.
DEVELOPER: ASB HOMES LTD.
ARCHITECT: ADAB ARCHITECTS INC.
FOO MARUYAMA & ASSOCIATES INC. - 600 C. LEE BLVD. SUITE 100, VANCOUVER, BC, V6L 2S6. TEL: 604.273.4200 FAX: 604.273.4201



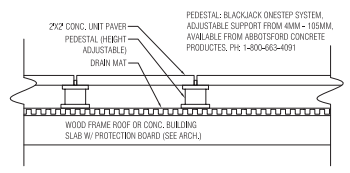
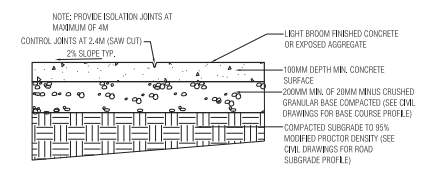
DATE: FEB. 06, 2023
DESIGN: JC, MM
DRAWN: MM
CHECKED: MM
SCALE: AS SHOWN
JOB NO.: M0006

SHEET TITLE
LANDSCAPE PLAN
SHEET NO.
L-01



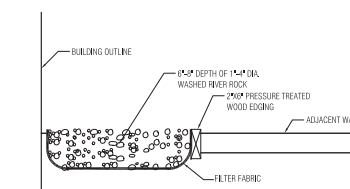
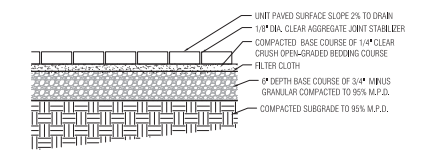


1 WOOD FENCE 6 FT. HEIGHT
SCALE: 1" = 1'-0"



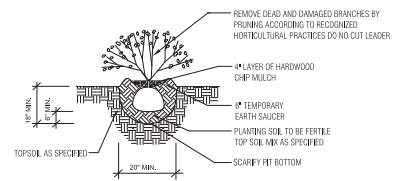
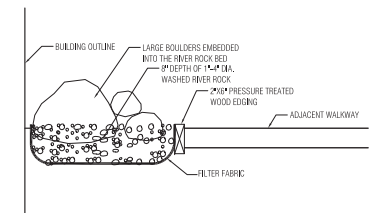
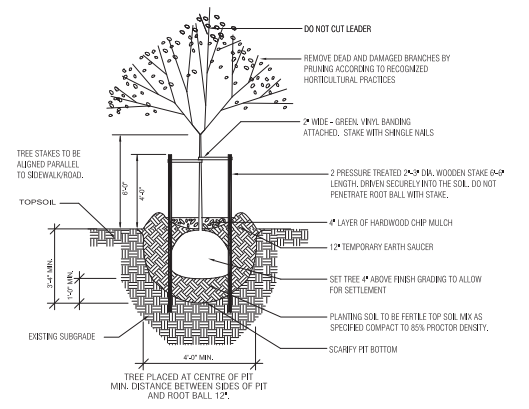
2 CONCRETE PAVING ON GRADE
SCALE: 1" = 1'-0"

4 2X2 UNIT PAVING ON ROOF TOP
SCALE: 1" = 1'-0"



3 UNIT PAVING ON GRADE
SCALE: 1" = 1'-0"

5 GRANULAR BALLAST
SCALE: 1" = 1'-0"



6 BOULDERS / GRANULAR BALLAST
SCALE: 1" = 1'-0"

9 SHRUB PLANTING
SCALE: 1" = 1'-0"

REVISIONS ISSUED
 1. 11/20/2023 - REVISED PER COMMENTS FROM CLIENT
 2. 11/20/2023 - REVISED PER COMMENTS FROM CLIENT
 3. 11/20/2023 - REVISED PER COMMENTS FROM CLIENT
 4. 11/20/2023 - REVISED PER COMMENTS FROM CLIENT

ISSUED FOR O.P.
 FEB. 13, 2024

SEAL

PROJECT
TOWNHOUSE DEVELOPMENT
 289 ST. PATRICK AVENUE, NORTH VANCOUVER, B.C.

DEVELOPER: ASB HOMES LTD.
 ARCHITECT: ADAM ARCHITECTS INC.
 600 MARUYAMA ASSOCIATES INC. - 600 C. LEE IN ROOT SQUARE, VANCOUVER, B.C. V6Z 2S4. TEL: 604.276.8801 FAX: 604.276.8801

PROJECT
MARUYAMA
 LANDSCAPE ARCHITECTS

DATE: FEB. 06, 2023
 DESIGN: J.C. HUI
 DRAWN: HMM
 CHECKED: HMM
 SCALE: AS SHOWN
 JOB NO.: M0006

SHEET TITLE
LANDSCAPE
 DETAILS

SHEET NO.
L-02

Attn: Bram van der Heijden
Planner, Planning & Development Department
City of North Vancouver



Dear Bram,

I'm reaching out to provide an update on the **relocation of tenants from 205 St Patricks Ave**, in preparation for our new development project.

The Golden Line Team has successfully managed the process, ensuring all tenants of the existing building were relocated with full respect to their rights and well-being. **Each tenant received a four-month notice and compensation according to RTB guidelines**, plus additional moving expenses upon request.

The building is now vacated and ready for hazardous material abatement, severance of the services, installation of site security measures, and ultimately demolition. This marks a significant step towards hopefully starting our project before the Summer is over.

Our team has prioritized a smooth and respectful transition for the tenants, aligning with our commitment to community and regulatory compliance.

Thank you for your ongoing support. Please contact me for further information or with any concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Malinder Brar", with a stylized flourish at the end.

Malinder Brar
Director
Golden Line Homes

Attn: Bram van der Heijden
Planner, Planning & Development Department
City of North Vancouver



Dear Bram,

I am writing on behalf of Golden Line Homes concerning our **6-unit project at 205 St Patricks Ave**. Following the city's requirements, we've completed the Neighbourhood Outreach, engaging the community for feedback on our development proposal.

We placed the mandated development signs and have been gratified by the positive response. Notably, one individual phoned us directly to commend the project's design, expressing interest in future development of their property inspired by our architecture. Apart from this, **no negative feedback was received**, and we've also encountered a few random positive remarks by members of the community walking by the site.

This feedback underlines a shared vision for development that enhances North Vancouver, respecting its character while contributing to its vibrancy. We are ready to proceed with the project, following your guidance for the next steps, and remain open for further discussion.

Thank you for your support and attention to this project. We look forward to any feedback or updates you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Malinder Brar", with a large, sweeping flourish at the end.

Malinder Brar
Director
Golden Line Homes



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2023-00014

File: 08-3400-20-0122/1

Issued to owner(s): **1304400 B.C. LTD., INC. NO. BC1304400**

Respecting the lands located at **205 St. Patricks Avenue**, North Vancouver, BC, legally described as:

LOT 17 BLOCK 143 DL 274 PLAN 878 PID: 007-922-621

(the “Lands”)

List of Attachments:

Schedule “A”: List of Plans

Authority to Issue:

1. This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act*.
-

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” are hereby varied as follows:
 - A. Section 512 Size, Shape and Siting of Buildings for Apartment Residential Use in the RM-1 Zone (3) to vary the allowable Lot Coverage from 50% to 56%;
 - B. Section 512 Size, Shape and Siting of Buildings for Apartment Residential Use in the RM-1 Zone (3) to vary the allowable siting from:

shall be sited not less than:
 - (a) 6.096 metres (20 feet) from a front, rear, or Exterior Side Lot Line;
 - (b) 4.57 metres (15 feet) from an Interior Side Lot Line.

to:

shall be sited not less than:

- (a) 3.0 m (10 ft.) from a Front Lot Line
- (b) 2.1 m (7.2 ft.) from an Exterior Side Lot Line
- (c) 3.1 m (10.3 ft.) from a Rear Lot Line
- (d) 3.1 m (10.3 ft.) from an Interior Lot Lines

Special Terms and Conditions of Use:

- 3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A "List of Plans" and filed in the offices of the City, approved by Council, and in compliance with the regulations and conditions listed hereunder:
- 4. No variances other than those specifically set out in this permit are implied or to be construed.
- 5. All plans attached to this Permit and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Variance Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.

General Terms and Conditions:

- 6. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any unforeseen and severe natural event including, but not limited to, an earthquake, flood, disease, epidemic or pandemic, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

7. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.
8. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
9. Nothing in this Permit shall in any way relieve the Land Owner/Developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.

Authorized by Council: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Peter DeJong, Acting Corporate Officer

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2023-00014.

Notice filed the _____ day of _____, 20_____.



THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 205 St. Patricks Avenue

Designer	Project Name	Sheet Description	Sheet No.	Sheet Date	CityDocs File Number
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Cover Sheet	A-1.0	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Statistic	A-1.1	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Context Photo Aerial Map	A-1.2	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Context Photo	A-1.3	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Survey Plan	A-1.4	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Site plan	A-1.5	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Street Scape	A-1.6	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	3D Renderings	A-1.7	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Design Rationale	A-1.8	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Materials	A-1.9	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Shadow Analysis	A-1.10	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Basement and 1 st Floor Plan	A-2.1	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	2 nd and 3 rd Floor Plan	A-2.2	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Roof Plan	A-2.2(A)	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Exterior Lighting	A-2.3(A)	Feb 2024	2503469

F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Overlays	A-2.3	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Adaptable Level 2 Requirement	A-2.4	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	South and East Elevation	A-3.1	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	West and North Elevations	A-3.2	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Reflected Neighbours Windows to the West	A-3.3	Feb 2024	2503469
F. Adab Architects Inc.	Townhouse Development 205-211 St. Patricks Ave	Sections	A-4.1	Feb 2024	2503469
Maruyama & Associates Landscape Architects	Townhouse Development 205-211 St. Patricks Ave	Landscape Plan	L-01	Feb 2024	2503469
Maruyama & Associates Landscape Architects	Townhouse Development 205-211 St. Patricks Ave	Landscape Details	L-02	Feb 2024	2503469



_____ 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: FEES AND CHARGES BYLAW

Date: July 3, 2024 File No: 05-1810-01-0001/2024

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 July 3, 2024, entitled “Fees and Charges Bylaw”:

THAT the following bylaws be considered:

- “Fees and Charges Bylaw, 2024, No. 9000”;
- “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9034” (Fees and Charges);
- “Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2024, No. 9035” (Fees and Charges);
- “Board of Variance Application Fee Bylaw, 1994, No. 6523, Amendment Bylaw, 2024, No. 9036” (Fees and Charges);
- “Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2024, No. 9037” (Fees and Charges);
- “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2024, No. 9038” (Fees and Charges);
- “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2024, No. 9039” (Fees and Charges);
- “Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2024, No. 9040” (Fees and Charges);
- “Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2024, No. 9041” (Fees and Charges);
- “Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2024, No. 9042” (Fees and Charges);

- “Life Safety Upgrade Bylaw, 2011, No. 8090, Amendment Bylaw, 2024, No. 9043” (Fees and Charges);
- “North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2024, No. 9044” (Fees and Charges);
- “Dog Tax and Regulation Bylaw, 2010, No. 8113, Amendment Bylaw, 2024, No. 9045” (Fees and Charges);
- “Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2024, No. 9046” (Fees and Charges);
- “Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9047” (Fees and Charges);
- “Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2024, No. 9048” (Fees and Charges);
- “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2024, No. 9049” (Fees and Charges);
- “Security Alarm Systems Bylaw, 2022, No. 8931, Amendment Bylaw, 2024, No. 9050” (Fees and Charges);
- “Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2024, No. 9051” (Fees and Charges);
- “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2024, No. 9052” (Fees and Charges);
- “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2024, No. 9053” (Fees and Charges);
- “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2024, No. 9054” (Fees and Charges).

ATTACHMENTS

1. Proposed Bylaw 9034, Excerpt of tracked changes version, Street and Traffic Bylaw 1991 No 6234 (CityDocs [2525258](#))
2. Proposed Bylaw 9035, Excerpt of tracked changes version, Sign Bylaw, 1992, No. 6363 (CityDocs [2543141](#))
3. Proposed Bylaw 9036, Excerpt of tracked changes version, Board of Variance Application Fee Bylaw, 1994, No. 6523 (CityDocs [2543201](#))
4. Proposed Bylaw 9037, Excerpt of tracked changes version, Parks Regulation Bylaw, 1996, No. 6611 (CityDocs [2543664](#))
5. Proposed Bylaw 9038, Excerpt of tracked changes version, Development Procedures Bylaw, 2001, No. 7343 (CityDocs [2543682](#))
6. Proposed Bylaw 9039, Excerpt of tracked changes version, Construction Regulation Bylaw 2003 No 7390 Bylaw (CityDocs [2526036](#))
7. Proposed Bylaw 9040, Excerpt of tracked changes version, Wharf Regulation Bylaw, 2005, No. 7665 (CityDocs [2543692](#))
8. Proposed Bylaw 9041, Excerpt of tracked changes version, Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931 (CityDocs [2543768](#))
9. Proposed Bylaw 9042, Excerpt of tracked changes version, Subdivision and Development Control Bylaw, 2010 No 8014 (CityDocs [2526960](#))

10. Proposed Bylaw 9043, Excerpt of tracked changes version, Life Safety Upgrade Bylaw, 2011, No. 8090 (CityDocs [2543732](#))
11. Proposed Bylaw 9044, Excerpt of tracked changes version, North Vancouver Cemetery Bylaw 2011 No 8109 (CityDocs [2526746](#))
12. Proposed Bylaw 9045, Excerpt of tracked changes version, Dog Tax Regulation Bylaw 2010 No 8113 (CityDocs [2526319](#))
13. Proposed Bylaw 9046, Excerpt of tracked changes version, Business Licence Bylaw 2018 No 8640 (CityDocs [2526973](#))
14. Proposed Bylaw 9047, Excerpt of tracked changes version, Fire Bylaw 2021 No 8852 (CityDocs [2528310](#))
15. Proposed Bylaw 9048, Excerpt of tracked changes version, Noise Control Bylaw, 2021, No. 8885 (CityDocs [2543715](#))
16. Proposed Bylaw 9049, Excerpt of tracked changes version, Tree Bylaw 2022 No 8888 (CityDocs [2528410](#))
17. Proposed Bylaw 9050, Excerpt of tracked changes version, Security Alarm Systems Bylaw, 2022, No. 8931 (CityDocs [2543705](#))
18. Proposed Bylaw 9051, Excerpt of tracked changes version, Drinking Water Conservation Plan Bylaw, 2018, No. 8627 (CityDocs [2543680](#))
19. Proposed Bylaw 9052, Excerpt of tracked changes version, Water Utility Bylaw 1994 No 6417 (CityDocs [2528649](#))
20. Proposed Bylaw 9053, Excerpt of tracked changes version, Sewerage and Drainage Utility Bylaw 1995 No 6746 (CityDocs [2528935](#))
21. Proposed Bylaw 9054, Excerpt of tracked changes version, Solid Waste Management Service Bylaw 1997 No 6920 (CityDocs [2529039](#))
22. "Fees and Charges Bylaw, 2024, No. 9000" (CityDocs [2412148](#) and [2530946](#))
23. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9034" (CityDocs [2503393](#))
24. "Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2024, No. 9035" (CityDocs [2503753](#))
25. "Board of Variance Application Fee Bylaw, 1994, No. 6523, Amendment Bylaw, 2024, No. 9036" (CityDocs [2503782](#))
26. "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2024, No. 9037" (CityDocs [2523829](#))
27. "Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2024, No. 9038" (CityDocs [2503800](#))
28. "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2024, No. 9039" (CityDocs [2503925](#))
29. "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2024, No. 9040" (CityDocs [2503274](#))
30. "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2024, No. 9041" (CityDocs [2503968](#))
31. "Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2024, No. 9042" (CityDocs [2503984](#))
32. "Life Safety Upgrade Bylaw, 2011, No. 8090, Amendment Bylaw, 2024, No. 9043" (CityDocs [2503997](#))
33. "North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2024, No. 9044" (CityDocs [2503286](#))
34. "Dog Tax and Regulation Bylaw, 2010, No. 8113, Amendment Bylaw, 2024, No. 9045" (CityDocs [2504003](#))
35. "Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2024, No. 9046" (CityDocs [2504897](#))

36. “Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9047” (CityDocs [2504943](#))
37. “Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2024, No. 9048” (CityDocs [2505184](#))
38. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2024, No. 9049” (CityDocs [2503371](#))
39. “Security Alarm Systems Bylaw, 2022, No. 8931, Amendment Bylaw, 2024, No. 9050” (CityDocs [2505201](#))
40. “Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2024, No. 9051” (CityDocs [2505273](#))
41. “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2024, No. 9052” (CityDocs [2513088](#))
42. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2024, No. 9053” (CityDocs [2513116](#))
43. “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2024, No. 9054” (CityDocs [2513319](#))

SUMMARY

This report establishes a single Fees and Charges Bylaw to improve the visibility of, and transparency behind, City of North Vancouver (“CNV”) fees and charges. The Fees and Charges Bylaw will also provide Staff and Council with an efficient tool to implement annual fee review recommendations, helping to ensure CNV’s fiscal responsibility.

BACKGROUND

The *Community Charter* provides authority for Council to cover costs of providing services, where appropriate.

- *Section 194(1)* of the *Community Charter* allows Council to impose fees payable in respect of the following:
 - a) All or part of a service of the municipality [*194(1)(a)*],
 - b) The use of municipal property [*194(1)(b)*], and
 - c) The exercise of authority to regulate, prohibit or impose requirements [*194(1)(c)*].
- *Section 196* of the *Community Charter* authorizes municipalities, by bylaw, to impose fees in relation to fire and security alarm systems.

CNV’s existing “Fees and Charges Bylaw, 1993, No. 6383” contains only a portion of CNV’s fees and charges. CNV’s fees and charges are found in over 20 different bylaws, complicating CNV’s ability to manage them all efficiently.

CNV’s Corporate Business Plan therefore has a 2023-24 initiative to “Complete a Consolidated Fee Bylaw to improve the visibility of, and transparency behind, the City of North Vancouver’s fees”. The initiative has three phases:

- (1) The first phase was presented to Council on November 27, 2023. Select fees and charges were identified as the most material ones that were not recovering costs, not creating optimal incentives and disincentives, and were collectively placing an unnecessary burden on tax payers. At that time, fees and charges

presented and approved for update included Filming fees, Developer Permit fees, Street Permit fees, Utility (Water, Sewer and Drainage) Connection fees, and Cemetery Administration fees.

- (2) The second, and current, phase is to establish a singular Fees and Charges Bylaw that has all CNV's fees and charges in one place. This phase of work also requires amendment to many City bylaws so they re-direct specified fees and charges to the new bylaw.
- (3) The third and final phase of this initiative is to complete a CNV Fees and Charges Policy to guide an annual process of fees and charges review.

The intended outcome of the "Fees and Charges Bylaw" process is to:

- Make it more efficient for Council to consider changes
- Make it easier for the public to locate CNV's fees
- Enable straight forward annual inflationary adjustments to CNV's fees when needed.

DISCUSSION

The second phase of the 2023-24 initiative, being brought to Council at this time, is to consider a new comprehensive "Fees and Charges Bylaw, 2024, No. 9000". Twenty-one current bylaws are also proposed to be amended to remove fees and charges and instead direct readers to the new Fees and Charges Bylaw. **Attachments 1-21** show the changes to the main bodies of the bylaws in "Track Changes" for ease of reference. Pricing schedules attached to the following bylaws are also recommended for deletion and incorporation into the new bylaw:

- Parks Regulation Bylaw
- Development Procedures Bylaw
- Construction Regulation Bylaw
- Wharf Regulation Bylaw
- Rental Premises Standards of Maintenance Bylaw
- Subdivision and Development Control Bylaw
- North Vancouver Cemetery Bylaw
- Business License Bylaw
- Tree Bylaw
- Water Utility Bylaw
- Sewer & Drainage Utility Bylaw
- Solid Waste Management Service Bylaw

The above identified schedules have not been included in track changes and are just identified as being entirely deleted in the amendment bylaws provided as **Attachments 22-44**.

CNV's current fees and charges have also been reviewed by CNV Legal and Legislative staff and some minor and grammatical revised bylaw wordings have been incorporated into the new Fees and Charges Bylaw to create clarity and consistency. The minor changes are:

- North Vancouver Cemetery Bylaw – Where the holder of a right of interment cancels that right and a columbaria niche door has already been engraved, the bylaw clarifies that no refund is to be provided.
- Water Utility Bylaw – Where a property owner is applying for water service, the bylaw clarifies that it must provide additional information requested by either the Director of Finance or the Director of Engineering, and not only information requested by both together. Reference to the Municipal Act has also been updated to the Local Government Act.

The existing “Fees and Charges Bylaw, 1993, No. 6383” that contains only a portion of CNV’s fees and charges is also recommended for repeal.

FINANCIAL IMPLICATIONS

There are no direct financial implications caused by this proposed creation of a Fees and Charges bylaw. All pre-existing fees and charges being brought into the new bylaw have remained unchanged, and no new fees or deletions of existing fees are part of this report’s recommendation.

INTER-DEPARTMENTAL IMPLICATIONS

Finance staff has worked closely with Legislative and Legal staff to structure a new Fees and Charges Bylaw. Departments impacted by the new Fees and Charges Bylaw and the other bylaws’ amendments have also been engaged to provide feedback and review bylaw language during this phase of work.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This report’s recommendation aligns with CNV’s Corporate Business Plan Outcome to be “A Fiscally Responsible Organization”.



RESPECTFULLY SUBMITTED:

Larry Sawrenko
Chief Financial Officer

PART 1 – TABLE OF CONTENTS

101 This Bylaw, for purposes of convenience only, is divided into the following parts:

PART	TITLE
1	Table of Contents
2	Title
3	Definitions
4	Traffic Control
5	Parking and Stopping Vehicles
6	General Regulations
7	Parades, Processions, Funerals and Motion Picture Film Tow Shots
8	Regulation of Street Usage
9	Heavy Trucks – Commercial Vehicles <i>[Bylaw 8699, May 13, 2019]</i>
10	Operation of Vehicles
11	Pedestrian Regulations
12	Cycle and Electric Kick Scooter Regulations <i>[Bylaw 8846, March 7, 2022]</i>
13	Parking Meters
14	Delegation of Authority
15	Permits – Compliance, Revocation
16	Offences, Penalties and Enforcement
17	Repeal and Enactment
	Schedules: A – Deleted <i>[Bylaw 7676]</i> B – Deleted <i>[Bylaw 7068]</i> C – List of Parking Lots Deemed to be Streets D – Table of Authority for the City Engineer and his Duly Authorized Representatives E – Truck Routes F – Fees Deleted G – Utility Access Agreement H – Designated Locations for Mobile Carts I – Roadways upon which the use of skateboards and roller skates is restricted J – Restricted Streets for Neighbourhood Zero Emission Vehicles K – List of City Properties with Temporary Parking and Vehicular Access L – Cycle routes where vehicle speeds can be reduced with speed limit signs

510 Special Parking Privileges

.2 Resident Exempt Zone

The City Engineer is hereby authorized to grant an annual exemption from the parking time restrictions in a resident exempt zone for up to 72 hours to:

- (b) a shared vehicle organization which applies for such an exemption and pays an annual application fee of \$25-set out in Schedule H to the "Fees and Charges Bylaw, 2024, No. 9000" per shared vehicle in the shared vehicle organizations' fleet of shared vehicles.

520 Transportation Network Services

- .3 The City Engineer may issue a Congestion and Curbside Management Permit to a Transportation Network Services provider for the fee set out in ~~Schedule F to this Bylaw~~Schedule H to the "Fees and Charges Bylaw, 2024, No. 9000", as amended from time to time, which fee may vary among vehicle types, and which fee shall be payable monthly at the end of each month in a manner satisfactory to the City Engineer. No permit shall be required for Accessible Passenger Directed Vehicles used by a Transportation Network Services provider.

822 E-Bike Share Services

- .4 The City Engineer may issue an E-Bike Share Permit to an E-Bike Share Service for the fee set out in ~~Schedule F to this Bylaw~~Schedule H to the "Fees and Charges Bylaw, 2024, No. 9000", as amended from time to time, which fee may vary based on the total number of E-Bikes deployed in a fleet by the E-Bike Share Service and which fee shall be payable prior to being issued a permit in a manner satisfactory to the City Engineer.
- .5 Successful applicants for the E-Bike Share Permit must pay a performance deposit set out in ~~Schedule F to this Bylaw~~Schedule H to the "Fees and Charges Bylaw, 2024, No. 9000", as amended from time to time, prior to being issued a permit. The performance deposit fee is refundable, less any deductions.

1503 Fees

The fees payable for permits issued pursuant to this Bylaw are set out ~~on~~Schedule F in Schedule H to the "Fees and Charges Bylaw, 2024, No. 9000".

