AGENDA FOR THE SPECIAL REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON TUESDAY, MAY 24, 2022 AT 4:00 PM

CALL TO ORDER

APPROVAL OF AGENDA

1. Special Regular Council Meeting Agenda, May 24, 2022

CONSENT AGENDA

Item *2 is listed in the Consent Agenda for consideration.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAW – ADOPTION


RECOMMENDATION:

THAT “Temporary Loan Authorization Bylaw, 2022, No. 8904” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

PUBLIC HEARING – 119-125 East 2nd Street – 4:00 pm

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2nd Street, CD-753) would rezone the subject property from a Lower Lonsdale Mixed Use 4 (LL-4) Zone to a Comprehensive Development 753 (CD-753) Zone to permit the development of a 7-storey, residential (28 strata units) and commercial (retail and office) mixed-use building.

Bylaw No. 8922 to be considered under Item 3.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions of Council
Motion to conclude the Public Hearing
BYLAW – THIRD READING


RECOMMENDATION:


PUBLIC HEARING – 818-858 West 15th Street (following Item 3)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street, CD-745) would rezone the subject property from a Service Commercial (CS-1) Zone to a Comprehensive Development 745 (CD-745) Zone to permit the development of a 6-storey, residential (90 strata units) and commercial (retail and office) mixed-use building, and to terminate the existing Land Use Contract over the property.

Bylaw No. 8896 to be considered under Item 4.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions of Council
Motion to conclude the Public Hearing

BYLAW – THIRD READING


RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street, CD-745) be given third reading.

ADJOURN
PUBLIC HEARING / PUBLIC MEETING GUIDELINES

The purpose of **Public Hearings** is to provide members of the public an opportunity to make representations to Council regarding proposed changes to zoning bylaws, heritage designations or the Official Community Plan. Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*.

The purpose of **Public Meetings** is to provide members of the public an opportunity to make representations to Council regarding various issues and/or proposed changes that do not require a Public Hearing, such as a Development Variance Permit or Temporary Use Permit. North Vancouver residents can participate in the civic process of a Public Meeting that may affect their community, property and interests.

All persons who believe their interest in property is affected by a proposed bylaw or permit are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw/permit.

All written submissions and representations made at a Public Hearing or Public Meeting will form part of the official public record. Minutes of the Public Hearing/Public Meeting and a video recording of the proceedings will be posted on the City’s website at cnv.org.

**To provide written input:** All written submissions must include your name and address. If this information is not provided, it cannot be included as part of the public record. Email submissions sent to the Corporate Officer at input@cnv.org are preferred, and hand-delivered or mailed submissions will also be accepted. **The deadline to submit written submissions is 12:00 noon on the day of the Public Hearing/Public Meeting.**

**To speak at a Public Hearing or Public Meeting:**

**Via Webex/phone:** Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on the day of the Public Hearing/Public Meeting.**

**In person at City Hall:** On the day of the meeting, a sign-up sheet will be available at City Hall reception (14th Street entrance) between 9:00am and 4:00pm, and then outside the Council Chamber from 5:30pm. Enter City Hall through the doors at the southwest corner of the building (i.e. staff entrance off 13th Street) after 5:30pm.

**Non-registered speakers:** Speakers who have not pre-registered will also have an opportunity to provide input. Once all registered speakers have spoken, the Mayor will call for a recess to allow time for additional speakers to phone in or speak in person. Call-in details will be displayed on-screen during the livestream at cnv.org/LiveStreaming.

*Continued…*
Comments from the public must specifically relate to the proposed bylaw/permit or subject of the Public Hearing/Public Meeting. Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name and address for the record and will be provided one 5-minute opportunity to present their comments. Everyone will be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known.

Procedural rules for the conduct of a Public Hearing/Public Meeting are set at the call of the Chair. Council’s main function is to listen to the views of the public regarding the change of land use in the proposed bylaw/permit. It is not the function of Council to debate the merits of an application with speakers. Questions from members of the public and Council must be addressed through the Chair.

Once the Public Hearing/Public Meeting concludes, no further information or submissions can be considered by Council.

Following adjournment of the Public Hearing/Public Meeting, the Regular meeting reconvenes and the bylaw/permit is discussed and debated by members of Council, followed by consideration of third reading of the bylaw or approval of the permit.
THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8904

A Bylaw to authorize temporary borrowing for the purpose of the design and construction of a new Harry Jerome Community Recreation Centre.

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

WHEREAS the Council has adopted “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909”, authorizing borrowing for the purpose of the construction of a new Harry Jerome Community Recreation Centre, in the amount of One Hundred and Nine million dollars ($109,000,000);

AND WHEREAS the sale of debentures, and disposition of the Harry Jerome Neighbourhood Lands, have been temporarily deferred;

NOW THEREFORE, the Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “Temporary Loan Authorization Bylaw, 2022, No. 8904”.

2. The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of One Hundred and Nine million dollars ($109,000,000), as the same may be required.

3. The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Corporate Officer.

4. The money so borrowed shall be used solely for the purposes set out in “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909”.

READ a first time on the 16th day of May, 2022.

READ a second time on the 16th day of May, 2022.

READ a third time on the 16th day of May, 2022.

