

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 20, 2022****

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**REPORT**

30. Zoning Bylaw Amendment for 144 West 21<sup>st</sup> Street (Confide Enterprises / Ankenman Marchand Architects) – File: 08-3400-20-0079/1

Report: Planner 2, June 8, 2022

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated June 8, 2022, entitled “Zoning Bylaw Amendment for 144 West 21<sup>st</sup> Street (Confide Enterprises / Ankenman Marchand Architects)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be considered and referred to the same Public Hearing;

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

AND THAT the community benefits outlined in the report be secured through agreements at the applicant’s expense and to the satisfaction of staff.

**CARRIED UNANIMOUSLY**

**BYLAWS – FIRST AND SECOND READINGS**

31. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be given first and second readings.

**CARRIED UNANIMOUSLY**

32. “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be given first and second readings.

**CARRIED UNANIMOUSLY**



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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Emma Chow, Planner 2

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

Date: June 8, 2022 File No: 08-3400-20-0079/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated June 8, 2022, entitled “Zoning Bylaw Amendment for 144 West 21<sup>st</sup> Street (Confide Enterprises / Ankenman Marchand Architects)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

THAT “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be considered;

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

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

## ATTACHMENTS

1. Context Map (CityDocs [2182683](#))
2. Architectural Plans, dated May 2022 (CityDocs [2186389](#))
3. Landscape Plans, dated May 2022 (CityDocs [2186390](#))
4. Public Consultation Summary (CityDocs [2188181](#))
5. Sustainability Checklist (CityDocs [2186392](#))
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939" (CityDocs [2186866](#))
7. "Housing Agreement Bylaw, 2022, No. 8940" (CityDocs [2186871](#))

## PURPOSE

This report presents, for Council's consideration, details of a rezoning application for 144 West 21<sup>st</sup> Street to permit a 5-storey rental apartment building consisting of 73 units, seven of which are mid-market rental units.

## BACKGROUND

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

A previous application for this property had been brought to Council earlier this year. At the February 7<sup>th</sup>, 2022 meeting, Council rejected the previous proposal based on discussion regarding height and siting as they related to impacts on neighbours. On February 28<sup>th</sup>, 2022, a new application was received by the City for a proposal similar to the previous one, but with a reduction of one storey and a shifting of building site by approximately 2.1 m (7 ft) to the south (away from rear neighbours) in response to comments received from Council. This new application is the subject of this report.

## DISCUSSION

### Site Context and Surrounding Use

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

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

**Table 1. Surrounding Uses**

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

**Policy Context**

The site and surrounding area have Official Community Plan (OCP) land use designation of Residential Level 5 (R5) for mid-rise apartment development. The intent of this designation is to provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. The R5 designation allows for a maximum density of 2.6 FSR (including 1.0 FSR bonus density) and a maximum height of 6 storeys.

**Project Description**

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

The proposal replaces the existing building with a 5-storey rental apartment containing 73 units. The proposed mix of unit types is as follows:

**Table 2. Proposed Unit Breakdown**

Unit Type	Number of Units	Size
One-bedroom	54	543 - 602 sqft
Two-bedroom	11	738 - 961 sqft
Three-bedroom	8	859 - 870 sqft

Seven of the units (10%) are proposed as mid-market units that would be secured through a Housing Agreement for the life of the building. Fifty of the units (68%) are proposed to meet Level 2 of the Adaptable Design guidelines.

The proposal includes generous front and rear setbacks, as well as thoughtful landscape design to integrate the development with adjacent greenways. A public walkway along the east lot line is proposed to serve as a mid-block pedestrian connection between West 21<sup>st</sup> Street and the rear greenway.

The top floor is further setback (approximately 2.6 m (8.5 ft) from front and 3.3 m (11 ft) from rear) to help reduce massing and mitigate impacts on views and shading. About 100 sqm (1,090 sqft) of indoor amenity space is provided on Level 1, as well as a children play area and outdoor gardening plots in the front yard.

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

To facilitate the proposal, the proposed bylaw would vary the RM-1 zone FSR, lot coverage, height, side setback and building length requirements.

**Table 3. Summary of Proposed Zoning Changes**

	<b>BASE RM-1 ZONE</b>	<b>PROPOSED CD-745 ZONE</b>
<b>Permitted Principal Uses</b>	Various Residential Uses	Rental Apartment Residential Use
<b>Density Maximum</b>	1.6 FSR	2.3 FSR
<b>Lot Coverage Maximum</b>	50 percent	94 percent
<b>Height Maximum</b>	13 m	15 m
<b>Setbacks</b>	Front/Rear/Exterior Side: 6.096 m (20 ft) Interior Side: 4.57 m (15 ft)	Front/Rear: 6.31 m (20.7 ft) Side (east): 4.58 m (15.0 ft) Side (west): 4.00 m (13.1 ft)
<b>Building Width &amp; Length</b>	Maximum 30.48 m (100 ft) above third storey	(waived)

## PLANNING ANALYSIS

### *Policy Alignment*

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

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

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

### *Building Setbacks*

Setbacks in the proposal are generally more than required except from the west side lot line, where it is slightly reduced from 4.57 m (15 ft) to 4.00 m (13.1 ft). The setback along the frontage provides ample space for outdoor amenity, including garden plots and children play area, as well as landscaping integration with the adjacent Green Necklace greenway.

### *Lot Coverage*

Lot coverage is significantly increased in the proposal due to the natural slope of the site, which results in a large portion of the underground parking level to protrude more than 0.9 m (3 ft) above grade and be considered part of lot coverage. The proposed amount of lot coverage is acceptable due to the ample proposed landscaping and adequate building setbacks.

### *Parking*

Vehicle and bicycle parking exceed the minimum provision required under the *Zoning Bylaw* by approximately 16% and 2%, respectively. Given the high demand of on-street parking in the area, staff support the proposed amount of off-street parking.

### *Infrastructure and Servicing*

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

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

## **Density Bonus and Community Benefits**

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

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. However, sites with existing rental housing, such as the subject site, may only seek density bonus through provision of secured rental housing. The community benefit offered by this proposal is an increase of the City's rental housing stock by 38 units (73 units total), seven of which will be mid-market rental units, secured for the life of the building through a Housing Agreement with the City.

The value of the density bonus (0.7 FSR = 15,820 sqft) may be estimated at \$3,005,644 based on the standard rate for the Lonsdale City Centre (\$190/sqft).

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

- Statutory right-of-way for mid-block pedestrian connection between West 21st Street and the greenway to the north of site;
- Upgrades to greenway north of site;
- Streetscape and public realm improvements for Green Necklace along frontage;
- Sanitary and water line upgrades from Chesterfield Avenue to site.

### **Legal Agreements**

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

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

### **RESIDENTIAL TENANT RELOCATION**

The applicant has prepared a Tenant Relocation Plan that meets the requirements of the current *Residential Tenant Displacement Policy*, including financial compensation and relocation assistance.

A Tenant 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.

At time of writing this report, 19 of the 35 existing units were occupied.

### **ADVISORY BODY INPUT**

The application was reviewed by the Advisory Design Panel (ADP) on May 18, 2022. The Panel unanimously endorsed the proposal with no concerns to be addressed.

## **COMMUNITY CONSULTATION**

A Developer Information Session was held on June 7, 2022 via the Zoom online platform. One person attended and one comment form was submitted.

The one attendee had concerns around impacts of the proposal to on-street parking, views and crime prevention. The one comment form received expressed support for the project, citing the need for renewal of the site and also wanted to see some residential strata options included.

## **SUSTAINABILITY COMMENTS**

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

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

## **PROCESS WHEN NO PUBLIC HEARING HELD**

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

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

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

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2022, No. 8940" (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be considered and referred to the same Public Hearing;



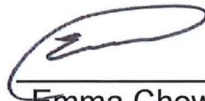
## FINANCIAL IMPLICATIONS

There are no financial cost implications for the City relating to the development project. The development would provide secured rental housing, at least 10% of which would be mid-market rental units. The approximate value of this Community Benefit Contribution is \$3.0 million.

## CONCLUSION

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

RESPECTFULLY SUBMITTED:



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Emma Chow  
Planner 2





# 144 WEST 21ST STREET

RENTAL HOUSING DEVELOPMENT  
 Issued for Rezoning - April , 2019  
 Response to PTC - October 25, 2019  
 Reissued for Rezoning - February 28, 2022  
 Response to PTC - May 31, 2022

1445 West 5th Avenue  
 Vancouver, BC V6J 1N5  
 Tel: (604) 872-2505  
 Email: office@AMArchitects.com

PSR CALCULATION	# OF UNITS	UNITS FLOOR AREA		CIRCULATION & SHAFT FLOOR AREA		GROSS FLOOR AREA	AMENITY/SERVICE Area, Mezzanine, Mech. Etc. at or below grade	STAIR & LOBBY AREA		ADAPTABLE FLOOR AREA	WALL AREA	HRV	NET FLOOR AREA for total FSI Calc.	FSR	OPEN BALCONY AREA	OPEN BALCONY %
		SQ.FT	SQ.FT	SQ.FT	SQ.FT			SQ.FT	SQ.FT							
LEVEL 1	RESIDENTIAL	13	8,331.48	1,682.48	11,296.74	1,067.92		881.60	240.00	212.86		8,894.36	0.39			
LEVEL 2	RESIDENTIAL	16	10,029.42	1,150.31	11,425.99			166.60	240.00	246.25		10,773.14	0.48	826.34	7.63%	
LEVEL 3	RESIDENTIAL	16	10,029.48	1,150.22	11,425.97			166.60	240.00	246.27		10,773.10	0.48	938.08	8.71%	
LEVEL 4	RESIDENTIAL	16	10,031.43	1,147.47	11,426.05			163.78	240.00	247.16		10,775.14	0.48	938.16	8.71%	
LEVEL 5	RESIDENTIAL	12	7,879.17	1,086.94	8,856.56			154.16	40.00	134.45		8,463.95	0.37	529.73	6.26%	
TOTAL RESIDENTIAL		73	46,932.98	6,217.42	54,425.31	1,067.92		1,540.72	1,060.00	1,136.99		49,879.88	2.20	3,274.30	6.51%	
TOTAL		73	46,932.98	6,217.42	54,425.31	1,067.92		1,540.72	1,060.00	1,136.99		49,879.88	2.20	3,274.30	6.51%	

**STATISTICS:**

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

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

**Zoning:**  
 Current: RM-1

**Proposed Use:**

Proposed: CD

**Survey Information:**

Based on survey information by Bennett Land Surveying Ltd.  
 Dated: April 10th, 2019

**UNIT COUNTS:**

**Unit Breakdown:**

Type:	Percent:	Number:
1 Bedroom	74%	54
2 Bedroom	14%	10
2 Bedroom + Den	1%	1
3 Bedroom	11%	8

**Total Residential Units**

73

**MMR Unit Breakdown:**

Type:	Number:
1 Bedroom	5
2 Bedroom	1
3 Bedroom	1

**Total MMR Units**

7

UNIT COUNTS		
Level	UNIT TYPE	UNIT COUNT
LEVEL 1	1BDR	10
LEVEL 1	2BDR + DEN	1
LEVEL 1	3BDR	2
LEVEL 1: 13		
LEVEL 2	1BDR	12
LEVEL 2	2BDR	2
LEVEL 2	3BDR	2
LEVEL 2: 16		
LEVEL 3	1BDR	12
LEVEL 3	2BDR	2
LEVEL 3	3BDR	2
LEVEL 3: 16		
LEVEL 4	1BDR	12
LEVEL 4	2BDR	2
LEVEL 4	3BDR	2
LEVEL 4: 16		
LEVEL 5	1BDR	8
LEVEL 5	2BDR	4
LEVEL 5: 12		
TOTAL NUMBER OF UNITS: 73		

**DEVELOPMENT DATA SUMMARY:**

**Site Area:**  
 2,099.52 m<sup>2</sup> (22,599 SF)

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

**Proposed FSR:**  
 Per OCP = 2.20 = 49,679.68 SF

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

**Proposed Site Coverage:** 94% = 21,243.1 SF

**HEIGHT:**  
 Permitted Height:  
 Per RM-1 = 3 Storeys or 42.65 ft (13 m)

**Proposed Height:**  
 Per OCP = 5 Storeys, 47 ft (14.33m)

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

**Proposed:**  
 Exterior Front, South: 6.32 m (20.75') - No relaxation  
 Interior, North: 6.31 m (20.70') - No relaxation  
 Interior, East: 4.58 m (15.03') - No relaxation  
 Interior, West: 3.99 m (13.08') - 0.58 m relaxation from RM-1 512 (4)(a)

**ADAPTABLE UNITS BRAKDOWN:**

**DESIGN LEVEL TWO:**

1 BDR UNITS:	41
2 BDR UNITS:	1
3 BDR UNITS:	8
<b>TOTAL UNITS:</b>	<b>50</b>

**EXLC. AREA 20SF - ADAPTABLE DESIGN LEVEL 2**

**UNITS:**

1 BDR UNITS:	107
2 BDR UNITS:	206
3 BDR UNITS:	306
<b>406</b>	<b>407</b>

Level #	Unit #	Unit Type	Unit Floor Area (Sq. Ft.)	Total Unit Floor Area (Sq. Ft.)	Wall Area (Sq. Ft.)	Stair & Lobby End (Sq. Ft.)	HRV End (Sq. Ft.)	Adaptation End (Sq. Ft.)	Net Floor Area (Sq. Ft.)	Open Balcony Area (Sq. Ft.)
LEVEL 1	101	1 BDR	564.27	564.27	516.28	10.81		20.00	544.27	
LEVEL 1	102	1 BDR	507.04	1071.31	467.85	10.81		20.00	537.04	
LEVEL 1	103	1 BDR	507.04	1578.35	467.85	10.81		20.00	537.04	
LEVEL 1	104	1 BDR	565.06	2143.41	575.87	10.77		20.00	545.06	
LEVEL 1	105	3 BDR	858.81	3002.22	899.28	29.47		20.00	838.81	
LEVEL 1	106	3 BDR	858.81	3861.03	899.28	29.47		20.00	838.81	
LEVEL 1	107	3 BDR	858.81	4719.84	899.28	29.47		20.00	838.81	
LEVEL 1	108	3 BDR	858.81	5578.65	899.28	29.47		20.00	838.81	
LEVEL 1	109	3 BDR	858.81	6437.46	899.28	29.47		20.00	838.81	
LEVEL 1	110	1 BDR	507.04	7044.50	467.85	10.81		20.00	537.04	
LEVEL 1	111	1 BDR	507.04	7551.54	467.85	10.81		20.00	537.04	
LEVEL 1	112	2 BDR + DEN	901.40	8452.94	804.02	25.24		20.00	881.40	
LEVEL 1	113	1 BDR	301.78	8754.72	30.58	30.58			301.78	
LEVEL 1	114	SHAFT	30.58	8960.60					30.58	
LEVEL 1	115	SHAFT	30.58	9266.48					30.58	
LEVEL 1	116	SHAFT	30.58	9572.36					30.58	
LEVEL 1	117	SHAFT	30.58	9878.24					30.58	
LEVEL 1	118	SHAFT	30.58	10184.12					30.58	
LEVEL 1	119	SHAFT	30.58	10490.00					30.58	
LEVEL 1	120	SHAFT	30.58	10795.88					30.58	
LEVEL 1	121	SHAFT	30.58	11101.76					30.58	
LEVEL 1	122	SHAFT	30.58	11407.64					30.58	
LEVEL 1	123	SHAFT	30.58	11713.52					30.58	
LEVEL 1	124	SHAFT	30.58	12019.40					30.58	
LEVEL 1	125	SHAFT	30.58	12325.28					30.58	
LEVEL 1	126	SHAFT	30.58	12631.16					30.58	
LEVEL 1	127	SHAFT	30.58	12937.04					30.58	
LEVEL 1	128	SHAFT	30.58	13242.92					30.58	
LEVEL 1	129	SHAFT	30.58	13548.80					30.58	
LEVEL 1	130	SHAFT	30.58	13854.68					30.58	
LEVEL 1	131	SHAFT	30.58	14160.56					30.58	
LEVEL 1	132	SHAFT	30.58	14466.44					30.58	
LEVEL 1	133	SHAFT	30.58	14772.32					30.58	
LEVEL 1	134	SHAFT	30.58	15078.20					30.58	
LEVEL 1	135	SHAFT	30.58	15384.08					30.58	
LEVEL 1	136	SHAFT	30.58	15689.96					30.58	
LEVEL 1	137	SHAFT	30.58	16000.00					30.58	
LEVEL 1	138	SHAFT	30.58	16310.04					30.58	
LEVEL 1	139	SHAFT	30.58	16620.08					30.58	
LEVEL 1	140	SHAFT	30.58	16930.12					30.58	
LEVEL 1	141	SHAFT	30.58	17240.16					30.58	
LEVEL 1	142	SHAFT	30.58	17550.20					30.58	
LEVEL 1	143	SHAFT	30.58	17860.24					30.58	
LEVEL 1	144	SHAFT	30.58	18170.28					30.58	
LEVEL 1	145	SHAFT	30.58	18480.32					30.58	
LEVEL 1	146	SHAFT	30.58	18790.36					30.58	
LEVEL 1	147	SHAFT	30.58	19100.40					30.58	
LEVEL 1	148	SHAFT	30.58	19410.44					30.58	
LEVEL 1	149	SHAFT	30.58	19720.48					30.58	
LEVEL 1	150	SHAFT	30.58	20030.52					30.58	
LEVEL 1	151	SHAFT	30.58	20340.56					30.58	
LEVEL 1	152	SHAFT	30.58	20650.60					30.58	
LEVEL 1	153	SHAFT	30.58	20960.64					30.58	
LEVEL 1	154	SHAFT	30.58	21270.68					30.58	
LEVEL 1	155	SHAFT	30.58	21580.72					30.58	
LEVEL 1	156	SHAFT	30.58	21890.76					30.58	
LEVEL 1	157	SHAFT	30.58	22200.80					30.58	
LEVEL 1	158	SHAFT	30.58	22510.84					30.58	
LEVEL 1	159	SHAFT	30.58	22820.88					30.58	
LEVEL 1	160	SHAFT	30.58	23130.92					30.58	
LEVEL 1	161	SHAFT	30.58	23440.96					30.58	
LEVEL 1	162	SHAFT	30.58	23751.00					30.58	
LEVEL 1	163	SHAFT	30.58	24061.04					30.58	
LEVEL 1	164	SHAFT	30.58	24371.08					30.58	
LEVEL 1	165	SHAFT	30.58	24681.12					30.58	
LEVEL 1	166	SHAFT	30.58	24991.16					30.58	
LEVEL 1	167	SHAFT	30.58	25301.20					30.58	
LEVEL 1	168	SHAFT	30.58	25611.24					30.58	
LEVEL 1	169	SHAFT	30.58	25921.28					30.58	
LEVEL 1	170	SHAFT	30.58	26231.32					30.58	
LEVEL 1	171	SHAFT	30.58	26541.36					30.58	
LEVEL 1	172	SHAFT	30.58	26851.40					30.58	
LEVEL 1	173	SHAFT	30.58	27161.44					30.58	
LEVEL 1	174	SHAFT	30.58	27471.48					30.58	
LEVEL 1	175	SHAFT	30.58	27781.52					30.58	
LEVEL 1</										



1645 West 5th Avenue  
 Vancouver, BC V6J 1N6  
 Tel: (604) 817-2565 ext. (604) 817-2505  
 Email: office@AMArchitects.com