TABLE OF CONTENTS

GENERAL

SECTIONS	
1.0	Short Title
2.0	Definitions
3.0	Application & Exemptions
4.0	Prohibitions
5.0	Administration
6.0	Permits
7.0	General Provisions
8.0	Enforcement
9.0	Penalty
10.0	Establishment of District Schedules
11.0	Permitted Signs: 11.1 Awning Signs 11.2 Canopy Signs 11.3 Under-Awning or Under-Canopy Signs 11.4 Construction Site Signs 11.5 Fascia Signs 11.6 Flags 11.7 Freestanding Signs 11.8 Base Signs 11.9 Mansard Roof Signs 11.10 Projecting Signs 11.11 Real Estate Signs 11.12 Wall Signs 11.13 Window Signs 11.14 Banners 11.15 Inflatable Display
12.0	Sign District provisions
13.0	General Specifications
14.0	Fees and Charges
<u>14.0</u> 15.0	Repeal and Enactment

LIST OF SCHEDULES

Schedule A: Sign Districts

SECTION 6

Permits

6.1 Application for a Sign Permit

- (a) Subject to Section 3.2(c), a sign permit is required for the construction, placement, erection, display, alteration or relocation of a sign.
- (b) The applicant shall in no case proceed with the work referenced in Section 6.1(a) unless a sign permit has been issued.
- (c) An electrical permit in accordance with the City Electrical Bylaw is required for all electric signs and must be obtained from a City Electrical Inspector before a sign permit may be granted.
- (d) ~~Every applicant shall apply in writing to the Building Inspector on a form provided, with the requisite fees as set out in Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000". Every applicant shall apply in writing to the Building Inspector on a form provided, with the requisite fees prescribed in Section 14 of this Bylaw.~~

SECTION 14

Fees and Charges

The following permit fees shall be paid before a sign permit is issued:

a) For each sign requiring a permit, where the sign area:

_____ **Fee**

_____ (i) Does not exceed an area of 1.86 sq. metres\$30

_____ (ii) Exceeds an area of 1.86 sq. metres\$50

b) Where a sign installation has commenced prior to the issuance of a sign permit required under this Bylaw, an additional service charge equal to the permit fee shall be paid.

c) The fees described above allow for one review of plans or field inspection to the initial sign application. Where additional reviews of structural drawings or field inspections as may be determined by the Building Inspector is required to complete the final approval, an additional fee per inspection equal to the original permit fee will be charged.

d) Where a sign application has been approved or refused, no sign application fee shall be refunded but if the application is withdrawn prior to approval or refusal by the City, the Building Inspector shall refund to the applicant 50% of the fee paid.

SECTION 1415

Repeal and Enactment

1. Bylaw No. 2933 is hereby repealed.
2. This Bylaw comes into force and takes effect on the date of its passing.

READ a first time by the Council on the 7th day of June, 1993.

READ a second time by the Council on the 28th day of June, 1993.

READ a third time and passed by the Council on the 28th day of June, 1993.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the 12th day of July, 1993.

Signed by: Mayor John E. Loucks, Mayor

Signed by: Bruce A. Hawkshaw, City Clerk

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 6523

A Bylaw to establish and impose fees with respect to Board of Variance applications

WHEREAS the Council may, by Bylaw, according to *Local Government Act* Section 462, impose fees with respect to Board of Variance applications; [*Bylaw 8539, March 27, 2017*]

AND WHEREAS there are costs involved in the processing, inspection and advertising related to the applications;

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

1. This Bylaw may be cited for all purposes as “**Board of Variance Application Fee Bylaw, 1994, No. 6523**”.
2. A person making application to the Board of Variance shall at the time of filing the application, pay to The Corporation of the City of North Vancouver a fee as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000” as a prerequisite to the processing of such application.~~A person making application to the Board of Variance shall at the time of filing the application, pay to The Corporation of the City of North Vancouver a fee of \$420.00 as a prerequisite to the processing of such application. [*Bylaw 8539, March 27, 2017*]~~
3. If the application is withdrawn prior to a hearing, a refund as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000” may be returned to the applicant.~~If the application is withdrawn prior to a hearing, a refund of 50% of the fee may be returned to the applicant.~~
4. In the event the application is heard by the Board of Variance there will not be any refund.
5. "Board of Variance Application Fee Bylaw, 1992, No. 6320" is hereby repealed.

READ a first time by the Council on the 14th day of February, 1994.

READ a second time by the Council on the 14th day of February, 1994.

READ a third time and passed by the Council on the 14th day of February, 1994.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk, and sealed with the Corporate Seal on the 21st day of February, 1994.

Signed by: Mayor John E. Loucks

Signed by: Bruce A. Hawkshaw, City Clerk

PART 14 – SCHEDULE D

1401 PARKS AND GREENWAYS DONATIONS PROGRAM

1. Purpose

- 1.1. This bylaw provides guidelines and direction for receiving, maintaining and replacing donation items in the City of North Vancouver parks and greenways.
- 1.2. Donation Items consist of site furnishings, trees and other items as set out in Schedule E of "Fees and Charges Bylaw, 2024, No. 9000", as well as an associated commemorative plaque (if applicable).~~Donation Items consist of site furnishings, trees and other items outlined in Appendix 2, as well as an associated commemorative plaque (if applicable).~~

2. Conditions of Application

- 2.1. The City accepts donation items subject to this bylaw and the procedures contained within.
- 2.2. Donation items are accepted provided that:
 - 2.2.1 The park or open space in question has space for these items as determined by staff of the Engineering, Parks and Environment Department.
 - 2.2.2 The applicant submits a signed Application Form (Appendix 1) requesting the selected donation item and its associated plaque (if applicable). Signature will constitute agreement with the procedures and stipulations within this policy.
 - 2.2.3 Payment in full of the current fee for the donation item (as set out in Schedule E of "Fees and Charges Bylaw, 2024, No. 9000") is received after the location is approved by the Manager, Parks and Environment. An income tax receipt will be issued at the time of payment if requested.~~Payment in full of the current fee for the donation item (outlined in Appendix 2) is received after the location is approved by the Manager, Parks and Environment. An income tax receipt will be issued at the time of payment if requested.~~
 - 2.2.4 The wording on the plaque (if applicable) is deemed appropriate by City staff (refer to 3.7)

3. Procedures

- 3.1. The style and type of donation item will be determined by the Engineering, Parks and Environment Department from time to time. Plaques will be attached to or near the donation item (if applicable). The amount of text on the plaque will be specified by the Engineering, Parks and Environment Department from time to time (see Appendix 1) and will reflect cost, aesthetics and physical fit to the donation item.
- 3.2. ~~The fee for a donation item covers the procurement and installation of a new donation item for a ten (10) year donation term as set out in Schedule E of "Fees and Charges Bylaw, 2024, No. 9000". The fee for a donation item covers the procurement and installation of a new donation item for a ten (10) year donation term as shown in Appendix 2.~~
- 3.3. If the donation item is damaged, destroyed or defaced to an extent that, in the opinion of the Manager, Parks and Environment, replacement is required within the ten year donation term, it will be done at no cost to the applicant.
- 3.4. At the discretion of the Manager, Parks and Environment, the donor may be offered renewal of the donation item for another 10 year term. However, the Manager may elect not to renew a donation item for reasons of safety, security, maintenance issues, or park reconfiguration.
- 3.5. ~~The cost of the renewal term will be equal to the cost of the same or equivalent donation item as set out in Schedule E of "Fees and Charges Bylaw, 2024, No. 9000" at the future renewal date. The cost of the renewal term will be equal to the cost of the same or equivalent donation item shown in Appendix 2 at the future renewal date.~~
- 3.6. Within six months of the end of the ten (10) year donation term, the City will attempt to contact the applicant or alternate to discuss the possibility of donation renewal.
- 3.7. Should the donor choose not to renew the donation item, or the City is unable to contact the applicant or alternate by the end of the donation term, the City reserves the right to make the donation item available to another applicant. If the donor chooses not to renew the donation item, the City will offer the plaque to the donor at no charge (if applicable).
- 3.8. The donation of items in no way constitutes ownership of the item by the applicant, nor the land upon which it is situated, or the surrounding lands. The City retains the right to use the lands adjacent to these donated items as it deems appropriate, up to and including moving donation items to other locations. Should this be necessary, the City will make every effort to contact the donor prior to relocating the item.

6. DELEGATION OF COUNCIL POWERS

- (a) The Council delegates to the Director of Planning and Development the powers of the Council under s.490 of the *Local Government Act* to issue Development Permits in respect of Development Permit Areas established by the Official Community Plan, 2014, No. 8400, provided that they do not involve a variance to the Zoning Bylaw, 1995, No.6700, including the powers of the Council to require that the applicant provide security for the purposes of s.502 of the *Local Government Act*, however:
- (i) The Director of Planning and Development reserves the ability to refer the Development Permit application to Council for consideration.
- (b) The Council delegates to the Director of Planning and Development the powers of the Council, pursuant to s.498.1 of the *Local Government Act*, to issue a Minor Development Variance Permit, subject to guidelines set out in Schedule "B".
- (c) In imposing security requirements under s.502 of the *Local Government Act*, the Director of Planning and Development may require the applicant to provide as security:
- (i) undertaking works, construction or other activities to satisfy a condition in the permit respecting landscaping; plus
- (ii) provide a letter of credit in the amount of 1% of the estimated value of all construction occurring within the scope of the permit as calculated by a quantity surveyor, to be cashed if conditions of the permit with respect to development energy usage are not met and certified as such by a recognized professional within a period of 24 months following the issuance of a certificate of occupancy and/or at the discretion of the Director of Planning and Development.
- (d) In imposing the security requirements set out in section 6(d), the Director of Planning and Development may require security to be maintained for so long as there is a reasonable possibility of contravention of a landscaping condition, the creation of an unsafe condition, and the causing of harm to the environment in connection with the development authorized by the permit.
- (e) An owner of land whose Development Permit application or Minor Development Variance Permit application is subject to this section may, at any time following application submission or within 10 business days following being notified in writing of the Director of Planning and Development's decision on their application, request Council reconsideration of their application by giving notice in writing to the Corporate Officer setting out the grounds for Council consideration, provided the owner has paid the applicable fee as set out in Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000".~~An owner of land whose Development Permit application or Minor Development Variance Permit application is subject to this section may, at any time following application submission or within 10 business days following being notified in writing of the Director of Planning and Development's decision on their application, request Council reconsideration of their application by giving notice in writing to the Corporate Officer setting out the grounds for Council consideration, provided the owner has paid the applicable fee set out in Schedule "A".~~

PART 2 – TABLE OF CONTENTS

This bylaw, for the purposes of convenience only, is divided into the following parts:

PART	TITLE
1	Title
2	Table of Contents
3	Definitions
4	Purpose and Application
5	Prohibitions and Offences
6	Duties and Responsibilities
7	Administration
8	Permits
9	Repealed [<i>Bylaw 8576, October 16, 2017</i>]
10	Building Sprinklers and Fire Limit Areas
11	Swimming Pools
12	Compliance
13	Alternative Solutions
14	Penalties and Enforcement
15	Repeal and Enactment
16	Schedules Deleted

7.3.3. Refuse to issue a permit:

- (c) if the *Applicant* is indebted to the City for fees due as ~~prescribed by set out in this bylaw~~ Schedule D to the "Fees and Charges Bylaw, 2024, No. 9000"; or

7.4 Copies of drawings for buildings in the City can be provided to applicants when available, subject to:

- (b) Payment of fees as ~~described set out in Part 16 Schedules – Plan Retrieval and Copies~~ Schedule D to the "Fees and Charges Bylaw, 2024, No. 9000".

8.2.1 Permits are issued upon the condition that:

- (a) they are non-transferable, unless an application for a transfer is received and accepted by a *Building Official*, and the appropriate fee required is paid, as set out in Schedule "A" Schedule D to the "Fees and Charges Bylaw, 2024, No. 9000" ~~is paid~~;

8.3.2 A Permit may be renewed for periods not exceeding six (6) months, except demolition permits, which may be renewed for periods of thirty (30) days, provided that:

- (b) such application is accompanied with a permit renewal fee of 10% of the original permit fee, but not less than the minimum fee ~~specified as set out in Part 16—Schedules Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”.~~

8.4.2 An application may be renewed for periods not exceeding six (6) months provided that:

- (b) such application is accompanied by an application renewal fee ~~in accordance with as set out in Part 16 of this Bylaw Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”.~~

8.10.2 No person, unless authorized by the Building Official, shall erect or place a temporary *building* without first entering into an agreement with the City and providing the required security deposit as ~~specified set out in fee Schedule “A” Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”;~~

14.1 Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.

Any person who contravenes any of the provisions of this Bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.

Pursuant to Section 264 of the *Community Charter*, S.B.C. Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the “Bylaw Notice Enforcement Bylaw, 2005, No. 7675” or is named as the Enforcement Officer pursuant to the “Ticket Information Utilization Bylaw, 1992, No. 6300” is hereby authorized and empowered to enforce the provisions of the Bylaw or Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw of the City of North Vancouver.

- (a) Other fees and deposits for each *permit* are ~~contained set out in Schedule “A” to this bylaw~~ Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7665

A Bylaw relating to Wharves, Piers and Floating Docks in the City of North Vancouver (St. Roch Dock, Burrard Dry Dock Pier and Goldsworthy Pier)

WHEREAS the City of North Vancouver has established a service to acquire and operate Wharf facilities;

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

PART 1 – TABLE OF CONTENTS

101 This Bylaw, for purposes of convenience only, is divided into the following parts:

PART	TITLE
1	Table of Contents
2	Title
3	Interpretation
4	Inventory of Wharves
5	Authorization by City Council
6	Organization
7	Regulations
8	Applications for Special Events and Moorage
9	General Prohibitions and Offences
10	Enforcement
11	Offences, Penalties and Enforcement
12	Schedules: A – Wharves in the City [Bylaw 8448, December 9, 2015] (1) General Location (2) Goldsworthy Pier showing Water Lot (3) St. Roch and Burrard Dry Dock Pier showing Water Lots B – Moorage Agreement Form C – Moorage Rules D – Deleted [Bylaw 8034, November 2, 2009] E – Moorage Fees

PART 2 – TITLE

201 This Bylaw may be cited for all purposes as the “**Wharf Regulation Bylaw, 2005, No. 7665**” (St. Roch Dock, Burrard Dry Dock and Goldsworthy Pier).

PART 3 – INTERPRETATION

301 APPLICATION

This bylaw applies in respect of all wharves in the City of North Vancouver listed in Schedule “A”.

804 PUBLIC MOORAGE FEES APPLICABLE TO WHARVES

(a) St. Roch Dock

- (1) ~~Every owner or operator of a Vessel or Watercraft moored at the Wharf shall pay in advance the Moorage Fee as set out in Schedule E of "Fees and Charges Bylaw, 2024, No. 9000" immediately upon mooring the Vessel or Watercraft to the Wharf and prominently display a valid ticket or license to moor the Vessel or Watercraft at the window of a wheelhouse of a powerboat or sailboat. Every owner or operator of a Vessel or Watercraft moored at the Wharf shall pay in advance the Moorage Fee required under Schedule "E" to this Bylaw immediately upon mooring the Vessel or Watercraft to the Wharf and prominently display a valid ticket or license to moor the Vessel or Watercraft at the window of a wheelhouse of a powerboat or sailboat.~~
- (2) Shall not exceed three (3) hour Moorage without a Moorage Agreement.

(b) Goldworthy Pier, Burrard Dry Dock Pier, St. Roch Dock exceeding 3 hours:

- (1) ~~Every owner or operator of a Vessel or Watercraft moored at the Wharf exceeding three (3) hours shall pay in advance the Moorage Agreement Fee as set out in Schedule E of "Fees and Charges Bylaw, 2024, No. 9000" immediately upon mooring the Vessel or Watercraft to a Wharf. Every owner or operator of a Vessel or Watercraft moored at the Wharf exceeding three (3) hours shall pay in advance the Moorage Agreement Fee required under Schedule "E" to this Bylaw immediately upon mooring the Vessel or Watercraft to a Wharf.~~
- (2) Must complete the Moorage Agreement in Schedule B.

[Bylaw 8861, July 28, 2021]

PART 5 – NUISANCES

~~40. Repeat Nuisance Service Calls~~

-

~~(a) Where police or City officials have been required to respond to three (3) or more nuisance service calls for a single residential premises within a twelve (12) month period in response to or for the abatement of nuisance conduct, activity or condition, the City may impose upon the owner of that residential premises an excessive nuisance abatement fee in accordance with the amounts prescribed in Appendix "A" of this bylaw for each additional nuisance service call responded to at that residential premises within the twenty-four (24) month period following the Inspector's notice referred to in Section 40(b).~~

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40. Repeat Nuisance Service Calls

(a) Where police or City officials have been required to respond to three (3) or more nuisance service calls for a single residential premises within a twelve (12) month period in response to or for the abatement of nuisance conduct, activity or condition, the City may impose upon the owner of that residential premises an excessive nuisance abatement fee as set out in "Schedule B of the Fees and Charges Bylaw, 2024, No. 9000" for each additional nuisance service call responded to at that residential premises within the twenty-four (24) month period following the Inspector's notice referred to in Section 40.(b).

PART 5 – APPLICATION

- 502** Applications for conditional approval shall be submitted to the Approving Officer on the prescribed form accompanied by the fee ~~prescribed as set out in Schedule D~~ Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000". The application form is to be signed by the Owner.
- 506** Prior to the issuance of any building permit, the Owner shall provide a refundable security deposit for damage to public facilities. The value of the security deposit shall be determined ~~from Schedule D~~ by Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000".

PART 6 – APPROVALS

- 602** A letter requesting subdivision plan approval shall be accompanied by the appropriate fee as ~~prescribed set out in Schedule D~~ Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000".

703 Non-Residential Renovations

The securities and servicing provisions for non-residential renovation developments for this bylaw apply as follows:

1. Up to \$200,000 construction value:
 - a. Security/Property Damage Deposit as ~~per set out in Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~ per Schedule D may be required.
2. Renovations between \$200,000 and \$600,000 construction value:
 - a. Necessary utility and public realm upgrades as ~~set out in per Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~ set out in per Schedule D to a maximum of 10% of the construction value of the building permit as determined by the Chief Building Official, and
 - b. Security/Property Damage Deposit as ~~set out in per Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~ set out in per Schedule D.
3. Renovations over \$600,000 construction value:
 - a. All required Works according to Schedule A, and
 - b. Security/Property Damage Deposits as ~~set out in per Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~ set out in per Schedule D.
4. Full redevelopment:
 - a. All required Works according to Schedule A, and
 - b. Security/Property Damage Deposits as ~~set out in per Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~ set out in per Schedule D.

Notwithstanding the preceding in Section 703, all non-residential developments shall provide all utility upgrades necessary to service its intended use according to Schedule A.

704 Residential Renovations

The securities and servicing provisions for residential renovation developments for this bylaw apply as follows:

1. Up to \$200,000 construction value – Security/Property Damage Deposit as ~~set out in per Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~ set out in per Schedule D.
2. Renovations between \$200,000 and \$600,000 construction value:
 - a. Necessary utility upgrades as ~~set out in per Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~ set out in per Schedule D to a maximum of 5% of the construction value of the building permit as determined by the Chief Building Official, and
 - b. Security/Property Damage Deposit as ~~set out in per Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~ set out in per Schedule D.

3. Renovations over \$600,000 construction value:
 - a. All required Works according to Schedule A, and
 - b. Security/Property Damage Deposits as set out in per Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~Schedule D~~.
4. Full redevelopment:
 - a. All required Works according to Schedule A, and
 - b. Security/Property Damage Deposits as set out in per Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000"~~Schedule D~~.

Notwithstanding the preceding in Section 704, all coach houses and other new residential infill structures shall provide all utility upgrades necessary according to Schedule A.

PART 8 – COMPLETION OF WORKS

803 Where works and services are to be installed on the property to be developed without City Inspection prior to the signing of a subdivision plan, the installed works and services shall not be connected to the City's works, services or utilities, and the City shall not accept the works and services installed on-site until:

4. The Owner has entered into an agreement with the City, in which he covenants and agrees to:
 - d. Pay to the City all administration fees pursuant to as set out in Schedule D of "Fees and Charges Bylaw, 2024, No. 9000"~~Schedule D of this Bylaw~~ all fees and legal costs incurred by the City in accepting and taking over such works and services.

PART 9 – BYLAW SCHEDULES

901 The following is a list of schedules attached hereto and which form a part of this Bylaw:

Schedule A	Required Works
Schedule B	Form of Servicing Agreement
Schedule C	Design Criteria, Specifications and Standard Drawings
Schedule D	Fees and Deposits Deleted
Schedule E	Highway Classification Map

~~403 The fee payable for the issuance of a Life Safety Upgrade Permit shall be \$100.00.~~

403 The fee payable for the issuance of a Life Safety Upgrade Permit as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".

PART 1 – INTERPRETATION

SCHEDULE A – ~~NORTH VANCOUVER CEMETERY FEES~~Deleted

1.3 Definitions

In this Bylaw, unless the context otherwise requires:

FEES means the amount to be paid to the City as ~~specified set out in Schedule "A" of the North Vancouver Cemetery Bylaw, 2011, No. 8109~~ specified set out in Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000", as amended from time to time (resident and non-resident fees);

PART 5 – RIGHT OF INTERMENT

5.2 Transfer of Right of Interment

A right of interment for any unused lots may be transferred to a family member at the discretion of the City. The right holder or executor must submit this request in writing and the original right of interment must be surrendered to the City. An administration fee as set out specified in Schedule "A" Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000" may be applicable to cover the additional administrative costs associated with the transfer of a right of interment.

5.3 Cancellation of Right of Interment

The right holder must give written notice to the City for intent to cancel the right of interment for an unoccupied lot. The person requesting the refund is required to produce the original license or right of interment and proof satisfactory to the City of their right to claim a refund. A right of interment can only be surrendered back to the City. It cannot be sold privately. No refund shall be made for the right of interment for a columbaria niche where the niche door has been engraved.

If the purchaser cancels the right of interment within 30 days of entering into an interment right contract, they will be refunded the full amount paid less the cost of specially ordered goods or services rendered.

After 30 days from the date of entering into an interment right contract no refund shall be made of any care fund contribution collected. Fees associated with the removal of any memorial on the lot, must be paid before a refund is issued.

The refund is calculated as follows:

- a) If the lot was purchased on or before June 18, 2006:
The amount refunded will equal 75% of the fees set out in North Vancouver Cemetery Bylaw No. 7667 for the resident lot fee (lot license) and less the administration fee as specified set out in Schedule "A" of North Vancouver Cemetery Bylaw, 2011, No. 8109 Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000", as amended from time to time.
- b) If the lot was purchased on or after June 19, 2006:
The amount refunded will equal the amount paid for the lot fee (lot license) less the administration fee as specified set out in Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000" Schedule "A" of North Vancouver Cemetery Bylaw, 2011, No. 8109, as amended from time to time.

PART 6 – INTERMENTS

6.1 General Interment Information

- a) Only human remains, or cremated remains of a human body, shall be interred and memorialized in the Cemetery.
- b) An Interment may be made within the Cemetery after:
 - i. the representative has completed and duly signed an interment authorization;
 - ii. the required information as deemed necessary by the CIFSA has been provided to the City; and
 - iii. all applicable fees have been paid as specified set out in Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000" Schedule "A".

6.4 Columbarium Interments

- a) Subject to the requirements of this Bylaw, the City will grant a right of interment for up to four columbarium niches which may be used for the immediate interment of cremated remains or for future use providing that all applicable fees have been paid as specified set out in Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000" Schedule "A".

PART 7 – EXHUMATION AND DISINTERMENT

7.1 No exhumation or disinterment will occur until:

- a) the City receives a written request to do so from the representative of the deceased;
- b) the City receives approval from the Administrative Authority for any exhumations or disinterment requiring such approval;
- c) the City gives written notice to, and receives permission from, a Medical Health Officer for the area of the health region in which the Cemetery is located when the human remains are those of a person who, at the time of death, was known to have had an infectious or contagious disease or other disease dangerous to public health; and
- d) the applicable fees have been paid to the City as specified set out in Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000" Schedule "A".

PART 8 – FINANCIAL MATTERS

8.1 Fees and Prices

Any person who applies for issuance, disposition, surrender, or cancellation of a right of interment or memorial permit or who requests or orders any product or service under this Bylaw set out in Schedule "A", must pay the fee or price set out in Schedule "A" at the time of making such application, request or order and in accordance with any requirements set out in Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000" Schedule "A".

8.3 Care Fund

- a) A care fund for the future maintenance and care of the Cemetery and the lots therein is hereby established, set aside and maintained. All monies in the care fund will be held and invested as trust funds by the City.
- b) The amount to be transferred to the care fund will be specified on all applicable receipts for right of interment and on the interment right contract as set out in Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000" Schedule "A".

PART 10 – LOT ADORNMENT REGULATIONS

10.3 In-ground Flower Vases

- a) All in-ground vases must be purchased from the City and fees paid as ~~specified-set out~~ in Schedule G of the "Fees and Charges Bylaw, 2024, No. 9000"~~Schedule "A"~~.

NORTH VANCOUVER CEMETERY **Schedule B – North Vancouver Cemetery Memorials**

General Memorial Information

- a) Memorials may only be installed, removed or modified in the Cemetery after a memorial permit has been issued by the City. The memorial permit fee as ~~specified-set out~~ in ~~Schedule A~~ Schedule G of the "Fees and Charges Bylaw 2024, No 9000" must be paid before the permit is issued.

