



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JANUARY 15, 2024 AT 6:00 PM

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

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, January 15, 2024

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, December 11, 2023

PROCLAMATION

Alzheimer's Awareness Month – January 2024

PUBLIC INPUT PERIOD

REPORT

3. Temporary Use Permit – 125 East 2nd Street – Temporary Sales Office

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

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PUBLIC INPUT PERIOD

The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500.” The time allotted for each speaker addressing Council during the Public Input Period is 2 minutes, with the number of speakers set at 5 persons. Speakers' comments will be audio recorded, as well as live-streamed on the City's website, and will form part of the public record.

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

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

- 1) **IN PERSON:** Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:55pm on the day of the Council meeting.
- 2) **ELECTRONICALLY VIA WEBEX:** Speakers who choose to participate electronically must pre-register by 12:00 noon on the day of the Council meeting by completing the online form at cnv.org/PublicInputPeriod, or by phoning 604-990-4230. These pre-registrants will receive instructions by email or phone on the afternoon before the Council meeting.

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

The Public Input Period provides an opportunity for comment only and places the speaker's concern on record, without the expectation of a response from Council. Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2).

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

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

REPORT

3. Temporary Use Permit – 125 East 2nd Street – Temporary Sales Office
– File: 08-3400-20-0137/1

Report: Planner 1, January 10, 2024

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated January 10, 2024, entitled “Temporary Use Permit – 125 East 2nd Street – Temporary Sales Office”:

THAT Temporary Use Permit No. PLN2023-00031 (Staburn), to permit a temporary sales office on the property located at 125 East 2nd Street for a three-year term, be considered and referred to a Public Meeting;

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

PUBLIC CLARIFICATION PERIOD

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

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information], 90(1)(e) [land matter], 90(1)(k) [proposed service] and 90(2)(b) [intergovernmental relations].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, DECEMBER 11, 2023**

PRESENT

COUNCIL MEMBERS

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

**participated electronically*

STAFF MEMBERS

L. McCarthy, CAO
A. Cifarelli, Corporate Officer
K. Graham, Corporate Officer
J. Peters, Acting Deputy Corporate Officer
L. Sawrenko, Chief Financial Officer
H. Granger, City Solicitor
K. Magnusson, Director, Engineering, Parks and Environment
B. Willock, Deputy Director, Infrastructure Management
S. Galloway, Director, Planning and Development
R. Basi, Acting Deputy Director, Planning and Development
M. Friesen, Acting Manager, Development Planning
R. de St. Croix, Manager, Long Range and Community Planning
M. Menzel, Development Planner
G. Schalk, Public Safety Director and Fire Chief
J. Roy, Manager, Civic Facilities
E. Doran, Director, People and Culture
S. Smith, Manager, Economic Development
K. Chan, Manager, Information Technology
T. Huckell, Administrative Assistant

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

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Back

1. Regular Council Meeting Agenda, December 11, 2023

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Valente, seconded by Councillor Back

2. Regular Council Meeting Minutes, December 4, 2023

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD

Nil.

CONSENT AGENDA

Moved by Councillor Bell, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

3. “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2023, No. 9001”

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2023, No. 9001” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

4. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2023, No. 9002”

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2023, No. 9002” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

5. “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2023, No. 9003”

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2023, No. 9003” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

DELEGATION

Talayah Jamshidi, Director of Operations, Canadian Mental Health Association

Re: Updates from the North Shore’s Peer Assisted Care Team (PACT)

Talayah Jamshidi, Canadian Mental Health Association, provided a PowerPoint presentation regarding “Updates from the North Shore’s Peer Assisted Care Team (PACT)” and responded to questions of Council.

CORRESPONDENCE

6. Julia Kaisla, Executive Director, Canadian Mental Health Association North and West Vancouver Branch – August 31, 2023

Re: Updates from the North Shore’s Peer Assisted Care Team (PACT)

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT the correspondence from Julia Kaisla, Executive Director, Canadian Mental Health Association North and West Vancouver Branch, dated August 31, 2023, regarding the “Updates from the North Shore’s Peer Assisted Care Team (PACT)”, be received for information.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8991” (WSP Canada Inc. / Kasian Architecture, 630 Brooksbank Avenue, CD-201 Text Amendment)

Moved by Councillor Valente, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8991” (WSP Canada Inc. / Kasian Architecture, 630 Brooksbank Avenue, CD-201 Text Amendment) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Valente, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8991” (WSP Canada Inc. / Kasian Architecture, 630 Brooksbank Avenue, CD-201 Text Amendment) be given third reading.

CARRIED UNANIMOUSLY

REPORTS

8. UBCM Complete Communities Grant Application – File: 13-6440-20-0003/1

Report: Manager, Long Range and Community Planning, November 29, 2023

Moved by Councillor Valente, seconded by Mayor Buchanan

PURSUANT to the report of the Manager, Long Range and Community Planning, dated November 29, 2023, entitled “UBCM Complete Communities Grant Application”:

THAT staff be directed to prepare and submit an application for the UBCM Complete Communities Grant, as described in the report, and endorse staff to receive and manage the grant funding;

AND THAT, subject to confirmation that funding is available, the project be authorized to proceed.

CARRIED UNANIMOUSLY

REPORTS – Continued

9. Child Care Business Licence Application BUS-34924 – Shine & Grow Learning Centre Ltd. (340 East 23rd Street) – Initial Consideration – File: 09-4320-20-0001/2022

Report: Business Licence Inspector and Manager, Economic Development,
November 29, 2023

Moved by Councillor Valente, seconded by Councillor Shahriari

PURSUANT to the report of the Business Licence Inspector and Manager, Economic Development, dated November 29, 2023, entitled “Child Care Business Licence Application BUS-34924 – Shine & Grow Learning Centre Ltd. (340 East 23rd Street) – Initial Consideration”:

THAT the application for a Business Licence for the Child Care Facility proposed by Shine & Grow Learning Centre Ltd., located at 340 East 23rd Street, be considered on the basis that:

- the proposed Child Care Facility is consistent with the permissible uses for this location;
- the impact of noise on the community in the immediate vicinity of the establishment, in general, is expected to be minimal and managed diligently;
- the applicant’s transportation plan meets the requirements for the establishment of a Child Care Facility at this location; and
- the potential impact on nearby residents would not be sufficient to warrant further public input;

THAT an optional Public Meeting be waived;

AND THAT, subject to the Business Licence application receiving approvals through the required inspections by Vancouver Coastal Health and City Inspectors, the subject Business Licence be issued.

CARRIED UNANIMOUSLY

10. Child Care Business Licence Application BUS-34925 – Shine & Grow Learning Centre Ltd. (359 West 23rd Street) – Initial Consideration – File: 09-4320-20-0001/2022

Report: Business Licence Inspector and Manager, Economic Development,
November 29, 2023

Moved by Councillor Back, seconded by Councillor Valente

PURSUANT to the report of the Business Licence Inspector and Manager, Economic Development, dated November 29, 2023, entitled “Child Care Business License Application BUS-34925 – Shine & Grow Learning Centre Ltd. (359 West 23rd Street) – Initial Consideration”:

Continued...

REPORTS – Continued

10. Child Care Business Licence Application BUS-34925 – Shine & Grow Learning Centre Ltd. (359 West 23rd Street) – Initial Consideration – File: 09-4320-20-0001/2022 – Continued

THAT the application for a Business Licence for a Group Child Care Facility proposed by Shine & Grow Learning Centre Ltd., located at 359 West 23rd Street, be considered on the basis that:

- the proposed Group Child Care Facility is consistent with the permissible uses for this location;
- the impact of noise on the community in the immediate vicinity of the establishment, in general, is expected to be minimal and managed diligently;
- the applicant’s transportation plan meets the requirements for the establishment of a Group Child Care Facility at this location; and
- the potential impact on nearby residents would not be sufficient to warrant further public input;

THAT an optional Public Meeting be waived;

AND THAT, subject to the Business Licence application receiving approvals through the required inspections by Vancouver Coastal Health and City Inspectors, the subject Business Licence be issued.

CARRIED UNANIMOUSLY

11. 2023 Extension of Funding Requests – File: 05-1705-30-0019/2023

Report: Chief Financial Officer, November 29, 2023

Moved by Mayor Buchanan, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated November 29, 2023, entitled “2023 Extension of Funding Requests”:

THAT Funding Appropriation Nos. 2037 and 8744 for \$1,663,688 – Casano-Loutet Overpass, be extended until December 31, 2026;

THAT Funding Appropriation No. 2057 for \$39,500 – Executive Compensation Market Review, be extended until December 31, 2024;

THAT Funding Appropriation No. 2068 for \$33,220 – Child Care Strategy Implementation, be extended until December 31, 2024;

THAT Funding Appropriation No. 2059 for \$67,490 – Community and School Active Travel Planning, be extended until December 31, 2025;

Continued...

REPORTS – Continued

11. 2023 Extension of Funding Requests – File: 05-1705-30-0019/2023 – Continued

THAT Funding Appropriation Nos. 2056 and 2061 for \$105,075 – Corporate Climate Action Implementation, be extended until December 31, 2024;

THAT Funding Appropriation No. 2073 for \$109,715 – Library Room Divider Replacement, be extended until December 31, 2024;

THAT Funding Appropriation No. 8771 for \$149,015 – Storm Main – Lonsdale Avenue at Keith Road, be extended until December 31, 2025;

THAT Funding Appropriation No. 8771 for \$149,338 – Sewer Replacement at E12 Lonsdale Avenue to East Line, be extended until December 31, 2025;

THAT Funding Appropriation Nos. 8771 and 8824 for \$49,780 – Water Main Replacement: Fell Avenue to Copping Street, be extended until December 31, 2025;

THAT Funding Appropriation No. 2074 for \$17,300 – North Shore Transportation Improvements–INSTPP, be extended until December 31, 2025;

THAT Funding Appropriation No. 2034 for \$91,946 – Enhanced VoIP Solutions, be extended until December 31, 2024;

THAT Funding Appropriation No. 2063 for \$40,155 – Fibre Infrastructure, be extended until December 31, 2024;

THAT Funding Appropriation No. 8771 for \$45,039 – Water Capital Plan Update, be extended until December 31, 2024;

THAT Funding Appropriation Nos. 2050 and 2052 for \$54,307 – 2020 Fleet EV Charging Stations, be extended until December 31, 2024;

THAT Funding Appropriation No. 2074 for \$52,874 – Traffic System Pre-Emption for Emergency Vehicles, be extended until December 31, 2025;

AND THAT should any of the extended amounts remain unexpended as at their new expiry date, the unexpended balances shall be returned to the credit of their respective funds.