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

________________________________________
MAYOR

________________________________________
CORPORATE OFFICER
REPORT


Report: Planner 2, April 27, 2022

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated April 27, 2022, entitled “Rezoning Application: 119-125 East 2nd Street (East Second Lonsdale Project Ltd. / RH Architects, CD-753)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2nd Street, CD-753), be considered and referred to a Public Hearing;

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

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;

THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to permit solar shades, which are permanently affixed to the proposed building as an encroachment over City property;

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

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS


Moved by Councillor Valente, seconded by Councillor McIlroy


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

REPORT

To: Mayor Linda Buchanan and Members of Council
From: Matthew Menzel, Planner 2
Subject: REZONING APPLICATION: 119-125 EAST 2ND STREET (EAST SECOND LONSDALE PROJECT LTD / RH ARCHITECTS, CD-753)
Date: April 27, 2022  File No: 08-3400-20-0052/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated April 27, 2022, entitled "Rezoning Application: 119-125 East 2nd Street (East Second Lonsdale Project Ltd. / RH Architects, CD-753):

THAT the application submitted by East Second Lonsdale Project Ltd. / RH Architects, to rezone the property at 119-125 East 2nd Street from Lower Lonsdale Mixed Use 4 (LL-4) Zone to Comprehensive Development (CD-753) Zone, be considered and no Public Hearing be held, in accordance with the Local Government Act;

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

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;

THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to permit solar shades, which are permanently affixed to the proposed building as an encroachment over City property;

AND THAT the Mayor and Corporate Officer be authorized to sign any other necessary documentation to give effect to this motion.
ATTACHMENTS

1. Context Map (CityDocs 2162537)
2. Architectural Plans, dated April 12, 2022 (CityDocs 2168442)
3. Landscape Plans, dated April 7, 2022 (CityDocs 2167396)
4. Advisory Design Panel Resolution, dated October 25, 2021 (CityDocs 2111148)
5. Developer Information Session Summary (CityDocs 2072498)
6. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8903" (CityDocs 215846)

SUMMARY

The purpose of this report is to present, for Council’s consideration, a rezoning application for 119-125 East 2nd Street (the “subject site”) to amend the Zoning Bylaw to permit a seven-storey mixed-use commercial and residential development.

Table 1. Project Information

| Applicant: | East Second Lonsdale Project Ltd. |
| Architect: | RH Architects |
| Official Community Plan Designation: | Mixed Use Level 4A (High Density) (MU4A) |
| Existing Zoning: | Lower Lonsdale Mixed Use 4 (LL-4) |
| Applicable Guidelines: | N/A |

DISCUSSION

Site and Surrounding Uses

This 1,115 square metre (12,001 square foot) site is located mid-block along the 100 block of East 2nd Street, between Lonsdale Avenue and St. Georges Avenue, and is bounded by laneways to the south and west. It has a frontage of 30.5 metres (99.9 feet) to East 2nd Street. The site slopes down from north to south by approximately 3.96 metres (13 feet).

Currently the site is developed with one one-storey commercial building and one two-storey commercial building.

Details of the surrounding uses are provided in the following table.

Table 2. Surrounding Uses

<table>
<thead>
<tr>
<th>Direction</th>
<th>Address</th>
<th>Zoning</th>
<th>Description</th>
<th>OCP</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (across E. 2nd St.)</td>
<td>118 E 2nd St.</td>
<td>CD Zone</td>
<td>5 storey mixed use</td>
<td>Mixed Use – Level 4A (High Density)</td>
</tr>
<tr>
<td></td>
<td>120 E 2nd St.</td>
<td></td>
<td>5 storey residential</td>
<td>Max. 2.6 FSR with 1.0 FSR bonus density</td>
</tr>
<tr>
<td></td>
<td>130 E 2nd St.</td>
<td></td>
<td>~15 storey residential</td>
<td></td>
</tr>
</tbody>
</table>

Page 2 of 11
Proposal

The application proposes a seven-storey mixed-use building, with one level of commercial use, including retail and office tenancies at ground level, and six levels of strata residential units within the upper levels. Parking access is provided off the rear lane to the south. The following table provides an overview of the proposed development:

Table 3: Development proposal overview

<table>
<thead>
<tr>
<th>Element</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>3.6 FSR</td>
</tr>
<tr>
<td>Commercial Retail Space</td>
<td>Total of 653 square metres (7,029 square feet) or 0.58 FSR:</td>
</tr>
<tr>
<td></td>
<td>- Office – 322 square metres (3,466 square feet)</td>
</tr>
<tr>
<td></td>
<td>- Commercial – 331 square metres (3,563 square feet)</td>
</tr>
<tr>
<td>Unit Mix</td>
<td>28 residential strata units, including:</td>
</tr>
<tr>
<td></td>
<td>- Five one-bed units;</td>
</tr>
<tr>
<td></td>
<td>- 14 two-bed units; and</td>
</tr>
<tr>
<td></td>
<td>- Nine three-bed units (32%).</td>
</tr>
<tr>
<td>Adaptable Units</td>
<td>Eight Level 2 adaptable units (29%)</td>
</tr>
<tr>
<td>Residential Amenity</td>
<td>Indoor – 99 square metres (1,062 square feet)</td>
</tr>
<tr>
<td></td>
<td>Outdoor – approximately 48 square metres (516 square feet)</td>
</tr>
</tbody>
</table>
Policy Context and Planning Analysis

The subject site is designated Mixed Use Level 4A (High Density) (MU4A) in the Official Community Plan (OCP). This designation allows for a mix of commercial and residential use with a maximum density of 3.6 FSR (including 1.0 bonus FSR). A maximum height of 23 metres (approximately 8 storeys) is permitted.

Land Use

The proposed mix of commercial and residential uses are appropriate along the Central Lonsdale corridor, which is envisioned as a key growth corridor in the City.