ANNUAL LICENSE FEES, REGULATIONS AND OFFENCES

4. Where an Owner has a valid dog licence issued by another municipality, including the City of Vancouver, on surrender of such Licence to the Collector and pays a fee specified in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" ~~payment of \$5.00~~, he shall receive a replacement Licence for the current year.

A reduced fee for replacement of a Licence issued in another municipality shall not apply to a Dog declared vicious or dangerous in another municipality and the full Licence amount specified in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" shall apply to such Dog.

Every Owner shall pay to the Collector an annual Licence fee as specified in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" ~~follows:~~

~~the sum of \$30.00 for every Dog; or
the sum of \$200.00 for a Vicious Dog.~~

Except, that in the case of an Assistance Dog to which a Licence shall, upon application, be issued without charge.

PROVIDED that the Licence fee shall be fifty (50) percent of the annual amount in cases where an owner provides proof to the satisfaction of the Collector that the Dog, on or after September 1st in the current year, reached the licensing age of four (4) months, or was brought into the City of North Vancouver from outside the Province of British Columbia.

5. A duplicate license tag may be obtained from the Collector upon payment of ~~\$5.00~~ an amount specified in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000".

KENNEL REGULATIONS AND OFFENCES

7. No person shall keep or maintain a kennel without first having applied for and obtained a kennel license. The application for such license shall be accompanied by the ~~sum of sixty (\$60.00) dollars~~ sum specified in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000", which shall be in addition to any other fee provided for by this bylaw.

SEIZURE AND IMPOUNDING FEES, REGULATIONS AND OFFENCES

17. Subject to the provisions of any other section of this Bylaw, the owner of an impounded dog may be served with Bylaw Notice(s) or Municipal Ticket Information(s) in addition to the impoundment of the dog. The owner of an impounded dog may reclaim the same on application to the Animal Control Officer and on proof of ownership and the payment of the fees and expenses incurred in impounding and maintaining such dog as specified in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" ~~as follows:~~

- ~~a) Pound Fees: _____ Thirty dollars (\$30.00) for a licensed dog, first time (Excluding vicious _____ impounded in a licensing year;
dog) _____ Sixty dollars (\$60.00) for a licensed dog, second time impounded in a licensing year;
_____ One Hundred Dollars (\$100.00) for a properly licensed dog, third time impounded in a licensing year.~~

~~One Hundred and Fifty Dollars (\$150.00) for an unlicensed dog.~~

~~Pound Fees: Two Hundred Dollars (\$200.00), first time impounded in a (Vicious dog) licensing year;~~

~~Five Hundred Dollars (\$500.00), second time impounded in a licensing year;~~

~~One Thousand Dollars (\$1,000.00), third and subsequent impoundments in a licensing year.~~

~~Maintenance Costs: Ten dollars (\$10.00) per day or part thereof, after the first day, for the period a dog (except a vicious dog) is impounded;~~

~~Thirty Dollars (\$30.00) per day or part thereof, after the first day, for the period a *Vicious Dog* is impounded.~~

PART 2 – INDEX

This Bylaw, for purposes of convenience only, is divided into the following parts:

<u>Part</u>	<u>Title</u>
1	Title
2	Index
3	Definitions
4	Licences
5	General Regulations
6	Repeal
7	Effective date
Schedule "A"	Business Categories, Types and Codes
Schedule "B"	Fees
Schedule "C"	Fees
Schedule "D"	Inter-municipal Business Licences

PART 4 – LICENCES

405 Licence Fees

- (1) The application form shall be delivered to the Inspector and shall be accompanied by the fee ~~prescribed as set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" Schedules "B" and "C" of this Bylaw.~~

406 Licence

- (2) Licence and fee classifications shall be as listed in Schedules "A" ~~of this Bylaw, and Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" "B" and "C", which are incorporated into this Bylaw~~ as an integral part ~~hereof~~ of this Bylaw.
- (3) The fee payable by any Person carrying on, maintaining, owning or operating within the municipality, any Business, trade, occupation, Profession, calling, undertaking or thing included in Schedule "A" ~~of this Bylaw, and Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" "B" and "C" of this Bylaw~~, and all like classifications not hereinbefore enumerated, shall be as ~~listed set out~~ in Schedule "A" ~~of this Bylaw, and Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" "B" and "C" of the Bylaw.~~
- (5) The fee payable in respect of a change in the location of the premises authorized by the Inspector, shall be as set out in ~~Schedule "B" and "C" of this Bylaw~~ Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000".

407 Licence to Operate Necessary

No Person shall carry on, within the Municipality, any Business unless they are the holder of a valid and subsisting Licence issued to them under this Bylaw by the Inspector, and shall have paid in advance therefore, to the Inspector, the sum ~~as set out specified in Schedules "B" and "C" of this Bylaw~~ Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" and attached hereto and it shall be incumbent upon each Person to renew such Licence prior to the beginning of each licensing period as long as such Business is being carried on.

412 Licence Transfer Fees

The fee payable in respect of any transfer of a Licence shall be as set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" ~~Schedule "C" of this Bylaw~~.

415 Licence Renewal

On or before the day before the Anniversary Date of a Business Licence, the Licence holder shall renew their Business Licence for the following 12 month period, in the form established by the Inspector and accompanied by payment of the applicable licence fee set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000".

PART 5 – GENERAL REGULATIONS

521 Inter-municipal Business Licences

- (3) A Person may apply for an Inter-municipal Business Licence for each premises of a business located within the City provided that the following criteria are met:
 - (e) The Person pays the applicable Inter-municipal Business Licence fee set out in Schedule "B" and "C" of this Bylaw Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" for each Inter-municipal Business Licence.

- 4.13 A design solution from a Registered Professional for an Alternate Solution that is approved by the City is subject to the following requirements:
- (e) A functional demonstration of an Alternate Solution may be requested by the Fire Department at any time in which case the Owner of the property must pay the applicable fee ~~prescribed as set out in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~ for the attendance and review by the Fire Department.
- 4.17 An Owner(s) or Owner's Authorized Agent must at the time of Building Permit application submit a Construction Fire Safety Plan for review and acceptance in a form and diagram template acceptable to the Fire Chief together with the Construction Fire Safety Plan review fee ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~.
- 4.19 The Owner(s) or Owner's Authorized Agent must:
- (a) Submit updates to the Construction Fire Safety Plan to the Fire Department for review and acceptance together with the applicable fee ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~; and
- 4.21 The Owner(s) or Owner's Authorized Agent must:
- (a) Where required to have a Fire Safety Plan per the Fire Code, submit the plan for review and acceptance in a form and diagram template acceptable to the Fire Chief together with the Fire Safety Plan review fee ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~;
 - (c) Forward any changes in the use, design or Life Safety Systems to the Fire Department for review and acceptance together with the Fire Safety Plan review fee ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~; and
- 4.22 The Owner(s) or Owner's Authorized Agent of any Building required by the Fire Code to have a Fire Safety Plan must, on the request of the Fire Chief, provide Building pre-plan information, including floor plans and diagrams showing the type and location of any Building service, Fire Protection Equipment, Fire Department connection, fire hydrant, Fire Department Access Route and Hazardous Materials storage or processing, in a form prescribed by the Fire Chief, and must pay the review fee ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~.
- 5.14 The Owner(s) or Owner's Authorized Agent must:
- (b) Where a site inspection is required to confirm that mitigation measures are in place during construction and/or demolition, pay the applicable fee ~~prescribed as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" the Fees and Charges Bylaw;~~ and

- 6.22 Inspection is required to confirm operation of smoke control systems and fire dampers, and the Owner(s) or Owner's Authorized Agent must pay the applicable fee as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".
- 6.85 Any person organizing or hosting any Special Event must submit an application for an occupant load certificate together with a dimensioned site plan prepared by a Registered Professional must ensure that:
- (f) All prescribed fees for Special Events as set out in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" have been paid.
- 6.94 A functional demonstration of the Integrated Test may be required by the Fire Department and the owner of the property must pay the applicable fee as set out in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".
- 7.1 Every person who requests any Permits, inspections and services from the Fire Department listed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" must pay the applicable fee unless otherwise exempted under this bylaw.
- 7.2 Payment of a fee or charge under this bylaw or the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" does not relieve a person from an obligation to pay any fee or charge prescribed under another enactment.
- 7.3 Where a special inspection is required to determine compliance with the Fire Code and/or municipal bylaws, the applicant may be required to pay the fee as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".
- 7.4 Where a second and subsequent inspections are required to determine compliance with instructions noted on a Fire Department "Fire Inspection Violation Report", the applicant must pay the re-inspection fee as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".
- 7.5 Every Owner of property which requires a Fire Department investigation and report pursuant to the Fire Services Act must pay the minimum fee for fire investigation services as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" and, in addition, may have to pay other costs, including, but not limited to, overtime costs of fire investigators for an investigation lasting 4+ hours and/or requiring more than one fire investigator, tools/equipment/supplies that are lost, damaged or consumed as a result of Fire Department investigation or operations, and/or rentals of Fire Department equipment.

- 7.7 Comfort letter requests may be fulfilled on payment of the fee ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~. Additional fees may be charged for any requested on-site inspection to complete a comfort letter.
- 7.13 Every person who receives an occupancy load certificate must pay to the Municipality the fee ~~as set out in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~.
- 7.15 If as a condition of event approval, the Fire Chief requires any number of Members to inspect or attend at an event site for any time before, during or after the event, for any reason, the person applying to the Municipality for the event shall pay to the Municipality the fees ~~as set out in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~.
- 7.17 Permit, inspection, and fire protection fees for the event must be paid to the Municipality as ~~set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~.
- 7.19 Where an Owner or Occupier of premises fails to notify as required in section 7.18, such Owner or Occupier must pay the applicable fee ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~.
- 7.20 The Owner or Occupier of premises must pay the applicable fee ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~ on the occurrence of a second False Alarm, or Nuisance Alarm, and for each subsequent False Alarm or Nuisance Alarm, respecting the premises occurring in a calendar year.
- 9.10 Where an Order has been made pursuant to this bylaw, the Owner must pay applicable fees for inspection ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~ and if upon re-inspection, a Member determines that the Order has not been complied with, the Owner must pay the applicable fee for each additional inspection as ~~set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"~~.
- 9.13 Every person who, without necessary cause or required Permit, sets a fire to which the Fire Department responds, or in any manner makes or causes to be made a False Alarm, or causes a fire, damage to property or injury to persons that can be attributed to the use of fireworks contrary to the Fireworks Regulation Bylaw, 2005, No. 7677, or to the unauthorized cultivation, processing, manufacturing or storage of a controlled substance contrary to the *Controlled Drugs and Substances Act* (Canada), SC 1996, c. 19, is deemed to have caused a nuisance in the community and, in addition to any fine or other penalty, as an extraordinary service fee is liable to compensate the Municipality for the actual costs and expenses incurred by the Fire Department in responding to the fire, False Alarm or unauthorized activity. The amount of the extraordinary service fee will be calculated in

accordance with the rates ~~as set out prescribed in the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".~~

- 9.16 Every person who is not a resident or ratepayer of the Municipality and who causes, directs, allows or suffers an incident attended by the Fire Department is liable to pay the Municipality for all costs and expenses incurred by the Fire Department in response to the incident as well as any fees imposed under ~~the Fees and Charges Bylaw Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".~~

Appendix A – Definitions

In this bylaw, unless the context otherwise requires:

"Fees and Charges Bylaw" means the ~~"Fees and Charges Bylaw, 1993, No. 6383"~~ Fees and Charges Bylaw, 2024, No. 9000, as amended or replaced.

Schedule "B"

Application under Section 6 of the Noise Control Bylaw

The application noted in section 6.1 shall be in writing and submitted to the Chief Administration Officer or designate at least 5 business days prior to the date of the proposed activity, and shall contain:

- (a) the name, address, and telephone number of the applicant;
- (b) the address of the construction site;
- (c) the building permit number, if applicable;
- (d) the reason(s) the exception is sought;
- (e) a description of the source of noise in respect of which the exemption is sought;
- (f) the exact period of time for which the exemption is being sought;
- (g) a statement of the measures planned or presently being taken to minimize the sound or noise; and

(h) a non-refundable application fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".

~~(h) a non-refundable application fee of:~~

- ~~i. for an application submitted at least 5 business days prior to the date of the proposed activity: \$150.00~~
- ~~ii. for an application submitted less than 5 business days prior to the date of the proposed activity: \$300.00~~

5. Application for Tree Cutting or Removal Permit

- A. An Owner, or a person acting on behalf of the Owner with written authorization of the Owner, may apply to the Director for a permit to cut or remove a tree by paying the non-refundable application fee set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000"~~Schedule A to this Bylaw~~ and providing all of the following information:

7. Tree Replacement and Compensation

- D. If, in the opinion of a Certified Arborist, the parcel from which trees are being cut or removed cannot accommodate some or all of the required replacement trees, the applicant shall pay cash-in-lieu to the City in the amount set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000"~~Schedule A to this Bylaw~~.
- G. The Director must not issue a permit under 6. A. (1), (2), or (3) unless the applicant first pays to the City the ecological compensation fee, as set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000"~~Schedule A to this Bylaw~~, for every tree to be cut or removed pursuant to the permit, except that the ecological compensation fee shall be reduced by \$750 for each additional replacement tree the applicant agrees to plant.

8. Permit Conditions

- A. The Director must not issue a permit unless the applicant:
- (1) Posts security for every replacement tree to be planted, in the amount set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000"~~Schedule A to this Bylaw~~, with the security to be returned to the person who provided it only if, at the end of the maintenance period, the Director is satisfied the tree(s) is healthy, and otherwise the security shall be forfeited to the City; and,
 - (2) Pays to the City the inspection fee set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000"~~Schedule A to this Bylaw~~, to cover the City's costs of carrying out inspections to determine whether replacement trees have survived the maintenance period.

10. Enforcement and Penalties for Contravention

- C. If a person cuts, removes or damages or causes or allows a tree to be cut, removed or damaged other than as authorized by this Bylaw or a permit issued under this Bylaw, the Director or a Bylaw enforcement officer may impose, in writing, a requirement that the person do one or both of the following, by a specified date:
- (1) Pay a fee equal to 250% of the Ecological Compensation Fee as set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" for every tree that has been cut, removed or damaged;

~~"False Alarm Fee" means the fee payable pursuant to section 12 of this Bylaw, as set out in the "Fees and Charges Bylaw, 1993, No. 6383", as amended;~~

"False Alarm Fee" means the fee payable pursuant to section 12 of this Bylaw, as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000", As amended;

"**Hold Up Alarm**" means a silent alarm signal received from the Alarm System that is manually activated from the Property that signals a robbery is in progress;

"**Occupier**" means any person who has the right of access to, and responsibility for, a Property, including, without limitation, an Owner, tenant, or licensee of such Property;

"**Owner**" has the meaning defined in the *Community Charter*, SBC 2003, c. 26;

"**Property**" means any real property as defined in the *Community Charter*, SBC 2003, c. 26, including, without limitation, residential, commercial, agricultural and industrial property; and

"**RCMP**" means the North Vancouver detachment of the Royal Canadian Mounted Police.

RESPONSIBILITIES OF OWNERS AND OCCUPIERS

3. The Owner and all other Occupiers of a Property shall each be responsible for the proper use, installation, maintenance and operation of an Alarm System installed on or in the Property in order to prevent a False Alarm, and each shall be responsible for any False Alarm.
4. The Owner or Occupier of the Property at which an Alarm System is installed shall notify the Alarm Monitoring Service at least 30 minutes before testing or repairing the Alarm System.
5. The Owner or Occupier of a Property at which an Alarm System is installed shall provide to the Alarm Monitoring Service, in writing, the names, addresses and telephone numbers of at least three Contact Persons.
6. The Contact Persons whose names are provided pursuant to Section 5 of this Bylaw, must be persons who are:
 - (a) available to receive telephone calls from the Alarm Monitoring Service or the RCMP in the event of an Alarm Incident;
 - (b) able to attend the Property at which the Alarm Incident occurred within 30 minutes upon the request of the Alarm Monitoring Service;
 - (c) capable of providing the RCMP with access to the Property where the Alarm Incident occurred;
 - (d) capable of operating the Alarm System; and
 - (e) able to safeguard the Property.
7. The Owner or Occupier of the Property or a Contact Person shall attend the Property within 30 minutes upon the request of the Alarm Monitoring Service or the RCMP.

8. No person shall operate or use an Alarm System that, when activated, generates an audible continuous or intermittent sound for a period greater than five minutes after activation.
9. No person shall continue to operate or use an Alarm System that activates three or more False Alarms unless the Alarm System is repaired, altered or replaced and the RCMP is satisfied that the Alarm System is repaired and is in good working order.

ALARM MONITORING SERVICES

10. Prior to reporting an Alarm Incident received from an Alarm System monitored by the Alarm Monitoring Service to the RCMP, the Alarm Monitoring Service shall first attempt to verify that the Alarm Incident is not a False Alarm by attempting to contact the Owner or Occupier of the Property by telephone or other electronic means. If verification cannot be made with the Owner or Occupier, the Alarm Monitoring Service shall attempt to contact two additional Contact Persons. The Alarm Monitoring Service shall advise the RCMP of the person they have made contact with, or that they were not successful in reaching the Owner, Occupier or Contact Person.
11. Section 10 of this Bylaw does not apply to a Hold Up Alarm signal of an Alarm System.

FALSE ALARMS FEES

- ~~12. If the RCMP responds to a False Alarm, the Owner or Occupier of the Property on which the False Alarm occurred shall pay to the City the applicable fee prescribed in the "Fees and Charges Bylaw, 1993, No. 6383":~~
12. If the RCMP responds to a False Alarm, the Owner or Occupier of the Property on which the False Alarm occurred shall pay to the City the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".

INVOICING

13. If a False Alarm Fee is payable by the Owner or Occupier of the Property, the City shall deliver an invoice to the Owner or Occupier of the Property within 60 days following the False Alarm. The Owner or Occupier of the Property shall pay the False Alarm Fee within 30 days of the date of the invoice.
14. The City may deliver an invoice personally, by registered mail, or by regular mail to a person's home address or, in the case of the Owner, to the Owner's address as recorded on the City's property assessment roll.

COST RECOVERY

15. Fees may be collected as property taxes as per section 258(1) of the *Community Charter*. If the Owner does not pay the False Alarm Fee on or before December 31st in the year in which the False Alarm Fee was incurred, the cost shall be added to, and form part of, the taxes payable on the parcel as taxes in arrears.

SEVERABILITY

16. If any section, subsection, or phrase of this Bylaw is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Bylaw as a whole or any part thereof other than the section, subsection, or phrase so declared to be

Schedule "B"

LAWN WATERING PERMIT APPLICATION FORM

(under authority of Bylaw Nos. 8627 and **63839000**)

Application for a special permit to use drinking water for watering newly laid sod and turf during the Drinking Water Conservation Plan activation period

APPLICANT: *(please print)*

Name:

- Mr.
- Mrs.
- Ms. _____

Address: _____, City of North Vancouver

Postal Code: _____

Tel: _____ **Fax:** _____ **E-mail:** _____

LAWN LOCATION:

- Front
- Side
- Back
- Other:

FEE TYPE:

- Single Family / Duplex
- Multi-Family
- Commercial / Industrial
- Nematodes application for European Chafer beetles

PURPOSE:

- Nematode Application for European Chafer beetles
- New Lawn
- New Lawn with Clover

STARTING DATE: _____

PERMIT EXPIRY DATE: _____

Signature of Applicant: _____ **Date:** _____

LAWN WATERING PERMIT CONDITIONS

Nematode Application for European Chafer Beetles

When treating your lawn with nematodes as a biological control for European Chafer beetles, the following permit conditions apply:

1. Lawn watering is only permitted between the hours of 4am – 9am, any day of the week.
2. Permit expires two weeks from the date of issue and is revocable at any time, without prior notice, entirely at the discretion of the City Engineer, Engineering, Parks and Environment Department. The two week period must occur prior to August 15th.
3. Permit must be prominently displayed at the premises.
4. **NO PERMIT FEE FOR NEMATODE APPLICATION.**

New Lawns

When installing a new lawn, the following permit conditions apply:

1. Permits will ONLY be issued for new lawns planted subsequent to May 1, 2018.
2. Lawn watering is only permitted between the hours of 4am – 9am.
3. Permit does not authorize unlimited watering. Common sense must apply. Sprinkler must not be left unattended.
4. A depth of a tuna can (2.5 cm) of water per week is adequate for freshly laid sod.
5. Permit expires three weeks from the date of issue and is revocable at any time, without prior notice, entirely at the discretion of the City Engineer, Engineering, Parks and Environment Department. Three weeks of appropriate watering should be sufficient to establish your healthy new lawn.
6. Permit must be prominently displayed at the premises.
7. ~~Fee: As per “Fees and Charges Bylaw, 1993, No. 6383”.~~ Fee: As per “Fees and Charges Bylaw, 2024, No. 9000”.

PART 1 – TABLE OF CONTENTS

101 Contents

This Bylaw, for purposes of convenience only, is divided into the following parts:

Part	Title	Section
1	Table of Contents	101
2	Title	201
3	Interpretation	301
4	Organization	401-403
5	Establishing & Severing Water Service	501-508
6	Responsibility of Users	601-610
7	Fees and Charges	701-711
8	General	801-802
9	Offences, Penalties and Enforcement	901
10	Repeal and Enactment	1001

Schedules

A	Connection & Severance Fees Deleted
B	User Rates Deleted
C	Water Meter Standards
D	<i>Deleted November 1, 2004 by Bylaw No. 7646</i>
E	<i>Deleted November 1, 2004 by Bylaw No. 7646</i>
F	<i>Deleted November 2, 2009 by Bylaw No. 8033</i>
G	Backflow Prevention Devices
H	<i>Deleted November 1, 2004 by Bylaw No. 7646</i>

501 Application for Water Service

2. Before the laying of a private service pipe, the Owner of the premises to be served shall submit to the Engineer a written application for water service accompanied by the connection fee ~~prescribed as set out in Schedule "A" of the Bylaw-Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000"~~ and such other fees as may be applicable. The application shall state particulars of the location of the site, the type of structure erected or to be erected thereon, intended water use or uses, the required size, flow demand and location of the service pipe, and any other financial or engineering information requested by the Director of Finance ~~and or the~~ Engineer required to establish water service.
3. Property developments may choose to reuse an existing water connection of 20 years or less at the City Engineer's discretion, provided it is the correct size to meet flow requirements. The owner shall submit to the Engineer a written application for a water connection reuse accompanied by the fee ~~as set out specified in Schedule 'A' Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000"~~.

502 Application to Sever Water Service

1. Water service to a property may be severed upon application in writing by the Owner and on payment of the Severance Fee as set out in ~~Schedule "A" of the Bylaw~~ Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000", together with payment of any outstanding charges under this Bylaw to the date of application. Upon application to the Director of Finance, any prepaid rates will be pro-rated and the balance refunded.

507 Temporary Water Service during Construction

2. Payment for water shall be in accordance with ~~Schedule "B" of this Bylaw~~ Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000". The Engineer may deem that a meter is required.
3. Flat rates, ~~as set out contained in Schedule "B" of this Bylaw~~ Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000", shall be payable at the time the Building Permit is taken out for those buildings not having established metered water service.

601 Use of Water

2. Except for water cooled equipment units installed prior to February 1, 1973, no water user shall be permitted to install water cooling equipment units which are designed to discharge water into a sewer, or to waste water, without recirculation, where such units draw or can, collectively, draw in excess of 45 litres per minute from the domestic water supply. Where units drawing an aggregate of 45 litres or less per minute are installed, there shall be an imposed annual flat rate charge as set out in ~~Schedule "B"~~ Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000" for each such unit; such charge is not to be prorated. This charge shall be in addition to any other flat rate or meter charge for water supply.

701 Connection and Severance Fees

1. Applications for water service shall be accompanied by the connection fee as set out prescribed in ~~Schedule "A" of this Bylaw~~ Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000".
2. Applications for water service severance shall be accompanied by the severance fee prescribed in ~~Schedule "B" of this Bylaw~~ Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000".

702 Application for Shut-off or Turn-on

1. All applications for either the shutting off or turning on of water service to any premises shall be made in writing by the Owner to the Engineer. Applications to turn on will be accompanied by the fee set out in ~~Schedule "A" of this Bylaw~~ Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000" if water service has been shut off for more than 7 days.

703 Testing of Meters

1. The City will test a meter on written request of the Owner and upon deposit of the fee as set out specified in Schedule "B" of this Bylaw, Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000". The Owner may be present at such test.

705 Adjustment for Leaks

4. The Director of Finance will recalculate the metered water utility fee for the most recent billing period by estimating the normal volume based on usage history and trends over the previous two years. The recalculated metered water utility fee will be the sum of the following:
 - (a) Normal volume multiplied by the unit rate as set out in Schedule "B" Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000";
 - (b) Excess volume multiplied by 50% of the unit rate of Schedule "B" as set out in Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000";

706 Date of Payment, Discounts and Penalties

1. The date of payment, discounts and penalties are listed in Schedule "B" of this bylaw, Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000".