CARRIED UNANIMOUSLY

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES / REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(c) [labour relations], 90(1)(e) [land matter], 90(1)(j) [information privacy], 90(1)(k) [contract negotiations/proposed service] and 90(2)(b) [intergovernmental relations].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 7:14 pm and reconvened at 9:01 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

12. Land Matter – File: 06-2260-01-0001/2023

Report: Manager, Real Estate, November 23, 2023

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Manager, Real Estate, dated November 23, 2023, regarding a land matter:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the resolution and the report of the Manager, Real Estate, dated November 23, 2023, remain in the Closed session.

CARRIED UNANIMOUSLY

13. Proposed Service and Land Matter – File: 02-0870-01-0001/2024

Report: Manager, Real Estate, November 27, 2023

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Manager, Real Estate, dated November 27, 2023, regarding a proposed service and land matter:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the resolution and the report of the Manager, Real Estate, dated November 27, 2023, remain in the Closed session.

CARRIED UNANIMOUSLY

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

14. Labour Relations – File: 01-0560-20-0001/2023

Report: Manager, People and Culture, and Manager, Human Resources,
November 28, 2023

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Manager, People and Culture, and Manager, Human Resources, dated November 28, 2023, regarding labour relations:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the resolution and the report of the Manager, People and Culture, and Manager, Human Resources, dated November 28, 2023, remain in the Closed session.

CARRIED UNANIMOUSLY

15. Contract Negotiations – File: 13-6750-01-0001/2023

Report: City Solicitor and Manager, Economic Development, November 29, 2023

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the City Solicitor and Manager, Economic Development, dated November 29, 2023, regarding contract negotiations:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the resolution and the report of the City Solicitor and Manager, Economic Development, dated November 29, 2023, remain in the Closed session.

CARRIED UNANIMOUSLY

16. Provincial Housing Legislation Updates – Advocacy – File: 09-3710-20-0001/1

Report: Director, Planning and Development, December 6, 2023

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Director, Planning and Development, dated December 6, 2023, entitled “Provincial Housing Legislation Updates – Advocacy”:

THAT the Mayor, on behalf of Council, advocate to ministers, particularly the Minister of Housing, to share the City’s needs relative to the new Provincial Housing Legislation;

AND THAT the report of the Director, Planning and Development, dated December 6, 2023, entitled “Provincial Housing Legislation Updates – Advocacy”, remain in the Closed session.

CARRIED UNANIMOUSLY

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

17. Housing Accelerator Fund Application – Initiatives Endorsement
– File: 10-5040-20-0008/1

Report: Director, Planning and Development, December 7, 2023

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Director, Planning and Development, dated December 7, 2023, entitled “Housing Accelerator Fund Application – Initiatives Endorsement”:

THAT the Mayor, on behalf of Council, provide correspondence, with initiatives identified in the report, to the Federal Minister of Housing in support of the City’s Housing Accelerator Fund Application;

AND THAT the report of the Director, Planning and Development, dated December 7, 2023, entitled “Housing Accelerator Fund Application – Initiatives Endorsement”, remain in the Closed session.

CARRIED UNANIMOUSLY

18. Intergovernmental Relations and Labour Relations – File: 01-0110-10-0001/2023

Report: Chief Administrative Officer, December 10, 2023

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Chief Administrative Officer, dated December 10, 2023, regarding intergovernmental relations and labour relations:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the resolution and the report of the Chief Administrative Officer, dated December 10, 2023, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Shahriari, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:02 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

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Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

ALZHEIMER'S AWARENESS MONTH

Whereas

Alzheimer's disease and other forms of dementia are degenerative brain disorders affecting thousands of people across British Columbia and early detection can provide individuals and their families the chance to adjust to the diagnosis and plan for the future;

Whereas

all British Columbians can become better informed to bring about more support for the social, emotional and financial impacts experienced by persons with dementia, their families, caregivers and communities;

Whereas

the Alzheimer Society of BC offers support, information and education to families, health care professionals and the public through their dementia-friendly community initiatives, and support for research is designed to reduce stigma and build more inclusive communities;

And Whereas

for this year's theme, the Alzheimer Society is reminding all Canadians that the Alzheimer Society is the First Link® to Support, Community, Knowledge and Expertise;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **January 2024** as **Alzheimer's Awareness Month** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, January 15, 2024

Linda C. Buchanan

Mayor Linda Buchanan

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Bram van der Heijden, Planner 1

Subject: TEMPORARY USE PERMIT – 125 EAST 2ND STREET– TEMPORARY SALES OFFICE

Date: January 10, 2024 File No: 08-3400-20-0137/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated January 10, 2024, entitled “Temporary Use Permit – 125 East 2nd Street – Temporary Sales Office”:

THAT Temporary Use Permit No. PLN2023-00031 (Staburn), to permit a temporary sales office on the property located at 125 East 2nd Street for a three-year term, be considered and referred to a Public Meeting;

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

ATTACHMENTS

1. Context Map (CityDocs [#2449225](#))
2. Applicant’s Proposal Letter (CityDocs [#2449214](#))
3. Architectural Plans, dated October 2022 (CityDocs [#2439455](#))
4. Temporary Use Permit No. PLN2023-00031 (CityDocs [#2449219](#))

SUMMARY

This application from Staburn Group proposes the temporary use of a sales office within the building’s ground level commercial/retail units at 125 East 2nd Street, which fronts onto the street. The proposed sales office is intended for the sale and marketing of residential Strata units to be developed on the site.

Table 1. Request for 125 East 2nd Street

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	CD-753	CD-753/TUP

POLICY FRAMEWORK

The subject site has a land use designation in the Official Community Plan (OCP) of Mixed Use Level 4A (MU4A), which allows for a mix of higher density residential and commercial uses, including retail and office uses.

The Temporary Use Permit (TUP) is required as the use of a general sales office is not permitted within the Retail Service Group 1A provision for units accessed from East 2nd Street, as per the property’s recent Comprehensive Development 753 (CD-753) acquired zoning designation. The OCP allows for a TUP to be issued in accordance with the policy below:

Table 2. Temporary Use Permits

Official Community Plan	
Policy 2.7 Temporary Use Permits	<p>The OCP grants the ability for Temporary Use Permits (TUP) to be issued for short-term uses to site-specific locations that are otherwise not permitted under the current zoning.</p> <p>The OCP designates all areas of the City to be a TUP area where TUP’s can be granted, should the temporary use be in the interest of the public in general and the public has been advised of, and allowed to comment on, through a public meeting.</p> <p>Temporary Use Permits are valid for three years when approved by Council and can only be renewed by Council once for another three-year term. The permit cannot exceed the combined six-year term.</p>

PLANNING ANALYSIS

The site is located on the south side of East 2nd Street between Lonsdale Avenue and St. Georges Avenue. There are currently two low-rise commercial buildings on site that eventually will be demolished to allow the development of the approved mixed use development for the site.

The proposed sales office would occupy the vacant 401.65 sq.m. (4,323.42 sq.ft.) commercial ground-level units at 125 East 2nd Street, otherwise identified as “New Presentation Centre”, as outlined within the Architectural Plans (Attachment No. 3). The sales centre would include a reception desk, display models, seating areas and a replica suite. The applicant has submitted a Building Permit to construct the described works, and staff will resume their reviews should this TUP be approved by Council.

The applicant has indicated in their application that they would like to use the ground-level unit as a sales centre as it became recently vacant. Due to the short timeline before the site is redeveloped, a new lease to a business is not considered practical. Therefore a sales centre is a suitable option to use the space until redevelopment of the site commences.

The Comprehensive Development Zone 753 (CD-753) is written for future development, which results in some practical constraints for the current buildings. Although Retail Service Group 1 uses are permitted in the zone, only Retail Service Group 1A and Childcare uses are permitted to have access off East 2nd Street. The Retail Service Group 1A definition in the Zoning Bylaw generally includes more active commercial and retail business uses that would facilitate more foot traffic and frequent drop-in services, such as retail stores, service shops, and restaurants, which is intended to provide a more activated street frontage along East 2nd Street. Less active uses, such as corporate offices and professional offices and sales centres, are not included in this definition; however, these uses are permitted if not accessed from East 2nd Street. Providing a sales centre in this location, without access from East 2nd Street, would be cost-prohibitive and require closure of the principal entrance and therefore undermine the activation of the street.

Within the period of the proposed TUP, the applicant plans to showcase the approved development for the site. Once the new development has been completed, the commercial units facing East 2nd Street will be occupied by Retail Service Group 1A uses as per the Zoning Bylaw.

Considering that an alternative location for the proposed development's sales centre would likely occupy a different commercial unit in the Lower Lonsdale area, a temporary sales centre in the vacant commercial unit on site is a positive outcome. Through the conditions of the TUP (Attachment No. 4), the sales centre would provide an active street frontage by maintaining fully transparent window glazing and locating the seating areas towards the storefront as shown on the Architectural Plans (Attachment No. 3).

CONCLUSION

Considering that the proposed temporary sales centre use is consistent with the OCP land use designation in that it is located on the site where the development is to take place, that the unit is currently vacant, and that it is being designed to provide an active frontage, staff are supportive of the TUP proposal.

RESPECTFULLY SUBMITTED:



Bram van der Heijden
Planner I



STABURN
GROUP

December 19, 2023

VIA EMAIL (bheijden@cnv.org)

Mr. Bram van der Heijden
City of North Vancouver
Planning and Development
141 West 14th Street
North Vancouver, BC V7M 1H9

Dear Mr. van der Heijden

Re: PLN2023-00031 - 125 East 2nd Street – Temporary Use Permit Application
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We write to provide additional rationale for the operation of a residential sales centre for marketing residential and commercial strata units in a project to be developed on the same property.

As staff and council may recall, considerable discussion and reflection was done regarding disrupting existing businesses with the applicant (Staburn) as part of the rezoning of the property to CD which was completed earlier this year.

As relates to the specific premises which are the subject of this application, the former Tenant, Maru Korean Bistro, was ordered closed by the City in August of 2022, for failure of various inspections, and was unable to rectify the situation nor resume business, leading to termination of its lease and surrender to us as Landlord in October 2022. On Christmas night, 2022, there was a catastrophic failure of a 2" watermain in the unoccupied 2nd floor, leading to the substantial destruction of improvements on both floors. Restoration contractors completed partial demolition and hazardous material removal by June of 2023, and subsequently the balance of the interior improvements were removed back to a concrete shell. The building currently is not tenantable, as it has no heat, water distribution, and power distribution other than temporary connections for contractors. The underground parking area has been hoarded and secured by order of the Fire Department.

We intend to demolish the building as soon as we can once pre-sales are completed to make way for the new project. It has also been our experience that the ideal location for any sales centre would be within the project property.

We are anxious and ready to proceed immediately with the sales centre and, if successful, the immediate development of the project.

Yours truly,

STABURN GROUP
EAST SECOND LONSDALE PROJECT LTD.