Four Commercial Retail Units (CRUs) are proposed facing East 2nd Street. These ground floor retail spaces are strongly supported as they would contribute to the vibrancy of the area, and local retail opportunities. Behind the CRUs that are lining the street, at the back of the proposed Level 1 are two office spaces. These office spaces are also supported as they provide for local employment and economic benefits in the area. To facilitate the above scenario, the zoning bylaw has been written such that the retail tenancies fronting East 2nd Street will be restricted to containing Retail Services Group 1A, with Retail Services Group 1 being allowed in the rear (southern) tenancies only.

The proposed strata residential use, which is located from Level 2 and up, meets the policy objective of increasing diverse housing stock within the City. The proposed mix of unit types meets with the direction of the Housing Action Plan, including delivery of a minimum of 10% three-bedroom units to support families. A number of one-bedroom units are also provided which will provide for more affordable housing options.

The proposal also meets the Zoning Bylaw minimum requirement for 25% of units to meet Level 2 Adaptable Design.

Built Form & Urban Design

The proposed built form is consistent with the character of the neighbourhood. The proposed height at 23 metres (75.5 feet) and seven storeys complies with OCP, and will ensure the building integrates with existing development in context to the subject site, as well as future developments anticipated on surrounding land.

The mid-rise building above the ground level podium presents as a rectilinear massing with a slender width facing East 2nd Street (approximately 21.3 metres by 30.5 metres [70 feet by 100 feet]). It is being placed closer to the laneway to the west in order to ensure a larger setback (six m/20 ft) to the east lot line. This larger setback will help facilitate an appropriate development outcome on the adjoining land to the east.

Along East 2nd Street, the CRUs are set back by two feet from the property line, ensuring a wider and engaged pedestrian realm. The upper level residential is further setback from the street, for a total of a 5 foot (1.5 metre) front setback. Further articulation of the building massing from Level 2 and up offer more visual interests from...
the surrounding public realm. Lastly, the strategy of placing generously sized balconies along the lane elevations also contribute to visual interests as well as enhanced liveability and neighbourliness.

A high level of laneway activation and casual surveillance is also achieved through: extensive glazing treatments provided to the Level 2 office tenancy; and orienting the communal outdoor amenity area and upper level private balconies towards the laneway. Public art is proposed to be placed by the side of the building adjacent to the north-south lane, which will further animate the laneway and enhance pedestrian experience.

Overall, the application has incorporated appropriate setbacks, massing strategies and building articulation, which will all ensure the development is not overbearing on the streetscape, and appropriately integrates with existing and emerging built form and character along the street.

**Density**

The proposed density is 3.6 FSR, which is consistent with the OCP Mixed Use Level 4A land use designation.

**Zoning Variances**

The proposed Comprehensive Development Zone will be based off of Lower Lonsdale Mixed Use 4 LL-4 zone, consistent with the proposed use types and recent developments within proximity to the site. To allow the massing, the proposed bylaw would include the following modifications to the LL-4 zone base: density; lot coverage; building height calculation; and siting requirements, as outlined below.

<table>
<thead>
<tr>
<th>Table 4. Summary of Proposed Zoning Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BASE LL-4 ZONE</strong></td>
</tr>
<tr>
<td><strong>Permitted Principal Uses</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Principal Buildings</strong></td>
</tr>
<tr>
<td><strong>Density Maximum</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Lot Coverage Maximum</strong></td>
</tr>
<tr>
<td><strong>Height Maximum</strong></td>
</tr>
</tbody>
</table>
Date: April 27, 2022

<table>
<thead>
<tr>
<th>BASE LL-4 ZONE</th>
<th>PROPOSED CD-753 ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height will be calculated from the average grade of the northern property boundary</td>
<td></td>
</tr>
<tr>
<td>Siting</td>
<td>Up to Level 1</td>
</tr>
<tr>
<td>3.0 metres (10 feet) from a rear lot line or a flanking lane</td>
<td>0.6 metres (2.0 feet) from a rear lot line or a flanking lane</td>
</tr>
<tr>
<td>Level 2 to Level 7</td>
<td></td>
</tr>
<tr>
<td>0.6 metres (2.0 feet) from a rear lot line or a flanking lane</td>
<td>4.8 metres (15.7 feet) from a rear lot line to the principal building</td>
</tr>
<tr>
<td>No change to the current LL-4 base zone standards</td>
<td></td>
</tr>
<tr>
<td>All portions of Principal Buildings exceeding four storeys shall be sited at least 24.4 metres (80 feet) from all portions of other Principal Buildings exceeding four storeys</td>
<td></td>
</tr>
<tr>
<td>No change to the current LL-4 base zone standards</td>
<td></td>
</tr>
<tr>
<td>Building Width &amp; Length</td>
<td>Shall not exceed a horizontal width or length of 51.8 metres (170 feet) above the second storey and 30.5 metres (100 feet) above third storey</td>
</tr>
</tbody>
</table>

As outlined under the *Built Form & Urban Design* section, staff support the proposed building design strategies which result in a well articulated massing that fits into the context and streetscape. A couple of key variances are necessary to enable the proposed building, as discussed below.

**Lot Coverage**
The application seeks a minor variation to the Lot Coverage requirements set for the LL-4 zone:
- Instead of ground level coverage of 90%, the application proposes a ground level coverage of 92%.
- Instead of an upper level massing of 35% lot coverage, the application proposes an upper level massing of 51%.

As stated earlier, the upper stories are contained within a compact floor plate. The northern width of the building from Level 2 and up is 27.3 metres (8.3 feet) (inclusive of the balconies, and 21.3 metres (6.4 feet) exclusive of the balconies. This is significantly less than the 30.5 metre (100 foot) width prescribed by the Zoning Bylaw for the LL-4 zone.