709 Rebate for Unoccupied Premises

1. Other than for a shut-off there shall be no rebate for unoccupied premises including dwelling units unless and until an application for severance has been received and accompanied by the severance fee as set out specified in Schedule "A" Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000" of this Bylaw or until the premises, dwelling units or fixtures on which the charges are based are removed.

710 Levying Water Rates

1. The several fees, charges, and rates set forth out in Schedules "A" and "B" Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000" of this Bylaw shall be charged, imposed and levied for water supplied or furnished or ready to be supplied or furnished, under the provisions of this Bylaw. All such rates, service charges, fees and all other penalties and charges payable under this Bylaw shall be payable by the Owner to the City and may be recovered by the City as provided by the Municipal Act/Local Government Act, and shall form a charge on the lands or premises in respect to which water is supplied or furnished, or is ready to be supplied or furnished, as aforesaid, to the occupants thereof.

711 Sub-Metering and Allocation of Water Fees

1. Unless a fee set out in ~~Schedule "B" of this Bylaw~~Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000" is recovered in compliance with section 99(2) of the *Strata Property Act*, every strata corporation that wishes to collect the fee from a strata lot owner must do so only in compliance with Section 711.3.
2. Unless a fee set out in ~~Schedule "B" of this Bylaw~~Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000" is included in the lump sum regular monthly rent payments stipulated in a rental agreement between the rental property owner and renter, every rental property owner who wishes to collect the fee from a rental unit renter or other occupier must do so only in compliance with Section 711.3.
3. Every strata corporation or rental property owner referred to in Sections 711.1 or 711.2 must collect a fee set out in ~~Schedule "B" of this Bylaw~~Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000" only on the following basis:
 - (a) a flat fee must be recovered on a flat fee basis with the invoice clearly showing:
 - (i) the flat fee set out in ~~Schedule "B" of this Bylaw~~Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000", and
 - (ii) the calculation of the amount owing;
 - (b) a metered fee must be recovered on a metered fee basis with the invoice clearly showing:
 - (i) the metered fee set out in ~~Schedule "B" of this Bylaw~~Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000",
 - (ii) the quantity of metered water in cubic metres, and
 - (iii) the calculation of the amount owing;
 - (c) a mark-up above the fee must:
 - (i) be provided on a separate line on the invoice,
 - (ii) identify the purpose of the mark-up, and
 - (iii) specify that the amount of the mark-up is not regulated by the City of North Vancouver;
 - (d) for a metered fee ~~under~~set out in this Bylaw Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000", the quantity of metered water in respect of the amount of the fee due and owing must be metered. No person may issue an invoice for a fee or otherwise collect a fee based on an estimate of usage or through the use of a device other than a volumetric water measuring device.

PART 1 – TABLE OF CONTENTS

101 This Bylaw, for purposes of convenience only, is divided into the following parts:

Part	Title	Section
1	Table of Contents	101
2	Title	201
3	Authority of Council	301-304
4	Definitions	401
5	Organization	501-503
6	Establishing & Severing Sanitary & Storm Drainage Services	601-603
7	Responsibility of the User	701-710
8	Fees and Charges	801-806
9	General	901
10	Penalties	1001
11	Repeal and Enactment	1101-1102

Schedules:

- A – ~~Connection and Severance Fees Deleted~~
- B – ~~Sewer and Drainage Rates Deleted~~
- C – Flood Plain Map
- D – Prohibited Waste
- E – Fines

PART 6 – ESTABLISHING & SEVERING SANITARY & STORM DRAINAGE SERVICES

Where Premises currently do not have a storm system Service Pipe, new service pipes shall be provided at the unit rate ~~provided as set out in Schedule "A"~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000".

601 Application for Service

1. Before the laying of private service pipe(s), the Owner of the premises to be served shall submit to the Engineer a written application for service accompanied by the application connection fee(s) as ~~specified set out in Schedule "A" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000". The application shall state particulars of the location of the site, the type of pavement and structure erected or to be erected thereon, and the required size and location of the service pipe(s). Sanitary waste meets the regulations pursuant to the *Greater Vancouver Sewerage and Drainage District Act* governing the admission of wastes into sewers. The Director of Finance or Engineer may ask, and shall receive, any information in such detail and form as they may deem appropriate.
3. Property developments (including renovations) between \$50,000 and \$150,000 in value may choose not to install new sanitary private service pipes but shall be required to perform a private service pipe inspection to identify any defects or sources of inflow and infiltration. Property developments between \$150,000 and \$250,000 in value may choose not to install new sanitary private service lines, but shall be required to perform a sanitary private service line upgrade to reduce inflow and infiltration. The owner shall submit to the Engineer a written application for a sanitary connection upgrade accompanied by the fee ~~as set out specified~~ in

~~Schedule "A"~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000". All developments over \$250,000 refer to the Subdivision and Development Control Bylaw.

602 Application to Sever

1. Before the severing of a private service pipe, the Owner of the premises shall submit to the Engineer a written application for the severance of the service accompanied by the appropriate severance fee as ~~specified set out in Schedule "A" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000", together with payment of any outstanding charges under ~~Schedule "B" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000" to the date of application. Upon application to the Director of Finance, any prepaid rates will be pro-rated and the balance refunded.

701 General

3. Stormwater Management Facilities located on private property, as required by the Subdivision and Development Control Bylaw, shall be the responsibility of the Owners to maintain and ensure good functioning order. Should the Owner be unable to construct Stormwater Management Facilities on private property, the Owner may request, subject to review and approval by the Engineer, to install the facilities on public property or pay a Fee in lieu of constructing the works as ~~set out outlined in Schedule "A" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000".
4. Before constructing access over a storm collection system ditch, the Owner of the premises to be granted access shall submit to the Engineer a written application to construct a ditch drainage culvert accompanied by connection fee(s) as ~~specified set out in Schedule "A" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000". The application shall state particulars of the location of the site, the type of pavement and structure erected or to be erected thereon.

801 Connection and Severance Fees

1. Applications to connect to the sanitary waste and storm collection systems shall be accompanied by the appropriate connection fee ~~as set out prescribed in Schedule "A" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000", unless otherwise directed by the Engineer.
2. Applications to sever shall be accompanied by the appropriate severance fee ~~as set out prescribed in Schedule "A" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000".

802 User Rates

1. User rates shall be in accordance with ~~Schedule "B" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000".

803 Date of Payment, Discounts and Penalties

1. The date of payment, discounts and penalties are ~~listed set out in Schedule "B" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000".

805 Rebate for Unoccupied Premises

1. There shall be no rebate for unoccupied premises including dwelling units unless and until an application for severance has been received and accompanied by the severance fee ~~as set out specified in Schedule "A" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000" or until the dwelling units or fixtures on which the charges are based are removed.

806 Sub-Metering and allocation of Sanitary Sewer Fees

1. Unless a fee set out in ~~Schedule "B" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000" is recovered in compliance with section 99(2) of the *Strata Property Act*, every strata corporation that wishes to collect the fee from a strata lot owner must do so only in compliance with Section 806.3.
2. Unless a fee set out in ~~Schedule "B" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000" is included in the lump sum regular monthly rent payments stipulated in a rental agreement between the rental property owner and renter, every rental property owner who wishes to collect the fee from a rental unit renter or other occupier must do so only in compliance with Section 806.3.
3. Every strata corporation or rental property owner referred to in Sections 806.1 or 806.2 must collect a fee set out in ~~Schedule "B" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000" only on the following basis:
 - (a) A flat fee must be recovered on a flat fee basis with the invoice clearly showing:
 - (i) The flat fee set out in ~~Schedule "B" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000", and
 - (ii) The calculation of the amount owing;
 - (b) A metered fee must be recovered on a metered fee basis with the invoice clearly showing:
 - (i) The metered fee set out in ~~Schedule "B" of this Bylaw~~ Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000",
 - (ii) The quantity of metered water in cubic metres, and
 - (iii) The calculation of the amount owing;

PART 1 – TABLE OF CONTENTS

101 This Bylaw, for purposes of convenience only, is divided into the following parts:

Part	Title
1	Table of Contents
2	Title
3	Interpretation
4	DELETED
5	Collection of Garbage and Commercial Garbage
6	Collection of Yard Trimmings and Food Scraps
7	Containers
8	Requirement for Payment
9	Enforcement of Bylaw
10	Repeal and Enactment
11	Schedules
	A – Schedule of User Charges for Solid Waste Management Service <u>Deleted</u>
	B – Garbage Information Tag
	C – Residential Garbage Tag
	D – Recyclable Materials Collected by the Solid Waste Management Service
	E – Unacceptable Materials for Garbage Collection

301 Definitions

"Standard Residential Service" means a maximum number of containers collected per dwelling unit on a weekly basis as set out in ~~Schedule "A" attached to this Bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000".

501 Use of the Solid Waste Management Service

1. Every owner or resident of a dwelling unit, whether or not occupied, shall pay for the Garbage collection Service in accordance with ~~Schedule "A" attached to this bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000".

503 Standard Residential Garbage Collection Service

1. All residential users of the Solid Waste Management Service are entitled to the standard residential service for the collection and disposal of Garbage at a cost as set out in ~~Schedule "A" attached to this Bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000".
2. All garbage put out for collection in excess of the standard residential service will require the attachment of a Residential Garbage Tag, as set out in Schedule "C" attached to this Bylaw, and in accordance with the fees set out in ~~Schedule "A" attached to this Bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000", which will permit the garbage container to be picked up from a dwelling unit even though the garbage container limit has been reached by that dwelling unit.

605 Use of the Green Can (Yard Trimmings and Food Scraps) Collection Program

1. Every owner or resident of a dwelling unit, whether or not occupied, shall pay for the Green Can (Yard Trimmings and Food Scraps) collection service in accordance with ~~Schedule "A" attached to this bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000".
3. An owner or resident of a dwelling unit within a multi-family complex may utilize the service of a private commercial organics (Food Scraps and Yard Trimmings) collection contractor, provided that the City Engineer be so advised in writing and provided that materials are taken to an approved commercial composting facility regulated under the BC *Environmental Management Act*. Where use of a private commercial organics collection contractor is approved by the City Engineer, the ~~Schedule "A" attached to this Bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000" Green Can Collection services fees would not apply.

801 Rates

1. The Owners of residences containing or consisting of not more than one dwelling unit, and single family dwellings with additional dwelling units shall be charged a rate for the Standard Residential Service as set out in ~~Schedule "A" attached to this Bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000".
2. The Owners of dwelling units within a multi-family complex using the Standard Residential Service shall be charged for each dwelling unit in accordance with ~~Schedule "A" attached to this Bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000".
6. The Owners of dwelling units within a multi-family complex using Green Can Service (Yard Trimmings and Food Scraps Collection) shall be charged for each dwelling unit at the rate for Green Can Service as set out in ~~Schedule "A" attached to this Bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000".

802 Payment

1. The Owner of a dwelling unit shall pay to the City, the rates set out in Section 801 and ~~Schedule "A" attached to this Bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000". Rates shall be due and payable as specified from time to time by the Director of Finance.

SCHEDULE C Residential Garbage Tag and Green Can Tag

A Residential Garbage Tag and Green Can Tag as set out below permits a garbage/Green Can container to be picked up from a dwelling unit even though the garbage/Green Can container limit has been reached by that dwelling unit. The cost of a Residential Garbage Tag and Green Can Tag is set out in ~~Schedule "A" attached to this Bylaw~~ Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000", and can be purchased from the Finance Department, City Hall, 141 West 14th Street, North Vancouver, BC V7M 1H9.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9000

A Bylaw to establish fees and charges for services, information and use of property pursuant to Sections 194 and 196 of the *Community Charter* Chapter 26 [SBC 2003].

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 “**Fees and Charges Bylaw, 2024, No. 9000**”.
2. The City of North Vancouver imposes fees and charges specified in Schedules A through K attached to and forming part of this bylaw.
3. Where applicable, taxes will be added to the fees and charges specified in Schedules A through K attached to and forming part of this bylaw.
4. If any portion of this bylaw is declared invalid by a Court of competent jurisdiction, the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed portion.
5. The “Fees and Charges Bylaw, 1993, No. 6383” and all amendments thereto are hereby repealed.

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

FEES	DESCRIPTION
<p style="text-align: center;">SCHEDULE A CORPORATE AND FINANCE FEES</p>	Copies
	General Fees
	Maps
	Building Plans
	Survey Information
	Liquor Licenses
	Tree Permits
	Street Tree Planting Lawn Watering
<p style="text-align: center;">SCHEDULE B PROTECTIVE SERVICES FEES</p>	Fees for Police Services
	Security Systems False Alarms
	Fire Bylaw Fees
	Fire Permit Fees
	False Alarms and Nuisance Alarms
	Life Safety Upgrade Permit
	Noise Exemption by Permission
	Rental Premises Excessive Nuisance Abatement Fees
<p style="text-align: center;">SCHEDULE C FILMING FEES</p>	Permit
	Electrical Permit
	Parking, Street Use and Tow Shots
	RCMP Fees
	Fire Department Fees
	Special Effects Application (Pyrotechnics)
	City Buildings and Plazas: Daily Rate
	City Shipyards Public Realm: Daily Rate
	Cemetery: Daily Rate
	Miscellaneous Fees
<p style="text-align: center;">SCHEDULE D DEVELOPMENT, PERMITTING AND REGULATION FEES</p>	Development Fees
	Construction Regulations
	Building Permit Fees
	Plumbing Permit Fees
	Gas Permits and Fees
	Electrical Permits and Fees
	Compressed Gas System and Oil Storage Tanks
	Subdivision and Development Control Fees and Deposits
	Sign Permits
	Board of Variance Application Fee
	Streamside Protection and Enhancement Areas Fees

FEES	DESCRIPTION
SCHEDULE E PARKS AND RECREATIONS FEES	Parks and Greenways Donation Program
	Wharf Moorage Fees
SCHEDULE F LICENCING FEES	Animal Control
	Business Licences
	Tree Removal and Replacement
SCHEDULE G CEMETERY FEES	In-ground Interments
	Columbarium Niche
	Memorial Fees
	Lot Adornment Fees
	Disinterment & Exhumation Fees
	Additional Fees
SCHEDULE H STREETS AND PLAZAS FEES	Street Permits
	Congestion and Curbside Management
	E-Bike Share Permit
SCHEDULE I WATER UTILITY SERVICES FEES	Connections and Severance Rate
	Water Use Rates
SCHEDULE J SEWERAGE AND DRAINAGE UTILITY SERVICES FEES	Connections and Severance Rate
	Sewer and Drainage Rates
SCHEDULE K SOLID WASTE MANAGEMENT SERVICES FEES	Annual User Charges

SCHEDULE A

CORPORATE AND FINANCE FEES

Fees and Charges Bylaw, 2024, No. 9000

Copies	
Council Minutes - Per page	\$ 0.25
Bylaws - 1-4 pages	\$ 1.00
Bylaws - 5-15 pages	\$ 2.00
Bylaws - 16-25 pages	\$ 5.00
Bylaws - 26-35 pages	\$ 8.00
Bylaws - 36 pages plus	\$ 10.00
Official Community Plan	\$ 15.00
Zoning Bylaw - Component One: General Regulations Consolidated	\$ 10.00
Zoning Bylaw - Component Two: Development Regulations	\$ 20.00
Zoning Bylaw - Component Three: Zoning Map - page	\$ 2.63
Zoning Bylaw - Component Three: Zoning Map - each additional page	\$ 1.76
Zoning Bylaw - Component Three: Zoning Map - full map	\$ 39.47
S. 237 Community Charter - Tax Demand Notice	\$ 20.00
S. 258 Community Charter - Certificate of Tax Status - Manual	\$ 35.00
S. 258 Community Charter - Certificate of Tax Status - via internet and BC Online	\$ 30.00
Athletic Commission Fee - Per seat	\$ 1.00

General Fees	
Return Cheques by Bank	\$ 25.00
Tax Refund to Mortgage Companies - per property tax roll	\$ 30.00
Mortgage Company Administration Fee for payment of property taxes - per property tax roll	\$ 10.00
Registered Plans - per page	\$ 0.88
Strata Title Plans - per page	\$ 0.88
Geographic Information System Plots and Reports - administration fee	\$ 25.00
Geographic Information System Plots and Reports - plus per hour processing (minimum 1/2 hour)	\$ 100.00
Site History Review	\$ 200.00

Maps	
CNV Parcel Maps - per page	\$ 2.63
CNV Parcel Maps - each additional page	\$ 1.76
CNV Parcel Maps - full map	\$ 39.47
GIS - City Map - 18 x 24	\$ 15.00
GIS - City Map - 24 x 36	\$ 20.00
GIS - City Map - 36 x 44	\$ 30.00

Building Plans	
Building Plans - microfiche - administration fee	\$ 25.00
Building Plans - microfiche - plus per page	\$ 0.88
Building Plans - paper copy - administration fee, plus cost of printing	\$25.00 plus cost printing

Survey Information	
Survey Lot Corners or Sewer Inverts	\$ 150.00
Survey and Service Information - Single family dwelling	\$ 220.00
Survey and Service Information - Duplex	\$ 220.00
Survey, Building Grades and Service Information - Multi-family units	\$ 310.00
Survey, Building Grades and Service Information - Commercial	\$ 310.00
Survey, Building Grades and Service Information - Additional copies on request - per copy	\$ 15.00

Liquor Licenses	
Increased Liquor License Capacity - per application	\$ 500.00 +
Increased Liquor License Capacity - per application, plus actual cost of advertising	at cost
Patron Participation Endorsement - per application	\$ 450.00

Tree Permits	
Tree Permit Fee - Low impact	\$ 75.00
Tree Permit Fee - Moderate impact	\$ 125.00
Tree Permit Fee - High impact	\$ 175.00

Street Tree Planting	
Street Tree Planting - per tree	\$ 750.00

Lawn Watering	
Lawn Watering Permit - Single Family / Duplex	\$ 30.00
Lawn Watering Permit - Multi-Family	\$ 75.00
Lawn Watering Permit - Commercial / Industrial	\$ 150.00
Lawn Watering Permit - Lawn with Clover	No fee

SCHEDULE B
PROTECTIVE SERVICES FEES
POLICE FEES

Fees and Charges Bylaw, 2024, No. 9000

In order to recover some of the costs of various policing services, certain services carry a user or administration fee. The fees below are not inclusive of GST.

Fees for Police Services		
Audio Reproduction - First Hour		\$ 70.00
Audio Reproduction - Cost of CD / DVD		\$ 5.10
CD of Photographs		\$ 40.00
Court Ordered File Disclosure		copying charge + \$57.50
Crash Data Retrieval Report		\$ 180.00
Police Information Check		\$ 58.70
Police Information Check - Volunteers - Local Residents		Free
Field Drawing / Diagram / Reproduction		cost + \$40
File Research - Cost per Hour		\$ 50.00
Fingerprints (up to 2 sets)		\$ 58.70
Fingerprints - Additional sets		\$ 10.00
Forensic Video Analysis - Cost per hour		\$ 200.00
Full Collision Analyst / Reconstruction Report		\$ 600.00
Insurance Claim Letter		\$ 57.50
Local Police Records Checks		\$ 57.50
Measurements		\$ 207.00
Mechanical Inspection Report		cost + \$57.50
MV6020 - Motor Vehicle Accident Report		\$ 57.50
Name Change Application		\$ 57.50
Passport Letter		\$ 57.50
Photocopying charge per page		\$ 0.75
Photographs (each 4 x 6)		\$ 4.00
Police Certificate (including fingerprints if required)		\$ 57.50
Police Report		\$ 57.50
Security Licence		\$ 90.00
Shipping		cost + \$5.00
Taxi Permit Application		\$ 58.70
Taxi Permit Application (2 years)		\$ 115.00
Taxi Permit (lost/replacement fee)		\$ 28.75
Traffic Analyst Investigation Report		\$ 90.00
Video Reproduction - First hour		\$ 70.00
Video Reproduction - Each additional hour		\$ 26.00
Video Reproduction - Cost of CD / DVD		\$ 16.00
Visa Application (including fingerprints if required)		\$ 57.00

Security Alarm System Bylaw, 2022, No. 8931

Security Systems - False Alarms		
Fee Based on Calendar Year		Per Year
First False Alarm		\$ -
Second False Alarm		\$ 150.00
Third False Alarm		\$ 250.00
Fourth False Alarm		\$ 400.00
Fifth False Alarm		\$ 600.00
Subsequent to Fifth False Alarms		\$ 900.00

FIRE DEPARTMENT FEES

Fire Bylaw, 2021, No. 8852

Fire Bylaw Fees		
File Search – Comfort Letter (up to 2 Hours)	per 2 hours	\$ 150.00
Fire Safety Plan Review (up to 2 Hours)	per 2 hours	\$ 150.00
Pre-Incident Fire Plan Review (up to 2 Hours)	per 2 hours	\$ 150.00
Special Effects Application Review (up to 2 Hours)	per 2 hours	\$ 150.00
Development Review Fee	Based on value of Building Permit	0.10%
Development Review Fee	Minimum on Building Permit	\$ 75.00
Hourly Fee (For Reviews, Inspections and File Searches):		
Straight Time	per hour	\$ 100.00
Time & Half	per hour	\$ 150.00
Double Time	per hour	\$ 200.00
Fire Investigation:		
Minimum Fee	per investigation	\$ 750.00
Damaged or Lost Equipment/Supplies		Replacement Cost
After Hours Fire Investigation:		
Straight Time	per hour	\$ 100.00
Time & Half	per hour	\$ 150.00
Double Time	per hour	\$ 200.00
Fire Department Standby (Required by Fire Department):		
After Hours – Straight Time	per hour	\$ 100.00
After Hours – Time & Half	per hour	\$ 150.00
After Hours – Double Time	per hour	\$ 200.00
Vehicle/Apparatus	per hour	\$ 171.00

Fire Permit Fees		
Permit fees must be paid to the Municipality by all applicants for any Permit required by the Fire Bylaw, 2021, No. 8852 or by the regulations passed pursuant to the Fire Services Act (1996) c. 144, as amended or replaced.		
Permit Processing (up to 2 hours):		
Hourly Fees for Permit Processing as per above "Hourly Fee"	per 2 hours	\$ 150.00
Permit Inspections as per above "Hourly Fee"	per 2 hours	\$ 150.00
False Alarms and Nuisance Alarms (Based on Calendar Year)		per calendar year
First False and/or Nuisance Alarm		\$ -
Second False and/or Nuisance Alarm		\$ 150.00
Third False and/or Nuisance Alarm		\$ 250.00
Fourth False and/or Nuisance Alarm		\$ 400.00
Fifth False and/or Nuisance Alarm		\$ 600.00
Subsequent to Fifth False and/or Nuisance Alarm		\$ 900.00

Life Safety Upgrade Bylaw, 2011, No. 8090

Life Safety Upgrade Permit	
Fee payable for the issuance of a Life Safety Upgrade Permit	\$ 100.00

BYLAWS FEES

<i>Noise Control Bylaw, 2021, No. 8885</i>	
Noise Exemption by Permission	
Application under Section 6 of the "Noise Control Bylaw, 2021, No. 8885", Schedule "B" a non-refundable application fee of:	
application submitted at least 5 business days prior to the date of the proposed activity:	\$ 150.00
application submitted less than 5 business days prior to the date of the proposed activity:	\$ 300.00

<i>Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931</i>	
Excessive Nuisance Abatement Fees	
Per "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931", PART 5 - NUISANCES, 40. Repeat Nuisance Service Calls	
Police Nuisance Response and Abatement Service Call, per call	\$ 195.00
City Staff Nuisance Response and Abatement Service Call - per hour	\$ 50.00
Administration Fee - 10% on Total Service Call Fees	10%

SCHEDULE C

FILMING FEES

Fees and Charges Bylaw, 2024, No. 9000

Permit		
Film Permit Fee		\$ 230.00
Material changes to Issued Permit		\$ 75.00
Cancellation of Issued Permit	Permit fee plus all non recoverable costs to the City	
Each additional location		\$ 230.00
Commercial Media: i.e. still photography, reality TV, corporate video		\$ 225.00
Student Film Permit		Free
Damage/Security Deposit	dependant on location/ project	\$ 5,000.00
Youth in Film (one time annual fee, not mandatory) (GST Exempt)		\$ 250.00
Electrical Permit (GST Exempt)		
Single Location Permit (one inspection / location)		\$ 124.00
Annual Permit		\$ 750.00
Parking, Street Use & Tow Shots		
Street Encroachment Fee	per day per 100m block face	\$ 350.00
Missing No Parking Sign, replacement cost	per sign	\$ 15.00
Signage Amendment	per sign	\$ 6.00
Tow Shots		\$ 150.00
Street Filming User Fee	per block	\$ 175.00
Street Meter Charges	Standard vehicle space per day billed per current daily rate of 225 East 15th Street	
Parking Stall Charges	Stall per day billed per current daily rate of 112 East 1st Street surface lot + Translink tax	
Parking Lots / Gravel Fields	per day	\$ 500.00
Parking Infraction	per day per occurrence	\$ 150.00
RCMP (Minimum 4 Hour Callout and 48 Hour Cancellation Notice)		
Note: Hourly rate includes mileage and meal times. Hourly start time will commence once RCMP Officer and/or Sergeant reaches RCMP detachment.		
RCMP Officer (Cst/Cpl)	per hour	\$ 163.00
RCMP Sergeant	per hour	\$ 194.00
Clerical Staff Time (overtime, no 4 hour minimum)	per hour	\$ 80.00

Fire Department (Minimum 4 Hour Callout and 48 Hour Cancellation Notice)		
Note: Will include charged time for officers to change into uniform, secure vehicles, depart from, and arrive back at the Fire Hall.		
Firefighters & Vehicles	Charged as per "Fire Bylaw, 2021, No. 8852"	
Special Effects Application (Pyrotechnics)		
Special Effects Permit (SPFX)	minimum	\$ 150.00
Special Effects On-Site Inspection by Fire Officer	per hour	\$ 100.00
City Buildings and Plazas: Daily Rate		
Fire Hall, Operations Yard, 14th Street Plaza & other similar sites	per day	\$ 600.00
City Hall (per named component)	per day	\$ 600.00
City Library	per day	\$ 2,500.00
Parks	per day	\$ 600.00
Lunch Tents in Parks	per day	\$ 250.00
Prep and Wrap Days	50% daily amount	
Parks Restoration Fee (not mandatory) (GST Exempt)		
City Shipyards Public Realm: Daily Rate		
Each named component (e.g. Spirit Trail, Wallace Mews, Shipbuilders' Square, etc.)	per day	\$ 1,000.00
Burrard Dry Dock	per day	\$ 2,500.00
The Shipyard Commons	per day	\$ 4,500.00
The Commons Ice Rink (in addition to the Commons Fee)	per day	\$ 1,500.00
Prep and Wrap Days	per day	50% daily amount (min)
Electrical connection	per day per connection	\$ 150.00
Parking at Wallace Mews	per half block face per day	\$ 350.00
The Shipyards Public Realm Lunch Tents (Shipbuilders' Square or Cates Deck)	daily per tent no larger than 20' x 40'	\$ 250.00
	daily per tent larger than 20' x 40'	\$ 500.00
	daily for tents that encompass the entire space	\$ 1,000.00
Cemetery: Daily Rate		
Cemetery (Heritage Section)	per day	\$ 3,000.00
Prep and Wrap Days		50% daily amount
Cemetery Caretaker (out of hours only)	per hour	\$ 80.00
Cemetery Ground Interment Preparation (incl. digger, truck & two staff)		\$ 1,760.00
Parks Restoration Fee (not mandatory) (GST Exempt)		

Miscellaneous Fees		
Site Meeting / site liaison fee, for City of North Vancouver staff		at cost
Film Liaison on site	per hour	\$ 80.00

GST applies to the fees listed above, except for Electrical Permits. Please note that items in this Schedule of Fees are subject to change without notice.