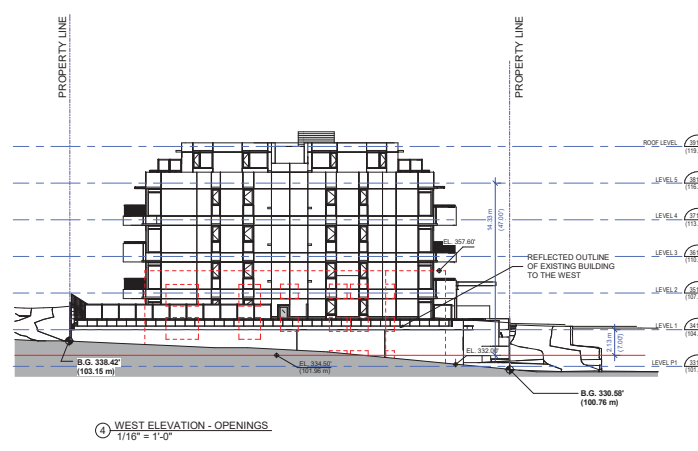
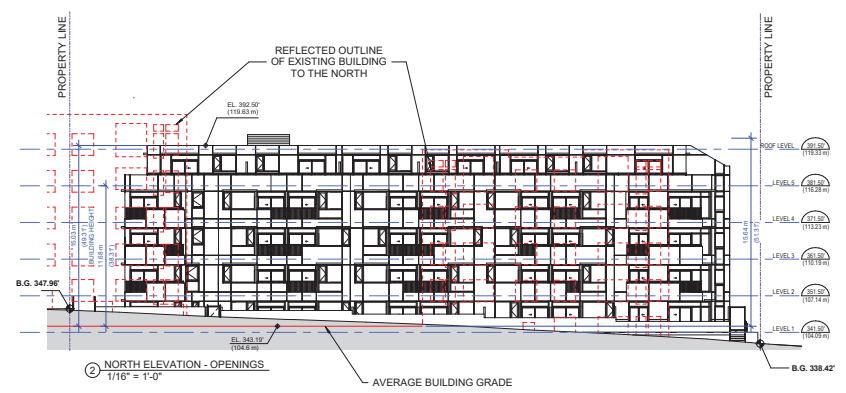
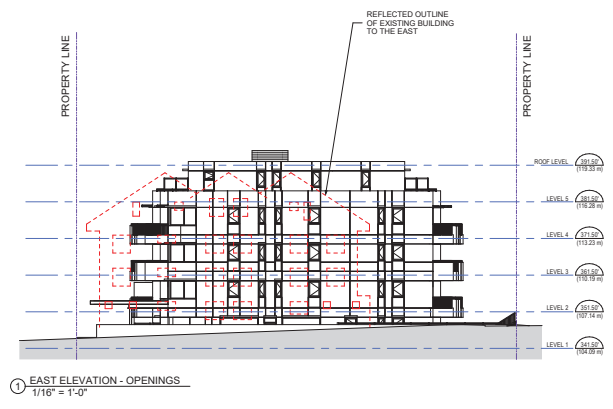
Project:  
**# 1756**  
**144 - West 21st**  
 Address:  
 144 - w21st Street, North Vancouver  
 Drawing:  
**DESIGN DATA**  
 Project Status:  
**REZONING**

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Request for Rezoning
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

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









**SITE CONTEXT - PHOTOS:**



CONTEXT PLAN



1



2



3



4



5



6

Project:  
# 1756

**144 - West 21st**

Address:  
144 - w21st Street, North Vancouver

Drawing:  
**SITE CONTEXT PHOTOS**

Project Status:  
**REZONING**

SUBMISSION

Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezonning
2022-06-31	Response to PTC

REVISION

No.	Date	Description

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Scale:  
1" = 160'-0"

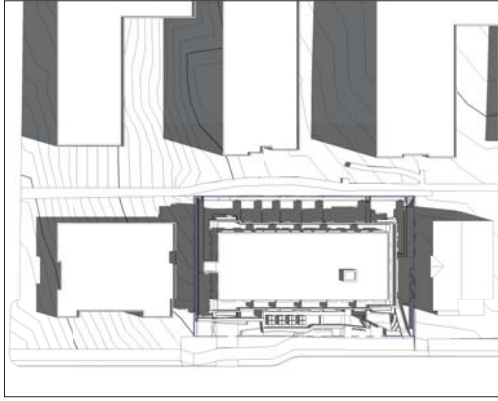
DWG. NO.:  
**A033**



D:\001 REVIT LOCAL FILES\1756\_01\_MAIN\_R20\_CF\_144\_w21st\_5\_levels\_maheshD.KCH.rvt

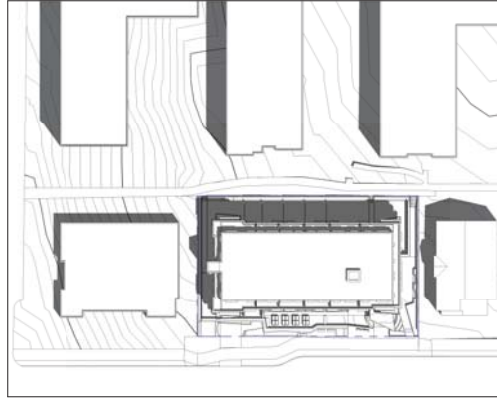
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JUNE



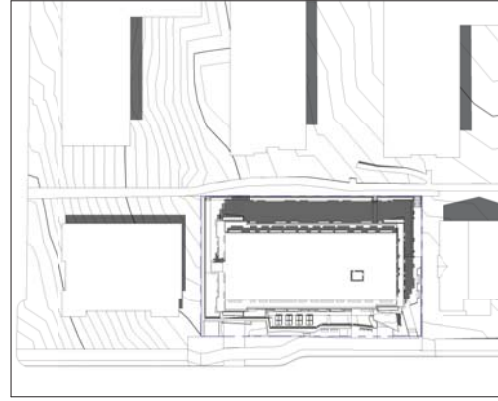
10 AM

JUNE



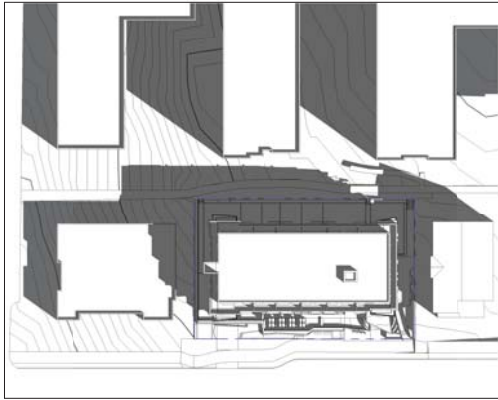
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JUNE



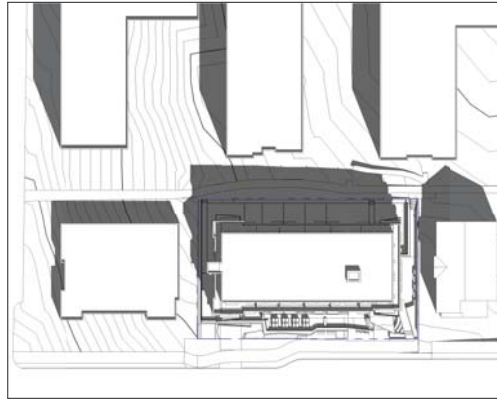
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MARCH / SEPTEMBER



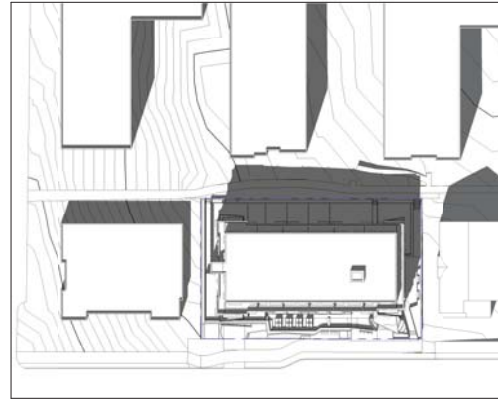
10 AM

MARCH / SEPTEMBER



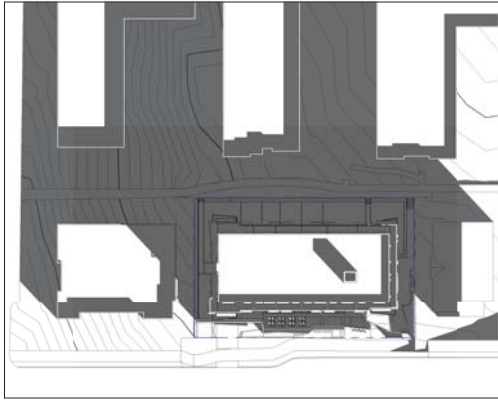
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MARCH / SEPTEMBER



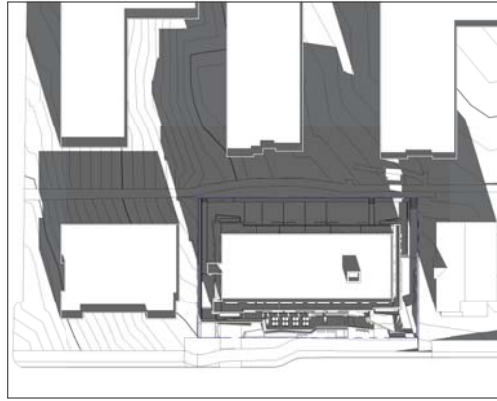
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DECEMBER



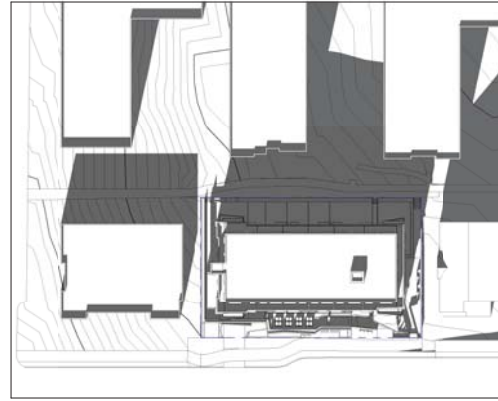
10 AM

DECEMBER



12 PM

DECEMBER



2 PM

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N6

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Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project:  
# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
SHADOW STUDIES

Project Status:  
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

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Scale:  
1" = 50'-0"

DWG. NO:  
A040



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Email: office@AMArchitects.com



Project # 1756

144 - West 21st

Address: 144 - w21st Street, North Vancouver

Drawing: **SITE PLAN**

Project Status: **REZONING**

SUBMISSION

Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-29	Response to PTC
2022-02-25	Revised for Rezoning
2022-05-31	Response to PTC

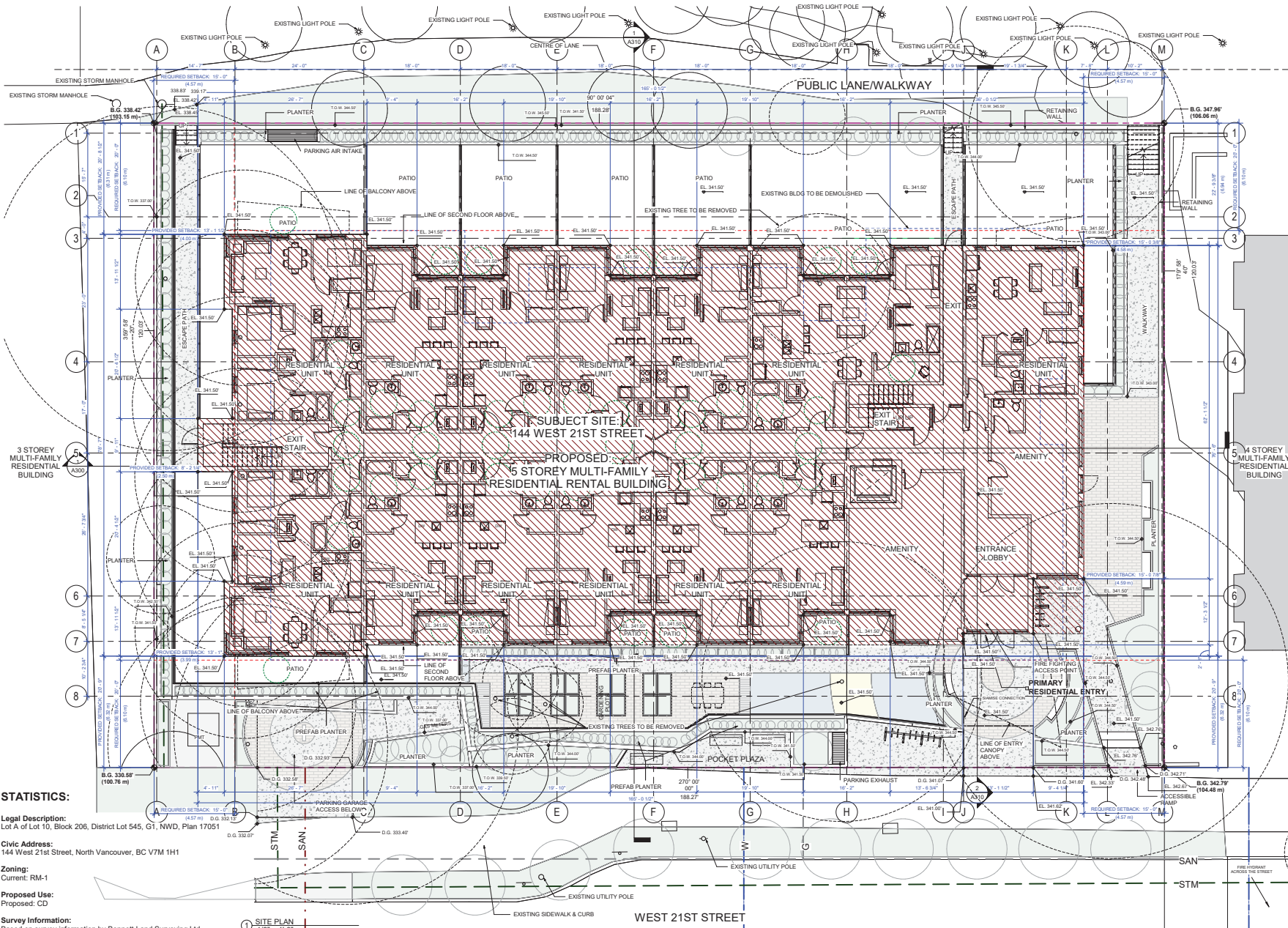
REVISION

No.	Date	Description

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

DWG. NO. **A101**



STATISTICS:

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

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

**Zoning:**  
Current: RM-1  
Proposed Use: CD

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

1 SITE PLAN  
1/8" = 1'-0"

Plot Date: 2022-06-02 9:40:11 AM  
D:\001 REVIT LOCAL FILES\1756\_01\_MAIN\_R20\_CF\_144\_w21st\_levels\_mahabdl.DWG.rvt



Project:  
# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
PARKING LEVEL FLOOR PLAN

Project Status:  
REZONING

SUBMISSION

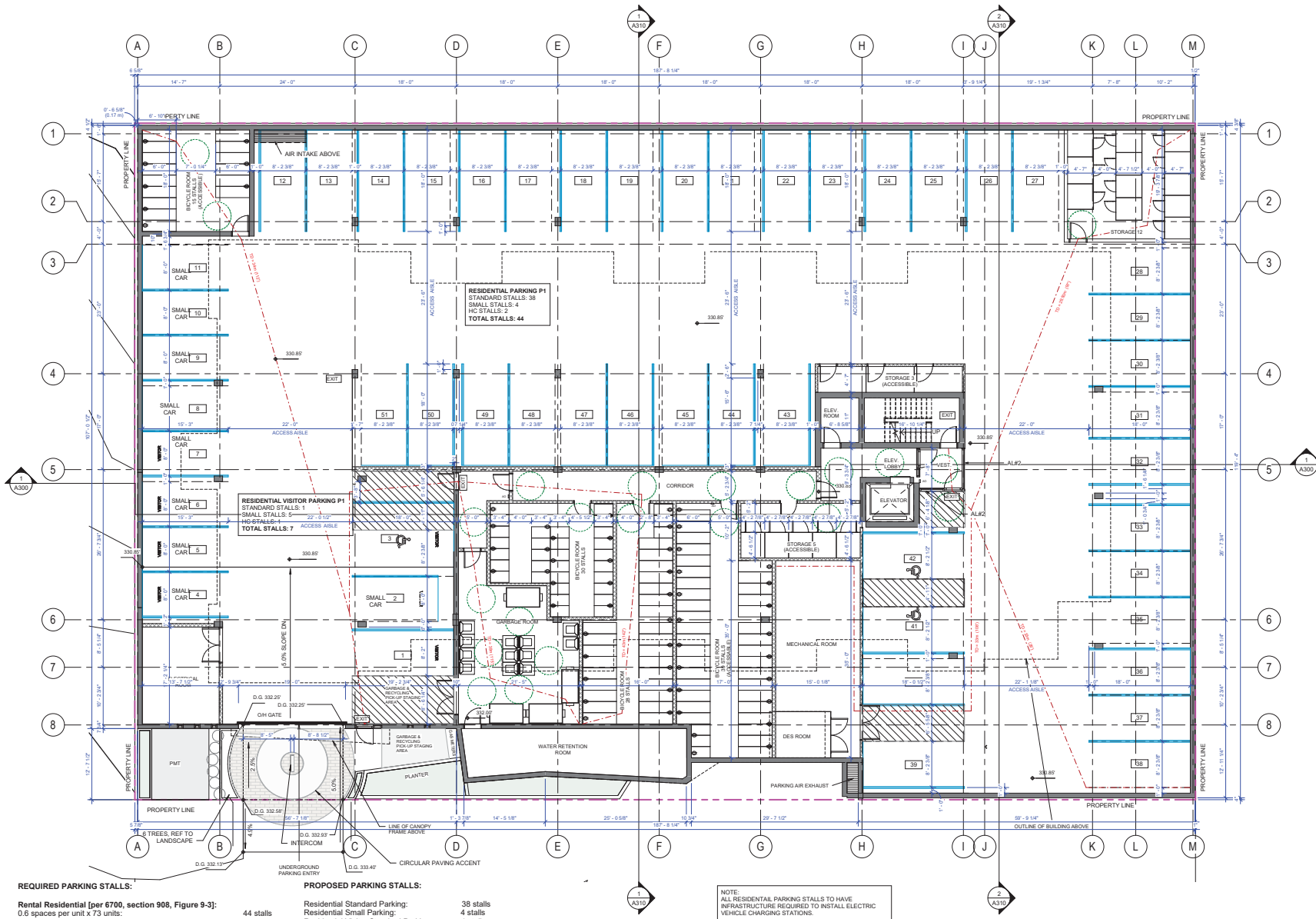
Date (YYYY-MM-DD)	Description
2015-01-30	Issued for Review
2021-03-03	Response to PTC
2021-10-20	Response to PTC
2022-02-28	Response to PTC
2022-05-31	Response to PTC

REVISION

No.	Date	Description

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Scale: 1/8" = 1'-0" DWG. NO: A105



**REQUIRED PARKING STALLS:**  
**Rental Residential [per 6700, section 908, Figure 9-3]:**  
 0.6 spaces per unit x 73 units:  
**Residential Visitor [per 6700, section 908 (7)]:**  
 0.1 spaces per unit x 73 units (portion of the required):  
**Residential Disability Parking [per 6700, section 908 (11)]:**  
 0.036 spaces per unit x 73 units (portion of the required):  
**Total Parking Stalls Required:**  
 44 stalls

**PROPOSED PARKING STALLS:**  
 Residential Standard Parking: 38 stalls  
 Residential Small Parking: 4 stalls  
 Residential Visitor Standard Parking: 1 stalls  
 Residential Visitor Standard Parking: 5 stalls  
 Disability Parking: 3 stalls (1 visitor, 2 residents)  
**Total Residential proposed:**  
 51 stalls ((9 small cars = 17.6%)

NOTE:  
 ALL RESIDENTIAL PARKING STALLS TO HAVE INFRASTRUCTURE REQUIRED TO INSTALL ELECTRIC VEHICLE CHARGING STATIONS.