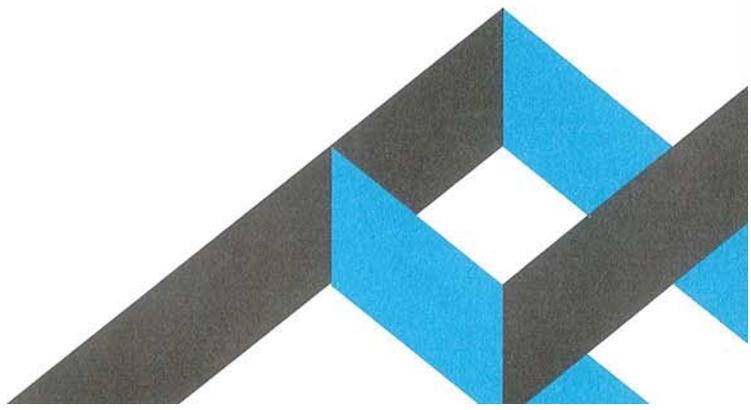


Stephen Henderson

STABURN PROPERTY GROUP LTD

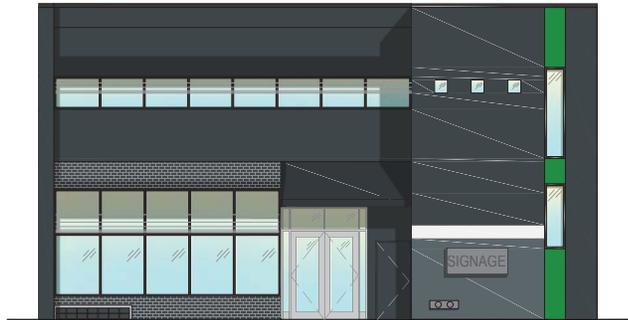
#200 - 111 Lonsdale Avenue T 604.770.2588
North Vancouver, BC V7M 2E7 F 604.770.0580

mail@staburn.com
WWW.STABURN.COM



EAST SECOND STREET PRESENTATION CENTRE

125 2nd STREET EAST
North Vancouver, BC



BUILDING IMAGE



CONTEXT MAP

PROJECT INFORMATION

PROJECT DESCRIPTION :

A TEMPORARY USE PERMIT APPLICATION FOR AN APPOINTMENT ONLY PRESENTATION CENTRE FOR THE FUTURE NORTH VANCOUVER MIXED-USE RESIDENTIAL BUILDING. THE PRESENTATION CENTRE WILL BE BUILT WITHIN AN EXISTING BUILDING AT THE GROUND LEVEL. THE EXTERIOR PERIMETER WALLS WILL REMAIN AS IS. THE EXISTING BUILDING IS A 3 STOREY MIXED USE BUILDING WITH A GROUP A DIV. 2 RESTAURANT OCCUPANCY.

MUNICIPAL ADDRESS :

125 2nd STREET EAST, NORTH VANCOUVER, BC

LEGAL DESCRIPTION :

STRATA PLAN OF LOT A, BLOCK 155, DISTRICT LOT 274, PLAN EPP128401

SITE AREA :

12,064.94 SQ.FT. (0.112 HA)

SALES CENTRE AREA :

4232.42 SQ. FT. (401.65 M2)

PROPOSED OCCUPANCY :

BCBC: 3.2.2.60
ALLOWABLE: 2 STOREY VISIBLE FROM 1 STREET
L2: NOT ACCESSIBLE
L1: (D) BUSINESS AND PERSONAL SERVICES - 1 STOREY
LP1: GROUP F3 - PARKING

OCCUPANT LOAD:

15 PERSONS (MAX.) - 108 PERSONS BY CALCULATION

ZONE :

CURRENT ZONING: CD-753

EXISTING BUILDING CLASSIFICATIONS :

L1 - L2: GROUP A DIV. 2 - RESTAURANT
LP1: GROUP F3 - PARKING

EXISTING FIRE PROTECTION:

TO BE REMOVED

PARKING:

REQUIRED: 1 SPACE/69.67M2 OF GFA = 6 SPACES
PROVIDED: 13 SPACES

PROJECT DIRECTORY:

OWNER

EAST SECOND LONSDALE PROJECT LTD.

CONTACTS: STEPHEN HENDERSON
Phone: 604-770-2588
Email: STEVE@STABURN.COM

ARCHITECT

ROSTICH HEMPHILL ARCHITECTS

#10-120 POWELL STREET
VANCOUVER, BC V6A 1G1

CONTACTS: BRYCE ROSTICH
ANTON URTON
BRODY CLAVEL
(604) 595-0002
bryce@rharchitects.ca
anton@rharchitects.ca
brody@rharchitects.ca

INTERIOR DESIGN

THE MILL
163 EAST 1ST STREET,
NORTH VANCOUVER, BC V7L 1B2

CONTACTS: JANNIE WILSON
GAVIN HADDEN
Phone: (604) 789-7589
Email: jannie@themill.ca
gavin@themill.ca

CONTRACTOR

DARWIN CONSTRUCTION LTD.
#404, 197 FORESTER ST
NORTH VANCOUVER, BC V7H 0A6

CONTACTS: BEN DANIELL
SHAUN FRANCOIS
Phone: (604) 929-7944
Email: ben@darwin.ca
shaun@darwin.ca

DRAWING LIST:

ARCHITECTURAL

NO.	REVISION	DATE
A0.0	COVER PAGE	N/A
A1.0	GEN NOTES, SCHEDULES, LEGEND	AS NOTED
A2.0	SITE PLAN	1/8" = 1'-0"
A3.0	PARKADE FLOOR PLAN	1/4" = 1'-0"
A3.1	GROUND FLOOR PLAN	1/4" = 1'-0"
A3.2	SECOND FLOOR PLAN	1/4" = 1'-0"
A3.3	GROUND FLOOR REFLECTED CEILING PLAN	1/4" = 1'-0"
A3.4	HC WASHROOM PLAN	3/4" = 1'-0"
A4.0	ELEVATIONS	1/4" = 1'-0"
A5.0	BUILDING SECTION 1	1/4" = 1'-0"
A5.1	BUILDING SECTION 2	1/4" = 1'-0"

INTERIOR DESIGN

REFER TO INTERIOR DESIGN DWGS COVER SHEET

NOTE:

MECHANICAL + ELECTRICAL WORK WILL BE VIA DESIGN-BUILD TO SUIT EXISTING CONDITIONS.
SEPARATE MECHANICAL + ELECTRICAL BUILDING PERMITS WILL BE APPLIED FOR.



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Unit 10, 120 Powell Street,
Vancouver, BC Canada
V6A 1G1

T 604.669.6002
F 604.669.1091

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ARCHITECTURAL SEAL:



CLIENT:



PROJECT:

PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.

DRAWING TITLE:

COVER SHEET
TENANT IMPROVEMENT

DATABASE: 1912-PC A3.0 Plan-01

SCALE: N/A

PLT/DATE: 17 OCT 2023

DRAWN: BC

CHECKED: BR

PROJECT NO. 1912-PC



DWG. NO.

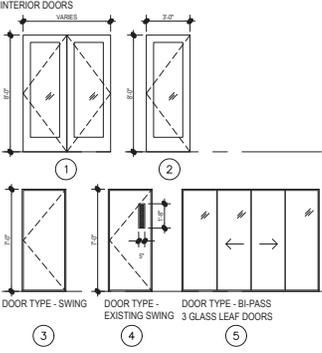
A0.0

DP No:

BP No:

DOORS AND GATES SCHEDULE, COMMON AREAS		Door		Frame	Rating	Type	Hardware		Remarks	
No.	Location	Size	Solid Core Wood Metal Ext. Dr. - Insulated	Aluminum Metal Ext. Dr. - Insulated	ELEVATION NO					
100	ENTRANCE	2'-3 1/2" x 8'0"	X						4	RELOCATED FIRE RATED DOOR TO REMAIN LOCKED
101	EXIT STAIR	3'0" x 7'0"	X						3	AUTOMATIC DOOR OPENER
102	ACCESSIBLE W/C	3'0" x 7'0"	X						3	AUTOMATIC DOOR OPENER
103	STORAGE	3'0" x 7'0"							3	
104	MEETING ROOM	2'-3 1/2" x 7'0"							5	
105	VESTIBULE	2'8" x 7'0"	X						5	
106	EXIT CORRIDOR	3'0" x 7'0"							4	
107	STORAGE	3'0" x 7'0"							5	
108	EXIT CORRIDOR	3'0" x 7'0"							4	RELOCATED FIRE RATED DOOR
109	EXIT DOOR	3'0" x 7'0"							3	