Fee Reduction
The City's Film Office staff have the authority to consider a request for a one-time 50% fee reduction of the City's location fees, subject to the following criteria:
Productions should be either non-theatrical (such as shorts, student foundation films, documentaries), or
Theatrical productions that are under \$500,000 total gross budget (staff will request they provide their budget top sheet to verify),
Filming will not take place over more than two days in the City location,
This reduction does not apply to the Shipyards Public Realm.

SCHEDULE D

DEVELOPMENT, PERMITTING AND REGULATION FEES

DEVELOPMENT FEES

Development Procedures Bylaw, 2001, No. 7343

INFORMATION

Minor vs. Major Applications

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

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

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

Waived Fees

Fees for City-led projects will be waived.

TYPE OF APPLICATION

1. Official Community Plan (OCP)

OCP Amendment	\$	10,000.00
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<i>The following additional fee applies to any site area exceeding 8,000 m² or to policy development within any Special Study Area</i>		<i>(\$1 per m² site area x FSR)/2</i>
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2. Zoning Bylaw Amendment

Text Amendment or Rezoning to an Existing Zone	\$	4,000.00
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Rezoning to a New Comprehensive Development (CD) Zone	\$	6,000.00
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The following additional fees apply to major proposals, to a maximum total rezoning fee of \$25,000

Per proposed principal residential unit		\$50 per unit
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Per m ² of proposed commercial space		\$1 per m ²
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Per m ² of proposed industrial or institutional space		\$1 per 2m ²
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3. Development Permit		
Amendment to Development Permit	\$	1,000.00
Council Consideration of Development Permit (additional fee)	\$	1,500.00
Coach House Development Permit	\$	1,250.00
Rooftop Antenna Development Permit	\$	2,500.00
Other Form and Character Development Permit	\$	4,000.00
<i>The following additional fees apply to major proposals, to a maximum total development permit fee of \$15,000</i>		
Per principal residential unit		\$75 per unit
Per m ² of proposed commercial space		\$1 per m ²
4. Development Variance Permit		
Variance with staff consideration of variance concurrent with rezoning	\$	1,500.00
Variance with Council consideration	\$	3,000.00
5. Temporary Use Permit (TUP)		
Obtain, amend, or renew a TUP	\$	2,500.00
6. Heritage Revitalization Agreement (HRA)		
Minor HRA (including amendment to existing HRA)	\$	4,000.00
Major HRA	\$	6,000.00
ADDITIONAL ITEMS		
1. Pre-Consultation Application (PCA)		
Minor PCA	\$	500.00
Major PCA	\$	1,500.00
Early direction from Council (additional fee)	\$	1,500.00
2. Public Meeting or Public Hearing		
For any application requiring a public meeting or public hearing (to be charged per instance)	\$	1,750.00
3. Environmental Site Disclosure		
For any application requiring a Site Disclosure Statement (otherwise waived)	\$	105.00

CONSTRUCTION REGULATION FEES AND DEPOSITS

Construction Regulation Bylaw, 2003, No. 7390

1. General Regulations	
1. Penalties:	
Work that has commenced without a permit subject to double permit fee not exceeding	\$ 20,000.00
2. Refunds:	
Upon receipt of a written request for a refund, accompanied by the originally issued permit, may be refunded on condition that: 1. work has not commenced; 2. the permit has not expired; 3. the permit has not been extended.	50% of total permit fee
3. Re-inspection Fee:	
Where more than two inspections are necessary due to non-compliance with the provisions of "Construction Regulation Bylaw, 2003, No. 7390", or to correct the violations from previous inspections or a no-show or no access provided, then the third inspection shall be charged at a rate equal to the original permit fee or \$120 (plus GST), whichever is less.	up to \$120 .00
4th re-inspection (plus GST)	\$ 240.00
5th re-inspection (plus GST)	\$ 360.00
6th (and greater) re-inspection (plus GST)	\$ 480.00
4. Change of Contractor or Consultants:	
An issued and valid permit may be transferred to a new applicant or assigned to new consultants upon the payment of (plus GST)	\$ 75.00
5. Interim Occupancy Certificate:	
Residential Occupancies per dwelling unit to a maximum of \$6,600 (plus GST) per 30 days	\$ 132.00
Other Occupancies - (plus GST) per 30 days	\$ 660.00
6. Electronic Copy Fee:	
All drawings larger than 11" x 17" - per sheet (plus GST)	\$ 4.00
All drawings 11" x 17" or smaller - per sheet (plus GST)	\$ 1.00
7. Strata Conversion Applications:	
Application Fee, and Legal Fee, and Inspection Fee	
Application Fee	\$ 500.00
and Legal Fees	\$ 500.00
and Inspection Fee	
Inspection Fee - Duplex Building	\$ 200.00
Inspection Fee - Multiple unit residential, commercial, industrial or institutional buildings - per unit to a maximum of \$1,200 (plus GST)	\$ 200.00
8. Alternative Solution Fees:	
Up to two applications under the same cover, each (plus GST)	\$ 540.00
Each subsequent Alternate Solution under the same cover, each (plus GST)	\$ 480.00

9. Plans and Document Revisions:	
Plan revisions are to be charged based on per plan revision as determined by the Building Official (plus GST)	\$ 120.00
A charge shall be applied to any document retrieval and copying for a building permit applicant that is initiated after issuance of the building permit, and shall be charged at a rate per half hour (plus GST)	\$ 60.00
10. Application Extension Fee:	
10% of the original application fee but not less than \$120 (plus GST) to extend the life of an application beyond its 6 month expiry date for a period not exceeding 6 months	\$120+
11. Permit Renewal Fee:	
10% of original permit fee but not less than \$120 (plus GST) for the first extension not exceeding 6 months.	\$120+
The second and subsequent extension shall be charged at 15% of original permit fee but not less than \$180 (plus GST)	\$180+
12. Zoning and Building Compliance Letters:	
Single family or duplex buildings (plus GST)	\$ 110.00
Multiple unit residential (per suite), commercial, industrial or institutional buildings (plus GST)	\$ 210.00
13. Repealed [Bylaw 8477, May 2, 2016]	
14. Temporary Buildings:	
Permit fees will be charged in accordance with Section 2.5 of this schedule. A deposit is required upon application and is refundable only when the building, structure or shelter is removed in it's entirety and the site is left in a safe and sanitary condition.	\$ 750.00
15. Special Inspections:	
Inspections made in response to a request by those having a legal interest in establishing the status of a plumbing, electrical, gas system or building structure (plus GST)	\$ 120.00
16. Overtime Inspection Requests:	
Inspections which are requested outside of normal working hours are subject to the following hourly rate (plus GST):	
Monday-Friday (minimum 1 hour) per hour	\$ 120.00
Saturday-Sunday (minimum 2 hours) per hour	\$ 180.00
17. Occupant Load Calculations:	
For all Licensed beverage establishments (plus GST)	\$ 240.00
18. Plan Retrieval and Copies:	
For a copy of the first page of any drawing (to a max size of 11" x 17") (plus GST)	\$ 36.00
Each subsequent page (to a max size of 11" x 17") (plus GST)	\$ 1.80
19. Waived Fees: [Bylaw 8907, January 31, 2022]	
Permit fees for City-led civic projects on City-owned land may be waived in whole or in part, at the discretion of the Director of Planning and Development.	

2. Building Permit Fees	
1. Building Permit Application Fee:	
An application shall be accompanied by:	
for construction values up to \$200,000: 50% of the fee prescribed and as set out in 2.5 of this schedule but not less than \$100	\$100+
for construction value from \$200,001 to \$500,000: \$200 plus 40% of the fee prescribed and as set out in 2.5 of this schedule	\$200+
for construction value more than \$500,001: \$500 plus 30% of the fee prescribed and as set out in 2.5 of this schedule	\$500+
which said sum shall not be refundable.	
2. Application Extension Fee:	
10% of the original permit fee but not less than \$120 (plus GST) for an extension not exceeding 6 months.	\$120+
3. Partial Permit Fees:	
Building permit fees for partial permits may be based on the value of the portion of work being permitted, as determined by the building official plus \$120 (plus GST) as a partial permit processing fee.	\$120+
4. Completion Deposit:	
Building permit applications for additions, alterations, renovations, move-on buildings, sign permits and tenant improvements shall be accompanied by a deposit of 2% of the total construction value, not less than \$100 and not more than \$1,000. The deposit is forfeited if the work is not completed within 2 years.	\$100-\$1,000
5. Scale of Building Permit Fees:	
The calculation of building permit values shall be based on the total construction or demolition costs, including materials and labour, as provided by the applicant, subject to approval by the <i>building official</i> .	
If, under Section 7.3.2. of " Construction Regulation Bylaw, 2023, No. 7390 ", it has been determined by the <i>Chief Building Official</i> that a Professional Engineer or Architect is required to Certify that the plans, or specified aspects of the plans submitted with the permit application comply with the current <i>Provincial Building Code</i> and other applicable enactments respecting safety, the fees required for that permit will be reduced by five (5) percent, to a maximum of five hundred dollars (\$500).	
Building permit fees payable for a permit for the construction, demolition, addition, alteration, repair of any building or structure or any part thereof, shall be as follows:	
When the cost does not exceed \$5,000	\$ 120.00
For each additional \$1,000 or part thereof by which the cost exceeds \$5,000 up to a maximum of \$15,000	\$ 15.12
For each additional \$1,000 or part thereof by which the cost exceeds \$15,000 up to a maximum of \$50,000	\$ 13.62
For each additional \$1,000 or part thereof by which the cost exceeds \$50,000 up to a maximum of \$100,000	\$ 11.82
For each additional \$1,000 or part thereof by which the cost exceeds \$100,000	\$ 9.72

Residential Inspection Fees:	
Where an application is made for a Building Permit with respect to the construction of a self-contained housing unit or units, there shall be, in addition to any other fees payable, an Inspection Fee for each self-contained unit (plus GST)	\$ 240.00
7. Fire-stopping for Plumbing Re-Pipe Permit Fees:	
Building Inspection fees for the re-inspection of firestopping in re-pipe installations is \$13.50 per dwelling unit with a minimum fee of \$180.	\$180+
3. Plumbing Permit Fees	
1. Plumbing Fixtures:	
When the number of fixtures does not exceed 4	\$ 120.00
Each plumbing fixture in excess of 4 installed or roughed-in	\$ 27.00
(Plumbing Fixture as defined by the BC Plumbing Code including Drains, Hot Tub, Catch Basin, Junction Box, Manhole, O/G Interceptor, Sump, Neutralizer, Inspection Chamber, Back Flow Preventer, Fire Hydrant, Fire Department Connection, Fire Hose Connection, Fire Hose Station)	
2. Service Pipes:	
Service lines including Sanitary Sewer, Storm Sewer, and Water Services	
For the first 30m (100 feet) or part thereof	\$ 120.00
For each additional 30m (100 feet) or part thereof	\$ 33.42
3. Fire Protection Services:	
Installation or alteration of fire sprinkler systems	
First Sprinkler head	\$ 120.00
Each Additional head	\$ 2.10
4. Installation and Alteration of Piping Only:	
For installation or alteration of plumbing piping where no alteration of fixtures is involved:	
For the first 30m (100 feet)	\$ 120.00
For each additional 30m (100 feet) of pipe, or part thereof	\$ 33.42
4. Gas Permit Fees	
For installation, alteration or replacement of appliances, vents for each appliance, or piping for each appliance:	Fee Payable
Installation or replacement: 1 or 2 appliances	\$ 129.00
Next 3 to 10 appliances	\$ 67.00
Next 11 to 20 appliances	\$ 39.00
Next 21 to 100 appliances	\$ 24.00
For each appliance over 100	\$ 11.00

5. Electrical Permit Fees	
1. Service Installation, Upgrade or Relocation:	
Fees based upon final rating of each service installation, upgrade or relocation.	Service Install, Upgrade or Relocation
Less than or equal to 125A	\$ 443.00
126A-200A	\$ 722.00
201A-400A	\$ 1,057.00
Greater than 400A	\$ 1,474.00
2. Electrical Installation:	
Fees based upon the value of the proposed electrical installation including all material and labour.	
From \$0 to \$250	\$ 59.00
From \$251 to \$1,000	\$ 103.00
From \$1,001 to \$2,500	\$ 177.00
From \$2,501 to \$5,000	\$ 287.00
From \$5,001 to \$10,000	\$ 441.00
From \$10,001 to \$20,000	\$ 722.00
From \$20,001 to \$35,000	\$ 1,057.00
From \$35,001 to \$50,000	\$ 1,474.00
From \$50,001 to \$100,000	\$ 2,114.00
From \$100,001 to \$200,000	\$ 3,167.00
From \$200,001 to \$1,000,000	\$2,880.00 +0.5% of job value
From \$1,000,001 and over	\$5,759.00 +0.25% of job value
3. Temporary Power Connections:	
Temporary Power Pole, per year or portion thereof	\$ 120.00
and Temporary Current Permit, per meter per year or portion thereof	\$ 120.00
4. Sign Connection:	
The first sign connection	\$ 120.00
Each subsequent sign connection for the same site where the permit is issued at the same time	\$ 60.00
5. Electrical Permit Fees (Temporary Event Connections):	
Each Permit	\$ 148.00
6. Deleted <i>[Bylaw 8762, February 24, 2020]</i>	
7. Electrical Permit Fees (Annual Permits):	
1,000 H.P. or less	\$ 245.00
Each additional 100 H.P. or fraction thereof	\$ 31.20
Educational facilities per classroom, shop, laboratory, gymnasium, auditorium, or office	\$ 6.60
Maximum annual fee	\$ 2,340.00

6. Compressed Gas Systems and Oil Storage Tanks	
For the installation, replacement, renewal, alteration, removal or repair of any oil or compressed gas system or storage tank:	
1. Commercial or domestic oil burner	\$ 100.00
2. Fuel dispensing nozzle	\$ 100.00
3. Flammable or combustible liquid storage tank:	
Up to 4,546 L	\$ 100.00
Over 4,546 L	\$ 141.00
4. Compressed gas system	\$ 100.00

SUBDIVISION AND DEVELOPMENT CONTROL

Subdivision and Development Control Bylaw, 2010, No. 8014

Landscaping Agreement	
2. Landscaping Obligations	
Landscaping Agreement item 2.a.	
The Owner: shall, upon execution of this Agreement, deposit the Deposit with the City to secure due and proper performance of this Agreement, together with a non-refundable administration fee of Fifty (\$50.00) Dollars to cover the City's administration and processing costs	\$ 50.00
Fees and Deposits	
Preliminary Application Fees	
Type of Application	
Realignment of Lot Line, per application	\$ 600.00
Creating New Lots, Air Space Subdivision and Bare Land Strata	
Per Application	\$ 1,000.00
For First Lot Created	\$ 100.00
For Each Additional Lot Created	\$ 50.00
Phased Strata Plan	
Per Application	\$ 1,000.00
Fee Calculation Example:	
If you were proposing to split a single lot into two, the fees would be: \$1,000 processing fee + \$100 for the first lot created + \$50 for the second lot created = \$1,150.	
Conditional Approval Extension	
The following fee is payable to extend conditional approval of a subdivision application	
Conditional Approval Extension Fee, for each extension granted	\$ 250.00
Final Subdivision Review	
The following fee is payable with each request to perform a final subdivision review and receive Approving Officer signature.	
Plan Examination Fee, for each request	\$ 500.00

Payable Prior to Subdivision Approval or Building Permit Issuance	
Servicing Agreement Administration Fee	
Fee covers City cost only for staff processing of servicing agreement preparation.	\$ 500.00
Servicing Agreement Renewal Administration Fee	
Fee covers City cost only for staff processing of servicing agreement preparation.	\$ 500.00
Construction Process Administration Fee	
A construction process administration fee is payable whenever a servicing or landscaping agreement is required. The Fee shall be calculated in accordance with the following table:	
Estimated Value of Engineering Works	% fee
\$1 to \$100,000	5.50%
\$100,001 to \$250,000	5.00%
\$250,001 to \$500,000	4.50%
\$500,001 to \$1,000,000	4.00%
Over \$1,000,000	3.75%
Minimum Construction Process Administration Fee	\$ 100.00
Water Service Severance/Connection as per "Water Utility Bylaw 6417, 1994, No. 6417", as amended	
Water Service Severance / Connection Fee covers City cost only to sever an existing service and/or install a new service or re-connect an existing service.	
Sewer Service Severance / Connection as per "Sewerage and Drainage Utility Bylaw, 1995, No. 6746", as amended	
Sewer Service Severance / Connection Fee covers City cost only to sever an existing service and/or install an existing service.	
Property Security/Damage Deposit**	
Deposit covers the cost of possible damage to City property which occurs during construction on private property adjacent to City streets. Upon completion of the remedial works, that portion of the deposit not required shall be returned to the Depositor.	
** Where in the opinion of the City Engineer, or the Chief Building Inspector, proposed excavation poses a risk to public property, additional damage deposits may be required, in accordance with Construction Regulation Bylaw No. 7390, 2003, Part 7.3.63 as amended.	
Residential Building Permit application under \$600,000, payable prior to issuance of Building Permit	\$ 1,000.00
Residential Building Permit application \$600,000 or more, per unit to a max of \$20,000 with a minimum of \$2,500	\$ 1,000.00
Commercial/industrial: per frontage metre of abutting highway, minimum of \$5,000 rounded to closest \$100	\$ 150.00
Security/Damage Deposit Administration Fee	
Fee covers City cost only for staff processing of deposit management.	\$ 280.00
The developer is responsible for requesting City Staff review the security/damage deposit/bond upon completion of the works and maintenance period. If after 2 years from the date of Certificate of Total Completion or Final Occupancy, the applicant will forfeit the deposit(s)/bond to the City.	

SIGN FEES AND CHARGES

Sign Bylaw, 1992, No. 6363

Signs Permits

The following permit fees shall be paid before a sign permit is issued:

(a) For each sign requiring a permit, where the sign area:

(i) Does not exceeding an area of 1.86 sq. meters	\$	30.00
(ii) Exceeds an area of 1.86 sq. meters	\$	50.00

(b) Where a sign installation has commenced prior to the issuance of a sign permit required under "Sign Bylaw, 1992, No. 6363" an additional service charge equal to the permit fee shall be paid.

(c) The fees described above allow for one review of plans or field inspection to the initial sign application. Where additional reviews of structural drawings or field inspections as may be determined by the Building Inspector is required to complete the final approval, an additional fee per inspection equal to the original permit fee will be charged.

(d) Where a sign application has been approved or refused, no sign application fee shall be refunded but if the application is withdrawn prior to approval or refusal by the City, the Building Inspector shall refund to the applicant 50% of the fee paid.

BOARD OF VARIANCE

Board of Variance Application Fee Bylaw, 1994, No. 6523

Application Fee

A person making application to the Board of Variance shall at the time of filing the application, pay to the Corporation of the City of North Vancouver a fee as a prerequisite to the processing of such application.	\$	420.00
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If the application is withdrawn prior to a hearing, a refund of 50% of the fee may be returned to the applicant.		
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DIVISION VII: DEVELOPMENT PERMIT GUIDELINES

Zoning Bylaw, 1995, No. 6700 - (6700 2C - Division VII)

Division VII contains "Development Permit Guidelines" which apply to specific Development Permit Areas, as designated through the Official Community Plan.

Fees- Streamside Protection and Enhancement

When submitting a Development Permit Application for Streamside Protection and Enhancement Areas, the following fees are applicable:

Obtain a Development Permit (DP) for Streamside Protection and Enhancement:	
Exemption from DP (alteration or removal of high to extreme risk tree)	\$ 25.00
Minor DP (Landscape, Accessory Building or Accessory Structure)	\$ 50.00
Full DP (Principal Building in any Zone)	\$ 350.00
Full DP with Variance (Variance to Zoning or not meet Guidelines)	\$ 1,700.00

SCHEDULE E

PARKS AND RECREATION FEES

PARKS AND GREENWAYS DONATION PROGRAM

<i>Parks Regulation Bylaw, 1996, No. 6611</i>
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All donation items come with a powder coated bronze plaque, except for trees which include a commemorative certificate.

Standard Site Furnishings

A1 - Tree 2 1/2 inch caliper, species varies with site	\$ 650.00
B1 - Urban Parks Bench black powder coated steel, 6 ft. length	\$ 2,300.00
B2 - Parks and Greenways Bench green powder coated steel, 6 ft. length	\$ 2,300.00
C3 - Chair powder coated steel (green in Parks and Greenways, black in Urban Parks)	\$ 1,300.00
C4 - Chair & Table powder coated steel (green in Parks and Greenways, black in Urban Parks) 3 ft. dia.	\$ 2,600.00
D1 - Picnic Table polished concrete with exposed aggregate finish	\$ 2,800.00

Custom Site Furnishings - Limited Quantities in Select Areas

B5 - Victoria Park Bench black powder coated steel 6 ft. length	\$ 1,800.00
B6 - Victoria Park Bench (Curved) black powder coated steel	\$ 2,900.00
B7 - Victoria Park Bench (Long) black powder coated steel 18 ft. length	\$ 4,500.00
B8 - 14th St Civic Plaza Bench ipe wood slats 8 ft. length	\$ 2,400.00

WHARF MOORAGE FEES

Wharf Regulation Bylaw, 2005, No. 7665 (St. Roch Dock, Burrard Dry Dock and Goldsworthy Pier)

1. (a) Moorage fees for the St. Roch Dock	per hour maximum 3 hours	\$	4.00
2. Moorage Agreement Fees for the Goldsworthy Pier, Burrard Dry Dock Pier, and the St. Roch Dock are as follows:			
(a) Vessel or Watercraft Length and Applicable Moorage Agreement Rates			
Up to 39ft (11.9m)	per foot per day*	\$	1.80
40ft (12.5m) to 79ft (24m)	per foot per day*	\$	1.90
80ft (24.4m) to 149ft (45.4m)	per foot per day*	\$	2.25
150ft (45.7m) to 199ft (60.6m)	per foot per day*	\$	3.25
200ft (60.9m) or greater	per foot per day*	\$	4.50
* Day = 24 hour period or portion thereof			
(b) No Moorage is permitted on Burrard Dry Dock Pier without written authorization in the form of a Moorage Agreement signed by the Wharf Manager;			
(c) Notwithstanding (a), a Moorage Agreement is required for Moorage in excess of 3 hours at St. Roch Dock and Goldsworthy Pier;			
(d) Fees are waived for a Vessel that is not of a commercial type or design and belongs to Her Majesty in the right of Canada or to a foreign government that is not engaged in commercial activity;			
(e) For commercial vessel overnight layovers, fees will be calculated hourly for repeated overnight Moorages if the individual Moorages are of five (5) or more individual nonconsecutive nights, calculated based on vessel arrival time, if the booking is made more than two weeks in advance of the initial overnight layover date;			
(f) For non-working commercial Vessels during the shoulder season (beginning of November to end of March, excluding the Easter weekend) , the minimum charge will be:			
per vessel without potable water available	daily	\$	650
per vessel with potable water supply	daily	\$	800
(g) For the docks and piers to be used as film location(s), the Filming Fees in Schedule "C" of "Fees and Charges Bylaw 2024, No. 9000" apply;			
(h) For the booking of the Burrard Dry Dock Pier and/or St. Roch Dock for events, then the applicable fees are those contained in The Shipyards Events Policy (2018); and			
(i) The Wharf Manager may adjust or waive fees for Vessels of significant public interest, and reserves the right, to determine for the purposes of moorage fees, the length of any Vessel.			