① PARKING LEVEL-FLOOR PLAN  
 1/8" = 1'-0"

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

D:\001 REVIT LOCAL FILES\1756\_01\_MAIN\_R20\_C0\_144\_w21st\_5\_levels\_maheshD.KDCH\1.rvt

Plot Date: 2022-06-02 8:40:11 AM

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Email: office@AMArchitects.com



Project:  
# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
LEVEL 1 FLOOR PLAN

Project Status:  
REZONING

SUBMISSION

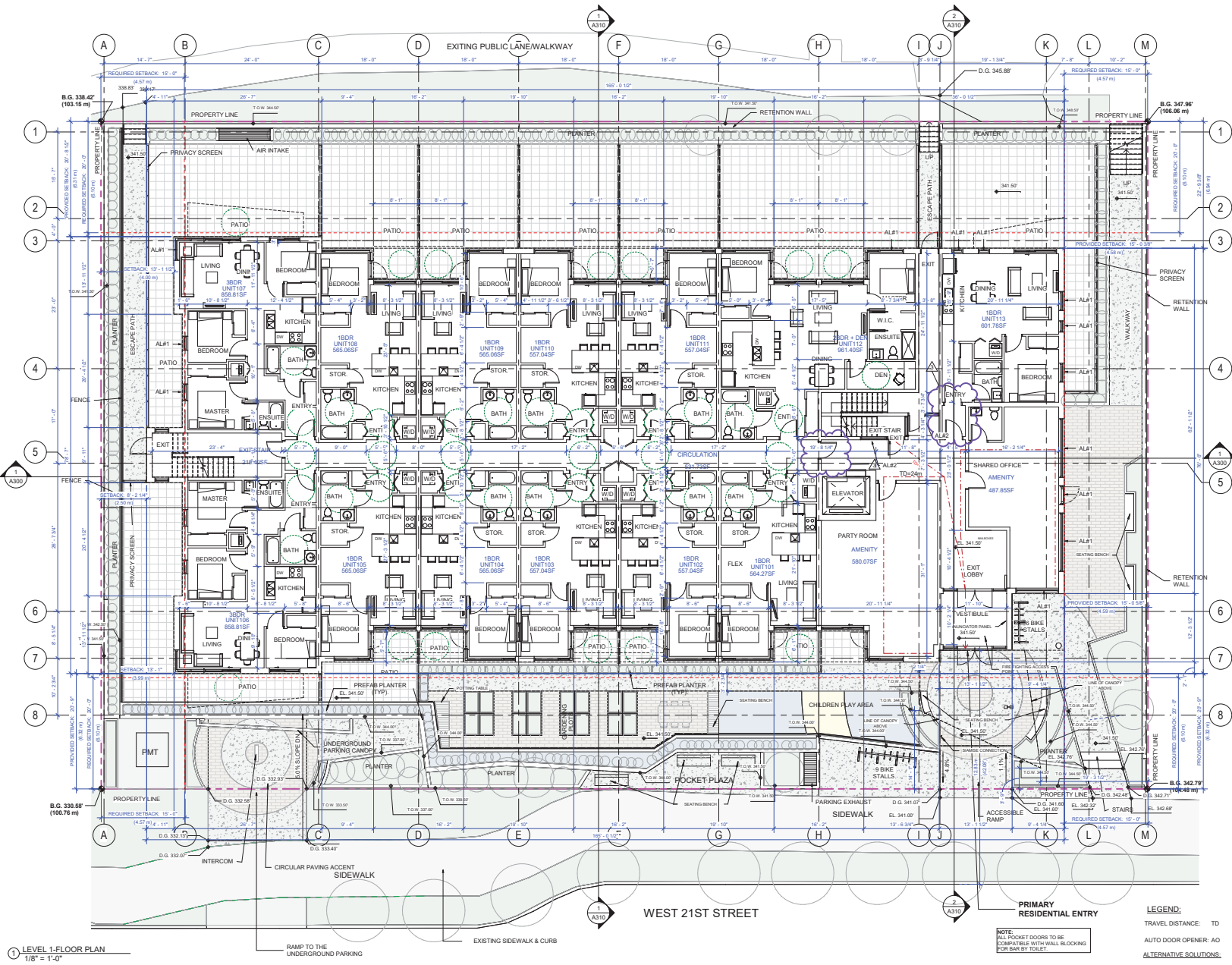
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-20	Response to PTC
2022-02-28	Response for Rezoning
2022-06-31	Response to PTC

REVISION

No.	Date	Description
1	2022-06-31	Revision per City comments

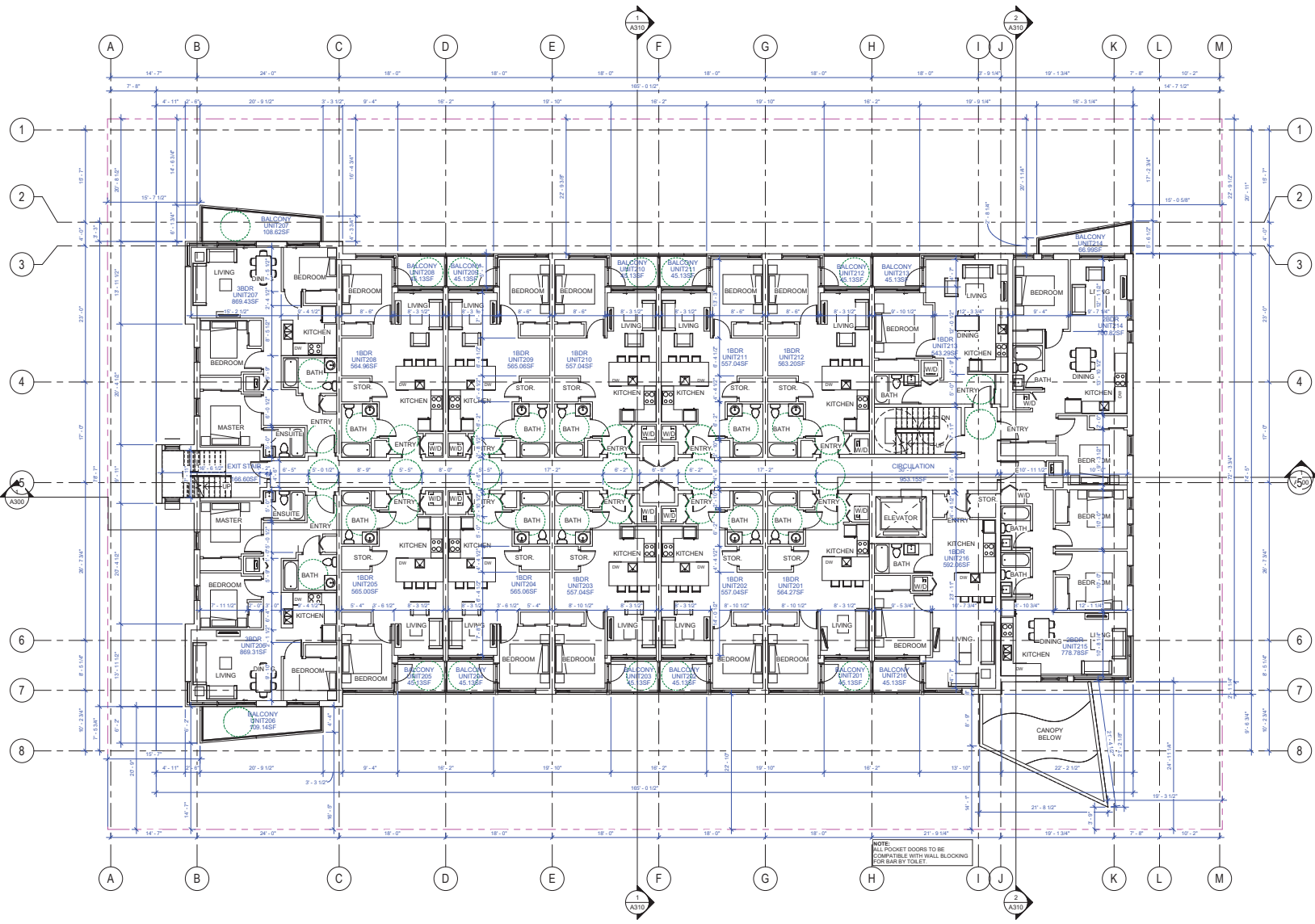
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Scale: 1/8" = 1'-0" DWG. NO: A110



1 LEVEL 1-FLOOR PLAN  
1/8" = 1'-0"

Plot Date: 2022-06-02 9:40:14 AM D:\001 REVIT LOCAL FILES\1756\_01 MAIN\_R20\_CF\_144\_w21st\_5 levels\_maheshD.DWG.rvt



LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"

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

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Email: office@AMArchitects.com



Project:  
# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
LEVEL 2 FLOOR PLAN

Project Status:  
REZONING

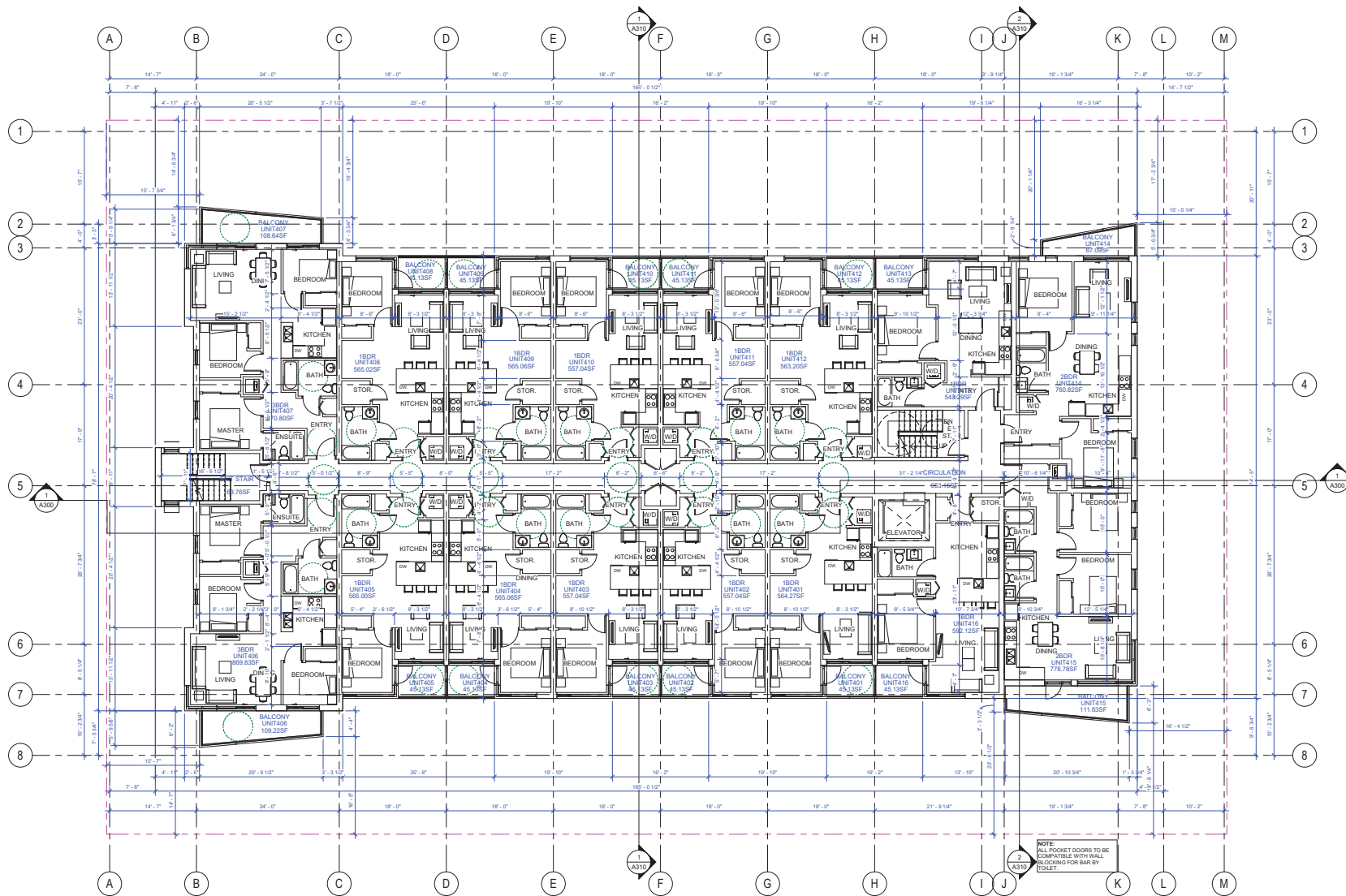
Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezonning
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

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1 LEVEL 4 FLOOR PLAN  
1/8" = 1'-0"

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



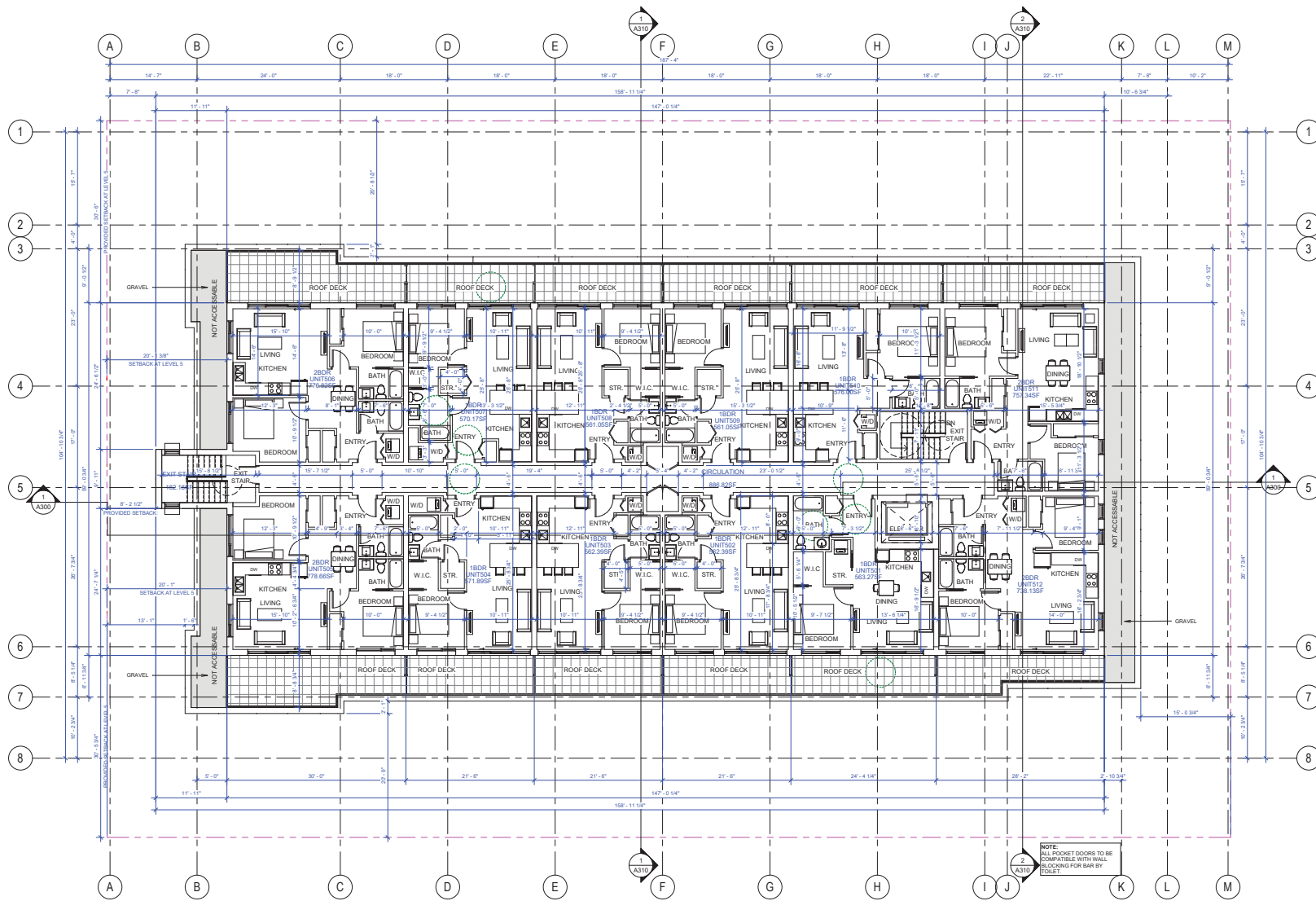
Project:  
# 1756  
144 - West 21st  
Address:  
144 - w21st Street, North Vancouver  
Drawing:  
LEVEL 4 FLOOR PLAN

Project Status:  
REZONING

Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-20	Response to PTC
2022-02-28	Revised for Rezonning
2022-05-31	Response to PTC

REVISION		
No.	Date	Description

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1 LEVEL 5 FLOOR PLAN  
1/8" = 1'-0"



Project:  
# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
LEVEL 5 FLOOR PLAN

Project Status:  
REZONING

Date	Description
2015-01-30	Issued for Rezoncing
2021-03-03	Response to PTC
2021-10-20	Response to PTC
2022-02-28	Revised for Rezoncing
2022-06-31	Response to PTC

REVISION		
No.	Date	Description

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

DWG. NO.  
**A150**





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



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

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

Project Status:  
**REZONING**

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-06-31	Response to PTC

REVISION		
No.	Date	Description

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

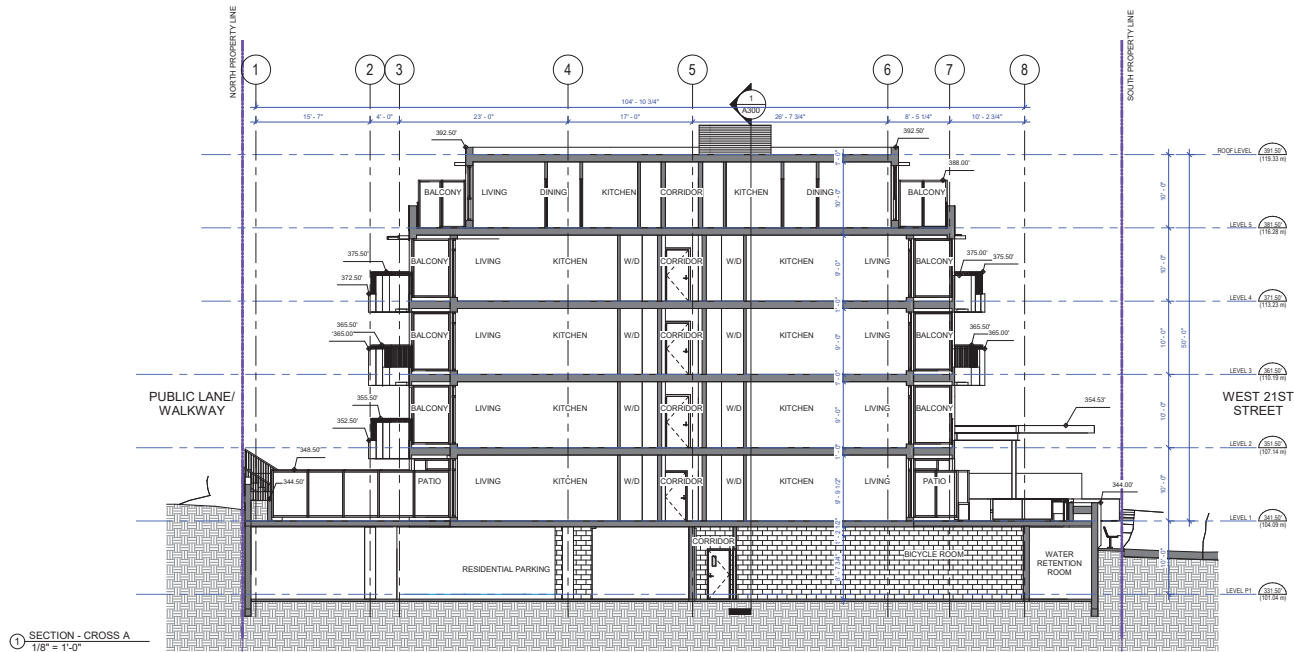




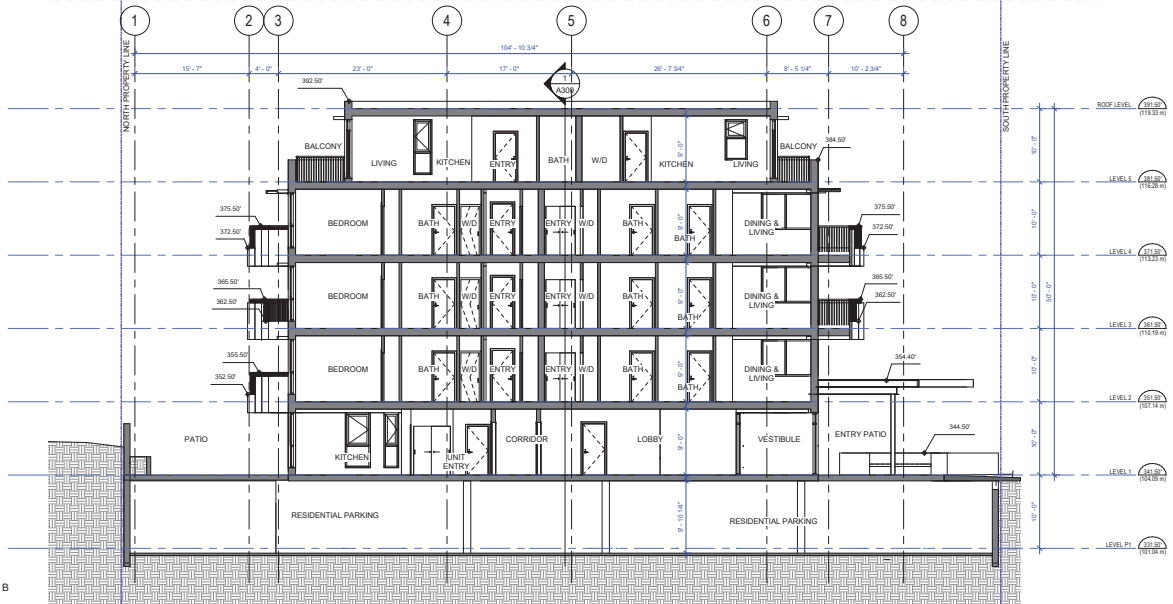


D:\001 REVIT LOCAL FILES\1756\_01 MAIN\_R20\_CF\_144\_w21st\_5 levels\_maheshLKDCH.rvt

Plot Date: 2022-06-02 8:40:54 AM



1 SECTION - CROSS A  
1/8" = 1'-0"



2 SECTION - CROSS B  
1/8" = 1'-0"

Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
SECTIONS

Project Status:  
REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezonning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

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VIEW FROM WEST 21ST STREET - SE