Furthermore, the 35% lot coverage above the second level is based on the base zone's density of 2.6 FSR. To ensure the full OCP FSR (i.e. 3.6 FSR) is realized within the permitted height envelope, there is often a need to vary the lot coverage for the upper levels. Nearby examples of such approvals included:
Siting Requirement
The application seeks to vary the setbacks to the rear lot line and the flanking lane.

The building has been designed with a commercial podium level, which is appropriate given the site’s Mixed Use Level 4A land use designation. Full lot coverage at this ground level is required in order to meet operational functions. Therefore, staff support the 0.6 metre (1.9 foot) rear and flanking lane setback, noting the upper storey massing is significantly pulled back from the rear lot line as well as west lot line.

Transportation, Parking and Loading

The subject site is located within proximity to Lonsdale Avenue, which is identified as a Rapid Transit Corridor. It is also located approximately 120 metres (393.7 feet) from the closest RapidBus stop, and 450 metres (1,476.4 feet) from the Lonsdale Quay SeaBus Terminal.

Vehicle Parking, Bicycle Parking & Loading
Parking and Loading for the site is accessed from the lane, and includes 48 parking spaces, and eight residential parking spaces; more than the minimum requirement of the Zoning Bylaw. The application also includes 55 bicycle parking spaces, which meets the Zoning Bylaw. Table 5 provides a summary of the car parking provided:

Table 5: Proposed Vehicle and Bicycle Parking

<table>
<thead>
<tr>
<th>Car Parking</th>
<th>Total of 48 spaces, comprised of:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>34 Resident parking spaces (including four (4) disability spaces);</td>
</tr>
<tr>
<td></td>
<td>1.2 spaces per unit;</td>
</tr>
<tr>
<td></td>
<td>Three Residential Visitor spaces (including one disability space);</td>
</tr>
<tr>
<td></td>
<td>11 commercial spaces (including one disability space).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bicycle Parking</th>
<th>Residential:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Secure – 42 spaces;</td>
</tr>
<tr>
<td></td>
<td>Short Term – 6 spaces.</td>
</tr>
<tr>
<td>Commercial:</td>
<td>Secure – 3 spaces;</td>
</tr>
<tr>
<td></td>
<td>Short Term – 4 spaces.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Loading Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>One at-grade loading bay.</td>
</tr>
</tbody>
</table>
Loading and Servicing
The proposal has provided one off-street loading bay, which meets the Zoning Bylaw. This arrangement will ensure all loading, including garbage and recycling, will be undertaken on-site, and will therefore not impact the functionality of the road network.

Relocation of Existing Retail and Service Tenants
There are four commercial tenancies currently on the property, and all lease agreements are very short term or contain the provision for termination with long notice periods in the case of demolition for redevelopment. The applicant has advised that of these businesses, one is exclusively a basement storage facility for a nearby business which can be relocated to any manner of space that does not front the public realm.

Staff have been advised that all of the other business owners acquired their businesses recently and with prior notification and agreement of the applicant's intent to redevelop the property. One existing business has negotiated a new lease with termination notice and a right to negotiate for premises in the new building. The applicant also advised that they have delayed making an application for a number of years out of respect for another existing lease, which now contains appropriate rights to redevelop with specific advance notice and payment.

Density Bonus and Community Benefits
The City's Density Bonus and Community Benefits Policy, in conjunction with the Official Community Plan, allows for density bonuses beyond 2.6 FSR in the Mixed Use Level 4A land use designation, up to a maximum of 3.6 FSR.

The proposed project would include community benefits valued at approximately $2.28 million dollars, as outlined in Table 8 below.

Table 8. Estimated Value of Community Benefits through Density Bonusing

<table>
<thead>
<tr>
<th>Density Value Calculation</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density Bonus to 2.6 FSR / OCP Density (@ $25 / sq. ft.)</td>
<td>$0</td>
</tr>
<tr>
<td>Density Bonus to 3.6 FSR Max Bonus (@ $190 / sq. ft.)</td>
<td>$2,280,190</td>
</tr>
<tr>
<td><strong>Total Value of Community Benefits</strong></td>
<td><strong>$2,280,190</strong></td>
</tr>
</tbody>
</table>

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The specific amenities and benefits included in the proposed project are described in Table 9 below and would be secured as conditions should Council wish to proceed with the proposed project.

Table 9. Community Benefits Allocation

<table>
<thead>
<tr>
<th>Community Benefit</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Cash Contributions</strong></td>
<td></td>
</tr>
<tr>
<td>Contribution to Community Amenity Reserve Fund (80%)</td>
<td>$1,824,152</td>
</tr>
<tr>
<td>Contribution to Affordable Housing Reserve Fund (20%)</td>
<td>$456,038</td>
</tr>
</tbody>
</table>

In addition to CAC contributions and density purchase from the City, the following items would be secured as conditions of this development:

- Public art with a value of $140,000 (approximately 1% of the construction costs);
- Work to be undertaken by the applicant to upgrade of sanitary line from the manhole on the east side of Lonsdale Avenue to the east edge of the property line of the subject site; and
- Contribution towards the purchase and installation of a storm water flow monitor at a location identified by the City (approximately $23,500).

Legal Agreements

The following would be secured as conditions of this rezoning:

- Development Covenant;
- Servicing Agreement;
- Shoring and Crane Swing License Agreement;
- Flooding Covenant;
- Community Energy Agreement;
- Good Neighbour Agreement; and
- Off-Site Storm water Management Encroachment Agreement.