3. Emergency Vessel Moorage Fees

(a) Emergency Service Vessels, while actively performing emergency services or engaged in training exercises, shall not be subject to the Moorage fees listed at this Schedule E.

SCHEDULE F
LICENSING FEES

ANIMAL CONTROL

Dog Tax and Regulation Bylaw, 2010, No. 8113

Annual Licence Fees	
For every Dog	\$ 30.00
For a dog deemed to be vicious	\$ 200.00
For assistance dog, upon application - no charge	\$ -
Replacement licence of valid dog licence from another municipality including City of Vancouver Shall not apply to a Dog declared vicious or dangerous in another municipality and the full Licence amount shall apply to such Dog	\$ 5.00
On or after September 1st in current year, dog reached licence age of four (4) months, or was brought into the City of North Vancouver from outside the Province of British Columbia.	fee at 50%
Duplicate license tag	\$ 5.00
Kennel License Fees	
Application for Kennel licence	\$ 60.00
Pound Fees (excluding vicious dog)	
For a licensed dog; first time impounded in a licensing year	\$ 30.00
For a licensed dog; second time impounded in a licensing year	\$ 60.00
For a licensed dog; third time impounded in a licensing year	\$ 100.00
For an unlicensed dog	\$ 150.00
Maintenance cost per day or part thereof, after the first day, for the period a dog is impounded	\$ 10.00
Pound Fees (vicious dog)	
Vicious dog; first time impounded in a licensing year	\$ 200.00
Vicious dog; second time impounded in a licensing year	\$ 500.00
Vicious dog; third and subsequent impoundments in a licensing year	\$ 1,000.00
Maintenance cost per day or part thereof, after the first day, for the period a vicious dog is impounded	\$ 30.00

BUSINESS LICENSES

Business Licence Bylaw, 2018, No. 8640

Business Licences - Fees by Business Code		
Business Code	Business Classification	Fee or Fee Table
3254	Cannabis-Licensed Medical Production	\$ 3,691.00
3398	Food Manufacturer	\$ 192.00
3399	Manufacturer	IA
4189	Wholesaler	IA
4411	Auto Dealer	IA, IB
4451	Grocery Store	IE
4452	Other Food Retailer	\$ 192.00
4453	Wine/Liquor Store	\$ 384.00
4461	Health and Personal Care Store	\$ 192.00
4462	Pharmacies	\$ 256.00
4471	Gas Station	\$ 256.00
4533	Second Hand Dealer	\$ 256.00
4539	Charitable Sales	\$ 5.00
4546	Peddler	\$ 256.00
4841	Transportation and Support	\$ 192.00
4860	Port Industries	\$ 2,485.00
4931	Warehousing	IB, ID
5120	Movie Theatre	\$ 2,485.00
5191	Photography, Film, TV, etc.	\$ 256.00
5211	Financial Inst. (Bank, Credit Union)	\$ 1,032.00

5121	Adult Movie Theatre	\$ 2,485.00
5222	Pawn Broker	\$ 615.00
5269	Financial Services	\$ 192.00
5312	Real Estate Service	\$ 192.00
5411	Legal Service	\$ 192.00
5413	Architectural and Engineering Service	\$ 192.00
5414	Design Service	\$ 192.00
5611	General and Administrative Support	\$ 192.00
6111	Private Primary/sec. School	\$ 256.00
6211	Medical Office	\$ 192.00
6212	Dentist/Orthodontic office	\$ 192.00
6213	Other Health Office	\$ 192.00
6244	Child Care Facility	\$ 5.00
6245	Group Child Care	\$ 5.00
7131	Amusement Park	\$ 2,485.00
7211	Hotel (excl. leased operations and paid parking areas)	\$ 2,485.00
7212	RV Park and Recreation Camp	\$ 192.00
7223	Food Trucks	\$ 250.00
7226	Licensed (liquor) Restaurant	\$ 192.00
7227	Restaurant Unlicensed	\$ 192.00
7228	Limited Service Restaurant Licensed (liquor)	\$ 192.00
7229	Limited Service Restaurant Unlicensed	\$ 192.00
9115	Inter-Municipal	\$ 60.00

531113	Residential Rental – Long Term	\$ 75.00
	per dwelling unit (up to 5)	
	per each subsequent dwelling unit	\$ 25.00
531111	Residential Rental – Short Term	\$ 550.00
721198	Accessory Boarding – Long Term	\$ 122.00
72131	Accessory Boarding – Short Term	\$ 250.00

Business Licences - Fees Tables		
TABLE I - AREAS		
A.	For areas of sales, service, display and storage space, contained within the building, from:	Per Annum
	0 to 500 sq. me. the sum of	\$ 128.00
	501 to 1,000 sq. me. the sum of	\$ 256.00
	1,001 to 3,000 sq. me. the sum of	\$ 384.00
	3,001 to 5,000 sq. me. the sum of	\$ 500.00
	For each additional 90 sq. me. of sales, service, display and storage space or any portion thereof contained within the building in excess of 5001 sq. me. the sum of	\$ 46.00
	To a maximum of	\$ 2,485.00
	And for outside ground storage area adjacent to the building, as determined by Table IB	
B.	Storage Areas (Open)	Per Annum
	0 to 200 sq. me. of ground space	\$ 42.00
	201 to 500 sq. me. of ground space	\$ 88.00
	501 to 1,500 sq. me. of ground space	\$ 157.00
	1,501 to 1,800 sq. me. of ground space	\$ 314.00
	1,801 to 5,000 sq. me. of ground space	\$ 731.00
	5,001 to 10,000 sq. me. of ground space	\$ 1,102.00
	10,001 to 15,000 sq. me. of ground space	\$ 2,215.00
	15,000+	\$ 2,485.00
C.	Commercial Rental	Per Annum
	For 0 to 93 sq. me. of floor space	\$ 29.00
	and for each additional 93. sq. me. of floor space or any portion thereof	\$ 29.00
D.	General Warehousing & Storage, Other Warehousing & Storage, and Self-Storage Mini-Warehouses	Per Annum
	For each 100 sq. me. of floor space contained within the building, the sum of	\$ 58.00

E.	Department Stores, Supermarkets & Other Grocery Stores, Hardware Stores, and General-Line Building Supplies Wholesaler-Distributor	Per Annum
	For areas of sales, service, display and storage space, contained within the building, from:	
	0 to 500 sq. me. the sum of	\$ 494.00
	501 to 950 sq. me. the sum of	\$ 842.00
	951 to 1,400 sq. me. the sum of	\$ 1,698.00
	For areas in excess of 1400 sq. me. of floor space, the sum of	\$ 2,485.00
	And for outside ground storage area adjacent to the building, as determined by Table IB	
TABLE II - UNITS		
A.	Vending Machine Operators	Per Annum
	For each machine	\$ 88.00
B.	Marinas	Per Annum
	with not more than 50 leased spaces	\$ 111.00
	with 51 to 100 leased spaces	\$ 166.00
	with 101 to 200 leased spaces	\$ 268.00
	with 201 to 300 leased spaces	\$ 371.00
	with 301 to 400 leased spaces	\$ 493.00
	with 401 to 500 leased spaces	\$ 581.00
	with 501 to 600 leased spaces	\$ 686.00
	with 601 to 700 leased spaces	\$ 787.00
	with 701 to 800 leased spaces	\$ 889.00
	with 801 to 900 leased spaces	\$ 993.00
	with 901 to 1,000 leased spaces	\$ 1,053.00
C.	Vehicles for Hire	Per Annum
	for each unit	\$ 111.00

D.	Arcades	Per Annum
	Classification 1 - arcade with 3 machines	\$ 439.00
	Classification 2 - arcade with 4 machines	\$ 542.00
	Classification 3 - arcade with 5 machines	\$ 644.00
	Classification 4 - arcade with 6 machines	\$ 746.00
	Classification 5 - arcade with 7 machines	\$ 849.00
	Classification 6 - arcade with 8 machines	\$ 952.00
	Each additional machine located on site exceeding eight (8) shall constitute a change in classification with a corresponding change in numerical designation and the fee shall increase on an increment basis of \$101.00 per machine to a maximum annual of \$1,678.00	maximum \$1,678.00
	Where a device accommodates more than one (1) game or function each game or function shall be regarded as a separate unit and licensed accordingly under the unit designations or classifications as enumerated in this section.	

TABLE III - UNITS

A.	Business uses	Units	Per Annum
	Accessory Dormitory Use	for each room	\$ 10.50
	Amusement Machines	two (2) or less	\$ 346.00
	Commercial Parking Lot	for each space	\$ 19.00
	Bed & Breakfast	for each room	\$ 19.00
	Billiard/Pool Hall	for each table	\$ 42.00
	Bowling Alley	for each alley	\$ 42.00
	Coin-operated Laundries and Dry Cleaners	for each machine	\$ 14.50
	Curling Rink	for each sheet	\$ 38.50
	Mobile Canteen	for each unit	\$ 166.00
	Automated Teller Machines	for each machine	\$ 434.00
	Mobile Carts	for each unit	\$ 123.00
	Post Box Rental Agency	for each box	\$ 2.00
	Mobile Carts - On-Street	for each unit	\$ 166.00
	Free Publication Boxes	for each box	\$ 84.00

B.	Itinerants	Per Day
	Bingo Operations, Games of Chance	\$ 144.00
	Carnivals	\$ 144.00
	Circuses	\$ 144.00
	Dog & Cat Shows	\$ 144.00
	Exhibitions	\$ 144.00
	Performing Arts Promoters (Presenters) without Facilities	\$ 144.00
	Sports Presenters and Other Presenters without Facilities	\$ 144.00
	Theatrical Shows (when held in other than a duly licensed theatre)	\$ 144.00
	Other forms of itinerant shows, entertainment, amusement or exhibition not hereinbefore enumerated	\$ 144.00
	Soliciting for charity	\$ 5.00
TABLE IV - ENTERTAINMENT, SOCIAL AND RECREATIONAL FACILITIES		
A.	Liquor Primary – Pubs	Per Annum
	For the first 10 seats	\$ 337.00
	For each additional 10 seats or any portion thereof	\$ 39.00
	To a maximum of	\$ 1,500.00
B.	Body Rub Parlour	Per Annum
	Body Rub Parlour	\$ 3,691.00
TABLE V - LIQUOR LICENSING		Per Annum
A.	Non- refundable Liquor Primary application fee	\$ 500.00
B.	Permanent change to existing Liquor Primary Licence	\$ 250.00
C.	Temporary change to existing Liquor Primary Licence where local government input required	\$ 250.00
D.	New Food Primary Licence application fee when local government input is required	\$ 500.00

TABLE VI - CANNABIS SALES		Per Annum
A.	Non-refundable application fee	\$ 5,000.00
B.	Business licence processing fee	\$ 1,500.00
C.	Annual licence fee	\$ 3,691.00
D.	Permanent change to Cannabis licence	\$ 1,500.00
TABLE VII - BUSINESS LICENCE FEE INCREASE EXEMPTIONS		
A.	Future business licence fee increases will not apply to Child Care, Charitable Sales or Registered Society uses.	
TABLE VIII - CRIME FREE MULTI-HOUSING		
A.	The Business Licence annual fee is to be reduced by 10% for those properties participating as active members of the Crime Free Multi-Housing Program, as long as they are current participants in the Program.	
TABLE IX – ALL OTHER BUSINESS FEES		Per Annum
A.	Home based businesses	\$ 122.00
B.	Non-resident business	\$ 256.00
C.	Registered Society	\$ 5.00
D.	All other businesses not specified	\$ 128.00
TABLE X - ADMINISTRATION		
A.	Non-refundable application fee (for new licences for businesses without specific application fees). Child Care and Registered Societies exempt.	\$ 50.00
B.	Any changes to a business licence (ownership, transfer of a valid and current Business Licence from one location to another, business name change etc.)	\$ 50.00

TREE BYLAW FEES

Tree Bylaw, 2022, 8888

Permit Fees

Application Base Fee + Tree Removal Fee	per tree removed	\$175.00 + \$75.00
Inspection Fee	per site visit	\$ 130.00
Replacement Tree Security	per tree replaced	\$ 975.00
Tree Replacement Cash-in-Lieu	per tree removed	\$ 750.00
Ecological Compensation	per tree removed	\$ 1,500.00

SCHEDULE G
CEMETERY FEES

North Vancouver Cemetery Bylaw, 2011, No. 8109

All fees shall be paid at the time of application and are subject to applicable taxes.

In-Ground Interments Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement	Liner	Total
Adult Casket - Single Depth	\$3,710	\$2,060	\$5,770	\$1,760	\$980	\$8,510
Adult Casket - Single Depth Crypt	\$4,790	\$2,060	\$6,850	\$1,760		\$8,610
Adult Casket - Double Depth Crypt -1st Casket at Lower Level	\$6,390	\$2,580	\$8,970	\$1,760		\$10,730
Adult Casket - Double Depth Crypt - 2nd Casket at Upper Level		\$830		\$1,760		\$2,590
Infant/Child Casket (2-12 years)	\$1,080	\$1,030	\$2,110	\$890		\$3,000
Infant/Child Casket (0-2 years)						\$0
Cremation Lot - 1st Interment	\$2,060	\$980	\$3,040	\$370		\$3,410
Cremated Remains in Occupied Lot		\$520		\$370		\$890

Columbarium Niche Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement		Total
Niche with 1st Interment (top 2 rows)	\$2,270	\$1,030	\$3,300	\$260		\$3,560
Niche with 1st Interment (mid 2 rows)	\$1,650	\$1,030	\$2,680	\$260		\$2,940
Niche with 1st Interment (bottom row)	\$1,140	\$1,030	\$2,170	\$260		\$2,430
2nd Interment in niche		\$210		\$260		\$470
In-Ground Interments Non-Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement	Liner	Total
Adult Casket - Single Depth	\$6,910	\$4,330	\$11,240	\$1,760	\$980	\$13,980
Adult Casket - Single Depth Crypt	\$8,300	\$4,120	\$12,420	\$1,760		\$14,180
Adult Casket - Double Depth Crypt - 1st Casket at Lower Level	\$13,700	\$5,150	\$18,850	\$1,760		\$20,610
Adult Casket - Double Depth Crypt - 2nd Casket at Upper Level		\$830	\$830	\$1,760		\$2,590
Infant/Child Casket (0-12 years)	\$2,630	\$2,060	\$4,690	\$930		\$5,620
Cremation Lot with 1st Interment	\$3,860	\$1,860	\$5,720	\$370		\$6,090
Cremated Remains in Occupied Lot		\$520		\$370		\$890
Columbarium Niche Non-Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement		Total
Niche with 1st Interment (top 2 rows)	\$2,950	\$1,340	\$4,290	\$260		\$4,550
Niche with 1st Interment (mid 2 rows)	\$2,150	\$1,340	\$3,490	\$260		\$3,750
Niche with 1st Interment (bottom row)	\$1,480	\$1,340	\$2,820	\$260		\$3,080
2nd Interment in niche		\$210		\$260		\$470
Memorial Fees		Care Fund	Permit			Total
Memorial Permit		\$110	\$130			\$240
Memorial Resetting			\$130			\$130
Memorial Tablet Levelling			\$160			\$160
City Concrete Foundation			\$1,240			\$1,240

Lot Adornment Fees	Total
In-ground Vase (includes installation)	\$100
Disinterment & Exhumation Fees	Total
Adult Casket - Single depth	\$2,170
Adult Casket - Single depth Crypt	\$2,170
Adult Casket - Double depth Crypt: Casket - Upper Level	\$2,170
Adult Casket - Double depth Crypt: Casket - Lower Level	\$2,680
Adult Casket - Double depth Crypt: Casket - Both Caskets (at the same time)	\$4,850
Infant/Child Casket (0 - 12 years)	\$1,240
Cremated Remains (in-ground)	\$470
Cremated Remains (in-ground) with re-interment	\$670
Cremated Remains (niche)	\$230
Additional Fees	Total
After Hours Surcharge for Adult Casket Burial	\$1,650
After Hours Surcharge for Infant/Child Casket Burial	\$540
After Hours Surcharge for In-ground Cremation Interment	\$310
After Hours Surcharge for Niche Interment	\$210
Cremation Urn Vault - Single	\$110
Administration Fee	\$90
Lot Surrender Refund for Lots Purchased on or before June 18, 2006 See 'Cancellation of Right of Interment' for complete details.	Total
Adult Single Depth Lot	\$1,163
Adult Double Depth Lot	\$1,845
Infant/Child Lot	\$608
Cremation Lot	\$405
Niche in Upper Two Rows	\$1,200
Niche in Lower Two Rows	\$885

SCHEDULE H

STREETS AND PLAZAS FEES

Street and Traffic Bylaw, 1991, No. 6234

s.510 Special Parking Privileges, .2 Resident Exempt Zone, (b)			
a shared vehicle organization which applies for an exemption and pays annual application fee, per shared vehicle in the shared vehicle organizations' fleet of shared vehicles.	\$25 annual fee, per vehicle		
Fees			
Permit Type	Authority to Issue*	Processing Fee	Occupancy Fee
<i>*Authority to Issue sections noted are within "Streets and Traffic Bylaw, 1991, No. 6234"</i>			
Temporary Building Zone	s.404.2	\$ 80.00	\$3.05 per day per 10 m ² of street property but not less than \$100.00, plus GST;
Temporary Street Occupancy	s.404.2	\$ 80.00	\$3.05 per day per 10 m ² of street property but not less than \$100.00, plus GST;
Temporary Street Closure	s.404.2	\$ 80.00	N/A
Block Party*	s.408.5	\$ 25.00	N/A
<i>* Street parties organized by the North Vancouver Block Watch Program are exempt from the processing fee.</i>			
Parade/Procession	s.701	\$ 100.00	N/A
Container on Street Allowance	s.813.2	\$ 60.00	N/A
Extraordinary Traffic - Permit to move over height, over width and overweight loads	s.905	\$ 80.00	N/A
Congestion and Curbside Management (Transportation Network Services) – vehicles other than Zero-emission Vehicles and Accessible Passenger Directed Vehicles	s.520.3	N/A	\$0.10 per pick up and drop off Monday to Friday, 7 AM to 9 AM and 2 PM to 6 PM
Congestion and Curbside Management (Transportation Network Services – Zero-emission Vehicles)	s.520.3	N/A	\$0.05 per pick up and drop off Monday to Friday, 7 AM to 9 AM and 2 PM to 6 PM
E-Bike Share Permit – Permit for Shared E-Bikes (Total fleet deployed)	s.822.3	\$ 250.00	\$40 + GST per E-Bike deployed <i>[Bylaw 8815, February 8, 2021]</i>
E-Bike Share Permit – Security for Performance	s.822.4	N/A	\$ 10,000.00

SCHEDULE I

WATER UTILITY SERVICES FEES

Water Utility Bylaw, 1994, No. 6417

2024 CONNECTIONS AND SEVERANCE RATES

1. WATER SERVICE CONNECTIONS	
Size	Fee
Standard 19 mm	\$ 9,600.00
> 19 mm	at cost with a minimum charge equal to the standard fee.

2. WATER SERVICE SEVERANCE	
Size	Fee
For Standard 19 mm Replacement	\$ 1,290.00
> 19 mm service replacement	at cost with a minimum charge equal to the standard fee.

3. WATER CONNECTION REUSE	\$ 2,690.00
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4. TURN ON/OFF	\$ 52.00
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5. INSTALLATION AND REMOVAL OF TEMPORARY METER	flat fee \$ 430.00
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A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.

2024 WATER USE RATES

1. WATER RATES

1.1 Water For Temporary Service during construction

Building Size (Total Floor Area)	Fee
46 sq. m to 460 sq. m	\$ 189.00
Over 460 sq. m but not exceeding 4,600 sq. m	\$ 373.00
Over 4,600 sq. m but not exceeding 23,000 sq. m	\$ 619.00
Over 23,000 sq. m	\$ 985.00

1.2 Flat Rates (un-metered premises)

	Per year
Single Unit Dwelling	\$ 631.00
Duplexes (including infills) per unit	\$ 529.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	\$ 371.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	\$ 142.00
Water Cooling Units	\$ 980.00
Schools per Classroom	\$ 452.00
Minimum charge for any service	\$ 631.00

2. METERED WATER RATES

2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

	Per cubic metre
January 1 to May 31	\$ 1.5708
June 1 to September 30	\$ 1.9634
October 1 to December 31	\$ 1.5708
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed	min charge

2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

3. MISCELLANEOUS CHARGES

Testing a Meter as Provided in Section 703

Water Utility Bylaw, 1994, No. 6417	Fee
For meters 50 mm and smaller	\$ 375.00
For meters over 50 mm	\$ 536.00

4. DATE OF PAYMENT AND PENALTIES**4.1 For Flat Rate (un-metered premises)**

Rates set out above shall be due on the last business day in February each year.	
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty 5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty + 5%

4.2 For Metered Premises

A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.	penalty 5%
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SCHEDULE J

SEWER AND DRAINAGE UTILITY SERVICES FEES

Sewerage and Drainage Utility Bylaw, 1995, No. 6746

2024 CONNECTIONS AND SEVERANCE FEES

1. SANITARY CONNECTION	
Size	Fee
Standard 100 mm Replacement or Relining	\$ 8,600.00
> 100 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,680.00
Private Sewer Connection Inspection and Certification Deposit	\$ 2,680.00
Sanitary Severance	\$ 1,290.00

2. STORM CONNECTION	
Size	Fee
Standard 150 mm Replacement or Relining	\$ 6,900.00
> 150 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,680.00
Storm Sewer Extension and Connection for Single Unit Developments exceeding \$150,000 and excluding subdivision	per linear metre based on the total width of the lot serviced \$ 1,340.00
Storm Severance	\$ 1,290.00
Off-Site Stormwater Management Facility Fees	per sq. m of premises lot area or at cost to provide works on public property \$ 34.00

Storm Collection System Ditch Culvert	per linear metre based on Construction the length of the culvert pipe	\$ 270.00
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2024 SEWER AND DRAINAGE RATES

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

1. SANITARY SEWER **2024 Rates per year**

1.1 Annual Sewer Parcel Tax	\$ -
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1.2 Flat Rates (un-metered premises)

Single Unit Dwelling	\$ 637.00
Duplexes (including infills) per unit	\$ 590.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses)	for each dwelling \$ 397.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls	per fixture \$ 155.00
Minimum charge for any service is	\$ 637.00
Rate surcharge for combined connections	\$ 637.00

1.3 Metered Rates

For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

Per cubic metre	\$ 2.5901
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.	
Rate surcharge for combined connections	per cubic metre \$ 2.5901

1.4 GVS & DD Special Industrial User Charge

Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:

- A. the charges payable under this Schedule, 2024 Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or
- B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.

1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer

Ground Water Discharges	per m ³ \$ 0.38
or as determined by the GVS & DD.	

1.6 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

1.7 Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, 2024 Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.