VIEW FROM WEST 21ST STREET - SW



VIEW FROM NORTH PATHWAY - NE



VIEW FROM NORTH PATHWAY - NW

ARCHITECTS

ANKENMAN MARCHAND

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Vancouver, BC V6J 1N6

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Fax: (604) 812-2505  
Email: office@AMArchitects.com

Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:

3D REPRESENTATIONS

Project Status:

REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Request for Rezonning
2022-05-31	Response to PTC

REVISION

No.	Date	Description

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Scale:

DWG. NO:

A600

D:\001 REVIT LOCAL FILES\1756\_01\_MAIN\_R20\_CF\_144\_w21st\_5\_levels\_maheshDKCH.rvt

Plot Date: 2022-06-02 8:40:55 AM



VIEW FROM EAST PATHWAY - SE



SOUTH FACADE DETAIL VIEW - SE



NORTH FACADE DETAIL VIEW - NE



PARKING ENTRANCE VIEW- SW

ARCHITECTS

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Vancouver, BC V6J 1N6

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Email: office@AMArchitects.com

Project:

# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:

3D REPRESENTATIONS

Project Status:

REZONING

SUBMISSION

Date	Description
2015-01-30	Issued for Rezonning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezonning
2022-06-31	Response to PTC

REVISION

No.	Date	Description

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Scale:

DWG. NO:

A610

D:\001 REVIT LOCAL FILES\1756\_01 MAIN\_R20\_CF\_144\_w21st\_5 levels\_maheshDKCH.rvt

Plot Date: 2022-06-02 9:40:56 AM

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

Project:  
**# 1756**  
**144 - West 21st**  
 Address:  
 144 - w21st Street, North Vancouver  
 Drawing:  
**AREA OVERLAY - LEVEL 1**

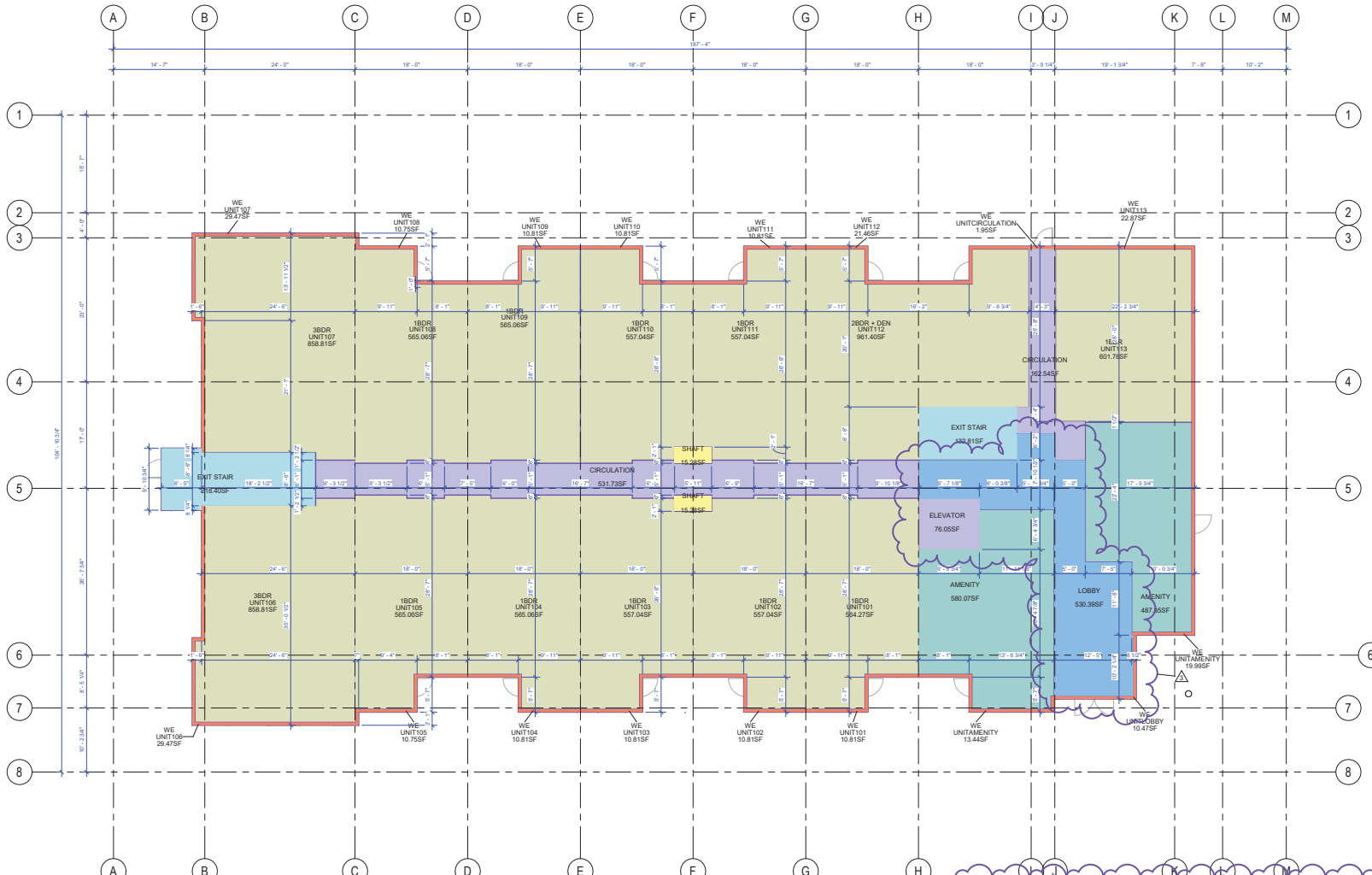
Project Status:  
**REZONING**

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-06-31	Response to PTC

REVISION			
No.	Date	Description	
1	2022-06-31	Revision per City comments	

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Scale:  
**1/8" = 1'-0"**  
 DWG. NO:  
**A810**



LEGEND:

- Amenity
- Lobby exclusion
- Residential Circulation
- Residential Unit
- Service
- Stair exclusion
- Wall exclusion

UNIT MIX - TOTAL		
Level	UNIT TYPE	UNIT COUNT
LEVEL 1		15
LEVEL 2		16
LEVEL 3		16
LEVEL 4		16
LEVEL 5		12
TOTAL NUMBER OF UNITS: 75		

UNIT MIX - LEVEL 1		
UNIT TYPE	UNIT COUNT	
1BDR	10	
2BDR + DEN	1	
3BDR	2	
ELEVATOR	1	
LOBBY	1	
TOTAL NUMBER OF UNITS: 15		

AREAS - LEVEL 1 - INCLUDED			
Level	Name	Unit #	Area
LEVEL 1	CIRCULATION		531.73 SF
LEVEL 1	SHAFT		15.28 SF
LEVEL 1	SHAFT		15.28 SF
LEVEL 1	CIRCULATION		162.54 SF
LEVEL 1	ELEVATOR		76.05 SF
LEVEL 1	1BDR	101	554.27 SF
LEVEL 1	1BDR	102	557.04 SF
LEVEL 1	1BDR	103	557.04 SF
LEVEL 1	1BDR	104	555.05 SF
LEVEL 1	1BDR	105	565.06 SF
LEVEL 1	3BDR	106	858.81 SF
LEVEL 1	3BDR	107	858.81 SF
LEVEL 1	1BDR	108	565.06 SF
LEVEL 1	1BDR	109	565.06 SF
LEVEL 1	1BDR	110	557.04 SF
LEVEL 1	1BDR	111	557.04 SF
LEVEL 1	2BDR + DEN	112	961.40 SF
LEVEL 1	1BDR	113	531.73 SF
			9,134.36 SF

AREAS - LEVEL 1 - EXCLUDED			
Level	Name	Unit #	Area
LEVEL 1	AMENITY		487.85 SF
LEVEL 1	AMENITY		580.07 SF
LEVEL 1	EXIT STAIR		218.40 SF
LEVEL 1	EXIT STAIR		132.81 SF
LEVEL 1	LOBBY		530.39 SF
LEVEL 1	WE	101	10.81 SF
LEVEL 1	WE	102	10.81 SF
LEVEL 1	WE	103	10.81 SF
LEVEL 1	WE	104	10.81 SF
LEVEL 1	WE	105	10.75 SF
LEVEL 1	WE	106	29.47 SF
LEVEL 1	WE	107	29.47 SF
LEVEL 1	WE	108	10.75 SF
LEVEL 1	WE	109	10.81 SF
LEVEL 1	WE	110	10.81 SF
LEVEL 1	WE	111	10.81 SF
LEVEL 1	WE	112	21.46 SF
LEVEL 1	WE	113	22.87 SF
LEVEL 1	WE	AMENITY	19.99 SF
LEVEL 1	WE	AMENITY	13.44 SF
LEVEL 1	WE	CIRCULATION	1.96 SF
LEVEL 1	WE	LOBBY	10.47 SF
			2195.80 SF

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Plot Date: 2022-06-02 8:40:55 AM

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

Project Status:  
**REZONING**

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Response for Rezoning
2022-05-31	Response to PTC

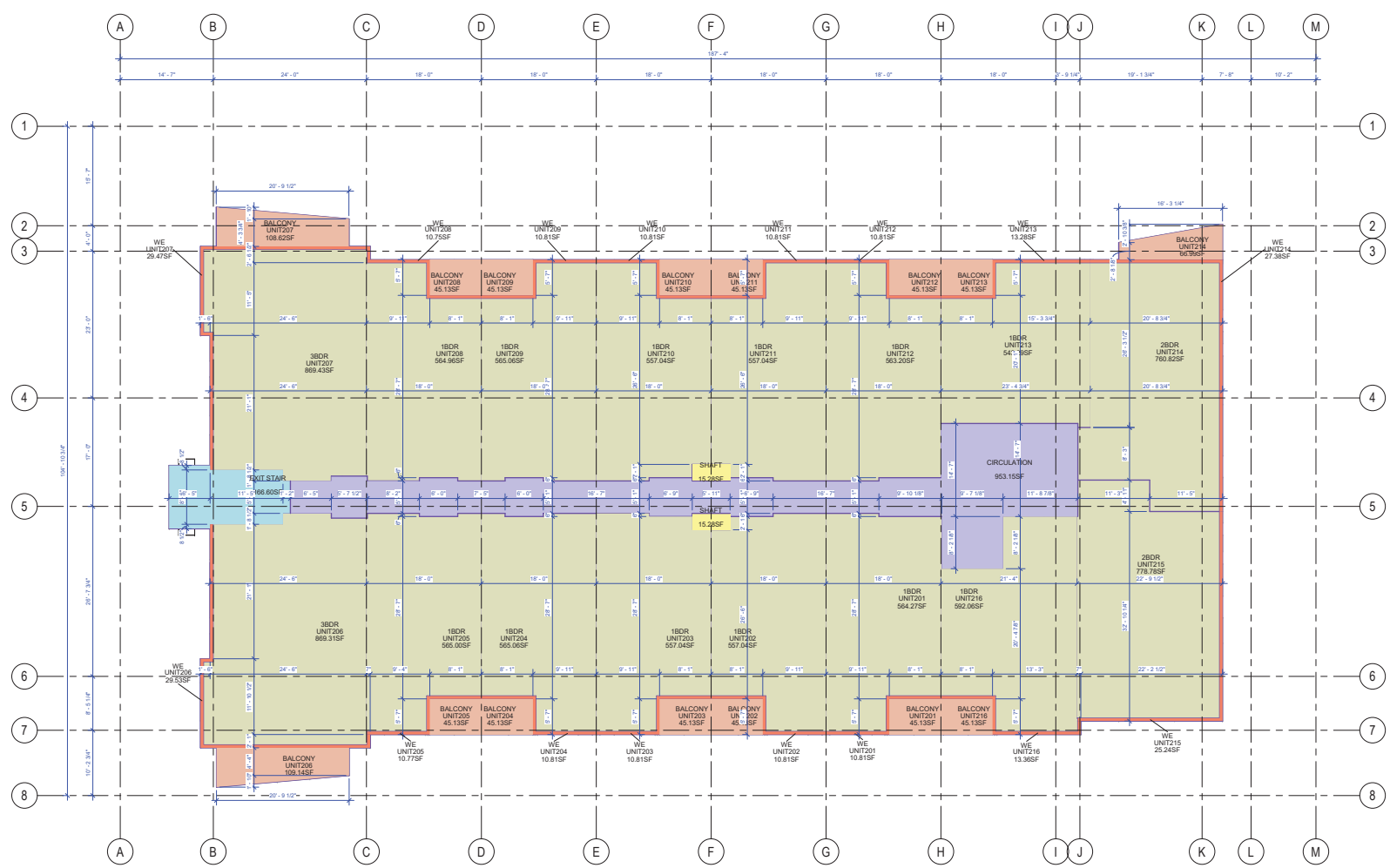
REVISION		
No.	Date	Description

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

**LEGEND:**

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



UNIT MIX - TOTAL		
Level	UNIT TYPE	UNIT COUNT
LEVEL 1		15
LEVEL 2		16
LEVEL 3		16
LEVEL 4		16
LEVEL 5		12
TOTAL NUMBER OF UNITS: 75		

UNIT MIX - LEVEL 2	
UNIT TYPE	UNIT COUNT
1BDR	12
2BDR	2
3BDR	2
TOTAL NUMBER OF UNITS: 16	

AREAS - LEVEL 2 - BALCONIES			
Level	Name	Unit #	Area
LEVEL 2	BALCONY	201	45.13 SF
LEVEL 2	BALCONY	202	45.13 SF
LEVEL 2	BALCONY	203	45.13 SF
LEVEL 2	BALCONY	204	45.13 SF
LEVEL 2	BALCONY	205	45.13 SF
LEVEL 2	BALCONY	206	103.14 SF
LEVEL 2	BALCONY	207	108.62 SF
LEVEL 2	BALCONY	208	45.13 SF
LEVEL 2	BALCONY	209	45.13 SF
LEVEL 2	BALCONY	210	45.13 SF
LEVEL 2	BALCONY	211	45.13 SF
LEVEL 2	BALCONY	212	45.13 SF
LEVEL 2	BALCONY	213	45.13 SF
LEVEL 2	BALCONY	214	66.99 SF
LEVEL 2	BALCONY	215	45.13 SF
LEVEL 2	BALCONY	216	826.34 SF
11,013.14 SF			

AREAS - LEVEL 2 - INCLUDED			
Level	Name	Unit #	Area
LEVEL 2	CIRCULATION		953.15 SF
LEVEL 2	SHAFT		15.28 SF
LEVEL 2	SHAFT		15.28 SF
LEVEL 2	IBDR	201	564.97 SF
LEVEL 2	IBDR	202	557.04 SF
LEVEL 2	IBDR	203	557.04 SF
LEVEL 2	IBDR	204	565.95 SF
LEVEL 2	IBDR	205	565.95 SF
LEVEL 2	IBDR	206	899.31 SF
LEVEL 2	3BDR	207	899.43 SF
LEVEL 2	IBDR	208	564.96 SF
LEVEL 2	IBDR	209	565.95 SF
LEVEL 2	IBDR	210	557.04 SF
LEVEL 2	IBDR	211	557.04 SF
LEVEL 2	IBDR	212	563.04 SF
LEVEL 2	IBDR	213	543.29 SF
LEVEL 2	2BDR	214	780.82 SF
LEVEL 2	2BDR	215	778.78 SF
LEVEL 2	IBDR	216	592.06 SF
11,013.14 SF			

AREAS - LEVEL 2 - EXCLUDED			
Level	Name	Unit #	Area
LEVEL 2	EXIT STAIR		156.60 SF
LEVEL 2	WE	201	10.81 SF
LEVEL 2	WE	202	10.81 SF
LEVEL 2	WE	203	10.81 SF
LEVEL 2	WE	204	10.81 SF
LEVEL 2	WE	205	10.77 SF
LEVEL 2	WE	206	29.53 SF
LEVEL 2	WE	207	29.47 SF
LEVEL 2	WE	208	10.75 SF
LEVEL 2	WE	209	10.81 SF
LEVEL 2	WE	210	10.81 SF
LEVEL 2	WE	211	10.81 SF
LEVEL 2	WE	212	10.81 SF
LEVEL 2	WE	214	27.39 SF
LEVEL 2	WE	215	25.24 SF
LEVEL 2	WE	216	13.36 SF
412.85 SF			

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Plot Date: 2022-02-02 8:41:01 AM





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

Project Status:  
**REZONING**

SUBMISSION

Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Response for Rezoning
2022-06-31	Response to PTC

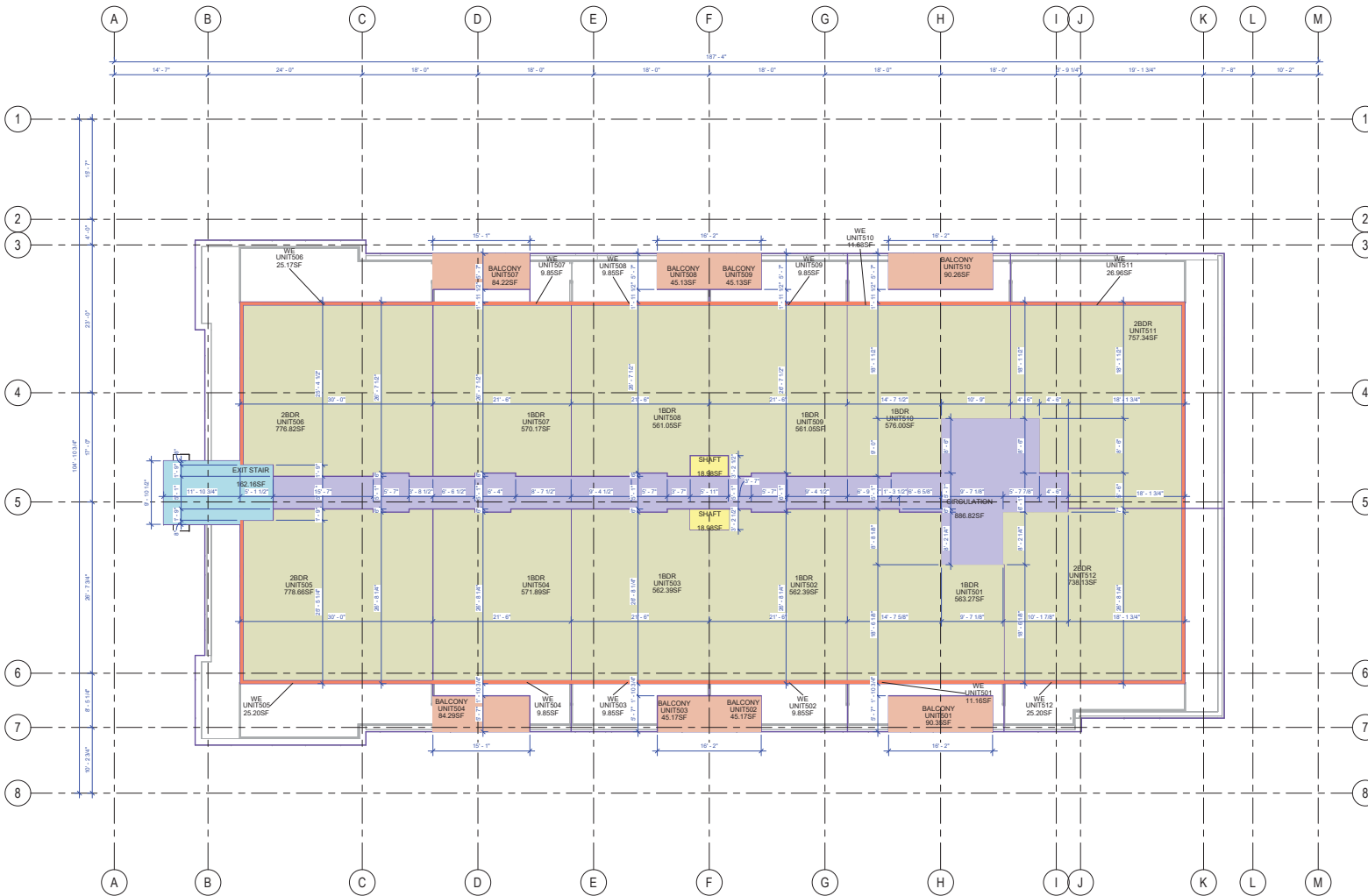
REVISION

No.	Date	Description

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

DWG. NO:  
**A850**



**LEGEND:**

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

UNIT MIX - TOTAL		
Level	UNIT TYPE	UNIT COUNT
LEVEL 1		15
LEVEL 2		16
LEVEL 3		16
LEVEL 4		16
LEVEL 5		12
TOTAL NUMBER OF UNITS: 75		