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel (ADP) on October 20, 2021. The Panel recommended approval of the proposal subject to addressing the following issues to the satisfaction of staff:

- Further design development to ensure that the required residential setbacks to the adjacent sites to the east, west, and south are met according to City guidelines.

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

COMMUNITY CONSULTATION

A Developer's Information Session was held on June 15, 2021 and was attended by 19 members of the public.

A total of 29 emails were received prior to the DIS being held, 21 of which were related to registration, and eight emails containing questions or comments.

Following the DIS, a total of seven comment forms were submitted and six emails with comments were received; three indicated support for the project, one provided conditional support, two were opposed, and six did not specify support or opposition.
The main reasons for support were:

- The green roof;
- The development revitalizing of the neighbourhood;
- The project being a good fit for the neighbourhood; and
- The large covered balconies.

The main concerns were:

- Building height and view impacts;
- Lack of family-friendly housing;
- Sustainability elements – greenhouse gas production, passive design features and solar panels.

A summary of the public consultation, as prepared by the applicant, is available in Attachment #5.

Staff response:

**Building Height & View impacts**

As discussed in detail under the *Built Form & Urban Design* section, staff support the proposed building design with its well considered, compact massing, which will help to minimize potential impacts on private views.

**Family Friendly Housing**

Through working with the applicant, the application has now been amended to provide 9 units (32%) as three bedrooms units, providing more family friendly housing options.

**Process When No Public Hearing Held**

The recent amendment to the *Local Government Act* via Bill 26 has provided for a local government to not hold a public hearing on a Zoning Bylaw amendment application if it is consistent with the OCP. This replaced the former provision that allowed local governments to waive a public hearing. Local governments now have to make a positive decision to have a public hearing as opposed to deciding to waive a public hearing.

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

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

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Project Ltd. / RH Architects, 119-125 East 2nd Street, CD-753) be considered and referred to a Public Hearing;
FINANCIAL IMPLICATIONS

As discussed under the Density Bonus and Community Benefits section, this application, if approved, would generate the following monetary benefits for the city, in the form of a cash CAC contribution of approximately $2.28 million. These financial benefits are in addition to other City requirements such as DCCs and public art.

CONCLUSION

This proposal is in alignment with goals and objectives of the OCP and Council Strategic Plan to intensify employment generating uses, and to increase and diversify the residential housing stock within the Lonsdale Regional City Centre. The proposal will also contribute funds to support community amenities and enhancements through the Capital Plan process.

RESPECTFULLY SUBMITTED:

Matthew Menzel
Planner 2
Context Map: 119-125 East 2nd Street
Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Residential Levels
- Level 1: Low Density
- Level 2: Medium Density
- Level 3: High Density

Commercial
- Mixed Use
- Special Study Area

School & Institutional

Transportation

Open Space

City Boundary

Example Height Equivalencies
- Height in metres
- Height in feet

Incidental Use
- Recreational
- Industrial

Maximum Building Heights

City Boundary

Residential Tower

Commercial Tower

Rh Architects Inc.
Project:
Mixed-Use Res. Development
119-123 E. 2nd Street, City of North Vancouver B.C.

Drawing Title:
Land Use Map

Staburn Group

Database:
1912-Map

Project No:
1912

Date:
12 Apr 2022

Scale:
2" = 150'-0"
SITE PHOTOS
**REQUIRED:**

**PROYDEO:**

**PAR K IN G:**

Commer: 111 1 U5e$: ll -4

(1 IEVSlsb)

2 8 units

(2EVStals)

48 spaces (30 spaces Total)

Disability Parking Commercial Use: 1 space per 30-500 M2

Disability Parking Level I/II: 1 space per 1,000 M2

Disability Parking Level I/II: 2 spaces per 1,000 M2

Small Cars: 1 space per 300-500 M2

Loading: 1 space per 300-500 M2

Bicycles Parking:

- Res. Development: 32 units, 500 M2
- Res. Development: 32 units, 500 M2
- Res. Development: 32 units, 500 M2
- Res. Development: 32 units, 500 M2

GARAGE & RECYCLING:

- Commercial Uses: 11-4
- Commercial Uses: 11-4
- Residential Uses: 11-4

- Residential Uses: 26-30 units
- Residential Uses: 26-30 units

**TOTAL PARKING:**

48 spaces

**PARKING:**

<table>
<thead>
<tr>
<th>Commercial Uses: 11-4</th>
<th>REQUIRED:</th>
<th>PROVIDED:</th>
</tr>
</thead>
<tbody>
<tr>
<td>L/D or Office Park/Play Area</td>
<td>652 M2</td>
<td>9 spaces</td>
</tr>
<tr>
<td>Residential:</td>
<td>28 units</td>
<td>29 spaces</td>
</tr>
<tr>
<td>Visitors Parking:</td>
<td>28 units</td>
<td>29 spaces</td>
</tr>
<tr>
<td>Total Parking:</td>
<td>58 spaces</td>
<td>68 spaces</td>
</tr>
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</table>