In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

1.8 Date of Payment, Penalties and Surcharge Fees

A. For Flat Rate (un-metered premises)		
Rates set out above shall be due on the last business day in February each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%
A 100% surcharge fee will be applied to any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%
B. For Metered Premises		
A penalty of 5% shall be added to rates that are not paid on or before the due date as indicated on metered account bills.	penalty	5%
A 100% surcharge fee will be applied to the unit rate for any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%

2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

- Residential
- Utility
- Major Industry
- Light Industry
- Business
- Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, 2024 Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

2.3 Penalty

5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,

penalty	5%
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and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.

penalty	+ 5%
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SCHEDULE K

SOLID WASTE MANAGEMENT SERVICES FEES

<i>Solid Waste Management Service Bylaw, 1997, No. 6920</i>	
Definitions	
Standard Residential Service	
A maximum of two (2) garbage containers per dwelling unit collected every other week.	
Green Can Collection Service	
Weekly collection of a maximum total of six (6) Green Can designated containers, kraft bags and/or tied bundles of yard trimmings. With an additional maximum of twelve tags per household in a calendar year.	
ANNUAL USER CHARGE	
Garbage	2024 Rates
Per dwelling unit for single unit dwelling, duplex and infill	\$ 138.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$ 93.00
Per Residential garbage tag	\$ 6.00
Per Residential Green Can tag	\$ 6.00
Green Can	2024 Rates
Per dwelling unit for single unit dwelling, duplex and infill	\$ 165.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	\$ 100.00
Eco Levy	
<p>The Eco Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:</p> <ul style="list-style-type: none"> Residential Utility Major Industry Light Industry Business Recreation / non-profit <p>and is included on the Property Tax Notice payable annually in July of each year as set by Council.</p>	

PENALTY

A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,		penalty	5%
and a further penalty of 5% penalty will be added to the balance owed if unpaid by the first working day of September.		penalty	+ 5%

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9034

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

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

1. This Bylaw shall be known and cited for all purposes as “**Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2024, No. 9034**” (Fees and Charges).
2. “Street and Traffic Bylaw, 1991, No. 6234” is amended as follows:
 - A. In the Table of Contents, Part 17, by deleting Schedule F.
 - B. In section 510 – Special Parking Privileges, by deleting subsection .2(b) and replacing it with the following:

.2(b) a shared vehicle organization which applies for such an exemption and pays an annual application fee set out in Schedule H to the “Fees and Charges Bylaw, 2024, No. 9000” per shared vehicle in the shared vehicle organizations’ fleet of shared vehicles.
 - C. In section 520 – Transportation Network Services, by deleting subsection .3 and replacing it with the following:

.3 The City Engineer may issue a Congestion and Curbside Management Permit to a Transportation Network Services provider for the fee set out in Schedule H to the “Fees and Charges Bylaw, 2024, No. 9000”, as amended from time to time, which fee may vary among vehicle types, and which fee shall be payable monthly at the end of each month in a manner satisfactory to the City Engineer. No permit shall be required for Accessible Passenger Directed Vehicles used by a Transportation Network Services provider.
 - D. In section 822 – E-Bike Share Services, by deleting subsection .4 replacing it with the following:

.4 The City Engineer may issue an E-Bike Share Permit to an E-Bike Share Service for the fee set out in Schedule H to the “Fees and Charges Bylaw, 2024, No. 9000”, as amended from time to time, which fee may vary based on the total number of E-Bikes deployed in a fleet by the E-Bike Share Service and which fee shall be payable prior to being issued a permit in a manner satisfactory to the City Engineer.
 - E. In section 822 – E-Bike Share Services, by deleting subsection .5 replacing it with the following:

.5 Successful applicants for the E-Bike Share Permit must pay a performance deposit set out in Schedule H to the “Fees and Charges Bylaw, 2024, No. 9000”, as amended from time to time, prior to being issued a permit. The performance deposit fee is refundable, less any deductions.

- F. In section 1503 – Fees, by deleting the first paragraph and replacing it with the following:

The fees payable for permits issued pursuant to this Bylaw are set out in Schedule H to the “Fees and Charges Bylaw, 2024, No. 9000”.

- G. By deleting Schedule F – Fees in its entirety.

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MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9035

A Bylaw to Amend “Sign Bylaw, 1992, No. 6363”

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 **“Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2024, No. 9035” (Fees and Charges)**.
2. “Sign Bylaw, 1992, No. 6363” is amended as follows:
 - A. In the Table of Contents, by deleting “14.0 Fees and Charges” and renumbering subsequent sections.
 - B. In section 6.1 – Application for a Sign Permit, by deleting subsection (d) and replacing it with the following:
 - (d) Every applicant shall apply in writing to the Building Inspector on a form provided, with the requisite fees as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - C. By deleting section 14 – Fees and Charges in its entirety and renumbering subsequent sections.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9036

A Bylaw to Amend “Board of Variance Application Fee Bylaw, 1994, No. 6523”

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 **“Board of Variance Application Fee Bylaw, 1994, No. 6523, Amendment Bylaw, 2024, No. 9036” (Fees and Charges)**.
2. “Board of Variance Application Fee Bylaw, 1994, No. 6523” is amended as follows:
 - A. By deleting Section 2. and replacing it with the following:
 2. A person making application to the Board of Variance shall at the time of filing the application, pay to The Corporation of the City of North Vancouver a fee as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000” as a prerequisite to the processing of such application.
 - B. By deleting Section 3. and replacing it with the following:
 3. If the application is withdrawn prior to a hearing, a refund as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000” may be returned to the applicant.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9037

A Bylaw to Amend “Parks Regulation Bylaw, 1996, No. 6611”

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

1. This Bylaw shall be known and cited for all purposes as **“Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2024, No. 9037” (Fees and Charges)**.
2. “Parks Regulation Bylaw, 1996, No. 6611” is amended as follows:
 - A. In Section 1401 – Parks and Greenways Donation Program, by deleting subsection 1.2. and replacing it with the following:
 - 1.2. Donation Items consist of site furnishings, trees and other items as set out in Schedule E of “Fees and Charges Bylaw, 2024, No. 9000”, as well as an associated commemorative plaque (if applicable).
 - B. In Section 1401 – Parks and Greenways Donation Program, by deleting subsection 2.2.3 and replacing it with the following:
 - 2.2.3 Payment in full of the current fee for the donation item (as set out in Schedule E of “Fees and Charges Bylaw, 2024, No. 9000”) is received after the location is approved by the Manager, Parks and Environment. An income tax receipt will be issued at the time of payment if requested.
 - C. In Section 1401 – Parks and Greenways Donation Program, by deleting subsection 3.2. and replacing it with the following:
 - 3.2. The fee for a donation item covers the procurement and installation of a new donation item for a ten (10) year donation term as set out in Schedule E of “Fees and Charges Bylaw, 2024, No. 9000”.
 - D. In Section 1401 – Parks and Greenways Donation Program, by deleting subsection 3.5. and replacing it with the following:
 - 3.5. The cost of the renewal term will be equal to the cost of the same or equivalent donation item as set out in Schedule E of “Fees and Charges Bylaw, 2024, No. 9000” at the future renewal date.

- E. In Section 1401 – Parks and Greenways Donation Program, by deleting Donation Catalogue: Proposed Items and Fees in its entirety.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9038

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

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

1. This Bylaw shall be known and cited for all purposes as **“Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2024, No. 9038” (Fees and Charges)**.
2. “Development Procedures Bylaw, 2001, No. 7343” is amended as follows:
 - A. In Section 6 – Delegation of Council Powers, by deleting subsection (e) and replacing it with the following:
 - (e) An owner of land whose Development Permit application or Minor Development Variance Permit application is subject to this section may, at any time following application submission or within 10 business days following being notified in writing of the Director of Planning and Development’s decision on their application, request Council reconsideration of their application by giving notice in writing to the Corporate Officer setting out the grounds for Council consideration, provided the owner has paid the applicable fee as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - B. By deleting Schedule “A” in its entirety.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9039

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

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

1. This Bylaw shall be known and cited for all purposes as “**Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2024, No. 9039**” (Fees and Charges).
2. “Construction Regulation Bylaw, 2003, No. 7390” is amended as follows:
 - A. In the Table of Contents, by deleting Part 16 – Schedules.
 - B. In section 7.3.3, by deleting subsection (c) and replacing it with the following:
 - (c) if the *Applicant* is indebted to the City for fees due as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”; or
 - C. In section 7.4, by deleting subsection (b) and replacing it with the following:
 - (b) Payment of fees as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”.
 - D. In section 8.2.1, by deleting subsection (a) and replacing it with the following:
 - (a) they are non-transferable, unless an application for a transfer is received and accepted by a *Building Official* and the appropriate fee required is paid, as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”;
 - E. In section 8.3.2, by deleting subsection (b) and replacing it with the following:
 - (b) such application is accompanied with a permit renewal fee of 10% of the original permit fee, but not less than the minimum fee as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”.
 - F. In section 8.4.2, by deleting subsection (b) and replacing it with the following:
 - (b) such application is accompanied by an application renewal fee as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”.
 - G. In section 8.10.2, by deleting the first paragraph and replacing it with the following:

8.10.2 No person, unless authorized by the Building Official, shall erect or place a temporary *building* without first entering into an agreement with the City and providing the required security deposit as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”;

- H. In section 14.1, by deleting subsection (a) and replacing it with the following:
 - (a) Other fees and deposits for each *permit* are set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”.
- I. By deleting Schedule “A” – Fees and Deposits in its entirety.

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BYLAW NO. 9040

A Bylaw to Amend “Wharf Regulation Bylaw, 2005, No. 7665”

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 **“Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2024, No. 9040” (Fees and Charges)**.
2. “Wharf Regulation Bylaw, 2005, No. 7665” is amended as follows:
 - A. In the Table of Contents, by deleting 12 E – Moorage Fees.
 - B. In Section 804 – Public Moorage Fees Applicable to Wharves, by deleting subsection (a)(1) and replacing it with the following:
 - (a) St. Roch Dock
 - (1) Every owner or operator of a Vessel or Watercraft moored at the Wharf shall pay in advance the Moorage Fee as set out in Schedule E of “Fees and Charges Bylaw, 2024, No. 9000” immediately upon mooring the Vessel or Watercraft to the Wharf and prominently display a valid ticket or license to moor the Vessel or Watercraft at the window of a wheelhouse of a powerboat or sailboat.
 - C. In Section 804 – Public Moorage Fees Applicable to Wharves, by deleting subsection (b)(1) and replacing it with the following:
 - (b) Goldsworthy Pier, Burrard Dry Dock Pier, St. Roch Dock exceeding 3 hours:
 - (1) Every owner or operator of a Vessel or Watercraft moored at the Wharf exceeding three (3) hours shall pay in advance the Moorage Agreement Fee as set out in Schedule E of “Fees and Charges Bylaw, 2024, No. 9000” immediately upon mooring the Vessel or Watercraft to a Wharf.

D. By deleting Schedule "E" – Moorage Fees in its entirety.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9041

A Bylaw to Amend “Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931”

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 “**Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2024, No. 9041**” (Fees and Charges).
2. “Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931” is amended as follows:
 - A. In Part 5 – Nuisances, by deleting subsection 40.(a) and replacing it with the following:
 40. Repeat Nuisance Service Calls
 - (a) Where police or *City* officials have been required to respond to three (3) or more *nuisance service calls* for a single *residential premises* within a twelve (12) month period in response to or for the abatement of nuisance conduct, activity or condition, the *City* may impose upon the *owner* of that *residential premises* an *excessive nuisance abatement fee* as set out in “Schedule B of the Fees and Charges Bylaw, 2024, No. 9000” for each additional *nuisance service call* responded to at that *residential premises* within the twenty-four (24) month period following the *Inspector’s* notice referred to in Section 40.(b).
 - B. By deleting Appendix “A” in its entirety.

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BYLAW NO. 9042

A Bylaw to Amend “Subdivision and Development Control Bylaw, 2010, No. 8014”

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 “**Subdivision and Development Control Bylaw, 2010, No. 8014, Amendment Bylaw, 2024, No. 9042**” (Fees and Charges).
2. “Subdivision and Development Control Bylaw, 2010, No. 8014” is amended as follows:
 - A. In PART 5 – APPLICATION, by deleting Section 502 and replacing it with the following:

502 Applications for conditional approval shall be submitted to the Approving Officer on the prescribed form accompanied by the fee as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”. The application form is to be signed by the Owner.
 - B. In PART 5 – APPLICATION, by deleting Section 506 and replacing it with the following:

506 Prior to the issuance of any building permit, the Owner shall provide a refundable security deposit for damage to public facilities. The value of the security deposit shall be determined in accordance with Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - C. In PART 6 – APPROVALS, by deleting Section 602 and replacing it with the following:

602 A letter requesting subdivision plan approval shall be accompanied by the appropriate fee as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - D. In PART 7 – SERVICING REQUIREMENTS, by deleting Section 703 and replacing it with the following:

703 Non-Residential Renovations

The securities and servicing provisions for non-residential renovation developments for this bylaw apply as follows:

 1. Up to \$200,000 construction value:
 - a. Security/Property Damage Deposit as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000” may be required.

2. Renovations between \$200,000 and \$600,000 construction value:
 - a. Necessary utility and public realm upgrades as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000” to a maximum of 10% of the construction value of the building permit as determined by the Chief Building Official, and
 - b. Security/Property Damage Deposit as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”.
3. Renovations over \$600,000 construction value:
 - a. All required Works according to Schedule A, and
 - b. Security/Property Damage Deposits as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”.
4. Full redevelopment:
 - a. All required Works according to Schedule A, and
 - b. Security/Property Damage Deposits as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”.

Notwithstanding the preceding in Section 703, all non-residential developments shall provide all utility upgrades necessary to service its intended use according to Schedule A.

- E. In PART 7 – SERVICING REQUIREMENTS, by deleting Section 704 and replacing it with the following:

704 Residential Renovations

The securities and servicing provisions for residential renovation developments for this bylaw apply as follows:

1. Up to \$200,000 construction value – Security/Property Damage Deposit as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”.
2. Renovations between \$200,000 and \$600,000 construction value:
 - a. Necessary utility upgrades as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000” to a maximum of 5% of the construction value of the building permit as determined by the Chief Building Official, and
 - b. Security/Property Damage Deposit as set out in Schedule D of the “Fees and Charges Bylaw, 2024, No. 9000”.
3. Renovations over \$600,000 construction value:
 - a. All required Works according to Schedule A, and
 - b. Security/Property Damage Deposits as set out in Schedule D to the “Fees and Charges Bylaw, 2024, No. 9000”.

4. Full redevelopment:

- a. All required Works according to Schedule A, and
- b. Security/Property Damage Deposits as set out in Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000".

Notwithstanding the preceding in Section 704, all coach houses and other new residential infill structures shall provide all utility upgrades necessary according to Schedule A.

- F. In PART 8 – COMPLETION OF WORKS, by deleting Section 803 4.d., and replacing it with the following:

803 Where works and services are to be installed on the property to be developed without City Inspection prior to the signing of a subdivision plan, the installed works and services shall not be connected to the City's works, services or utilities, and the City shall not accept the works and services installed on-site until:

- 4. The Owner has entered into an agreement with the City, in which he covenants and agrees to:
 - d. Pay to the City all administration fees as set out in Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000" all fees and legal costs incurred by the City in accepting and taking over such works and services.

- G. In PART 9 – BYLAW SCHEDULES, by deleting Section 901 and replacing it with the following:

901 The following is a list of schedules attached hereto and which form a part of this Bylaw:

- Schedule A Required Works
- Schedule B Form of Servicing Agreement
- Schedule C Design Criteria, Specifications and Standard Drawings
- Schedule D Deleted
- Schedule E Highway Classification Map

H. By deleting Schedule D – FEES AND DEPOSITS in its entirety.

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MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9043

A Bylaw to Amend “Life Safety Upgrade Bylaw, 2011, No. 8090”

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 **“Life Safety Upgrade Bylaw, 2011, No. 8090, Amendment Bylaw, 2024, No. 9043” (Fees and Charges)**.
2. “Life Safety Upgrade Bylaw, 2011, No. 8090” is amended as follows:
 - A. In Part 4 – Life Safety Upgrade Permit, by deleting subsection 403 and replacing it with the following:
 - 403 The fee payable for the issuance of a Life Safety Upgrade Permit as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9044

A Bylaw to Amend “North Vancouver Cemetery Bylaw, 2011, No. 8109”

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 “**North Vancouver Cemetery Bylaw, 2011, No. 8109, Amendment Bylaw, 2024, No. 9044**” (Fees and Charges).

2. “North Vancouver Cemetery Bylaw, 2011, No. 8109” is amended as follows:

A. In PART 1 – INTERPRETATION, by deleting “SCHEDULE A – NORTH VANCOUVER CEMETERY FEES”.

B. In Section 1.3 – Definitions, by deleting the definition for “FEES” and replacing it with the following:

FEES means the amount to be paid to the City as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000”, as amended from time to time (resident and non-resident fees);

C. By deleting Section 5.2 – Transfer of Right of Interment and replacing it with the following:

A right of interment for any unused lots may be transferred to a family member at the discretion of the City. The right holder or executor must submit this request in writing and the original right of interment must be surrendered to the City. An administration fee as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000” may be applicable to cover the additional administrative costs associated with the transfer of a right of interment.

D. In Section 5.3 – Cancellation of Right of Interment, by deleting subsections a) and b) and replacing them with the following:

a) If the lot was purchased on or before June 18, 2006:

The amount refunded will equal 75% of the fees set out in North Vancouver Cemetery Bylaw No. 7667 for the resident lot fee (lot license) and less the administration fee as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000”, as amended from time to time.

b) If the lot was purchased on or after June 19, 2006:

The amount refunded will equal the amount paid for the lot fee (lot license) less the administration fee as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000”, as amended from time to time.

- E. In Section 6.1 – General Interment Information, by deleting subsection b) and replacing it with the following:
- b) An Interment may be made within the Cemetery after:
 - i. the representative has completed and duly signed an interment authorization;
 - ii. the required information as deemed necessary by the CIFSA has been provided to the City; and
 - iii. all applicable fees have been paid as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000”.
- F. In Section 6.4 – Columbarium Interments, by deleting subsection a) and replacing it with the following:
- a) Subject to the requirements of this Bylaw, the City will grant a right of interment for up to four columbarium niches which may be used for the immediate interment of cremated remains or for future use providing that all applicable fees have been paid as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000”.
- G. In Section 7.1, by deleting subsection d) and replacing it with the following:
- d) the applicable fees have been paid to the City as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000”.
- H. By deleting Section 8.1 – Fees and Prices and replacing it with the following:
- Any person who applies for issuance, disposition, surrender, or cancellation of a right of interment or memorial permit or who requests or orders any product or service under this Bylaw set out in Schedule “A”, must pay the fee or price set out in Schedule “A” at the time of making such application, request or order and in accordance with any requirements set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000”.
- I. In Section 8.3 – Care Fund, by deleting subsection b) and replacing it with the following:
- b) The amount to be transferred to the care fund will be specified on all applicable receipts for right of interment and on the interment right contract as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000”.
- J. In Section 10.3 – In-ground Flower Vases, by deleting subsection a) and replacing it with the following:
- a) All in-ground vases must be purchased from the City and fees paid as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000”.
- K. By deleting Schedule A – North Vancouver Cemetery Fees in its entirety.

L. In Schedule B – General Memorial Information, by deleting subsection a) and replacing it with the following:

- a) Memorials may only be installed, removed or modified in the Cemetery after a memorial permit has been issued by the City. The memorial permit fee as set out in Schedule G of the “Fees and Charges Bylaw, 2024, No. 9000” must be paid before the permit is issued.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9045

A Bylaw to Amend “Dog Tax and Regulation Bylaw, 2010, No. 8113”

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 **“Dog Tax and Regulation Bylaw, 2010, No. 8113, Amendment Bylaw, 2024, No. 9045” (Fees and Charges)**.

2. “Dog Tax and Regulation Bylaw, 2010, No. 8113” is amended as follows:

A. In ANNUAL LICENSE FEES, REGULATIONS AND OFFENCES, by deleting Section 4. and replacing it with the following:

4. Where an Owner has a valid dog licence issued by another municipality, including the City of Vancouver, on surrender of such Licence to the Collector and pays a fee specified in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”, the Owner shall receive a replacement Licence for the current year.

A reduced fee for replacement of a Licence issued in another municipality shall not apply to a Dog declared vicious or dangerous in another municipality and the full Licence amount specified in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000” shall apply to such Dog.

Every Owner shall pay to the Collector an annual Licence fee as specified in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”.

Except that in the case of an Assistance Dog to which a Licence shall, upon application, be issued without charge.

PROVIDED that the Licence fee shall be fifty (50) percent of the annual amount in cases where an owner provides proof to the satisfaction of the Collector that the Dog, on or after September 1st in the current year, reached the licensing age of four (4) months, or was brought into the City of North Vancouver from outside the Province of British Columbia.

B. In ANNUAL LICENSE FEES, REGULATIONS AND OFFENCES, by deleting Section 5. and replacing it with the following:

5. A duplicate license tag may be obtained from the Collector upon payment of an amount specified in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”.

C. In KENNEL REGULATIONS AND OFFENCES, by deleting Section 7. and replacing it with the following:

7. No person shall keep or maintain a kennel without first having applied for and obtained a kennel license. The application for such license shall be accompanied by the sum specified in Schedule F of the “Fees and Charges

Bylaw, 2024, No. 9000”, which shall be in addition to any other fee provided for by this bylaw.

D. In SEIZURE AND IMPOUNDING FEES, REGULATIONS AND OFFENCES, by deleting Section 17. and replacing it with the following:

17. Subject to the provisions of any other section of this Bylaw, the owner of an impounded dog may be served with Bylaw Notice(s) or Municipal Ticket Information(s) in addition to the impoundment of the dog. The owner of an impounded dog may reclaim the same on application to the Animal Control Officer and on proof of ownership and the payment of the fees and expenses incurred in impounding and maintaining such dog as specified in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9046

A Bylaw to Amend “Business Licence Bylaw, 2018, No. 8640”

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 **“Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2024, No. 9046” (Fees and Charges)**.
2. “Business Licence Bylaw, 2018, No. 8640” is amended as follows:
 - A. In PART 2 – INDEX, by deleting Schedule “B” Fees.
 - B. In PART 2 – INDEX, by deleting Schedule “C” Fees.
 - C. In Section 405 – Licence Fees, by deleting subsection (1) and replacing it with the following:
 - (1) The application form shall be delivered to the Inspector and shall be accompanied by the fee as set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - D. In Section 406 – Licence, by deleting subsection (2) and replacing it with the following:
 - (2) Licence and fee classifications shall be as listed in Schedules “A” of this Bylaw and Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”, as an integral part of this Bylaw.
 - E. In Section 406 – Licence, by deleting subsection (3) and replacing it with the following:
 - (3) The fee payable by any Person carrying on, maintaining, owning or operating within the municipality, any Business, trade, occupation, Profession, calling, undertaking or thing included in Schedule “A” of this Bylaw and Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”, and all like classifications not hereinbefore enumerated, shall be as set out in Schedule “A” of this Bylaw and Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - F. In Section 406 – Licence, by deleting subsection (5) and replacing it with the following:
 - (5) The fee payable in respect of a change in the location of the premises authorized by the Inspector, shall be as set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - G. In Section 407 – Licence to Operate Necessary, by deleting the paragraph and replacing it with the following:

No Person shall carry on, within the Municipality, any Business unless they are the holder of a valid and subsisting Licence issued to them under this Bylaw by the Inspector, and shall have paid in advance therefore, to the Inspector, the sum as set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000” and it shall be incumbent upon each Person to renew such Licence prior to the beginning of each licensing period as long as such Business is being carried on.

- H. In Section 412 – Licence Transfer Fees, by deleting the paragraph and replacing it with the following:

The fee payable in respect of any transfer of a Licence shall be as set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”.

- I. In Section 415 – Licence Renewal, by deleting the paragraph and replacing it with the following:

On or before the day before the Anniversary Date of a Business Licence, the Licence holder shall renew their Business Licence for the following 12 month period, in the form established by the Inspector and accompanied by payment of the applicable licence fee set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”.

- J. In Section 521 – Inter-municipal Business Licences, by deleting subsection (3)(e) and replacing it with the following:

(e) The Person pays the applicable Inter-municipal Business Licence fee set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000” for each Inter-municipal Business Licence.

- K. By deleting Schedule “B” – FEES in its entirety.

- L. By deleting Schedule “C” – FEES in its entirety.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9047

A Bylaw to Amend “Fire Bylaw, 2021, No. 8852”

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 “**Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2024, No. 9047**” (Fees and Charges).
2. “Fire Bylaw, 2021, No. 8852” is amended as follows:
 - A. In Section 4.13, by deleting subsection (e) and replacing it with the following:
 - (e) A functional demonstration of an Alternate Solution may be requested by the Fire Department at any time in which case the Owner of the property must pay the applicable fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000” for the attendance and review by the Fire Department.
 - B. By deleting Section 4.17 and replacing it with the following:

4.17 An Owner(s) or Owner’s Authorized Agent must at the time of Building Permit application submit a Construction Fire Safety Plan for review and acceptance in a form and diagram template acceptable to the Fire Chief together with the Construction Fire Safety Plan review fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - C. In Section 4.19, by deleting subsection (a) and replacing it with the following:
 - (a) Submit updates to the Construction Fire Safety Plan to the Fire Department for review and acceptance together with the applicable fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”; and
 - D. In Section 4.21, by deleting subsection (a) and replacing it with the following:
 - (a) Where required to have a Fire Safety Plan per the Fire Code, submit the plan for review and acceptance in a form and diagram template acceptable to the Fire Chief together with the Fire Safety Plan review fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”;
 - E. In Section 4.21, by deleting subsection (c) and replacing it with the following:
 - (c) Forward any changes in the use, design or Life Safety Systems to the Fire Department for review and acceptance together with the Fire Safety Plan review fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”; and

- F. By deleting Section 4.22 and replacing it with the following:
- 4.22 The Owner(s) or Owner's Authorized Agent of any Building required by the Fire Code to have a Fire Safety Plan must, on the request of the Fire Chief, provide Building pre-plan information, including floor plans and diagrams showing the type and location of any Building service, Fire Protection Equipment, Fire Department connection, fire hydrant, Fire Department Access Route and Hazardous Materials storage or processing, in a form prescribed by the Fire Chief, and must pay the review fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".
- G. In Section 5.14, by deleting subsection (b) and replacing it with the following:
- (b) Where a site inspection is required to confirm that mitigation measures are in place during construction and/or demolition, pay the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000"; and
- H. By deleting Section 6.22 and replacing it with the following:
- 6.22 Inspection is required to confirm operation of smoke control systems and fire dampers, and the Owner(s) or Owner's Authorized Agent must pay the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".
- I. In Section 6.85, by deleting subsection (f) and replacing it with the following:
- (f) All prescribed fees for Special Events as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" have been paid.
- J. By deleting Section 6.94 and replacing it with the following:
- 6.94 A functional demonstration of the Integrated Test may be required by the Fire Department and the owner of the property must pay the applicable fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".
- K. By deleting Section 7.1 and replacing it with the following:
- 7.1 Every person who requests any Permits, inspections and services from the Fire Department listed in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" must pay the applicable fee unless otherwise exempted under this bylaw.
- L. By deleting Section 7.2 and replacing it with the following:
- 7.2 Payment of a fee or charge under this bylaw or Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000" does not relieve a person from an obligation to pay any fee or charge prescribed under another enactment.
- M. By deleting Section 7.3 and replacing it with the following:
- 7.3 Where a special inspection is required to determine compliance with the Fire Code and/or municipal bylaws, the applicant may be required to pay the fee as set out in Schedule B of the "Fees and Charges Bylaw, 2024, No. 9000".