UNIT MIX - LEVEL 5		
UNIT TYPE	UNIT COUNT	
1BDR	8	
2BDR	4	
TOTAL NUMBER OF UNITS: 12		

AREAS - LEVEL 5 - BALCONIES				
Level	Name	Unit #	Area	
LEVEL 5	BALCONY	501	90.35 SF	
LEVEL 5	BALCONY	502	45.17 SF	
LEVEL 5	BALCONY	503	45.17 SF	
LEVEL 5	BALCONY	504	84.29 SF	
LEVEL 5	BALCONY	507	84.22 SF	
LEVEL 5	BALCONY	508	45.13 SF	
LEVEL 5	BALCONY	509	45.13 SF	
LEVEL 5	BALCONY	510	90.26 SF	
LEVEL 5	BALCONY	511	84.22 SF	
LEVEL 5	BALCONY	512	90.35 SF	
TOTAL: 629.73 SF				

AREAS - LEVEL 5 - INCLUDED			
Level	Name	Unit #	Area
LEVEL 5	CIRCULATION		886.82 SF
LEVEL 5	SHAFT		18.98 SF
LEVEL 5	SHAFT		18.98 SF
LEVEL 5	1BDR	501	563.27 SF
LEVEL 5	1BDR	502	562.39 SF
LEVEL 5	1BDR	503	562.39 SF
LEVEL 5	1BDR	504	571.89 SF
LEVEL 5	2BDR	505	778.05 SF
LEVEL 5	2BDR	506	778.05 SF
LEVEL 5	1BDR	507	570.17 SF
LEVEL 5	1BDR	508	561.05 SF
LEVEL 5	1BDR	509	561.05 SF
LEVEL 5	1BDR	510	576.00 SF
LEVEL 5	2BDR	511	757.34 SF
LEVEL 5	2BDR	512	738.13 SF
TOTAL: 8,503.95 SF			

AREAS - LEVEL 5 - EXCLUDED				
Level	Name	Unit #	Area	
LEVEL 5	EXIT STAIR		162.16 SF	
LEVEL 5	WE	501	11.16 SF	
LEVEL 5	WE	502	9.85 SF	
LEVEL 5	WE	503	9.85 SF	
LEVEL 5	WE	504	20.85 SF	
LEVEL 5	WE	505	25.20 SF	
LEVEL 5	WE	506	25.17 SF	
LEVEL 5	WE	507	9.85 SF	
LEVEL 5	WE	508	9.85 SF	
LEVEL 5	WE	509	9.85 SF	
LEVEL 5	WE	510	11.63 SF	
LEVEL 5	WE	511	25.96 SF	
LEVEL 5	WE	512	25.20 SF	
TOTAL: 348.00 SF				



1645 West 5th Avenue  
Vancouver, BC V6J 1N6

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

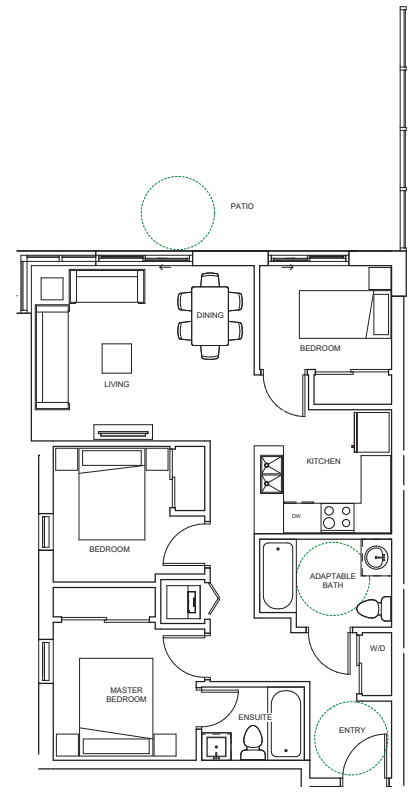
Project:  
# 1756  
144 - West 21st  
Address:  
144 - w21st Street, North Vancouver  
Drawing:  
**TYPICAL ADAPTABLE UNIT FLOOR PLANS**  
Project Status:  
**REZONING**

SUBMISSION	
Date	Description
2015-01-30	Issued for Rezoning
2021-03-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Revised for Rezoning
2022-06-31	Response to PTC

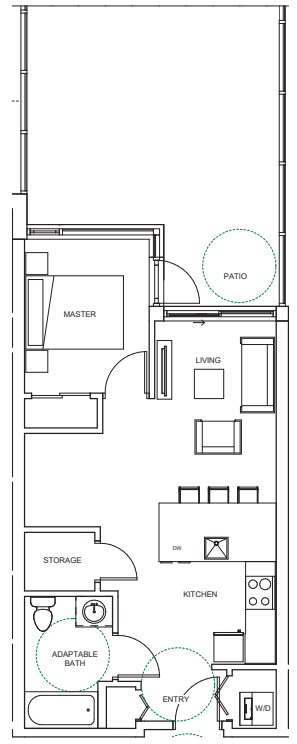
REVISION		
No.	Date	Description

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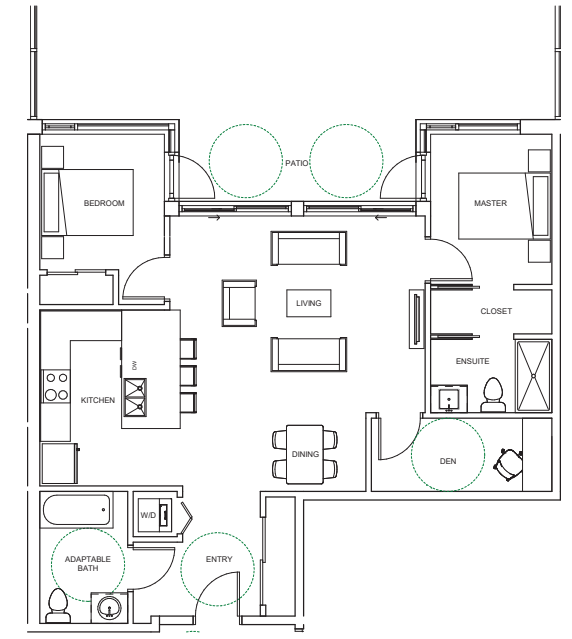
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DWG. NO.: **A870**



① TYPICAL 3-BEDROOM ADAPTABLE UNIT PLAN  
1/4" = 1'-0"  
EXLC. AREA 20SF - ADAPTABLE DESIGN LEVEL 2  
UNITS:  
106, 107  
208, 207  
306, 307  
406, 407



② TYPICAL 1-BEDROOM ADAPTABLE UNIT PLAN  
1/4" = 1'-0"  
EXLC. AREA 20SF - ADAPTABLE DESIGN LEVEL 2  
UNITS:  
101, 102, 103, 104, 105, 108, 109, 110, 111  
201, 202, 203, 204, 205, 208, 209, 210, 211, 212  
301, 302, 303, 304, 305, 308, 309, 310, 311, 312  
401, 402, 403, 404, 405, 408, 409, 410, 411, 412  
501, 507



③ TYPICAL 2-BEDROOM ADAPTABLE UNIT PLAN  
1/4" = 1'-0"  
EXLC. AREA 20SF - ADAPTABLE DESIGN LEVEL 2  
UNITS:  
112



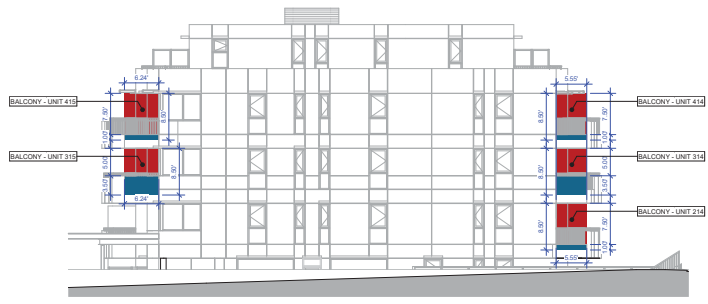


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Plot Date: 2022-06-02 8:41:21 AM



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



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

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N6

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

ANKENMAN MARCHAND

Project:  
# 1756

144 - West 21st

Address:  
144 - w21st Street, North Vancouver

Drawing:  
BALCONIES WALLS,  
OPENING AREA

Project Status:  
REZONING

SUBMISSION

Date	Description
2021-01-03	Response to PTC
2021-10-25	Response to PTC
2022-02-28	Resubmitted for Rezoning
2022-02-28	Resubmitted for Rezoning
2022-05-31	Response to PTC

REVISION

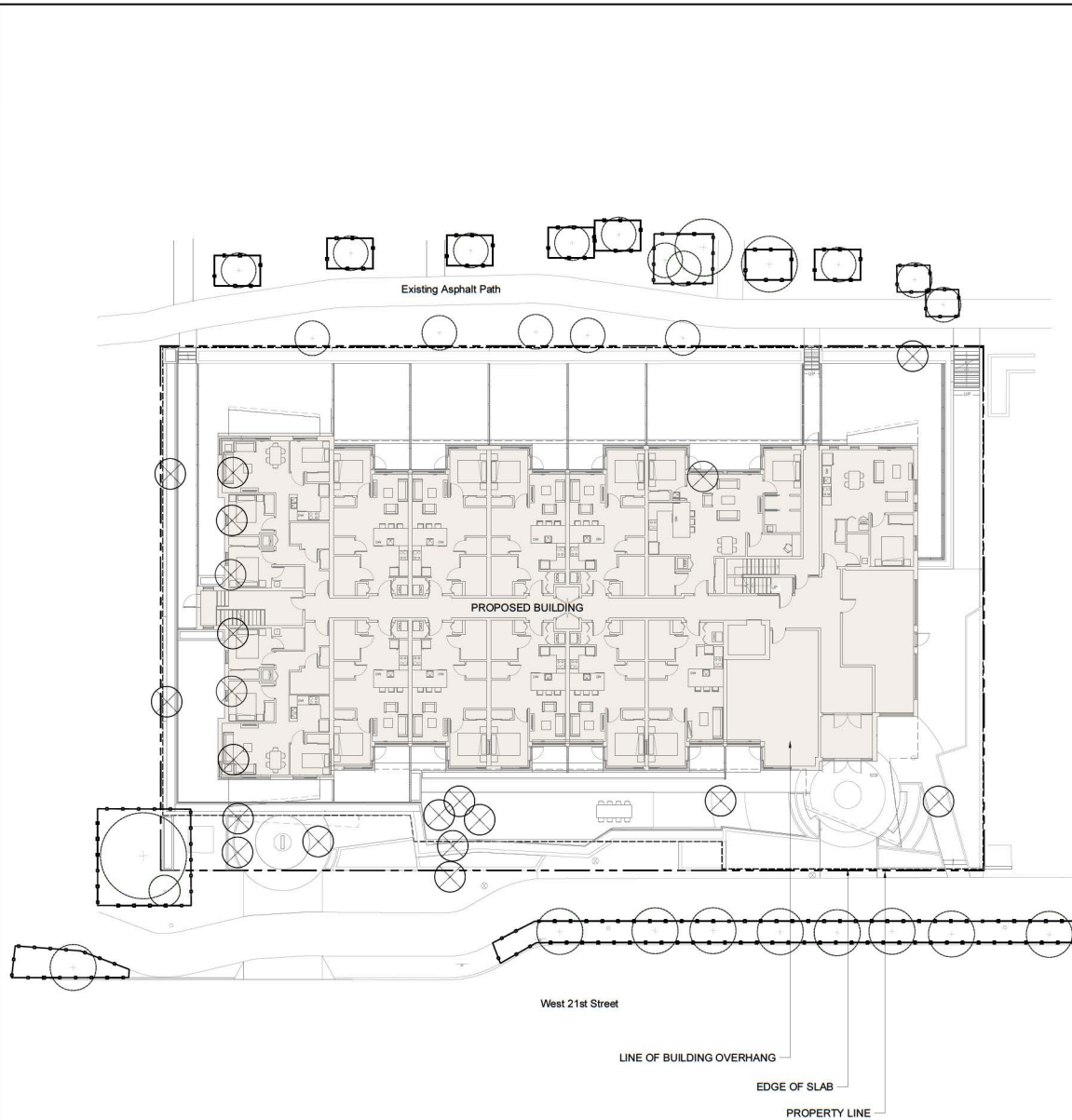
No.	Date	Description

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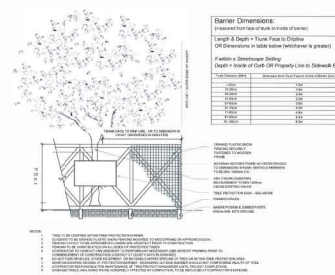
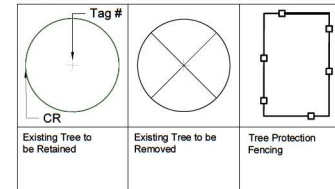
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DWG. NO: A895



2:\PROJECT\DELIVERY\PROJECTS\2020-68 144 WEST 21ST ST. DWG\DWG\2020-68 TREE PROTECTION AND REMOVAL PLAN.DWG



**LEGEND**



**Note:**

- Contact Project Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
- Read this plan together with the arborist report.
- An additional 1m setback is shown for all hand-plotted trees to be retained
- If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
- It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - Locating TPZ Fencing
  - Locating Work Zone and Machine access corridors where required
  - Reviewing the Report with the project foreman or site supervisor.
- Install a tree protection barrier around any retained tree or group of retained trees at the drip line of the outermost tree, the outside boundary of the critical root zone of the outermost tree, or 5 metres from the stem of the outmost tree, whichever is greatest.



No.	By:	Description	Date
3	MW	Issued for Reasoning/DP	May 26, 2022
2	MW	Issued for Reasoning/DP	Feb 25, 2022
1	MW	Issued for Reasoning/DP	Jan 26, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

**Project:**  
144 West 21 Street

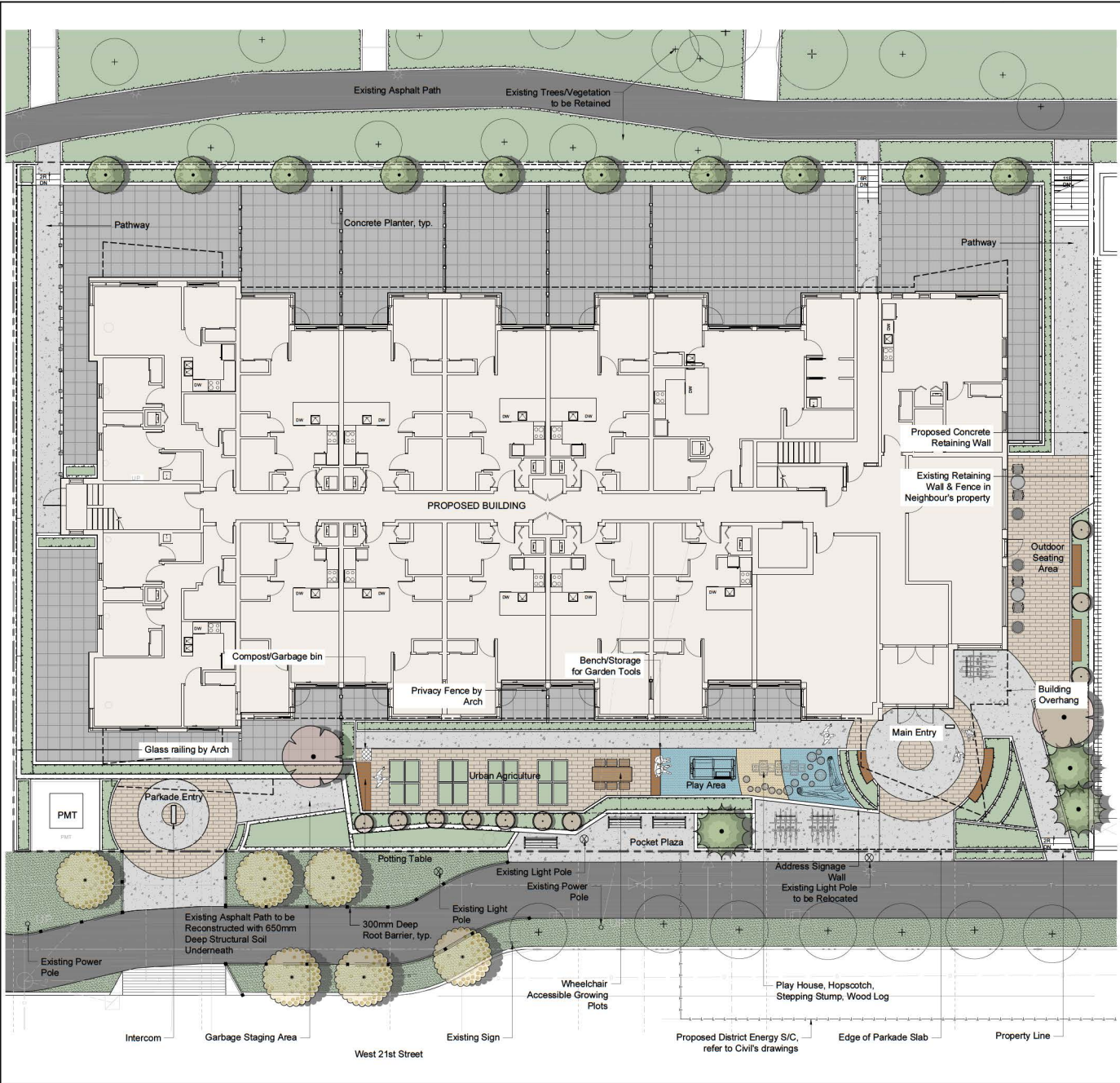
**Location:**  
144 West 21st Street,  
North Vancouver, B.C.

Drawn: MW	Stamp:
Checked: CHECKED	
Approved: MW	Original Sheet Size: 24"x36"

Scale: 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REQUIREMENTS FOR THE CONSTRUCTION SHALL BE THE PRECEDENT FOR THE CONSTRUCTION AND BE LABELED ISSUED FOR TENDER/CONSTRUCTION.





**HARDSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
	2.3 LD-01	CONCRETE SLAB Finish: Light broom Colour: Natural
	1 LD-01	HYDRAPRESSED SLAB Pattern: Shadow bond Size: Tread 6'10x6'10x6 Colour: Natural Manufacturer: Absolutform Concrete
	7 LD-01	CONCRETE PAVER Pattern: Running bond Size: Standard 220x112 laid Colour: Shadow bond Manufacturer: Absolutform Concrete
	# LD-0#	RUBBER SURFACE

**SOFTSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
		EXISTING TREE
	1,2,3 LD-02	PROPOSED TREE
		SOD Sand grown, non-netted; At least 70% of seed (by weight) to be Tall Turf-type Fescue
	4.5 LD-02	SHRUB PLANTING

**SITE FURNISHINGS/LIGHTING**

KEY	REF.	DESCRIPTION
	4 LD-03	BIKE RACK
	8 LD-03	CUSTOM WOOD BENCH
	3 LD-03	TABLE SET
		PLANTER/POT
	1 LD-03	PICNIC TABLE
	2 LD-03	BENCH

No.	By:	Description	Date
3	MW	Issued for Reasoning/DP	May 26, 2022
2	MW	Issued for Reasoning/DP	Feb 25, 2022
1	MW	Issued for Reasoning/DP	Jan 26, 2021

REVISIONS TABLE FOR DRAWINGS  
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
144 West 21 Street

Location:  
144 West 21st Street,  
North Vancouver, B.C.