**BICYCLES PARKING:**

<table>
<thead>
<tr>
<th>Residential Use: Short-Term, 20-50 M2, 66 units or more, 600 M2</th>
<th>28 units</th>
<th>42 bikes</th>
<th>42 bikes</th>
<th>Per By-Law</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Use: Short-Term, 20-50 M2, 66 units or more, 600 M2</td>
<td>28 units</td>
<td>6 bikes</td>
<td>6 bikes</td>
<td>Per By-Law</td>
</tr>
<tr>
<td>Commercial Uses: 11-4, Short-Term, 20-500 M2, Commercial Gross Floor Area</td>
<td>652 M2</td>
<td>4 bikes</td>
<td>4 bikes</td>
<td>Per By-Law</td>
</tr>
<tr>
<td>Commercial Uses: 11-4, Secure, Commercial Gross Floor Area, 285 SF</td>
<td>652 M2</td>
<td>3 bikes</td>
<td>3 bikes</td>
<td>Per By-Law</td>
</tr>
</tbody>
</table>

**GARbage & RECYCling:**

<table>
<thead>
<tr>
<th>Retail Use</th>
<th>REQUIRED:</th>
<th>PROVIDED:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-150 m2</td>
<td>322 M2</td>
<td>7.40 M2</td>
</tr>
<tr>
<td>150-200 m2</td>
<td>331 M2</td>
<td>3.31 M2</td>
</tr>
<tr>
<td>Residential:</td>
<td>28 units</td>
<td>13.61 M2</td>
</tr>
</tbody>
</table>

**TOTAL:**

24.22 M2 | 27.00 M2 | 46.45 M2 | 500 SF | Per By-Law
Electric Vehicle Stalls:
- All parking required for residential uses in accordance with Figure 9-3. Minimum parking provision by class of building and parking spaces for shared vehicles shall include an energized outlet capable of providing level 2 charging or a higher charging level.
ADAPTABLE UNIT LEVEL TWO

1. CIRCULATION
   1.1 Corridor min. 4’ or 1220mm wide (except for service access areas).
   1.2 Provide 5’ or 1520mm turning radius inside and outside the entry corridor of each dwelling unit.

2. SUITE CIRCULATION
   2.1 Provide wiring for an automatic door opener for the suite entry door.
   2.2 Provide 2’ or 610mm clear wall space adjacent to door latches where door swings toward user
      (pocket doors acceptable for bathroom and bedrooms)

3. DOORS
   3.1 Min. one one bathroom, min. one bedroom and storage room doors 2’-10” or 680mm clear opening.

4. PATIO & BALCONY
   4.1 Min. one door 2’-10” or 680mm clear door opening.
   4.2 Min. one patio or balcony doorsill with max. .7” or 13mm threshold.
   4.3 Min. 5’-0” or 1520 mm turning radius on patio/balcony.

5. KITCHEN
   5.1 Continuous counter between sink and stove.

6. MIN ONE BATHROOM
   6.1 Toilet located adjacent to wall (min. 3’-0” or 915mm length)
   6.2 Provide turning radius within bathroom (may result from removal of vanity cabinet).
   6.3 3’-0” or 915 clearance along full length of tub.
   6.4 Tub control valve placed at outer edge of tub, with tub spout remaining in central position.

---

Adaptable Unit

<table>
<thead>
<tr>
<th>Unit Type / Description</th>
<th># of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit A1 AU Level Two</td>
<td>4</td>
</tr>
<tr>
<td>Unit C3 AU Level Two</td>
<td>4</td>
</tr>
<tr>
<td>Total Adaptable Units Level Two (min. 25%)</td>
<td>8 Units</td>
</tr>
</tbody>
</table>

---

UNIT-A1

1 BEDROOM + DEN
701 SF
ADAPTABLE UNIT
ADAPTABLE UNIT LEVEL TWO

1. CIRCULATION
   1.1 Corridor min. 4' or 1220mm wide (except for service access areas).
   1.2 Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit.

2. SUITE CIRCULATION
   2.1 Provide wiring for an automatic door opener for the suite entry door.
   2.2 Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathroom and bedrooms)

3. DOORS
   3.1 Min. one one bathroom, min. one bedroom and storage room doors 2'-10" or 860mm clear opening.

4. PATIO & BALCONY
   4.1 Min. one door 2'-10" or 860mm clear door opening.
   4.2 Min. one patio or balcony doorsill with max. 3" or 13mm threshold.
   4.3 Min. 5'-0" or 1520 mm turning radius on patio/balcony.

5. KITCHEN
   5.1 Continuous counter between sink and stove.

6. MIN ONE BATHROOM
   6.1 Toilet located adjacent to wall (min. 3'-0" or 915mm length)
   6.2 Provide turning radius within bathroom (may result from removal of vanity cabinet).
   6.3 3'-0" or 915 clearance along full length of tub.
   6.4 Tub control valve placed at outer edge of tub, with tub spout remaining in central position.

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<td>Unit C3 AU Level Two</td>
<td>4</td>
</tr>
<tr>
<td><strong>Total Adaptable Units Level Two (min. 25%)</strong></td>
<td><strong>29%</strong></td>
</tr>
</tbody>
</table>

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**UNIT-C3**

2 BEDROOM + DEN
847 SF
ADAPTABLE UNIT
<table>
<thead>
<tr>
<th>LEVEL ONE</th>
<th>LEVEL TWO</th>
<th>LEVEL THREE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING ACCESS</strong></td>
<td><strong>BUILDING ACCESS</strong></td>
<td><strong>BUILDING ACCESS</strong></td>
</tr>
<tr>
<td>Access via main building entrance (2) &amp; existing building entrance (2)</td>
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</tr>
<tr>
<td><strong>KITCHEN</strong></td>
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</tr>
<tr>
<td>Access via existing kitchen &amp; existing sightseeing &amp; existing existing exterior kitchen</td>
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</tr>
<tr>
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<tr>
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</tr>
<tr>
<td><strong>LAUNDRY FACILITIES</strong></td>
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</tr>
<tr>
<td>Access via existing laundry facilities</td>
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</tr>
</tbody>
</table>
Soil Cells at tree pit and hardsurface area - Typical Condition. Refer to Civil Drawings