DOOR TYPES



GENERAL NOTES

1. GENERAL
- 1.1. Read these drawings in conjunction with the drawings and documents listed under the drawing and document list on drawing A0.0. Report any discrepancies and/or conflicts between the drawings and documents to Roush Hengst Architects for clarification.
- 1.2. Make all requests to Roush Hengst Architects through the Contractor for Construction Management in writing.
- 1.3. General Conditions, specifications, reports and drawings issued for this project are in conjunction with and form part of the Contract Documents.
- 1.4. For list of project consultants, refer to the project directory on drawing A0.0.
- 1.5. For list of project drawings, refer to the drawing and document list on drawing A0.0.
- 1.6. For list of project specific reports, refer to the drawing and document list on drawing A0.0.
- 1.7. Drawings and documents are designed to conform to British Columbia Building Code 2018 and the bylaws of the Place of Work.
- 1.8. The Contractor must exercise proper precaution to verify dimensions indicated on the drawings before laying out Work and be responsible for any errors resulting from the failure to exercise such precaution.
- 1.9. Do not scale drawings. Larger scale drawings take precedence over smaller scale drawings of the same date and type.
- 1.10. Maintain all lines on site, approved permit drawings, posting cards, copies of all reports from the municipality, inspection reports, addenda, clarification drawings, Consultant's Field Review and Site Inspections and interim reports. Do no change or mark approved Building Permit drawings.
- 1.11. Maintain an additional set of drawings on site for notation indicating all changes from the approved permit drawings for use by Consultants in preparation of "True Design Drawings" as required by the municipality and/or the Contract Documents.
- 1.12. No deviations from these drawings are permitted without the prior written approval of Roush Hengst Architects. The Contractor must keep a written record of all approved changes. Notify Roush Hengst Architects immediately of any proposed changes to the Work, do not proceed with any proposed change until it is approved by the Owner via Roush Hengst Architects. On completion of the Work, retain all approved permit drawings together with the mark-up on site with Roush Hengst Architects. The mark-up on site sets must clearly indicate and note all information to fully describe the in-situ condition of the building.
- 1.13. All material must be new, CSA approved and of the quality and grade specified. No second, off grades or materials which do not meet the business specifications will be accepted for use in the finished Work.
- 1.14. All Work performed and completed on the project must be in strict accordance with the British Columbia Building Code 2018. The conditions of the Building Permit or subsequent trade permits can not be changed without written approval from the Authority Having Jurisdiction. All Work must conform to or exceed the minimum standards of the Canadian Standards Association, municipal building bylaws, Work Safe BC and the manufacturer's specifications for material and products supplied for this project as applicable. It is incumbent on the Contractor to be familiar with the British Columbia Building Code 2018 and the municipal building-by-law.
- 1.15. Interior dimensions are taken to the centre-line of the wall unless indicated otherwise.
- 1.16. Exterior dimensions are taken to the exterior face of the exterior sheathing and/or concrete foundation walls unless indicated otherwise.
- 1.17. Dimensions of cast in place concrete and concrete block components are taken to the face unless indicated otherwise.
- 1.18. Dimensions of steel shapes/components are taken to the centre-line of the steel shape/component unless indicated otherwise.
- 1.19. All fire separations are designed as a continuous barrier to the spread of fire. The Contractor must familiarize themselves with the fire separation details, fire separation assemblies, the permitted penetrations through a fire separation and the required fire ratings for penetrations through a fire separation.
- 1.20. The maximum diameter of a combustible penetration through a fire separation is 1" (25mm) with the exception of a combustible appliance gas operating in the separation; they may have a maximum diameter of 1 1/2" (38mm).
- 1.21. Where required, submit Shop Drawings to Roush Hengst Architects in accordance with Section 6 of the General Conditions "Submittals".
- 1.22. Each set of shop drawings are required to bear the Contractor's Shop Drawing review stamp indicating that the Shop Drawings have been reviewed by the Contractor prior to being submitted to Roush Hengst Architects.
- 1.23. Where fabricated building components and/or systems are required to be designed by and subsequently reviewed by a Registered Professional during the construction phase, submit "Engineered" Shop Drawings that bear the original seal and signature of a Registered Professional licensed to practice in the province of British Columbia. These Shop Drawings must also be accompanied with original signed and sealed Model Schedules S-8 and S-C for the scope Work covered by these Shop Drawings.
- 1.24. Digital shop drawings are acceptable for final submissions except for Shop Drawings that require the certified review of work by a professional engineer of record - these Shop Drawings must be submitted in "hardcopy" format, with original signature of the registered professional of record responsible for the Shop Drawings.
- 1.25. Provide 6 (six) sets of "hardcopy" Shop Drawings for any "Engineered" Shop Drawing Submission.
- 1.26. Where required, submit proposed material and product samples in accordance with Section 6 of the General Conditions "Submittals" to Roush Hengst Architects for review.
- 1.27. The Contractor will need to organize a walk-through of a unit after it has been substantially framed for the Owner, Architect and Contractor to review a typical unit's wall placements, window heights, door locations etc. This walk-through should take place early in the day any areas that may need revision to subsequent units of the same or similar type.
- 1.28. The Contractor is responsible for the organization of site meetings that require the Consultant's (involvement) on the application of materials and/or products, or (as applicable), the review of the application/installation (provide the Consultant) with hours notice.
- 1.29. Trade permits not forming part of the approved Building Permit, such as, but not limited to mechanical and electrical permits are the Contractor's responsibility to apply for and pay for.

WALL SCHEDULE

Code	Description	Notes
IF1	EXIST EXTERIOR WALL 10" SPACED @ 16" O.C. 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER	
IF2	EXIST EXTERIOR WALL 2" SPACED @ 16" O.C. 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER	
W1	NON RATED NON-LOAD BEARING INTERIOR PARTITION 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER	NOTE: ALL INTERIOR WALLS ON PLAN HAVE THIS UNLESS NOTED OTHERWISE.
W1.1	NON RATED NON-LOAD BEARING INTERIOR PARTITION 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER	NOTE: ALL INTERIOR WALLS ON PLAN HAVE THIS UNLESS NOTED OTHERWISE.
W1.2	NON RATED NON-LOAD BEARING INTERIOR PARTITION 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER	
W2	NON RATED NON-LOAD BEARING INTERIOR PARTITION 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER	
W3	2 HR FRM RECD 2 HR FRM PROVIDED	
W4	EXIT CORRIDOR WALL 2 LAYERS SF 1/2" Hvy TYP. 3 GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER	
W5	NON RATED PARTICULAR HOARDING WALL 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER 3" SF GIB ON TYP. MED. 2 COATS OF PRIMER	

- WALL REFERENCE NOTES
1. ALL PLUMBING/MECHANICAL WALL CHANGES TO BE FILLED WITH ACQUICURE FG BATT INSULATION.
 2. ACQUICURE CEILINGING REQUIRED IN FULL HEIGHTS OF ALL ACQUICURE INSULATED WALLS AT FLOOR AND CEILING.
 3. WHERE ACQUICURE INSULATION IS CALLED FOR WITHIN SHOP DRAWINGS, INSULATION MUST FILL AT LEAST 90% OF THE CAVITY.
 4. NO DRAMA OR OTHER MECHANICAL, SHIFTS LOCATED WITHIN WALL CHANGES TO COME IN CONTACT WITH FRAMING.
 5. MAKE GOOD ANY DAMAGE TO EXISTING WALLS.



RH Architects Inc.

Unit 10, 120 Powell Street,
Vancouver, BC Canada
V6A 1G1
1 604.669.6002
1 604.669.1091

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DATE: 17 OCT 2023

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17 OCTOBER 2023

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ARCHITECTURAL SEAL:



CLIENT:
STABURN GROUP

PROJECT:
**PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.**

DRAWING TITLE:
**GEN. NOTES, SCHEDULES,
ASSEMBLY SCHEDULE, LEGEND**

DATABASE: 1912-PC A3.0 Plan-01
SCALE: N/A
PLOT/DATE: 17 OCT 2023
DRAWN: BC
CHECKED: BR

PROJECT NO. 1912-PC

DWG. NO. **A1.0**

DP No:
BP No:

EAST 2ND STREET



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CLIENT:
STABURN GROUP

PROJECT:
**PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.**

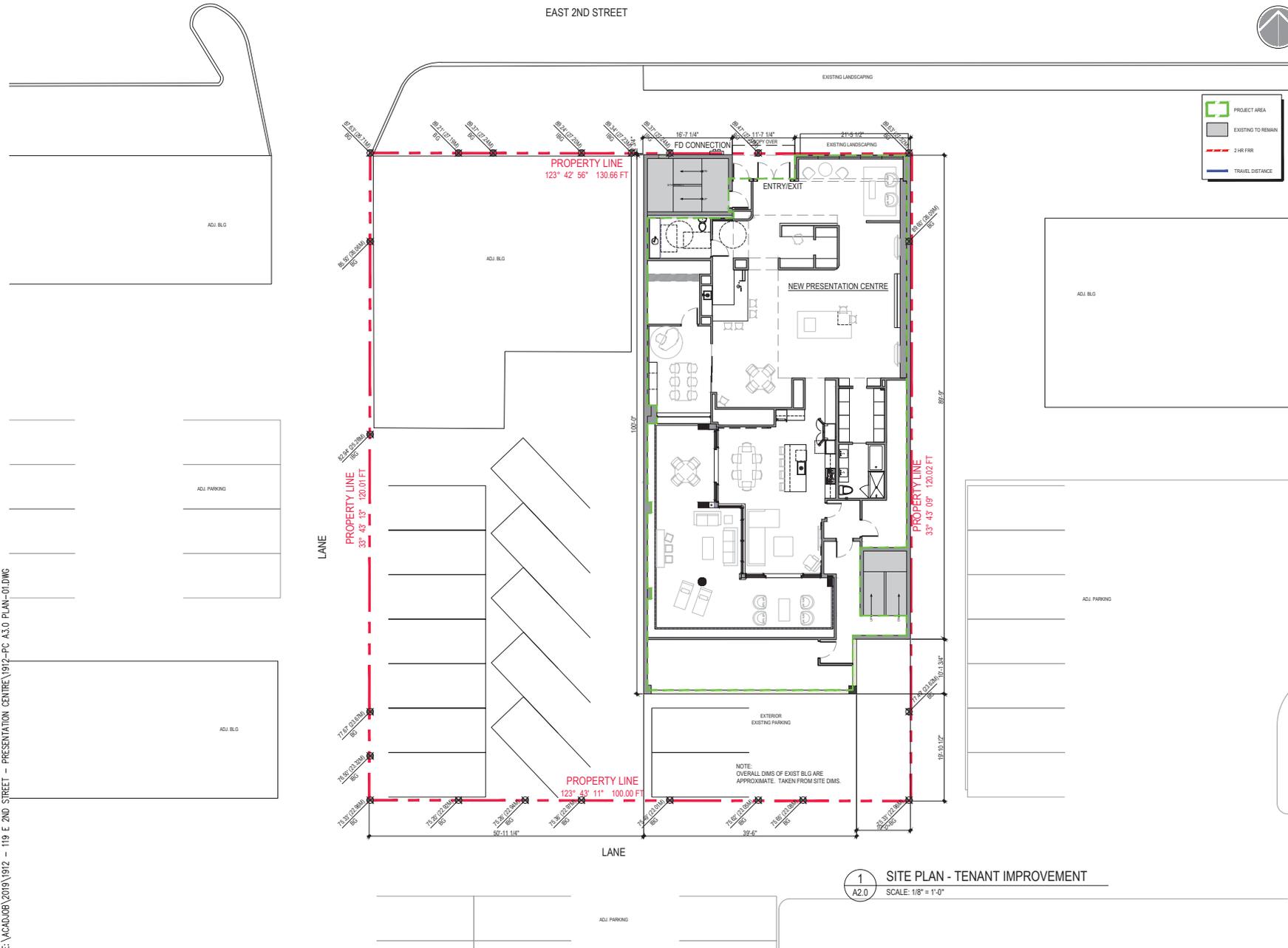
DRAWING TITLE:
SITE PLAN

DATABASE: 1912-PC A3.0 Plan-01
SCALE: 1/8" = 1'-0"
PLOT/DATE: 17 OCT 2023
DRAWN: BC
CHECKED: BR

PROJECT NO. 1912-PC

DWG. NO.
A2.0

DP No:
BP No:



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ARCHITECTURAL SEAL:



CLIENT:

STABURN GROUP

PROJECT:

**PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.**

DRAWING TITLE:

**EXISTING PARKADE
TENANT IMPROVEMENT**

DATABASE:	1912-PC A3.0 Plan-01
SCALE:	1/4" = 1'-0"
PLOTTED DATE:	17 OCT 2023
DRAWN:	BC
CHECKED:	BR

PROJECT NO. **1912-PC**

DWG. NO.
A3.0

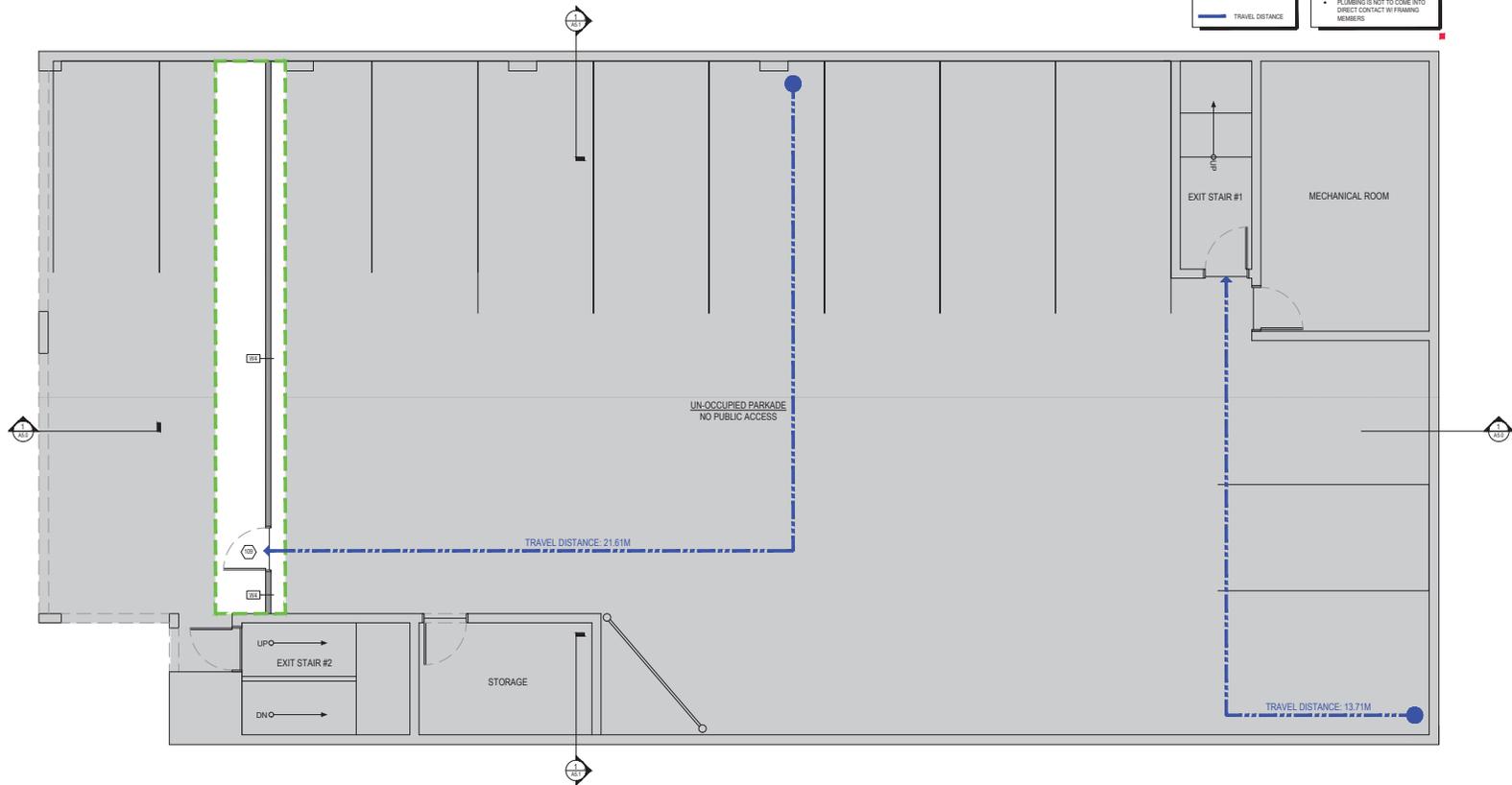
DP No:

BP No:

GENERAL NOTES:

- REFER TO INTERIOR DESIGN DRAWINGS FOR ALL PROPOSED INTERIOR DOORS AND ASSOCIATED HARDWARE.
- INTERIOR NON-LOAD BEARING WALL LOCATIONS AND FINISHES.
- CONTRACTOR TO VERIFY THE LOCATION AND DIMENSION OF ALL EXISTING STRUCTURES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- REFER TO INTERIOR DESIGN AND ELECTRICAL DRAWINGS FOR TYPE, LOCATION AND HEIGHT OF INTERIOR LIGHTING AND RECEPTACLES.
- PLUMBING IS NOT TO COME INTO DIRECT CONTACT BY FRAMING MEMBERS.

	PROJECT AREA
	EXISTING TO REMAIN
	2 HR FRR
	TRAVEL DISTANCE



1
A3.0
EXISTING PARKADE - TENANT IMPROVEMENT
SCALE: 1/4" = 1'-0"



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STABURN GROUP

PROJECT:
PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.

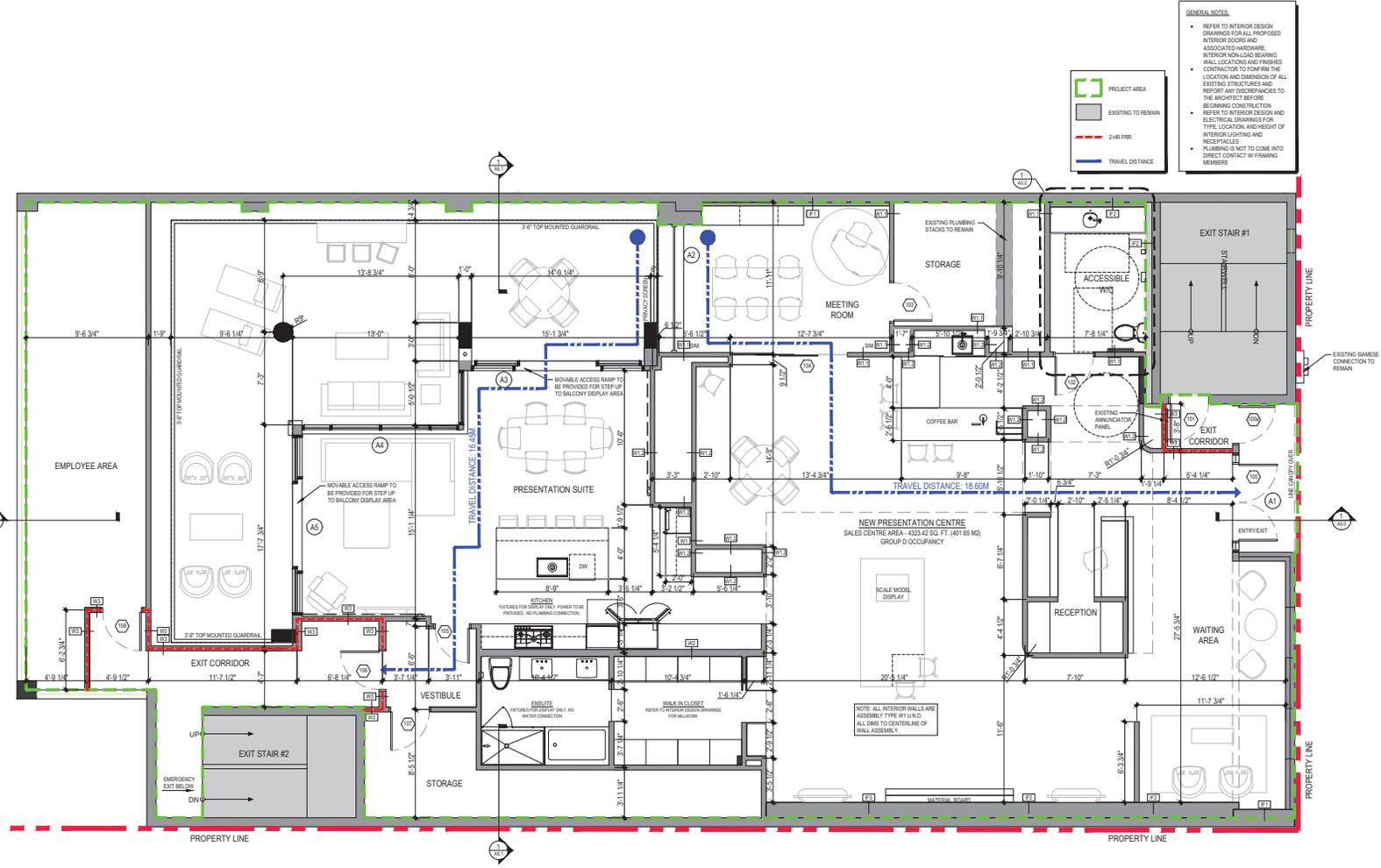
DRAWING TITLE:
GROUND FLOOR PLAN
TENANT IMPROVEMENT

DATABASE: 1912-PC A3.0 Plan-01
SCALE: 1/4" = 1'-0"
PLOT/DATE: 17 OCT 2023
DRAWN: BC
CHECKED: BR

PROJECT NO. 1912-PC

DWG. NO.
A3.1

DP No:
BP No:



- GENERAL NOTES:**
- REFER TO INTERIOR DESIGN DRAWINGS FOR ALL PROPOSED INTERIOR CORES AND ASSOCIATED HARDWARE.
 - INTERIOR FINISHES, BEARING WALL LOCATIONS AND FINISHES CONTRACTOR TO VERIFY THE LOCATION AND DIMENSION OF ALL EXISTING STRUCTURES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
 - REFER TO INTERIOR DESIGN AND ELECTRICAL DRAWINGS FOR TYPE, LOCATION AND HEIGHTS OF INTERIOR LIGHTING AND RECEPTACLES.
 - PLUMBING IS NOT TO COME INTO DIRECT CONTACT BY FRAMING MEMBERS.