Drawn:  
MW  
DY

Checked:  
MW

Approved:  
MW

Stamp:  
Original Sheet Size:  
24"x36"

Scale:  
1:100

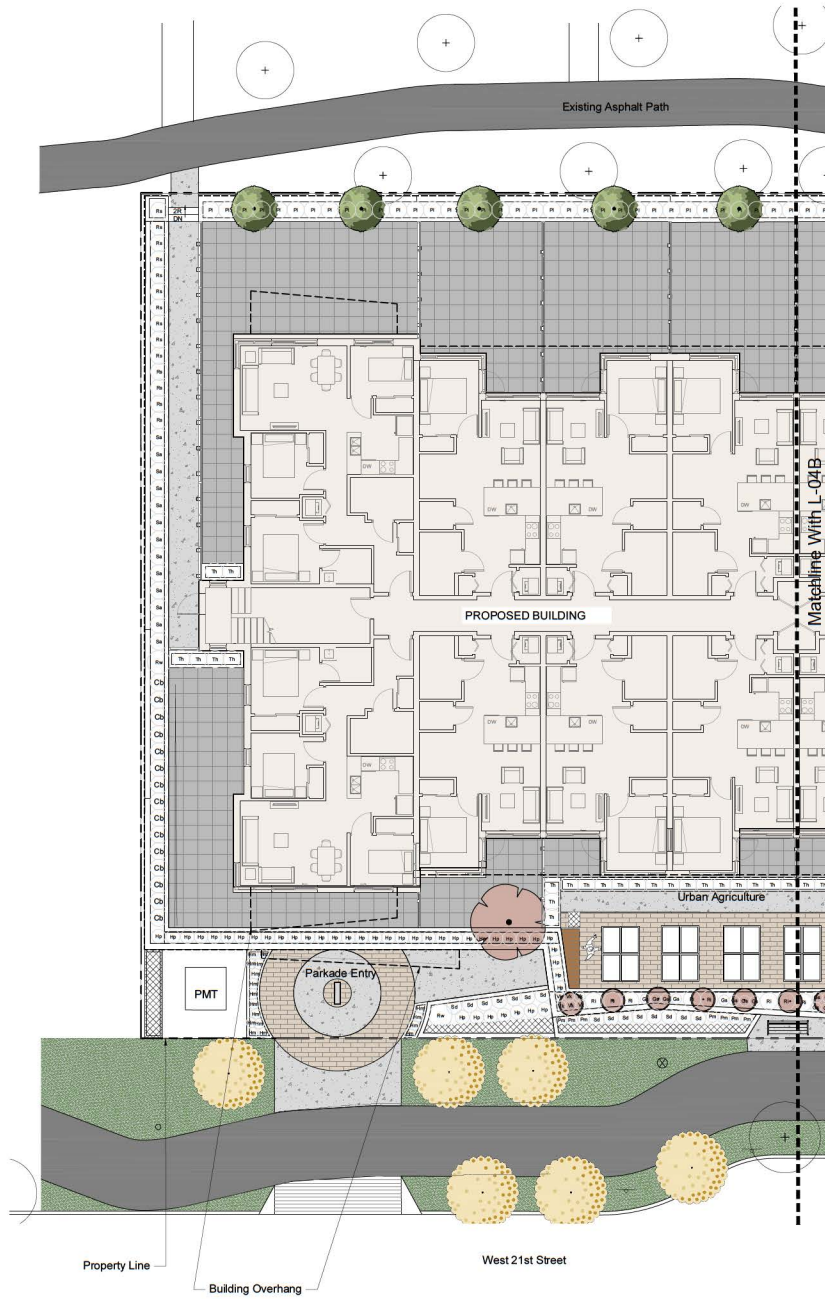
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL MEASUREMENTS FROM THE CONSTRUCTION SHALL BE LABELED ISSUED FOR TENDER/CONSTRUCTION.



Z:\PROJECTS\LANDSCAPE\PROJECTS\144 WEST 21ST ST. LANDSCAPE PLAN.DWG



Z:\PROJECTS\PLANTING\PROJECTS\144 WEST 21ST ST. DWG\SHEETS\04A PLANTING PLAN - WEST.DWG



**TREE SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY	DETAIL
	Acer circinatum / Vine Maple	B&B, 2.0m Ht, multi-stem	Locally Native	10	
	Amelanchier alnifolia / Serviceberry	B&B; 60m cal, 2.0m Std.	Locally Native	2	
	Liquidambar styraciflua 'Slender Silhouette' / Columar Sweet Gum	B&B; 60m cal, 2.0m Std.		10	
	Picea omorika / Serbian Spruce	3.0m Ht.	Near Native	3	
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B; 60m cal, 2.0m Std.		6	

**PLANT SCHEDULE**

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Au	Abutilon unedo 'Compacta' / Dwarf Strawberry Tree	#3	0.75m	7	Drought Tolerant
Ct	Chosya ternata / Mexican Orange	#3	0.75m	8	Drought Tolerant
Cb	Cornus sericea 'Bud's Yellow' / Yellow Twig Dogwood	#2	0.75m	15	
Ga	Galearia sharoni / Salal	#2	0.45m	55	Native
Hp	Hebe pinguifolia 'Sutherlandii' / Pigei Hebe	#2	0.8m	47	Drought Tolerant
Mh	Malortia hawaiiensis / Oregon Grape	#2	0.65m	9	Native
Pl	Prunus laurocerasus / Portugal Laurel	1.2m Ht	0.75m	70	BB
Rw	Ribes sanguineum 'White Icicle' / White Flowering Currant	#5	1m	3	Near-Native
Ri	Rosa woodsii / Mountain Rose	#2	0.75m	8	Native
Ra	Rubus spectabilis / Salmonberry	#2	0.75m	19	Native
Sd	Spiraea douglasii / Western Spirea	#2	0.65m	20	Native
Si	Symphoricarpos albus / Common White Snowberry	#2	0.75m	25	Native
Ti	Taxus baccata Repandens / Spreading English Yew	#2	0.8m	12	
Th	Thuja x media 'Hicksii' / Hicks Yew	1.2m Ht.	0.75m	60	
Vt	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#3	0.65m	8	Native
Vk	Vaccinium vitis-idaea 'Koralie' / Lingonberry	#2	0.45m	6	Native
FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Bs	Blachium spicant / Deer Fern	#1	0.45m	15	Native
Pm	Polystichum munroii / Western Sword Fern	#2	0.5m	19	Native
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
As	Aster subspicatus / Douglas Aster	#1	0.3m	33	Native
Ds	Dicentra spectabilis / Bleeding Heart	#1	0.45m	8	Native
Hm	Heuchera micrantha / Crevice Alum Root	#1	0.45m	51	Native
Mc	Mukdenia rossii 'Crimson Fans' / Crimson Fans Mukdenia	#1	0.3m	15	Native
VINES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Pt	Parthenocissus tricuspidata / Boston Ivy	#1	0.65m	2	Staked
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Claytonia perfoliata / Miner's Lettuce	10cm	300mm	14	Native
	Elymus mollis / American Dunegrass	#1	300mm	119	Native
	Fragaria vesca / Woodland Strawberry	#1	300mm	17	Native

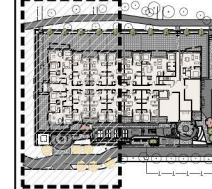
**PLANTING NOTES:**

- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:  
 A. SHRUBS: 450MM  
 B. SOD: 150MM  
 C. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
- 2" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- INSTALL 900MM CONTINUOUS SOIL TRENCH IN BOULEVARDS WHERE STREET TREES ARE PROPOSED.
- AREA BETWEEN BACK OF SIDEWALK AND PL TO RECEIVE 600MM SOIL AND 300MM DEPTH OF "TURF-BLEND" SOIL.
- SCARIFY TOP 50MM OF SUBGRADE PRIOR TO PLACEMENT OF GROWING MEDIUM.

**IRRIGATION NOTE:**

- ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.

**Key Map (N/S)**



No.	By:	Description	Date
3	MW	Issued for Reasoning/DP	May 28, 2022
2	MW	Issued for Reasoning/DP	Feb 25, 2022
1	MW	Issued for Reasoning/DP	Jan 26, 2021

**REVISIONS TABLE FOR DRAWINGS**

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
144 West 21st Street

Location:  
144 West 21st Street,  
North Vancouver, B.C.

Drawn: KM  
Stamp:

Checked: MW

Approved: MW  
Original Sheet Size: 24"x36"

Scale: 1:100  
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**TREE SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY	DETAIL
	Acer circinatum / Vine Maple	B&B, 2.0m HT, multi-stem	Locally Native	10	
	Amelanchier alnifolia / Serviceberry	B&B, 6cm cal, 2.0m Std.	Locally Native	2	
	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B&B, 6cm cal, 2.0m Std.		10	
	Picea omorika / Serbian Spruce	3.0m ht.	Near Native	3	
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B, 6cm cal, 2.0m Std.		6	

**PLANT SCHEDULE**

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Au	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	#3	0.75m	7	Drought Tolerant
Cl	Choisya ternata / Mexican Orange	#3	0.75m	6	Drought Tolerant
Cb	Cornus sericea 'Burg Yellow' / Yellow Twig Dogwood	#2	0.75m	15	
Gs	Gaulltheria shallon / Salal	#2	0.45m	55	Native
Hb	Hebe pinnatifida 'Sutherlandii' / Pagan Hebe	#2	0.6m	47	Drought Tolerant
Mn	Mahonia Nervosa / Oregon Grape	#2	0.65m	8	Native
Pl	Prunus lauratinica / Portugal Laurel	1.2m ht.	0.75m	70	BB
Rw	Ribes sanguineum 'White Tidal' / White Flowering Currant	#5	1m	3	Near-Native
Ri	Rosa woodii / Mountain Rose	#2	0.75m	8	Native
Rb	Rubus spectabilis / Salmonberry	#2	0.75m	19	Native
Sd	Spirea douglasii / Western Spirea	#2	0.65m	20	Native
Sa	Symphoricarpos albus / Common White Snowberry	#2	0.75m	25	Native
Ti	Taxus saccata Repens / Spreading English Yew	#2	0.6m	12	Native
Th	Taxus x media 'Hicksii' / Hicks Yew	1.2m ht.	0.75m	60	B&B
Vt	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#3	0.65m	6	Native
Vk	Vaccinium vitis-idaea 'Koralle' / Lingonberry	#2	0.45m	6	Native

FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Bs	Blechnum spicant / Deer Fern	#1	0.45m	15	Native
Pm	Polystichum munium / Western Sword Fern	#2	0.6m	19	Native

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
As	Aster subspicatus / Douglas Aster	#1	0.3m	33	Native
Ds	Diervilla spectabilis / Bleeding Heart	#1	0.45m	6	Native
Hm	Heuchera micrantha / Crevice Alum Root	#1	0.45m	51	Native
Mc	Mukdenia rossii 'Crimson Fans' / Crimson Fans Mukdenia	#1	0.3m	15	Native

VINES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
Pt	Parthenocissus tricuspidata / Boston Ivy	#1	0.65m	2	Shaded

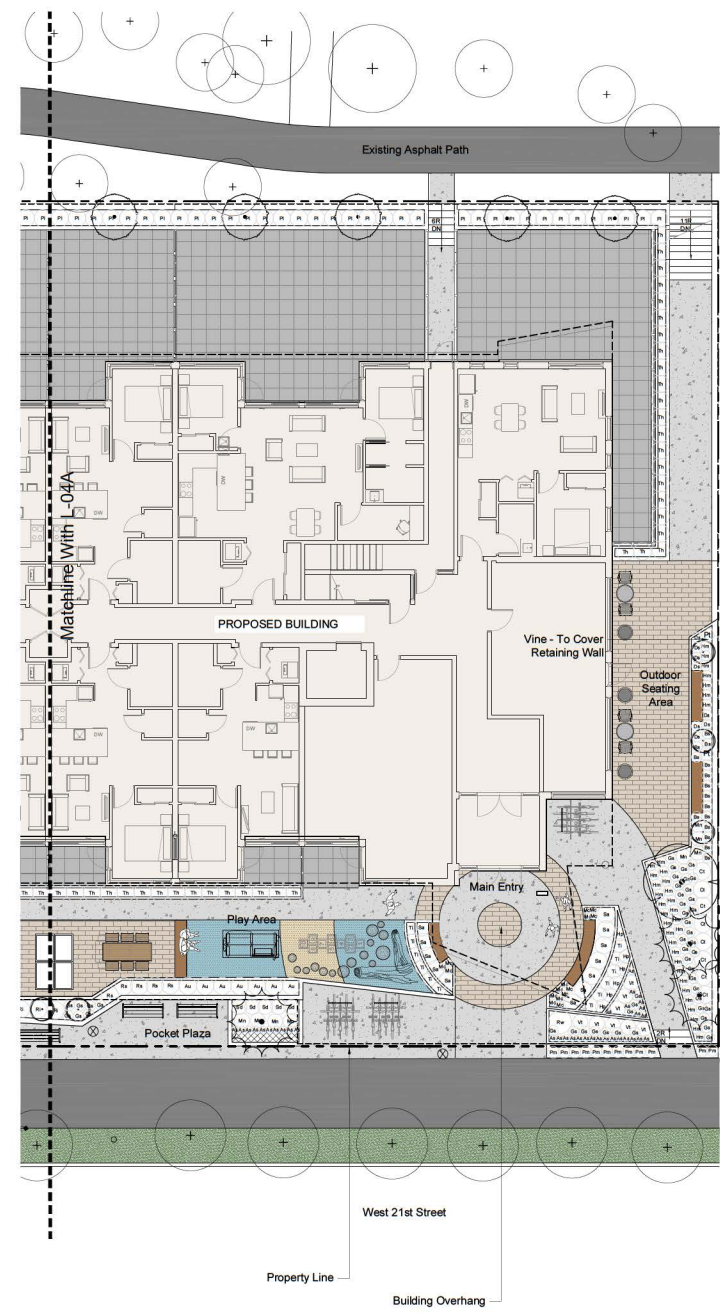
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Claytonia perfoliata / Miner's Lettuce	10cm	300mm	14	Native
	Elymus mollis / American Dunegrass	#1	300mm	119	Native
	Fragaria vesca / Woodland Strawberry	#1	300mm	17	Native

**PLANTING NOTES:**

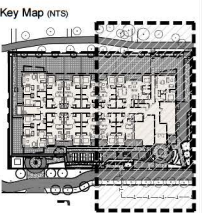
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCINA OR BCSLA GUIDELINES PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - SHRUBS: 450MM
  - SOD: 150MM
  - TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
- 2" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- INSTALL 900MM CONTINUOUS SOIL TRENCH IN BOULEVARDS WHERE STREET TREES ARE PROPOSED.
- AREA BETWEEN BACK OF SIDEWALK AND PL TO RECEIVE 600MM SOIL AND 300MM DEPTH OF "TURF-BLEND" SOIL.
- SCARIFY TOP 50MM OF SUBGRADE PRIOR TO PLACEMENT OF GROWING MEDIUM.

**IRRIGATION NOTE:**

- ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IIBC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.



**VDZ+A**  
 LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LIGHT ENGINEERING  
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO  
 103-9181 Church St | 102-355 Kingsway  
 Fort Langley, BC | Vancouver, BC  
 VIM 2R6 | VST 377  
 www.vdz.ca | 604-882-0024



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Project:  
144 West 21st Street

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144 West 21st Street,  
North Vancouver, B.C.

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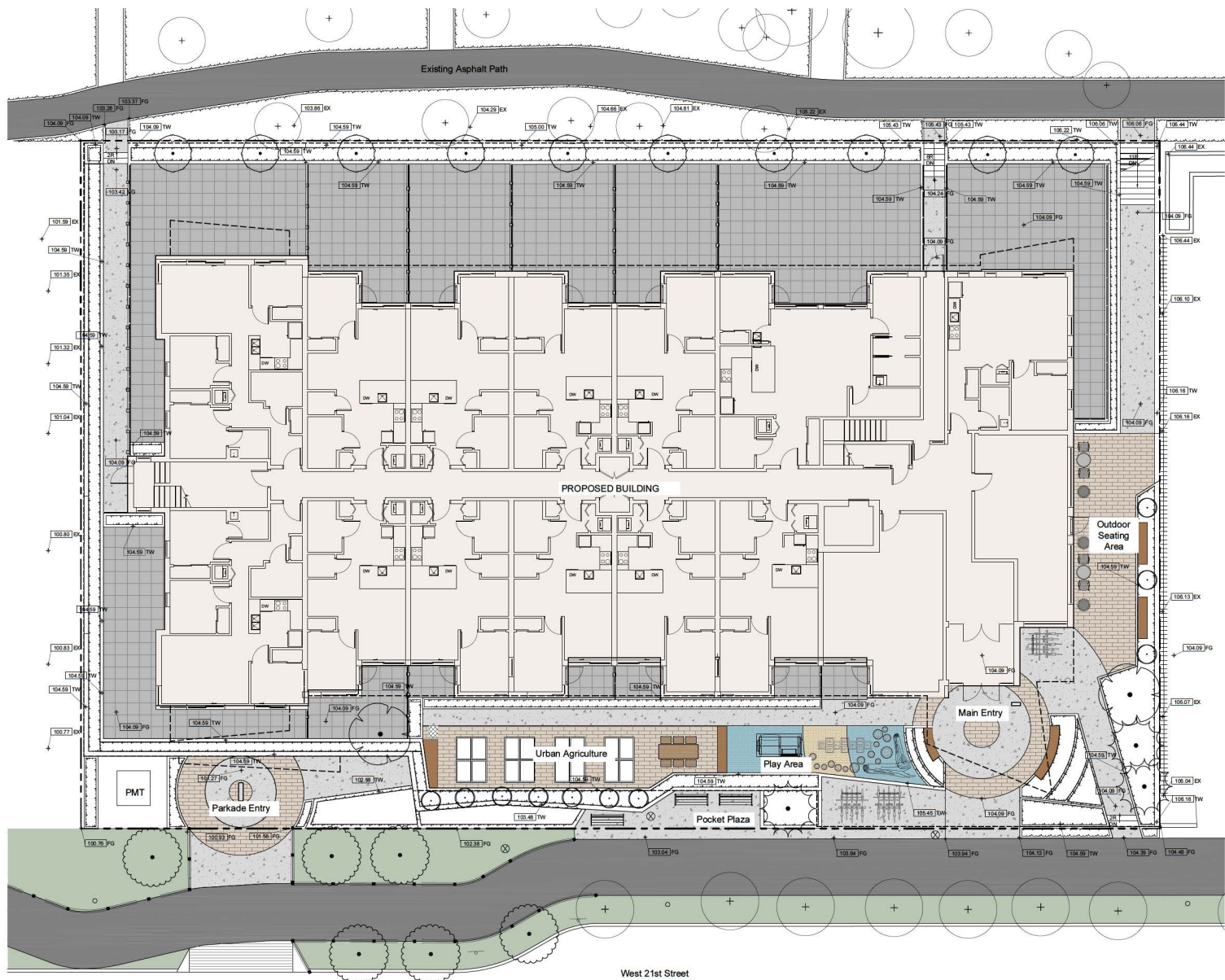
Drawing Title: PLANTING PLAN - EAST



VDZ Project #: 2020-68

Drawing #: L-04B

Z:\PROJECTS\2020\144 WEST 21ST ST. (2020)\SHEETS\04B PLANTING PLAN - EAST.DWG



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 Approved: MW  
 Scale: 1:100



Stamp:  
 Original Sheet Size:  
 24"x36"



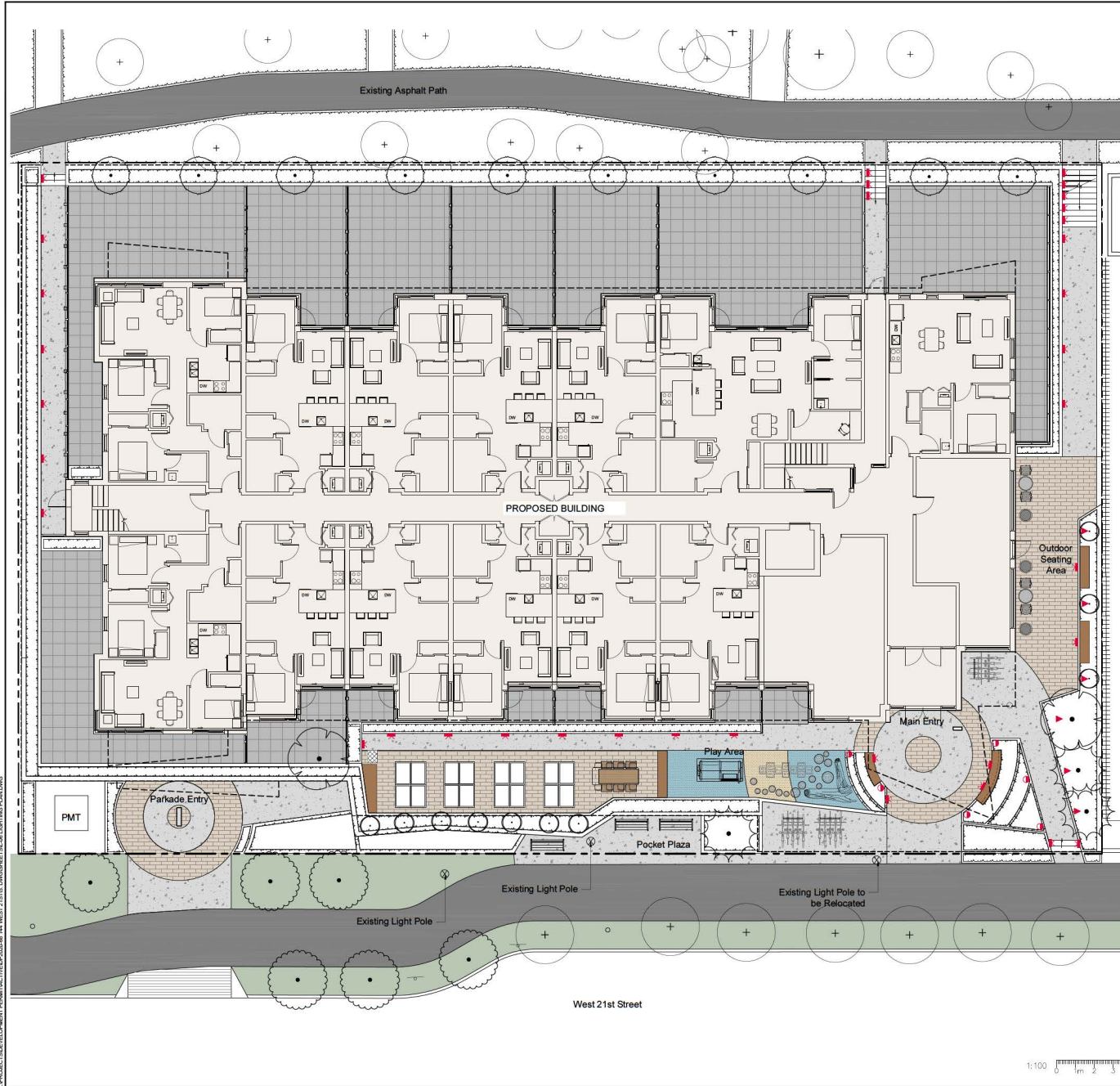
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Drawing Title:  
GRADING PLAN



VDZ Project #:  
2020-68

Drawing #:  
L-05



Uplight



Recessed Wall / Step Light



Bollard Light

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LEGEND

KEY	REF.	DESCRIPTION
▲		UPLIGHT by Electrical
■		RECESSED WALL/STEP LIGHT by Electrical
●		BOLLARD LIGHT by Electrical

NOTES:  
 1. LANDSCAPE LIGHTING PLAN PROVIDES LIGHT LOCATION AND REFERENCE IMAGE TO COORDINATE WITH ELECTRICAL ONLY. FOR FINAL FIXTURE QUANTITY, COLOUR TEMPERATURE, BULB AND CONDUIT INFORMATION, REFER TO ELECTRICAL DRAWINGS.