- 100mm concrete, turn down to deck around tree opening
- 100mm aggregate base course

Geotextile, 60mm minimum overlap past excavation
75mm compacted between Cell deck and planting soil or 25mm air space

- Screed Cell decks prior to emplacement (typ.)
- Geogrid, 3’ 150mm minimum below footpath at base:

Overlay 300mm minimum strip of C4H
5mm x 20mm gap is acceptable
Geogrid is optional at each level and at Cell deck
Be cut and installed in 200mm max. lift (2 times per cell), compacted to 95%
Anchorage HC 1/2” in ground with 1/2”, 300mm spike, 2/3 spike holes, see Cell base for spike holes

- Base slope to max. 5%

Geostat is optional to subgrade. No SRB if geostat is not required if determined by professional
Planting soil per manufacturer's specifications, installed in 200mm max. lift (2 times per cell), compacted to 95%

- 150mm aggregate base course

Geotextile, 450mm minimum overlap past excavation
75mm compost between Soil Cell deck and planting soil, or 25mm air space

- 200mm diameter perforated pipe for SMP. Refer to Civil Drawings

- Geogrid, 150mm minimum below backfill at base.

Overlap 300mm minimum at top of Cells.
Screw Cell decks to frames after snapping in place (typ.)

Planting soil, tamped to max. 85% compacted below root package
100mm aggregate base course, compacted to 90% or by 3 passes with plate compactor, whichever is greater.
Connect to storm drain for positive drainage

- Subgrade below geotextile and aggregate base course, compacted to 95%
do not 2 passes with plate compactor, whichever is greater

- Deeproot UB18-2 Root Barrier
- Geogrid on compacted subgrade. NOTE that geostat is not required if determined by professional
Planting soil per manufactures specifications, installed in 200mm lifts (2 lifts per cell).

- 200mm diameter perforated pipe for SMP. Refer to Civil Drawings

- Steel grate by Dobney Foundry Ltd. SP-60. See detail Ld-1.

- GUARANTEED ANGLE SUPPORT TO SUPPORT TREE GRATE
- PIVOT INSPECTION RISER
-树 root pass the, die varie
- Angle of repose, varies per project specifications

- Screw anchor into ground with 250mm spike, <10mm dia., see Cell base for spike hole

- Tree root package, size varies
- Angle of repose, varies per project specifications

- 2 - continuous 10 m rebar around grate thickening
- 10m rebar, 300 o/c around grate openings

- Geotextile on compacted subgrade. NOTE that geotextile is not required if determined by qualified professional. See specifications.
October 25, 2021

Alex Wren, Development Manager  
Staburn Group  
200-111 Lonsdale Avenue  
North Vancouver, BC V7M 2E7

Dear Mr. Wren:

Re: 119-125 East 2nd Street (Rezoning Application)

This will confirm that at their meeting on October 20, 2021 the Advisory Design Panel reviewed the above application and endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the Rezoning Application for 119-125 East 2nd Street and recommends approval of the project subject to addressing the following issue to the satisfaction of the Development Planner:

- Further design development to ensure that the required residential setbacks to the adjacent sites to the east, west, and south are met according to City guidelines;

AND THAT the Panel wishes to commend the applicant for their presentation.”

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

Yours truly,

T. Huckell  
Committee Clerk-Secretary

Cc: M. Menzel, Planner 2, Planning and Development  
K. Graham, Corporate Officer, City Clerk’s Department  
B. Rositch, Principal, RH Architects  
S. Vincent, Principal, Durante Kreuk Landscape Architecture
119-125 East 2nd Street, City of North Vancouver – Rezoning Application

East Second Lonsdale Project Ltd.

Virtual Developer Information Session (DIS) Summary Report

Event Date: Tuesday, June 15, 2021
Time: 6:00pm – 7:45 PM
Location: Online Zoom Webinar
Attendance: 19 members of the public attended virtually. The Staburn Group team was in attendance, as was a representative of the City of North Vancouver Planning Department.
Comments: 29 emails and 1 telephone call were received/submitted prior to the DIS. 12 emails including 7 completed comment forms were submitted following the DIS.
Meeting Purpose: 1) To present development application materials to the community
2) To provide an opportunity for the community to ask questions about the development
3) To provide an opportunity for the community to comment on the proposal

Notification:
In accordance with City of North Vancouver policies:

Invitation Flyers
DIS Invitation flyers were delivered to 1,738 addresses within a 40m radius of the site, as provided by the City of North Vancouver. Appendix A: Notification includes a copy of this material.

Newspaper Ads
A DIS newspaper ad was placed in the North Shore News on the 2nd and 9th of June, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign
One DIS notification sign were erected on the site on Friday June 4th, 2021. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:
19 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List.

The following City staff and project team members were in attendance:
City of North Vancouver:
- Emily Macdonald, Planner

Project Team:
- Alex Wren, Staburn Group
- Jeff Wren, Staburn Group
- Steve Henderson, Staburn Group
- Bryce Rositch, RH Architects
- Stephen Vincent, Durante Kreuk Landscape Architects

Facilitators:
- Lance Berelowitz, Urban Forum Associates
- Katrina May, Katrina May Consulting

Overview:
In accordance with the City of North Vancouver’s COVID-19 state of emergency community consultation guidelines, the DIS meeting was held in an online (Zoom Webinar) Virtual Developer Information Session format. Meeting participants were welcomed by the facilitator and applicant, and then invited to watch a project presentation by members of the Staburn Group project team.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the DIS, which were addressed after the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear.