1 GROUND FLOOR PLAN - TENANT IMPROVEMENT
SCALE: 1/4" = 1'-0"

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ARCHITECTURAL SEAL:



CLIENT:
STABURN GROUP

PROJECT:
**PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.**

DRAWING TITLE:
**SECOND FLOOR PLAN
TENANT IMPROVEMENT**

DATABASE: 1912-PC A3.0 Plan-01
SCALE: 1/4" = 1'-0"
PLOT DATE: 17 OCT 2023
DRAWN: BC
CHECKED: BR

PROJECT NO. 1912-PC

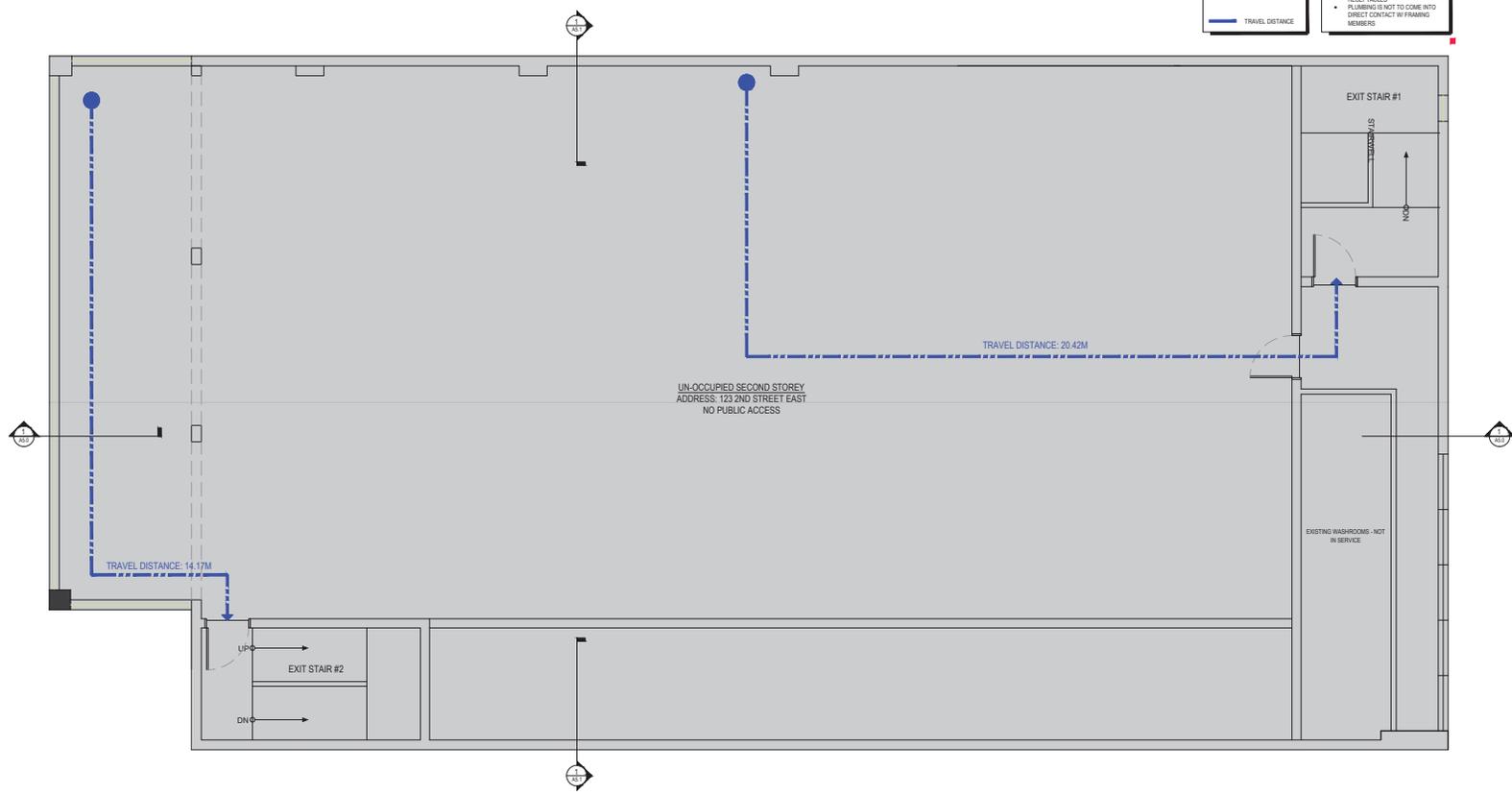
DWG. NO.
A3.2

DP No:
BP No:

GENERAL NOTES:

- REFER TO INTERIOR DESIGN DRAWINGS FOR ALL PROPOSED INTERIOR DOORS AND ASSOCIATED HARDWARE.
- INTERIOR NON-LOAD BEARING WALL LOCATIONS AND FINISHES CONTRACTOR TO VERIFY THE LOCATION AND DIMENSION OF ALL EXISTING STRUCTURES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- REFER TO INTERIOR DESIGN AND ELECTRICAL DRAWINGS FOR TYPE, LOCATION AND HEIGHT OF INTERIOR LIGHTING AND RECEPTACLES.
- PLUMBING IS NOT TO COME INTO DIRECT CONTACT BY FRAMING MEMBERS.

PROJECT AREA
 EXISTING TO REMAIN
 2 HR FRR
 TRAVEL DISTANCE



1 SECOND FLOOR PLAN - TENANT IMPROVEMENT
SCALE: 1/4" = 1'-0"

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ARCHITECTURAL SEAL:



CLIENT:

STABURN
GROUP

PROJECT:
PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.

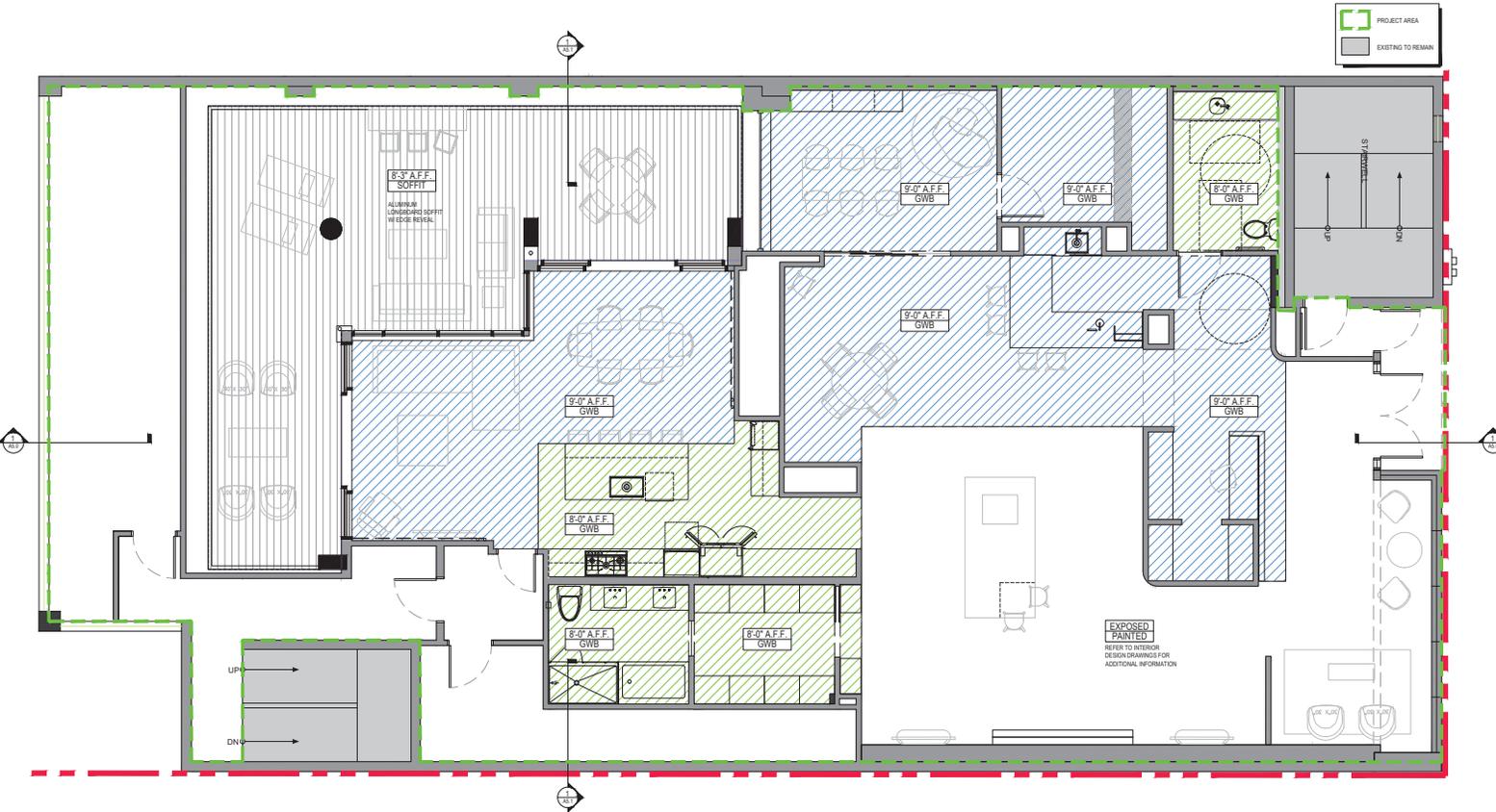
DRAWING TITLE:
GROUND FLOOR PLAN
TENANT IMPROVEMENT
REFLECTED CEILING PLAN

DATABASE: 1912-PC A3.0 Plan-01
SCALE: 1/4" = 1'-0"
PLOT/DATE: 17 OCT 2023
DRAWN: BC
CHECKED: BR

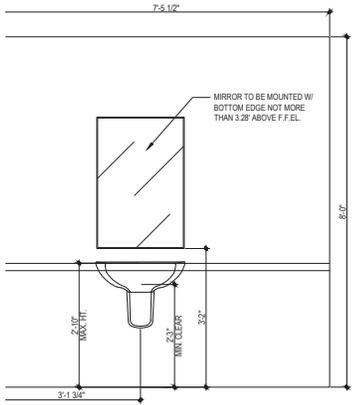
PROJECT NO. **1912-PC**

DWG. NO.
A3.3

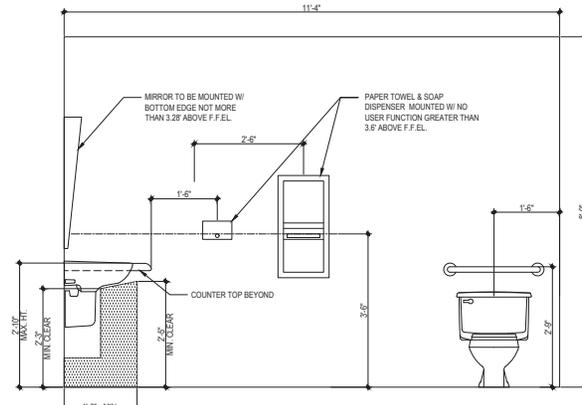
DP No:
BP No:



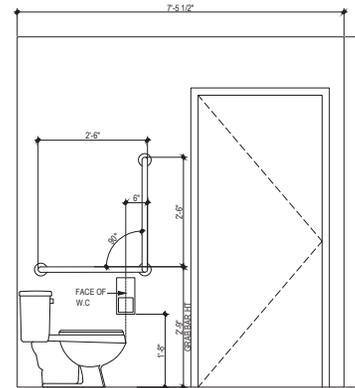
1 REFLECTED CEILING PLAN - TENANT IMPROVEMENT
A3.3 SCALE: 1/4" = 1'-0"