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Approved: MW	Original Sheet Size: 24"x36"
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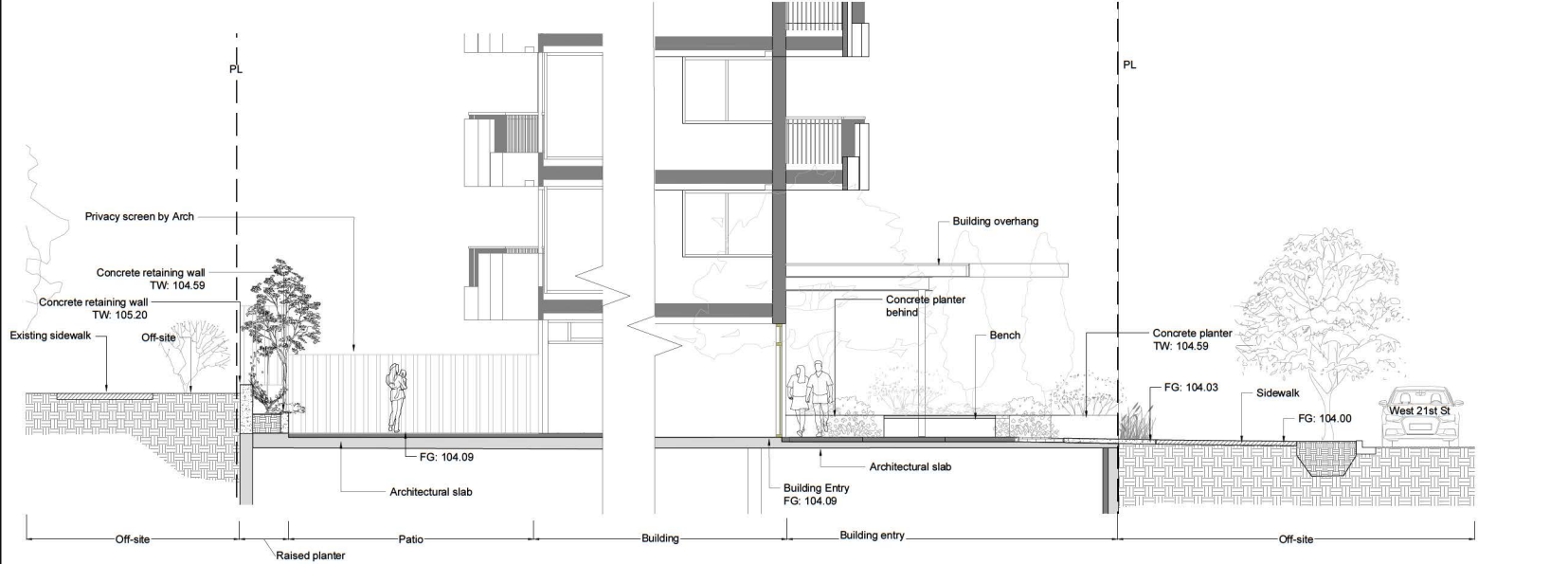
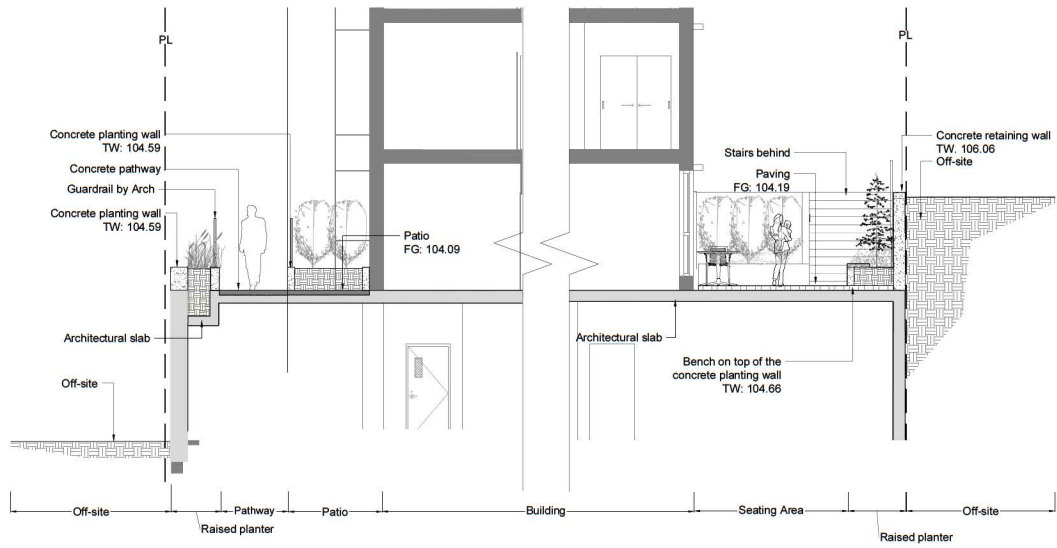
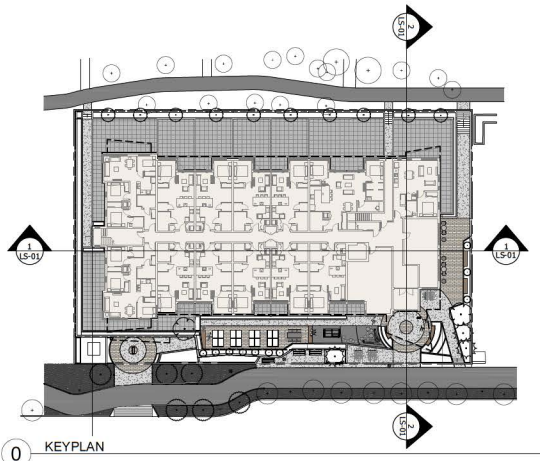
2:\PROJECT:\RELANDMENT\PROJECTS\2020-68 144 WEST 21ST ST. DWG\REVETS\_06 LIGHTING PLAN.DWG

Drawing Title: LIGHTING PLAN



VDZ Project #: 2020-68

Drawing #: L-06



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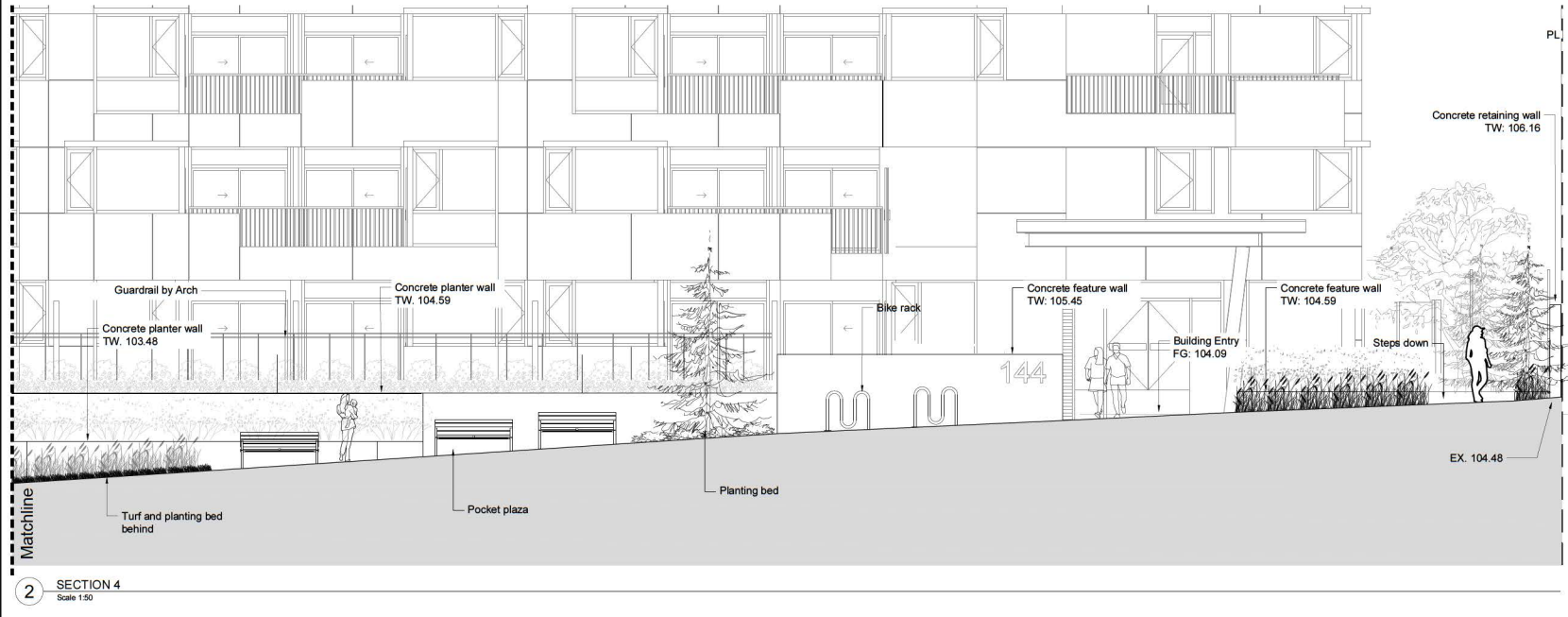
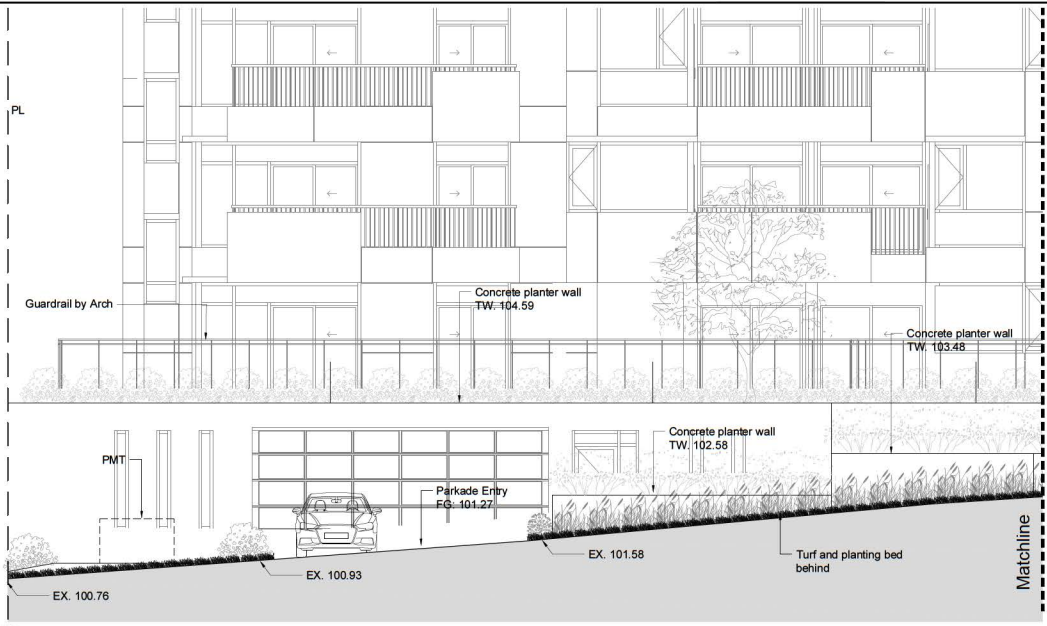
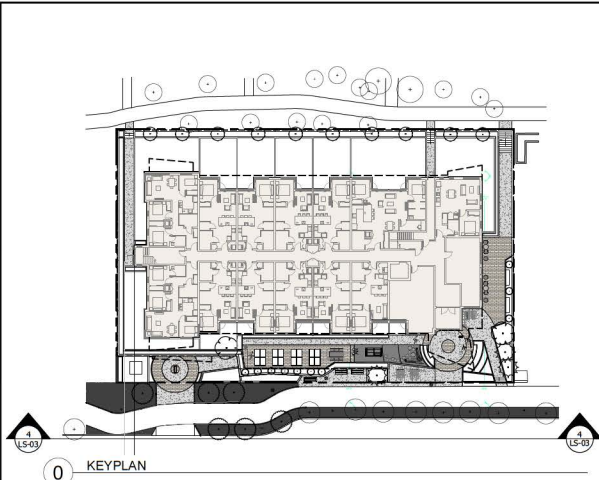
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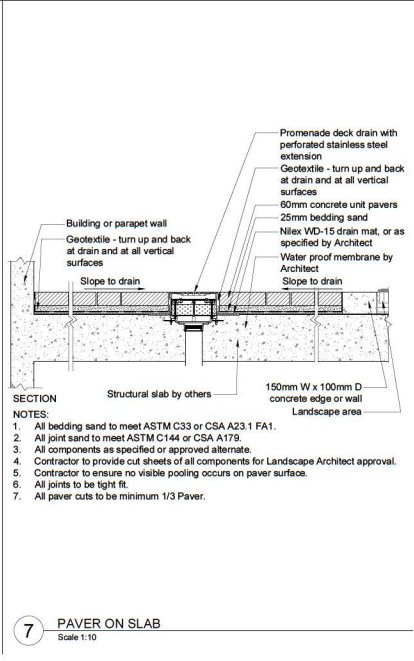
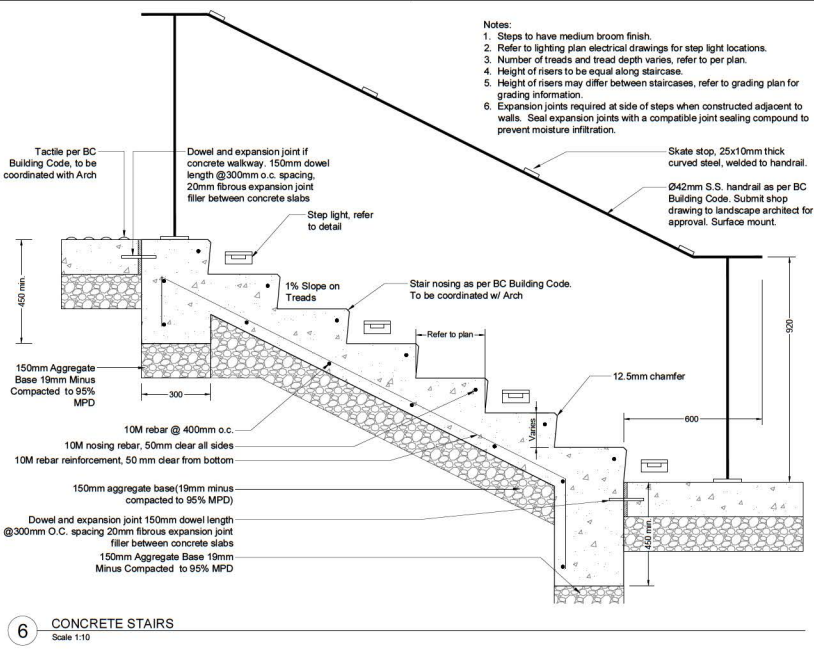
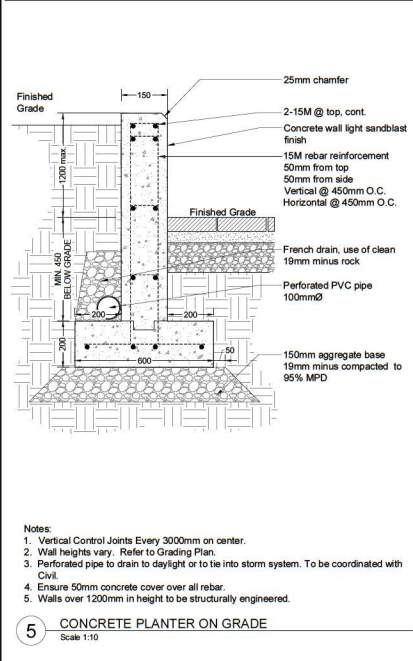
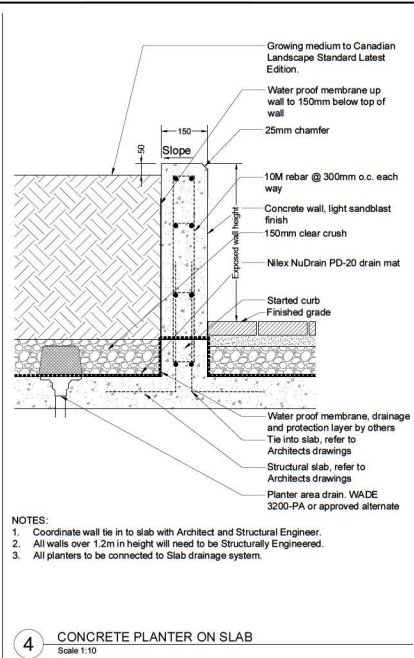
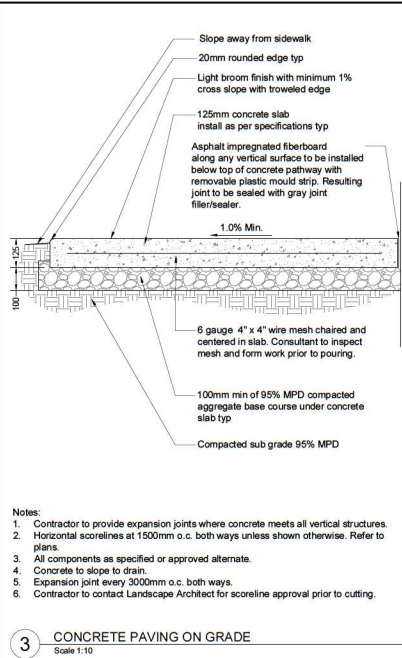
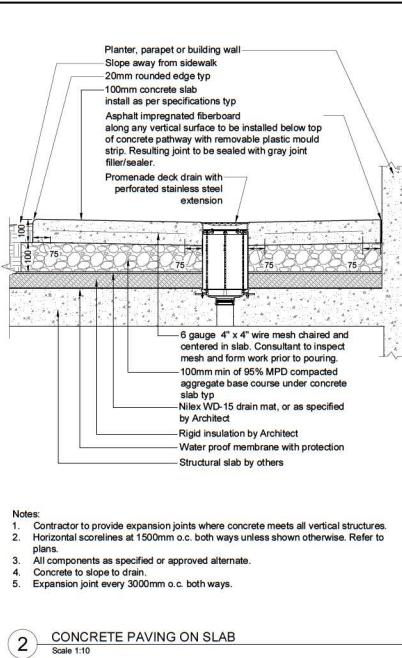
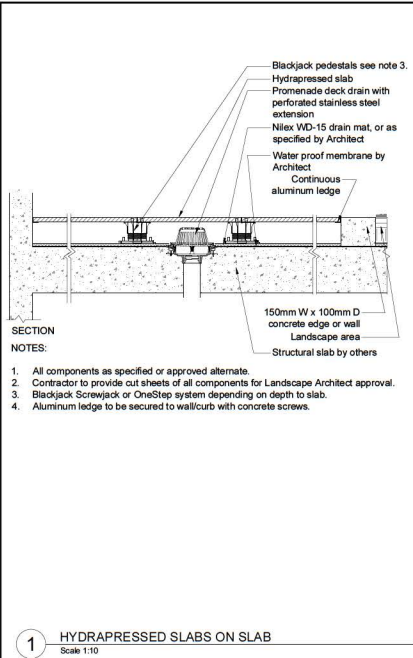
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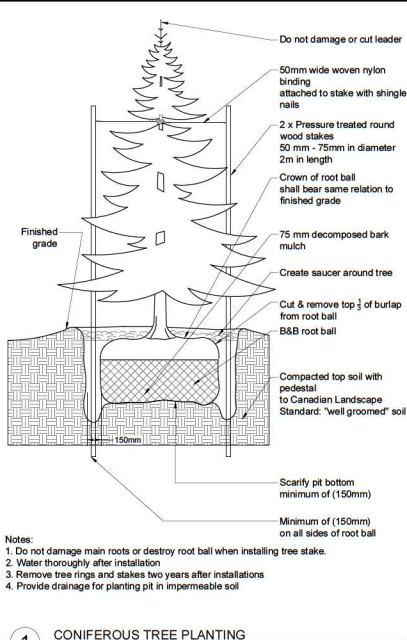
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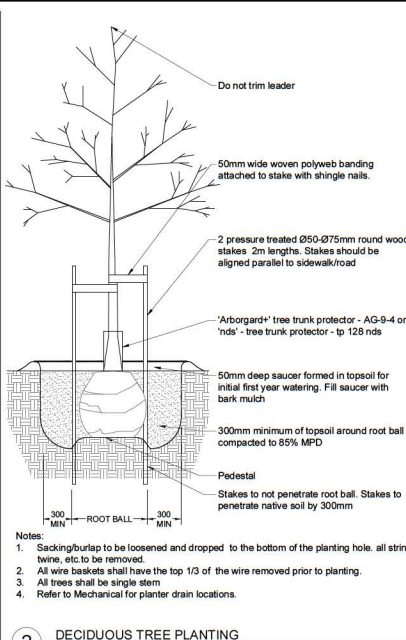
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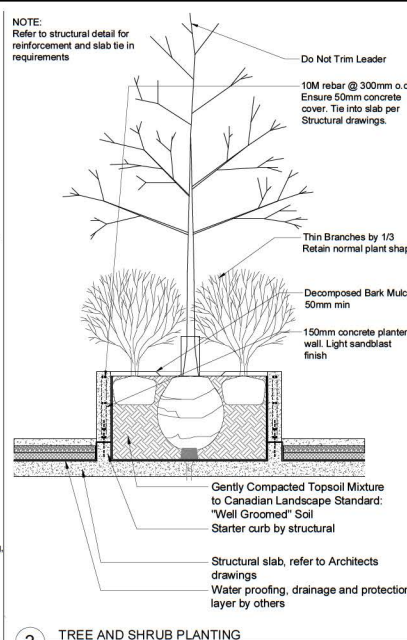
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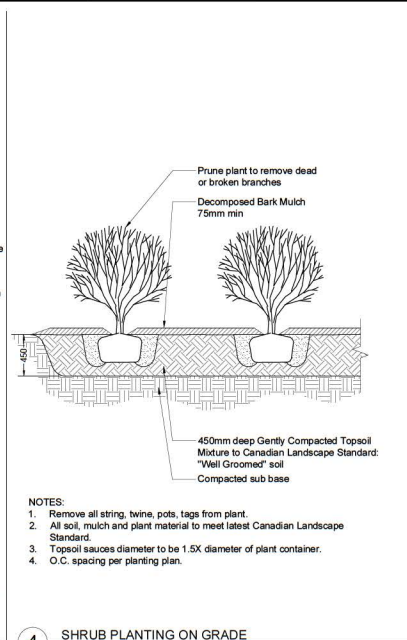
1 CONIFEROUS TREE PLANTING  
Scale 1:25