- N. By deleting Section 7.4 and replacing it with the following:
- 7.4 Where a second and subsequent inspections are required to determine compliance with instructions noted on a Fire Department “Fire Inspection Violation Report”, the applicant must pay the re-inspection fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.
- O. By deleting Section 7.5 and replacing it with the following:
- 7.5 Every Owner of property which requires a Fire Department investigation and report pursuant to the Fire Services Act must pay the minimum fee for fire investigation services as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000” and, in addition, may have to pay other costs, including, but not limited to, overtime costs of fire investigators for an investigation lasting 4+ hours and/or requiring more than one fire investigator, tools/equipment/supplies that are lost, damaged or consumed as a result of Fire Department investigation or operations, and/or rentals of Fire Department equipment.
- P. By deleting Section 7.7 and replacing it with the following:
- 7.7 Comfort letter requests may be fulfilled on payment of the fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”. Additional fees may be charged for any requested on-site inspection to complete a comfort letter.
- Q. By deleting Section 7.13 and replacing it with the following:
- 7.13 Every person who receives an occupancy load certificate must pay to the Municipality the fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.
- R. By deleting Section 7.15 and replacing it with the following:
- 7.15 If as a condition of event approval, the Fire Chief requires any number of Members to inspect or attend at an event site for any time before, during or after the event, for any reason, the person applying to the Municipality for the event shall pay to the Municipality the fees as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.
- S. By deleting Section 7.17 and replacing it with the following:
- 7.17 Permit, inspection, and fire protection fees for the event must be paid to the Municipality as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.
- T. By deleting Section 7.19 and replacing it with the following:
- 7.19 Where an Owner or Occupier of premises fails to notify as required in section 7.18, such Owner or Occupier must pay the applicable fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.

U. By deleting Section 7.20 and replacing it with the following:

7.20 The Owner or Occupier of premises must pay the applicable fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000” on the occurrence of a second False Alarm, or Nuisance Alarm, and for each subsequent False Alarm or Nuisance Alarm, respecting the premises occurring in a calendar year.

V. By deleting Section 9.10 and replacing it with the following:

9.10 Where an Order has been made pursuant to this bylaw, the Owner must pay applicable fees for inspection as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000” and if upon re-inspection, a Member determines that the Order has not been complied with, the Owner must pay the applicable fee for each additional inspection as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.

W. By deleting Section 9.13 and replacing it with the following:

9.13 Every person who, without necessary cause or required Permit, sets a fire to which the Fire Department responds, or in any manner makes or causes to be made a False Alarm, or causes a fire, damage to property or injury to persons that can be attributed to the use of fireworks contrary to the “Fireworks Regulation Bylaw, 2005, No. 7677”, or to the unauthorized cultivation, processing, manufacturing or storage of a controlled substance contrary to the *Controlled Drugs and Substances Act* (Canada), SC 1996, c. 19, is deemed to have caused a nuisance in the community and, in addition to any fine or other penalty, as an extraordinary service fee is liable to compensate the Municipality for the actual costs and expenses incurred by the Fire Department in responding to the fire, False Alarm or unauthorized activity. The amount of the extraordinary service fee will be calculated in accordance with the rates as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.

X. By deleting Section 9.16 and replacing it with the following:

9.16 Every person who is not a resident or ratepayer of the Municipality and who causes, directs, allows or suffers an incident attended by the Fire Department is liable to pay the Municipality for all costs and expenses incurred by the Fire Department in response to the incident as well as any fees imposed under Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.

- Y. In Appendix A – Definitions, by deleting the definition for “Fees and Charges Bylaw” and replacing it with the following:

“Fees and Charges Bylaw” means the “Fees and Charges Bylaw, 2024, No. 9000”, as amended or replaced.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9048

A Bylaw to Amend “Noise Control Bylaw, 2021, No. 8885”

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 **“Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2024, No. 9048” (Fees and Charges)**.
2. “Noise Control Bylaw, 2021, No. 8885” is amended as follows:
 - A. In Schedule “B”, by deleting subsection (h) and replacing it with the following:
 - (h) a non-refundable application fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9049

A Bylaw to Amend “Tree Bylaw, 2022, No. 8888”

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 **“Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2024, No. 9049” (Fees and Charges)**.
2. “Tree Bylaw, 2022, No. 8888” is amended as follows:
 - A. In Section 5. – Application for Tree Cutting or Removal Permit, by deleting the first paragraph of subsection A. and replacing it with the following:
 - A. An Owner, or a person acting on behalf of the Owner with written authorization of the Owner, may apply to the Director for a permit to cut or remove a tree by paying the non-refundable application fee set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000” and providing all of the following information:
 - B. In Section 7. – Tree Replacement and Compensation, by deleting subsection D. and replacing it with the following:
 - D. If, in the opinion of a Certified Arborist, the parcel from which trees are being cut or removed cannot accommodate some or all of the required replacement trees, the applicant shall pay cash-in-lieu to the City in the amount set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - C. In Section 7. – Tree Replacement and Compensation, by deleting subsection G. and replacing it with the following:
 - G. The Director must not issue a permit under 6. A. (1), (2), or (3) unless the applicant first pays to the City the ecological compensation fee, as set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”, for every tree to be cut or removed pursuant to the permit, except that the ecological compensation fee shall be reduced by \$750 for each additional replacement tree the applicant agrees to plant.
 - D. In Section 8. – Permit Conditions, by deleting subsection A. and replacing it with the following:
 - A. The Director must not issue a permit unless the applicant:
 - (1) Posts security for every replacement tree to be planted, in the amount set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”, with the security to be returned to the person who provided it only if, at the end of the maintenance period, the Director is satisfied the tree(s) is healthy, and otherwise the security shall be forfeited to the City; and,

- (2) Pays to the City the inspection fee set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”, to cover the City’s costs of carrying out inspections to determine whether replacement trees have survived the maintenance period.
- E. In Section 10. – Enforcement and Penalties for Contravention, by deleting subsection C.(1) and replacing it with the following:
 - (1) Pay a fee equal to 250% of the Ecological Compensation Fee as set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000” for every tree that has been cut, removed or damaged;
- F. By deleting SCHEDULE A – FEES AND SECURITY AMOUNTS in its entirety.

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MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9050

A Bylaw to Amend “Security Alarm Systems Bylaw, 2022, No. 8931”

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 **“Security Alarm Systems Bylaw, 2022, No. 8931, Amendment Bylaw, 2024, No. 9050” (Fees and Charges)**.
2. “Security Alarm Systems Bylaw, 2022, No. 8931” is amended as follows:
 - A. In DEFINITIONS – Section 2., by deleting the definition for “False Alarm Fee” and replacing it with the following:

“False Alarm Fee” means the fee payable pursuant to section 12 of this Bylaw, as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”, as amended;
 - B. In False Alarm Fees, by deleting Section 12. and replacing it with the following:
 12. If the RCMP responds to a False Alarm, the Owner or Occupier of the Property on which the False Alarm occurred shall pay to the City the applicable fee as set out in Schedule B of the “Fees and Charges Bylaw, 2024, No. 9000”.

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CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9051

A Bylaw to Amend “Drinking Water Conservation Plan Bylaw, 2018, No. 8627”

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 **“Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2024, No. 9051” (Fees and Charges)**.
2. “Drinking Water Conservation Plan Bylaw, 2018, No. 8627” is amended as follows:
 - A. In Schedule “B” – LAWN WATERING PERMIT APPLICATION FORM, by deleting “6383” in the subtitle and replacing it with “9000”.
 - B. In Lawn Watering Permit Conditions – New Lawns, by deleting item 7. and replacing it with the following:
 7. Fee: As per “Fees and Charges Bylaw, 2024, No. 9000”.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9052

A Bylaw to Amend “Water Utility Bylaw, 1994, No. 6417”

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 **“Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2024, No. 9052” (Fees and Charges)**.
2. “Water Utility Bylaw, 1994, No. 6417” is amended as follows:
 - A. In PART 1 – TABLE OF CONTENTS, by deleting Schedule A.
 - B. In PART 1 – TABLE OF CONTENTS, by deleting Schedule B.
 - C. In Section 501 – Application for Water Service, by deleting subsection 2. and replacing it with the following:
 2. Before the laying of a private service pipe, the Owner of the premises to be served shall submit to the Engineer a written application for water service accompanied by the connection fee as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000” and such other fees as may be applicable. The application shall state particulars of the location of the site, the type of structure erected or to be erected thereon, intended water use or uses, the required size, flow demand and location of the service pipe, and any other financial or engineering information requested by the Director of Finance or the Engineer required to establish water service.
 - D. In Section 501 – Application for Water Service, by deleting subsection 3. and replacing it with the following:
 3. Property developments may choose to reuse an existing water connection of 20 years or less at the City Engineer’s discretion, provided it is the correct size to meet flow requirements. The owner shall submit to the Engineer a written application for a water connection reuse accompanied by the fee as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - E. In Section 502 – Application to Sever Water Service, by deleting subsection 1. and replacing it with the following:
 1. Water service to a property may be severed upon application in writing by the Owner and on payment of the Severance Fee as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”, together with payment of any outstanding charges under this Bylaw to the date of application. Upon application to the Director of Finance, any prepaid rates will be pro-rated and the balance refunded.
 - F. In Section 507 – Temporary Water Service during Construction, by deleting subsection 2. and replacing it with the following:

2. Payment for water shall be in accordance with Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”. The Engineer may deem that a meter is required.
- G. In Section 507 – Temporary Water Service during Construction, by deleting subsection 3. and replacing it with the following:
3. Flat rates, as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”, shall be payable at the time the Building Permit is taken out for those buildings not having established metered water service.
- H. In Section 601 – Use of Water, by deleting subsection 2. and replacing it with the following:
2. Except for water cooled equipment units installed prior to February 1, 1973, no water user shall be permitted to install water cooling equipment units which are designed to discharge water into a sewer, or to waste water, without recirculation, where such units draw or can, collectively, draw in excess of 45 litres per minute from the domestic water supply. Where units drawing an aggregate of 45 litres or less per minute are installed, there shall be an imposed annual flat rate charge as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000” for each such unit; such charge is not to be prorated. This charge shall be in addition to any other flat rate or meter charge for water supply.
- I. In Section 701 – Connection and Severance Fees, by deleting subsection 1. and replacing it with the following:
1. Applications for water service shall be accompanied by the connection fee as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”.
- J. In Section 701 – Connection and Severance Fees, by deleting subsection 2. and replacing it with the following:
2. Applications for water service severance shall be accompanied by the severance fee prescribed in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”.
- K. In Section 702 – Application for Shut-off or Turn-on, by deleting subsection 1. and replacing it with the following:
1. All applications for either the shutting off or turning on of water service to any premises shall be made in writing by the Owner to the Engineer. Applications to turn on will be accompanied by the fee set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000” if water service has been shut off for more than 7 days.
- L. In Section 703 – Testing of Meters, by deleting subsection 1. and replacing it with the following:
1. The City will test a meter on written request of the Owner and upon deposit of the fee as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”. The Owner may be present at such test.

- M. In Section 705 – Adjustment for Leaks, by deleting subsection 4. and replacing it with the following:
4. The Director of Finance will recalculate the metered water utility fee for the most recent billing period by estimating the normal volume based on usage history and trends over the previous two years. The recalculated metered water utility fee will be the sum of the following:
 - (a) Normal volume multiplied by the unit rate as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”;
 - (b) Excess volume multiplied by 50% of the unit rate as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”;
- N. In Section 706 – Date of Payment, Discounts and Penalties, by deleting subsection 1. and replacing it with the following:
1. The date of payment, discounts and penalties are listed in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”.
- O. In Section 709 – Rebate for Unoccupied Premises, by deleting subsection 1. and replacing it with the following:
1. Other than for a shut-off there shall be no rebate for unoccupied premises including dwelling units unless and until an application for severance has been received and accompanied by the severance fee as set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000” or until the premises, dwelling units or fixtures on which the charges are based are removed.
- P. In Section 710 – Levying Water Rates, by deleting subsection 1. and replacing it with the following:
1. The several fees, charges, and rates set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000” shall be charged, imposed and levied for water supplied or furnished or ready to be supplied or furnished, under the provisions of this Bylaw. All such rates, service charges, fees and all other penalties and charges payable under this Bylaw shall be payable by the Owner to the City and may be recovered by the City as provided by the *Local Government Act*, and shall form a charge on the lands or premises in respect to which water is supplied or furnished, or is ready to be supplied or furnished, as aforesaid, to the occupants thereof.
- Q. In Section 711 – Sub-Metering and Allocation of Water Fees, by deleting subsections 1., 2. and 3. and replacing them with the following:
1. Unless a fee set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000” is recovered in compliance with section 99(2) of the *Strata Property Act*, every strata corporation that wishes to collect the fee from a strata lot owner must do so only in compliance with Section 711.3.
 2. Unless a fee set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000” is included in the lump sum regular monthly rent payments stipulated in a

rental agreement between the rental property owner and renter, every rental property owner who wishes to collect the fee from a rental unit renter or other occupier must do so only in compliance with Section 711.3.

3. Every strata corporation or rental property owner referred to in Sections 711.1 or 711.2 must collect a fee set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000” only on the following basis:
 - (a) a flat fee must be recovered on a flat fee basis with the invoice clearly showing:
 - (i) the flat fee set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”, and
 - (ii) the calculation of the amount owing;
 - (b) a metered fee must be recovered on a metered fee basis with the invoice clearly showing:
 - (i) the metered fee set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”,
 - (ii) the quantity of metered water in cubic metres, and
 - (iii) the calculation of the amount owing;
 - (c) a mark-up above the fee must:
 - (i) be provided on a separate line on the invoice,
 - (ii) identify the purpose of the mark-up, and
 - (iii) specify that the amount of the mark-up is not regulated by the City of North Vancouver;
 - (d) for a metered fee set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000”, the quantity of metered water in respect of the amount of the fee due and owing must be metered. No person may issue an invoice for a fee or otherwise collect a fee based on an estimate of usage or through the use of a device other than a volumetric water measuring device.

R. By deleting SCHEDULE A – Water Services in its entirety.

S. By deleting SCHEDULE B – 2024 Water Use Rates in its entirety.

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CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9053

A Bylaw to Amend “Sewerage and Drainage Utility Bylaw, 1995, No. 6746”

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 “**Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2024, No. 9053**” (Fees and Charges).

2. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746” is amended as follows:

A. In PART 1 – TABLE OF CONTENTS, by deleting Schedule A.

B. In PART 1 – TABLE OF CONTENTS, by deleting Schedule B.

C. In PART 6 – ESTABLISHING & SEVERING SANITARY & STORM DRAINAGE SERVICES, by deleting the paragraph and replacing it with the following:

Where Premises currently do not have a storm system Service Pipe, new service pipes shall be provided at the unit rate as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”.

D. In Section 601 – Application for Service, by deleting subsection 1. and replacing it with the following:

1. Before the laying of private service pipe(s), the Owner of the premises to be served shall submit to the Engineer a written application for service accompanied by the application connection fee(s) as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”. The application shall state particulars of the location of the site, the type of pavement and structure erected or to be erected thereon, and the required size and location of the service pipe(s). Sanitary waste meets the regulations pursuant to the *Greater Vancouver Sewerage and Drainage District Act* governing the admission of wastes into sewers. The Director of Finance or Engineer may ask, and shall receive, any information in such detail and form as they may deem appropriate.

E. In Section 601 – Application for Service, by deleting subsection 3. and replacing it with the following:

3. Property developments (including renovations) between \$50,000 and \$150,000 in value may choose not to install new sanitary private service pipes but shall be required to perform a private service pipe inspection to identify any defects or sources of inflow and infiltration. Property developments between \$150,000 and \$250,000 in value may choose not to install new sanitary private service lines, but shall be required to perform a sanitary private service line upgrade to reduce inflow and infiltration. The owner shall submit to the Engineer a written application for a sanitary connection upgrade accompanied by the fee as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”. All

developments over \$250,000 refer to the Subdivision and Development Control Bylaw.

- F. In Section 602 – Application to Sever, by deleting subsection 1. and replacing it with the following:
 - 1. Before the severing of a private service pipe, the Owner of the premises shall submit to the Engineer a written application for the severance of the service accompanied by the appropriate severance fee as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”, together with payment of any outstanding charges under Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000” to the date of application. Upon application to the Director of Finance, any prepaid rates will be pro-rated and the balance refunded.

- G. In Section 701 – General, by deleting subsection 3. and replacing it with the following:
 - 3. Stormwater Management Facilities located on private property, as required by the Subdivision and Development Control Bylaw, shall be the responsibility of the Owners to maintain and ensure good functioning order. Should the Owner be unable to construct Stormwater Management Facilities on private property, the Owner may request, subject to review and approval by the Engineer, to install the facilities on public property or pay a Fee in lieu of constructing the works as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”.

- H. In Section 701 – General, by deleting subsection 4. and replacing it with the following:
 - 4. Before constructing access over a storm collection system ditch, the Owner of the premises to be granted access shall submit to the Engineer a written application to construct a ditch drainage culvert accompanied by connection fee(s) as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”. The application shall state particulars of the location of the site, the type of pavement and structure erected or to be erected thereon.

- I. In Section 801 – Connection and Severance Fees, by deleting subsection 1. and replacing it with the following:
 - 1. Applications to connect to the sanitary waste and storm collection systems shall be accompanied by the appropriate connection fee as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”, unless otherwise directed by the Engineer.

- J. In Section 801 – Connection and Severance Fees, by deleting subsection 2. and replacing it with the following:
 - 2. Applications to sever shall be accompanied by the appropriate severance fee as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”.

- K. In Section 802 – User Rates, by deleting subsection 1. and replacing it with the following:

1. User rates shall be in accordance with Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”.
- L. In Section 803 – Date of Payment, Discounts and Penalties, by deleting subsection 1. and replacing it with the following:
1. The date of payment, discounts and penalties are set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”.
- M. In Section 805 – Rebate for Unoccupied Premises, by deleting subsection 1. and replacing it with the following:
1. There shall be no rebate for unoccupied premises including dwelling units unless and until an application for severance has been received and accompanied by the severance fee as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000” or until the dwelling units or fixtures on which the charges are based are removed.
- N. In Section 806 – Sub-Metering and allocation of Sanitary Sewer Fees, by deleting subsections 1., 2. and 3. and replacing them with the following:
1. Unless a fee set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000” is recovered in compliance with section 99(2) of the *Strata Property Act*, every strata corporation that wishes to collect the fee from a strata lot owner must do so only in compliance with Section 806.3.
 2. Unless a fee set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000” is included in the lump sum regular monthly rent payments stipulated in a rental agreement between the rental property owner and renter, every rental property owner who wishes to collect the fee from a rental unit renter or other occupier must do so only in compliance with Section 806.3.
 3. Every strata corporation or rental property owner referred to in Sections 806.1 or 806.2 must collect a fee set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000” only on the following basis:
 - (a) A flat fee must be recovered on a flat fee basis with the invoice clearly showing:
 - (i) The flat fee set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”, and
 - (ii) The calculation of the amount owing;
 - (b) A metered fee must be recovered on a metered fee basis with the invoice clearly showing:
 - (i) The metered fee set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”,
 - (ii) The quantity of metered water in cubic metres, and
 - (iii) The calculation of the amount owing.
 - (c) A mark-up above the fee must:
 - (i) Be provided on a separate line on the invoice,
 - (ii) Identify the purpose of the mark-up, and

(iii) Specify that the amount of the mark-up is not regulated by the City of North Vancouver;

(d) For a metered fee, as set out in Schedule J of the “Fees and Charges Bylaw, 2024, No. 9000”, the quantity of metered water in respect of the amount of the fee due and owing must be metered. No person may issue an invoice for a fee or otherwise collect a fee based on an estimate of usage or through the use of a device other than a volumetric water measuring device.

O. By deleting SCHEDULE A – Sewer and Drainage Services in its entirety.

P. By deleting SCHEDULE B – 2024 Sewer and Drainage Rates in its entirety.

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CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9054

A Bylaw to Amend “Solid Waste Management Service Bylaw, 1997, No. 6920”

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 **“Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2024, No. 9054” (Fees and Charges)**.
2. “Solid Waste Management Service Bylaw, 1997, No. 6920” is amended as follows:
 - A. In PART 1 – TABLE OF CONTENTS, by deleting Schedule A.
 - B. In Section 301 – Definitions, by deleting the definition for “Standard Residential Service” and replacing it with the following:

“Standard Residential Service” means a maximum number of containers collected per dwelling unit on a weekly basis as set out in Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - C. In section 501 – Use of the Solid Waste Management Service, by deleting subsection 1. and replacing it with the following:
 1. Every owner or resident of a dwelling unit, whether or not occupied, shall pay for the Garbage collection Service in accordance with Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - D. In section 503 – Standard Residential Garbage Collection Service, by deleting subsection 1. and replacing it with the following:
 1. All residential users of the Solid Waste Management Service are entitled to the standard residential service for the collection and disposal of Garbage at a cost as set out in Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000”.
 - E. In section 503 – Standard Residential Garbage Collection Service, by deleting subsection 2. and replacing it with the following:
 2. All garbage put out for collection in excess of the standard residential service will require the attachment of a Residential Garbage Tag, as set out in Schedule “C” attached to this Bylaw, and in accordance with the fees set out in Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000”, which will permit the garbage container to be picked up from a dwelling unit even though the garbage container limit has been reached by that dwelling unit.
 - F. In section 605 – Use of the Green Can (Yard Trimmings and Food Scraps) Collection Program, by deleting subsection 1. and replacing it with the following:

1. Every owner or resident of a dwelling unit, whether or not occupied, shall pay for the Green Can (Yard Trimmings and Food Scraps) collection service in accordance with Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000”.
- G. In section 605 – Use of the Green Can (Yard Trimmings and Food Scraps) Collection Program, by deleting subsection 2. and replacing it with the following:
2. An owner or resident of a dwelling unit within a multi-family complex may utilize the service of a private commercial organics (Food Scraps and Yard Trimmings) collection contractor, provided that the City Engineer be so advised in writing and provided that materials are taken to an approved commercial composting facility regulated under the BC *Environmental Management Act*. Where use of a private commercial organics collection contractor is approved by the City Engineer, the Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000” Green Can Collection services fees would not apply.
- H. In section 801 – Rates, by deleting subsection 1. and replacing it with the following:
1. The Owners of residences containing or consisting of not more than one dwelling unit, and single family dwellings with additional dwelling units shall be charged a rate for the Standard Residential Service as set out in Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000”.
- I. In section 801 – Rates, by deleting subsection 2. and replacing it with the following:
2. The Owners of dwelling units within a multi-family complex using the Standard Residential Service shall be charged for each dwelling unit in accordance with Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000”.
- J. In section 801 – Rates, by deleting subsection 6. and replacing it with the following:
6. The Owners of dwelling units within a multi-family complex using Green Can Service (Yard Trimmings and Food Scraps Collection) shall be charged for each dwelling unit at the rate for Green Can Service as set out in Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000”.
- K. In section 802 – Payment, by deleting subsection 1. and replacing it with the following:
1. The Owner of a dwelling unit shall pay to the City, the rates set out in Section 801 and Schedule K of the “Fees and Charges Bylaw, 2024, No. 9000”. Rates shall be due and payable as specified from time to time by the Director of Finance.
- L. By deleting SCHEDULE A – Schedule of User Charges for Solid Waste Management Service in its entirety.
- M. In SCHEDULE C – Residential Garbage Tag and Green Can Tag, by deleting the first paragraph and replacing it with the following:

A Residential Garbage Tag and Green Can Tag as set out below permits a garbage/Green Can container to be picked up from a dwelling unit even though the garbage/Green Can container limit has been reached by that dwelling unit. The cost of a Residential Garbage Tag and Green Can Tag is set out in Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000" and can be purchased from the Finance Department, City Hall, 141 West 14th Street, North Vancouver, BC V7M 1H9.

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CORPORATE OFFICER