2 WASHROOM WEST ELEVATION
SCALE: 3/4" = 1'-0"



3 WASHROOM NORTH ELEVATION
SCALE: 3/4" = 1'-0"



4 WASHROOM EAST ELEVATION
SCALE: 3/4" = 1'-0"

H/C WASHROOM GENERAL NOTES:

WATER CLOSETS SHALL:
 BE LOCATED WITH THE CENTRE LINE OF THE FIXTURE BETWEEN 420mm (16 1/2") AND 480mm (18 3/4") FROM THE SIDE WALL CARRYING THE GRAB BAR AND AT LEAST 1020mm (40") FROM ANY OBSTRUCTION ON THE NON GRAB BAR SIDE.
 HAVE THE SEAT AT 430mm (17") TO 480mm (18 3/4") ABOVE THE FLOOR.
 HAVE A TOILET SEAT THAT IS NOT THE SPRING-UP TYPE.
 HAVE ACCESSIBLE HAND-OPERATED FLUSHING CONTROLS.
 WHERE TANK-TYPE WATER CLOSETS ARE PROVIDED, HAVE TANK LIDS BOLTED DOWN.
 WHERE TANK-TYPE WATER CLOSETS ARE NOT USED, HAVE A TOILET SEAT COVER THAT RESTS AGAINST THE GRAB BAR REFERENCED IN CLAUSE 3.7.2.10(a)(b) AT AN ANGLE OF BETWEEN 95° AND 101° TO PROVIDE BACK SUPPORT.
 NOTE: THIS CLAUSE DOES NOT APPLY TO THIS PROJECT SINCE A TANK-TYPE WATER CLOSET HAS BEEN PROVIDED.

GRAB BARS SHALL:
 BE 30mm (1 1/8") TO 40mm (1 5/8") DIAMETER.
 BE NOT LESS THAN 900mm (35") LONG.
 BE MOUNTED WITH A CLEARANCE OF 35mm (1 3/8") AND 45mm (1 3/4") FROM THE WALL.
 BE MOUNTED HORIZONTALLY BETWEEN 840mm (33") AND 820 mm (32") ABOVE THE FINISHED FLOOR WITH THE MID-POINT OF THE LENGTH IN LINE WITH THE FRONT EDGE OF THE WATER CLOSET.
 MAY BE ANGLED UPWARD AT THE MID-POINT OF THE LENGTH NOT MORE THAN 60° FROM THE HORIZONTAL FORWARD OF THE WATER CLOSET.
 NOTE: THIS CLAUSE DOES NOT APPLY TO THIS PROJECT SINCE WE ARE INSTALLING A HORIZONTAL GRAB BAR.

WHERE TANK-TYPE WATER CLOSETS ARE NOT USED, HAVE A SECOND BAR NOT LESS THAN 600mm LONG, MOUNTED ON THE WALL BEHIND AND CENTRED OVER THE WATER CLOSET WITH THE CENTRE LINE BETWEEN 815mm (32") AND 865mm (34").
 NOTE: THIS CLAUSE DOES NOT APPLY TO THIS PROJECT SINCE WE ARE INSTALLING A TANK-TYPE WATER CLOSET.

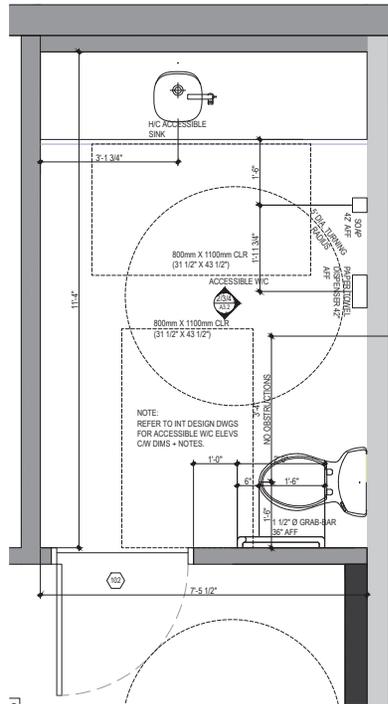
WASH BASINS SHALL:
 BE LOCATED WITH ITS CENTRE LINE NOT LESS THAN 460mm (18") FROM A SIDE WALL.
 BE LOCATED WITH ITS RIM NOT MORE THAN 865mm (34") ABOVE THE FINISHED FLOOR.
 BE LOCATED WITH A VERTICAL CLEARANCE OF NOT LESS THAN 735mm (29") UNDER THE FRONT EDGE.
 BE LOCATED WITH A CLEAR AREA CENTERED UNDER THE WASH BASIN NOT LESS THAN 760mm (30") WIDE AND REDUCING TO NOT LESS THAN 685mm (27") HIGH AT A POINT 250mm (9 7/8") BACK FROM THE FRONT FACE OF THE APRON.
 HAVE A FURTHER CLEAR SPACE 200mm (8") ABOVE THE FLOOR TO A POINT 500mm (19 1/2") BACK FROM THE FRONT FACE OF THE APRON.
 HAVE A CLEAR FLOOR SPACE CENTRED IN FRONT OF THE WASH BASIN NOT LESS THAN 800mm (31.5") WIDE AND 1100mm DEEP (43.3") DEEP EXCLUSIVE OF SPACE UNDER THE WASH BASIN.
 HAVE FAUCETS CONFORMING TO SENTENCE 3.7.2.3.(4).
 HAVE A SOAP DISPENSER LOCATED CLOSE TO THE WASH BASIN, NOT MORE THAN 1200mm (47 1/4") ABOVE THE FINISHED FLOOR AND ACCESSIBLE TO PERSONS IN WHEELCHAIRS.
 HAVE A TOWEL DISPENSER OR OTHER HAND-DRYING EQUIPMENT LOCATED CLOSE TO THE WASH BASIN, NOT MORE THAN 1200mm (47 1/4") ABOVE THE FINISHED FLOOR IN AN AREA ACCESSIBLE TO PERSONS IN WHEELCHAIRS.

LABORATORIES SHALL:
 BE EQUIPPED WITH FAUCETS THAT OPERATE AUTOMATICALLY OR HAVE LEVER-TYPE HANDLES THAT DO NOT CLOSE UNDER SPRING ACTION.

MIRRORS SHALL:
 BE MOUNTED WITH ITS BOTTOM EDGE NOT MORE THAN 1000mm (3' 3 1/2") ABOVE THE FINISHED FLOOR, OR SHALL BE TILTED TO BE USABLE BY PERSONS IN WHEELCHAIRS.

ACCESSORIES SHALL:
 BE OF A TYPE, AND BE INSTALLED, SO AS TO BE USABLE BY PERSONS IN WHEELCHAIRS WITH NO USER FUNCTION MORE THAN 1100mm (43 1/2") FROM THE FINISHED FLOOR.
 ANY SHELF OR PROJECTION ABOVE A LAVATORY SHALL BE LOCATED SO THAT IT WILL NOT BE A HAZARD.

UNIVERSAL TOILET ROOM SHALL HAVE:
 A FLOOR SPACE OF NOT LESS THAN 3.7m (39.83ft) WITH NO DIMENSION LESS THAN 1700mm (5'-10") WHEN THE DOOR SWINGS OUT AND 4.0m (43ft) WITH NO DIMENSION LESS THAN 1800mm (5'-11") WHEN THE DOOR SWINGS IN.
 FIXTURES LOCATED TO PROVIDE MAXIMUM MANEUVERABILITY FOR PERSONS IN WHEELCHAIRS.
 A WATER CLOSET AS OUTLINED ABOVE.
 AT LEAST ONE MIRROR AS OUTLINED ABOVE.
 WASHROOM ACCESSORIES CONFORMING AS OUTLINED ABOVE.
 A LOCK ON THE ENTRANCE DOOR THAT IS OPERABLE WITH ONE HAND AND CAN BE UNLOCKED FROM THE OUTSIDE IN CASE OF EMERGENCY.



1 ACCESSIBLE WASHROOM LAYOUT
SCALE: 3/4" = 1'-0"



RH Architects Inc.

Unit 10, 120 Powell Street,
Vancouver, BC Canada
V6A 1G1
1 604.669.6002
1 604.669.1091

www.rharchitects.ca

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ARCHITECTURAL SEAL:



CLIENT:
STABURN GROUP

PROJECT:
PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.

DRAWING TITLE:
H/C WASHROOM PLAN
GUARD DETAILS
TENANT IMPROVEMENT

DATABASE: 1912-PC A3.0 Plan-01
SCALE: AS NOTED
PLOT/DATE: 17 OCT 2023
DRAWN: BC
CHECKED: BR

PROJECT NO. 1912-PC

DWG. NO.
A3.4

DP No:
BP No:

E:\CAD\JOB\2019\1912 - 119 E. 2ND STREET - PRESENTATION CENTRE\1912-PC A4.0 ELEVATIONS.DWG



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V6A 1G1

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F 604.669.1091

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ARCHITECTURAL SEAL:



CLIENT:
STABURN GROUP

PROJECT:
**PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.**

DRAWING TITLE:
**GROUND FLOOR PLAN
TENANT IMPROVEMENT
ENTRY ELEVATION**

DATABASE: 1912-PC A3.0 Plan-01
SCALE: 1/4" = 1'-0"
PLOT/DATE: 17 OCT 2023
DRAWN: BC
CHECKED: BR

PROJECT NO. **1912-PC**

DWG. NO.
A4.0

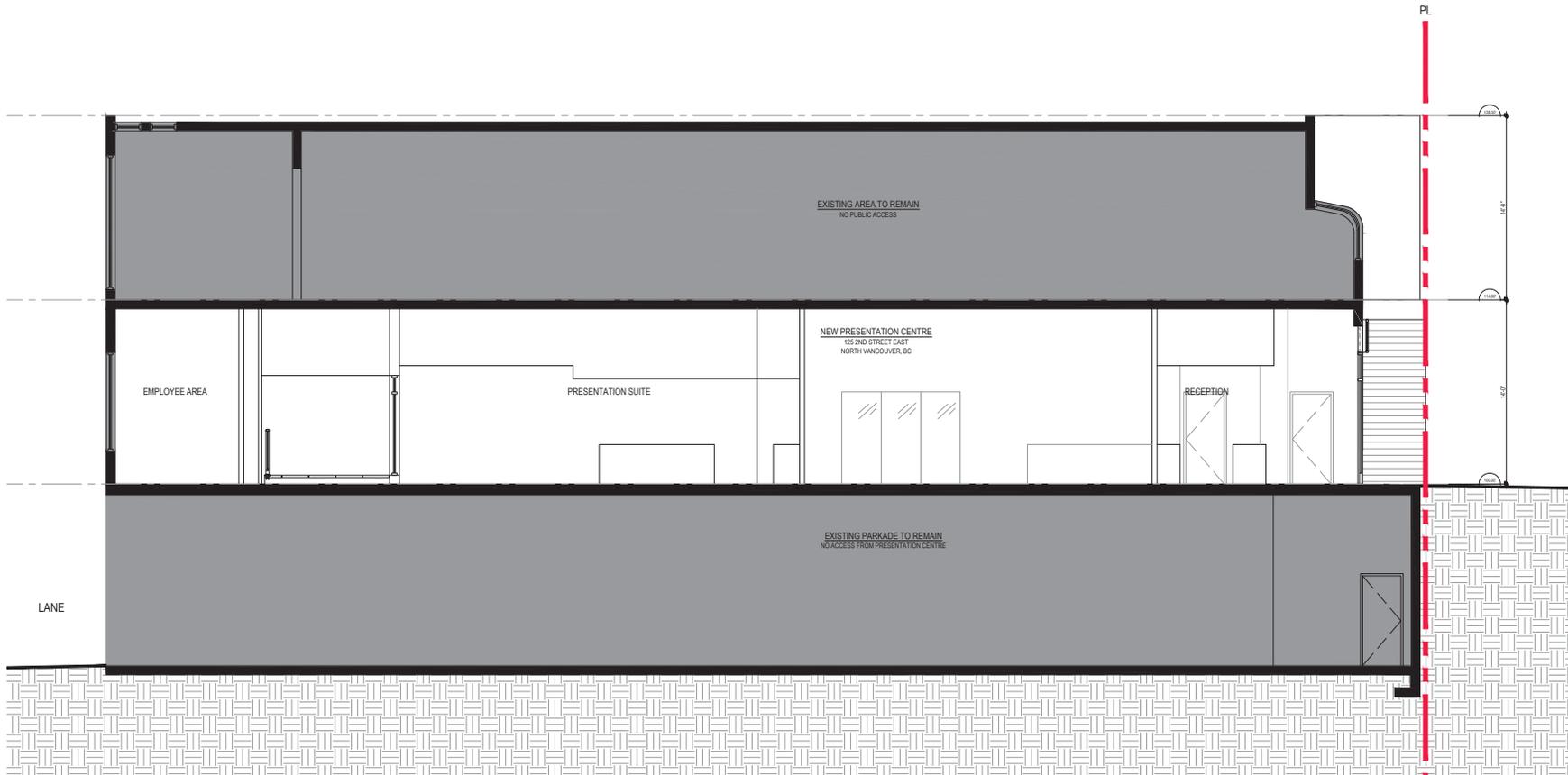
DP No:
BP No:

EXISTING FINISHES	PROPOSED FINISHES
1 EXISTING STUCCO PAINTED DARK GREY	1 METAL PANELS - COLOUR COOL GREY
2 EXISTING BRICK VENEER	2 METAL PANELS - COLOUR EARTH GREENS
3 EXISTING GLAZING TO REMAIN	3 STOREFRONT GLAZING AND DOORS
4 EXISTING METAL FLASHING	4 PAINT ON EXISTING BRICK - COLOUR TO MATCH ADJACENT EXISTING FINISH
5 SIAMESE CONNECTION	5 PROPOSED SIGNAGE
	6 EXISTING GLAZING - TINTED TO REDUCE VISIBILITY
	7 NEW ENTRY CANOPY CW SIGNAGE
	8 EXIT DOORS COLOURED TO MATCH ADJACENT EXISTING FINISHES



1 NORTH ELEVATION - NEW ENTRY PORTAL OPTION 2
SCALE: 1/4" = 1'-0"

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1 BUILDING SECTION 1
A5.0 SCALE: 1/4" = 1'-0"



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ARCHITECTURAL SEAL:



CLIENT:
STABURN GROUP

PROJECT:
**PRESENTATION CENTRE
125 2ND STREET EAST
NORTH VANCOUVER, B.C.**

DRAWING TITLE:
**GROUND FLOOR PLAN
TENANT IMPROVEMENT
BUILDING SECTION 1**

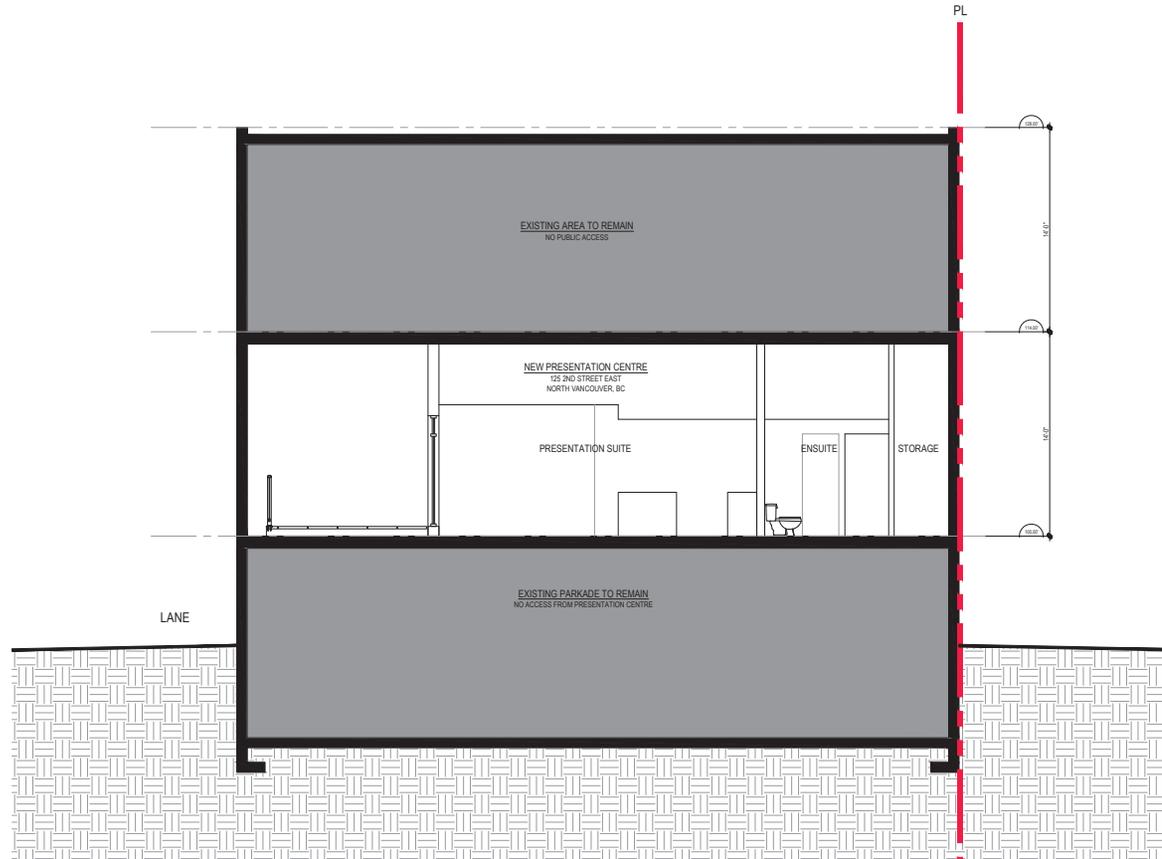
DATABASE: 1912-PC A3.0 Plan-01
SCALE: 1/4" = 1'-0"
PLOT/DATE: 17 OCT 2023
DRAWN: BC
CHECKED: BR

PROJECT NO. 1912-PC

DWG. NO.
A5.0

DP No:
BP No:

E:\CAD\JOB\2019\1912 - 119 E. 2ND STREET - PRESENTATION CENTRE\1912-PC AS.0 SECTION.DWG



1 BUILDING SECTION 2
 AS.1 SCALE: 1/4" = 1'-0"



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ARCHITECTURAL SEAL:



CLIENT:
STABURN
 GROUP

PROJECT:
PRESENTATION CENTRE
 125 2ND STREET EAST
 NORTH VANCOUVER, B.C.

DRAWING TITLE:
GROUND FLOOR PLAN
TENANT IMPROVEMENT
BUILDING SECTION 2

DATABASE: 1912-PC A3.0 Plan-01
 SCALE: 1/4" = 1'-0"
 PLOT/DATE: 17 OCT 2023
 DRAWN: BC
 CHECKED: BR

PROJECT NO. 1912-PC

DWG. NO.
A5.1

DP No:

BP No:



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
TEMPORARY USE PERMIT

Permit No. PLN2023-00031

File: 08-3400-20-0137/1

Issued to owner(s): **EAST SECOND LONSDALE PROJECT LTD., INC.NO. BC1100032**

Respecting the lands located at **125 East 2nd Street**, North Vancouver, BC, legally described as:

LOT A BLOCK 155 DL 274 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP128401 PID: 031-983-782

(the “Lands”)

List of Attachments:

Schedule “A”: List of Plans

Authority to Issue:

1. This Temporary Use Permit is issued pursuant to Section 493 of the *Local Government Act*.
-

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” Comprehensive Development 677 (CD-677) Zone are hereby varied as follows:
 - A. This permit temporarily allows the Lands to be used for the purposes described below:
 - i. To permit Staburn Group to occupy the subject ground level commercial unit at 125 East 2nd Street for the purpose of a temporary sales office (business office).
-

Special Terms and Conditions of Use:

3. Development upon or use of the Lands shall conform to the following specifications:
 - A. This permit is subject to the following conditions, completed to the satisfaction of City staff:
 - i. All windows facing onto East 2nd Street shall not include any visual obstructions and shall be maintained at all times with clear, transparent glazing.
 - ii. Any proposed window advertising or decals throughout the tenure of the subject use shall be reviewed by staff for approval prior to installation.
-

General Terms and Conditions:

4. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.
5. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.
6. This Permit expires: three years from date of issuance.
7. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
8. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

9. Nothing in this Permit shall in any way relieve the Land Owner/Business Owners obligation to comply with regulations for construction of structures or provision of on-site services pursuant to the Health Act, the Fire Services Act, the Electrical Energy Inspection Act, and any other provincial statutes.

Authorized by Council: _____
Year / Month / Day

Expiry Date: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Amelia Cifarelli, Corporate Officer

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Temporary Use Permit No. PLN2023-00031.

Notice filed the _____ day of _____, 20_____.

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 125 East 2nd Street

Author	Sheet Name	Sheet No.	Date Received	CityDocs File Number
RH Architects Inc.	Cover Sheet Tenant Improvement	A0.0	October 17, 2023	2449214
RH Architects Inc.	Site Plan	A2.0	October 17, 2023	2449214
RH Architects Inc.	Ground Floor Plan Tenant Improvement	A3.1	October 17, 2023	2449214
RH Architects Inc.	Ground Floor Plan Tenant Improvement Entry Elevation	A4.0	October 17, 2023	2449214