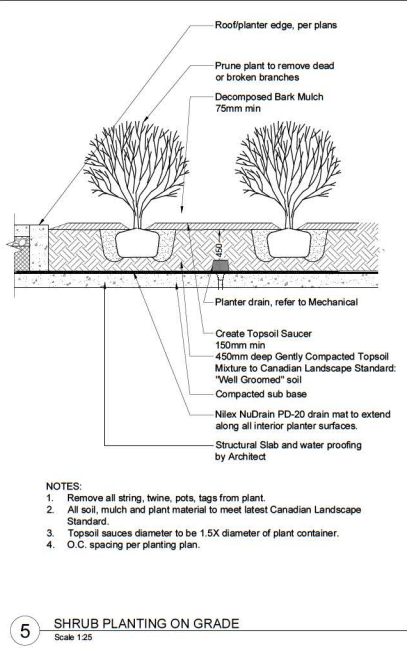
2 DECIDUOUS TREE PLANTING  
Scale 1:25



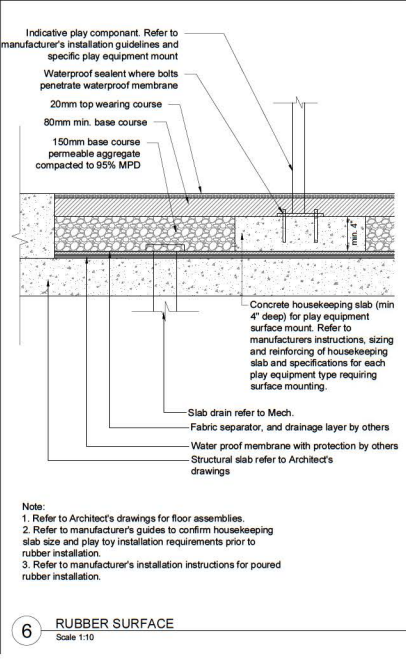
3 TREE AND SHRUB PLANTING  
Scale 1:25



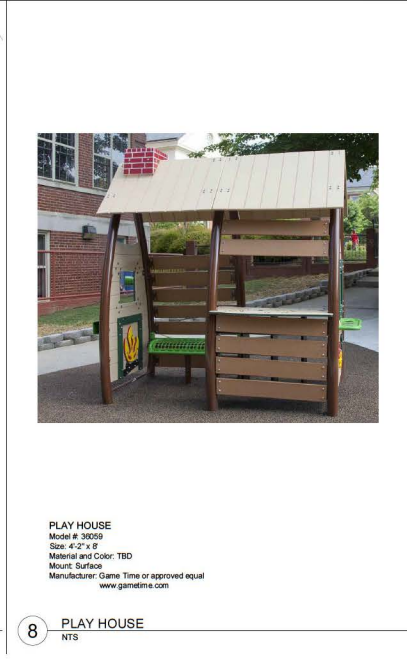
4 SHRUB PLANTING ON GRADE  
Scale 1:25



5 SHRUB PLANTING ON GRADE  
Scale 1:25



6 RUBBER SURFACE  
Scale 1:10



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Z:\PROJECTS\ENVIRONMENTAL\PERMITS\144 WEST 21ST ST. LANDSCAPE DETAILS\_06 DETAILS.DWG





**CLUSTER SEATING**  
 Model #: 210 CLUSTER SEATING  
 Size: Length: 70" (177.8cm)  
 Width: 66.5" (168.9cm)  
 Height: 29.5" (74.9cm)  
 Seat Height: 17.5" (44.5cm)  
 Height Below Grade: 18" (45.7cm)  
 Material and Color: Powdercoated GunMetal colour and Wood grain texture high density polyethylene  
 Mount: Surface  
 Manufacturer: MagIn Furniture or approved equal  
 www.magin.com  
 1-800-716-5506

1 CLUSTER SEATING  
 NTS



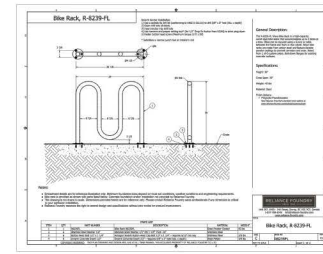
**BENCH**  
 Model #: 100 SERIES BACKED WITH TWO END ARMS  
 Size: Length: 70" (177.8cm)  
 Height: 30" (76.2cm)  
 Depth: 30" (76.2cm)  
 Seat Height: 16" (40.6cm)  
 Material and Color: Powdercoated GunMetal colour and Wood grain texture high density polyethylene  
 Mount: Surface  
 Manufacturer: MagIn Furniture or approved equal  
 www.magin.com  
 1-800-716-5506

2 BENCH  
 NTS



**TABLE SET**  
 Model #: 1700 SERIES FARO TABLE AND CHAIR W/ ARMREST  
 Size: Square 36", Standard Height  
 Material and Color: Powdercoated GunMetal colour  
 Manufacturer: MagIn Furniture or approved equal  
 www.magin.com  
 1-800-716-5506

3 TABLE SET  
 NTS



**BIKE RACK**  
 Model #: R-6239 Wave Bike Rack  
 Size: H 36" x W 36"  
 Material and Color: Powder coated steel, Anodized Silver colour  
 Mount: Flanged, Surface  
 Manufacturer: Reliance Foundry or approved equal  
 www.reliance-foundry.com  
 1-877-789-3245

4 BIKE RACK SUPPLIER SPECS  
 NTS



**WASTE & COMPOST CONTAINER**  
 Model #: 150 SERIES LASER CUT AND FORMED STEEL  
 2 STREAM, 32 & 46 GALLON LINER CAPACITY (GALLONS),  
 W/ RAIN SHIELD  
 Size: Length: 35" (88.9cm)  
 Height: 37" (94.0cm)  
 Depth: 19" (48.3cm)  
 Material and Color: Powdercoated GunMetal colour  
 Mount: Surface  
 Manufacturer: MagIn Furniture or approved equal  
 www.magin.com  
 1-800-716-5506

5 WASTE AND COMPOST CONTAINER  
 NTS



Manufacturer: CedarCraft or approved equal  
 Manufacturer website: <https://cedarcraft.com>  
 Product name: 39" L x 22" W x 36" H Cedar Folding Potting Table

6 POTTING TABLE  
 NTS



Manufacturer: Accessible Gardens or approved equal  
 Manufacturer website: <http://www.accessiblegardens.com/>  
 Product name: 48" X 32" Accessible Planter

7 GARDEN PLANTER  
 NTS



8 CUSTOM CURVED BENCH  
 NTS

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2-PROJECT DEVELOPMENT PERMITS/ACTS/2020/06/144 WEST 21ST ST. (2020) SHEETS 07 DETAILS.DWG

## 144 West 21<sup>ST</sup> Street Rezoning Application

### Development Information Session Summary Report

**Event Date:** June 7, 2022  
**Time:** 6:00pm – 8:00pm  
**Location:** Virtual DIS (Zoom meeting)  
**Attendance:** 3 members of the public signed up. 1 member  
**Comments:** attended. 1 comment sheets and 0 e-mails were  
submitted.

**Meeting Purpose:**

- To present development application materials to neighbours
- To provide an opportunity for the public to ask questions about the development
- To provide an opportunity for neighbours to comment on the proposal.

**Notification:**

In accordance with City of North Vancouver policies:

Invitation Brochures

Invitations were delivered to 1,367 addresses within a 40m radius from the site, meeting City requirements. Appendix A includes a copy of the invitation.

Newspaper and Online Ad

A newspaper and online ad were placed in the North Shore News on Wednesday, June 1st, 2022. A copy of the ad is included in Appendix A.

Site signage

Site signage erected at the proposed development location. A copy of the photo is included in Appendix A.

**Attendance:**

3 members of the public signed up for the meeting. A copy of the sign-in sheets is included in Appendix B.

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

City of North Vancouver:

- Emma Chow, Planner

Project Team presenters included:

- Francois Marchand, Ankenman Marchand Architects, Principal
- Dimitar Bojadziev, Ankenman Marchand Architects, Project Manager
- Mahshid Taki, Ankenman Marchand Architects, Intern Architect
- Daisen Gee Wing, Developer (absent)

## Overview:

The meeting was held in a virtual format. Meeting participants could follow an online presentation and engage with the project team and the municipal planner directly. The presenters listened for questions and comments and noted them and respond.

The participants were invited to submit written comments to the project team or to the municipal planner.

One comment sheet and no emails were submitted.

The key themes of the evening included:

- the perceived lack of parking in the area
- building height, and worry that it would block the view for neighbours across the street to the mountains
- reflection from the glazing to neighbouring buildings
- prevention from animal accessing the amenity garden area
- crime prevention for the people walking along 21st Street
- prevention from people being able to sleep on street
- parking for the workers during the construction

Public Dialogue:

(Q = Question, A = Answer, and the number is to track the dialogue)

**Q1** There are proposed 73 apartment units and 53 parking stalls. Will there be enough parking? Are there be any changes into parking regulations?

**A1** The answer of the Applicant was that the project is complying with the bylaw regulations and is proposing 10% over the requested parking stalls by the City's bylaw. The subject site is well connected to the public transit, and it is expected that not all the renters will own vehicles. The CNV representative stated that the City is not foreseeing any changes to the parking regulations but is open for suggestions.

**Q2** Concerns about the building height. The proposed building is 5 storeys high. The buildings across the 21<sup>st</sup> Street are 3-4 storey in height. Their views to the mountains will be obstructed by the new building and will devalue the properties?

**A2** The Applicant replied that the design in the previous proposal was 6 storeys in height and taking in consideration the previous concerns the new design proposal resulted with 5 storey building. The CNV representative added a clarification, that according the current OPC plan in this area the building limit height for the new developments is 6 storeys. There are already newer buildings to the north of the property that are 5 and 6 storeys high, and the proposed design is complying with height requirements.

**Q3** Concerns about the reflections cast to the neighbouring building from the glazing of the building?

**A3** The proposed project doesn't have unusual glazing and in the Applicant's opinion the building have relatively average glazing percentage.

**Q4** Concerns about the amenity garden. How will it prevent animals (racoons, bears, rats, etc.) and homeless people to access the area?

**A4** The Applicant answered that the proposed amenity area is supposed to be for a private use of the building residents, for gardening, seating, and child play area without offering solution for prevention of access to wild animals and homeless people. (The concern is noted and will be seeking for possible design improvements.)

**Q5** Concerns raised regarding the proposed the public note offering opportunity to seat and rest in the pocket plaza area. There are benches proposed next to sidewalk, between the landscaped areas. This can be potential treat to the people walking by. There are already a lot of homeless people, next to the neighbouring McDonalds that are sleeping on the streets. How will you prevent them sleeping on the proposed benches?

**A5** The answer of the Applicant was that the landscaping will be carefully designed not to obstruct the visions and the area will be lighted. The design of the benches can be done with few armrests in the seating part that will prevent the possibility of someone sleeping on it.

**Q6** Where the construction workers will park their vehicles during the construction?

**A6** The Applicant apologize that cannot answer the questions as the Developer was absent on the meeting. It will be up to the future contractor how to deal with the parking issue during the construction.

**Q7** What are the next steps in the application process?

**A7** The CNV representative provide the answer with the timeline of the scheduled upcoming Council meeting 1<sup>st</sup> reading and public hearing.

### **Comment Sheet and Email Summary**

Participants were invited to submit comments by submitting the Comments form by email after the meeting. One comment sheet was submitted by a person registered for the information session but did not attend.

The respondent explicitly expressed support for the proposal with a note that hopes there will be enough visitor, resident, and EV parking stalls.

A copy of the Comment sheet is included in Appendix B.

No emails with comments arrived by the time of finishing the report.

### **Conclusion**

The purpose of this development information session was to present to neighbours the proposed rezoning application and the mid-rise rental development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal.

The newspaper ads notified the community of the meeting, and a sign was posted on the property. 1,367 invitations were distributed by mail to the surrounding community.

3 community members signed in, and one participated at the meeting. One comment form and zero emails were submitted. One respondent expressed explicit support for the proposal.

The public could participate in this process in three ways:

- following the online presentation
- talking to the project team and City Planner
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions and make the comments they wished to provide that evening. Participants asked the development team and City planner a variety of specific questions, mostly related to need for additional parking in the area, building height and form and crime prevention.

The community was given ample opportunity to express their views of the proposal.

## Sustainability Statement

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

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

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

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

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

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

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

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

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

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 8939**

**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, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-758 (Comprehensive Development 758 Zone):

<b>Lots</b>	<b>Block</b>	<b>D.L.</b>	<b>Plan</b>	
A of 10	206	545	17051	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
  - A. Adding the following section to Section 1100, thereof, after the designation “CD-757 Comprehensive Development 757 Zone”:
 

“CD-758 Comprehensive Development 758 Zone”
  - B. Adding the following to Section 1101, thereof, after the “CD-757 Comprehensive Development 757 Zone”:
 

“CD-758 Comprehensive Development 758 Zone”

In the CD-758 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

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



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

<b>BASE DENSITY</b>			
OCP Schedule 'A'		1.6 FSR	
<b>ADDITIONAL (BONUS) DENSITY</b>			
<b>ADDITIONAL DENSITY CATEGORY</b>	<b>DESCRIPTION</b>	<b>ADDITIONAL (BONUS) DENSITY</b>	<b>POLICY REFERENCE</b>
Secured Rental Housing	100% rental housing; 10% mid-market rental units	0.7 FSR	OCP section 2.2
<b>TOTAL DENSITY</b>		<b>2.3 FSR</b>	

- (4) Lot Coverage of Principal Building shall not exceed a maximum of 94 percent;
- (5) Height of Principal Building shall not exceed five storeys and 16 metres (52.5 feet) as measured from average Building Grade of north Lot Line;
- (6) Siting:
- (a) Principal Building shall be sited a minimum:
- i. 6.32 metres (20.7 feet) from Front and Rear Lot Line;
  - ii. 4.58 metres (15.0 feet) from east Side Lot Line;
  - iii. 4.00 metres (13.1 feet) from west Side Lot Line;
- (b) Section 410(3) "Siting Exceptions" is varied to permit:
- i. Canopies to project up to 1.14 metres (3.8 feet) from Front (south) Lot Line;
  - ii. Unenclosed balconies to project up to 4.42 metres (14.5 feet) from Front and Rear Lot Lines;
  - iii. Stairwell to project up to 2.50 metres (8.2 feet) from west Side Lot Line;
  - iv. Portions of Cellar that are above grade, including outdoor structures directly above the Cellar, to be setback 0 metres from a Lot Line;
- (7) Section 510(2) "Unit Separation" be waived;

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

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

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

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

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

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MAYOR

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CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8940

A Bylaw to enter into a Housing Agreement (144 West 21<sup>st</sup> 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, 2022, No. 8940**” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments).
- 2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Confide Enterprises Inc. with respect to the lands referenced as 144 West 21<sup>st</sup> Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758).
- 3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

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

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

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**PART 2 – TERMS OF INSTRUMENT**

**RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT**

**THIS AGREEMENT** dated for reference the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BETWEEN:

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

(the “Owner”)

AND:

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

(the “City”)

**WHEREAS:**

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

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

## 1. DEFINITIONS

- (a) “**Act**” means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) “**Affordable Rent**” means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) “**Agreement**” means this agreement as amended from time to time;
- (d) “**Commencement Date**” has the meaning set out in section 2.1 herein;
- (e) “**Council**” means the municipal council for the City of North Vancouver;
- (f) “**CMHC**” means Canada Mortgage and Housing Corporation;
- (g) “**Director of Planning**” means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;
- (h) “**Dwelling Unit**” means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) “**Lands**” means those lands and premises legally described as:  
  
Parcel Identifier: 004-343-638  
Lot A-10  
Block 206  
District Lot 545  
Plan 17051;
- (j) “**Mid-Market Rental Units**” means the 7 Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) “**Market Rental Units**” means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (l) “**Maximum Household Income**” means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divided by 30% (0.30) to meet the standard definition of affordability.
- (m) “**Rental Purposes**” means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) “**Rental Units**” means the Market Rental Units and the Mid-Market Rental Units;

- (o) **“Residential Building”** means the five-storey building to be constructed on the Lands to be used for Rental Purposes with 73 Dwelling 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, 2022, No. 8939”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit; and
- (t) **“Term”** has the meaning set out in section 2.1 herein.

## 2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

## 3. SECTION 219 COVENANT

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

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

#### **4. TENANCY RESTRICTIONS**

- 4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 8 units of three or more bedrooms, 11 two-bedroom units and 54 one-bedroom units, or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The 7 Mid-Market Rental Units shall be provided in the following unit mix: 5 one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the 7 Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

#### **5. OWNER'S OBLIGATIONS**

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

- (c) Tenant Selection: the Owner will make the Mid-Market Rental Units available in the following order of priority:
- (i) Tenants from the existing rental building on the Lands will be provided first right of refusal in the Mid-Market Rental Units, regardless of income, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
  - (ii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
  - (iii) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in Sections 5.1(d)(i) or (ii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and
  - (iv) In determining whether a tenant meets the Maximum Household Income requirements, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.



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

## 6. DEFAULT AND REMEDIES

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

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

## **7. LIABILITY**

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

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

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

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

## **8. GENERAL PROVISIONS**

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

8.2 Nothing in this Agreement:

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

- (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.
- 8.3 The Owner and the City agree that:
- (a) this Agreement is entered into only for the benefit of the City;
  - (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
  - (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.
- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner.
- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

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

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

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

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

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

## **9. INTERPRETATION**

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.

- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to “Housing Agreement Bylaw, 2022, No. 8940”.
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

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