The project presentation and facilitated Question & Answer period took approximately 105 minutes. The facilitators received several questions and comments about the project and transcribed them for inclusion in this summary report, attached as a separate Appendix C: Public Dialogue.

Participants were invited to submit written comments (using the City’s standard comment form) to the applicant and/or the municipal development planner, following the DIS.

6 emails with comments and telephone messages were submitted prior to the DIS.
7 comment forms and emails with comments were submitted following the DIS.

The key themes of the questions/comments during the Developer Information Session related to potential private view impacts from neighbouring buildings, environmental sustainability, parking provisions, lot coverage and setbacks, shadow impacts, commercial frontage uses on East 2nd Street, and traffic congestion/impacts both during and after construction.

A number of environmental sustainability issues/suggestions were raised, including solar panels and solar windows use, embodied carbon impacts and alternatives such as wood construction, low carbon cement, insulation, etc.

The building height was an issue for several attendees, several of whom expressed concern about the potential loss of private views from their current apartments in buildings located to the northwest,
north, and northeast of the proposed project. Some neighbours asked whether the developer and/or City would consider compensating them for potential loss of views and property values.

The issue of providing sufficient parking was raised, both on site and on surrounding streets.

One attendee encouraged retail uses along East 2nd to help animate the area.

One attendee asked if consideration could be given to supporting aboriginal businesses in this development and acknowledging it is on coastal Salish land.

One attendee stated that they were in full support of the project but expressed their wish that the City not burden the developer with time delays and requirements that add to the cost of the units for purchasers.

One attendee expressed concern about the City granting additional density to the developer in return for the developer making a community amenity contribution.

There being no further questions, the facilitator thanked everyone for participating and closed the meeting at approximately 7:45 PM.

Comment Sheet and Email Submissions Summary:
Participants were invited to submit comments to the applicant during a 7-day response period after the DIS meeting.

29 emails and 1 telephone calls/messages were received prior to the DIS. Of these 29 emails, 21 were specifically related to registration. The 8 emails which contained questions and/or comments on the proposal are attached and form part of Appendix D: Public Comments.

Following the DIS, 7 comment forms and 11 emails with comments were submitted. These are submitted as a separate Appendix D: Public Comments.

Email correspondence received before the DIS included concerns primarily regarding the building height and the proposal as related to what is allowed under the current OCP and the site’s current height limit. Additional comments and concerns were raised regarding the building heating system, construction type and Step Code, passive design features, and the potential for a green roof.

The correspondence we received following the DIS included a wide range of comments. Many supporting comments included the proposed green roof and additional vitality that the new development would bring to the neighbourhood. Some commenters were of the opinion that the project was a good fit for the area. The project’s large, covered balconies were applauded.

There were several comments that related to the building height and how it was “too tall” and out of scale for their neighbourhood, despite the proposal being half the size of some adjacent buildings as well as consistent with the Official Community Plan.

Further comments and concerns were raised regarding sustainability, including greenhouse gas production, embodied carbon, passive design features and solar panels.
The project team is aware of these issues and will be taking a holistic approach to the design of building features during the energy modelling process, something that will include building heating/cooling, insulation and solar shading, and energy use. The comments raised regarding low-carbon concrete is something we are aware of and will be researching further with our structural engineer and contractor.

Lastly, there was a comment that, in their opinion, the building not providing enough family friendly units.

**Conclusion:**
The purpose of this online Virtual Developer Information Session was to present to the community the proposed rezoning application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 1,738 DIS notification flyers were distributed by mail to the surrounding community, and 19 community members signed into the DIS. Two newspaper ads notified the community of the DIS, and one DIS notification sign was posted on the property.

A total of 8 comment forms and 12 e-mails were submitted to the project Development Manager after the DIS. One of the 12 emails included an updated comment form, as such only 7 completed comment forms are included in Appendix D: Public Comments.

Members of the public could participate in this consultation process in three ways:
- Watching a virtual project presentation during the DIS
- Asking questions of the project team and/or City Planner during the DIS
- Submitting written comments after the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to sustainability, energy efficiency, construction materials, view impacts on neighbouring buildings, building height, density and lot coverage, and impacts on traffic and parking.
Location

Frequent Transit Corridor

Site
Land Use and Zoning

• OCP
  – Mixed Use Level 4A
  – 2.6 FSR Base
  – 1.0 FSR density bonus

• Current Zoning
  – Lower Lonsdale Mix Use 4 Zone (LL-4)

Neighbourhood Context
Proposed Development

- Building: Seven-storey mixed use
- Density: 3.6 FSR
  - base density: 2.6 FSR
  - bonus density: 1.0 FSR

Proposal: Project Stats

- Proposed 28 strata units:
  - 1-bedroom: 6
  - 2-bedroom: 13
  - 3-bedroom: 9 (32%)
- Eight Adaptable Dwelling Units
- Commercial –
  - Retail – 322 sq.m.
  - Office – 331 sq.m.
- Parking:
  - 37 resident parking spaces
  - 3 residential visitor spaces
  - 11 commercial parking spaces
  - 55 bicycle parking stalls
Proposal: Form and Design

Proposal: Amenities and Site Features

- Retail Space
- Lobby
- Retail Space
- Public art within Laneway
- Office Space
- Office Amenity
Policy Analysis: Density Bonus and Community Benefits Policy

- A density bonus of 1.0 FSR is proposed
  - Community Benefits – Cash contribution: $2.28M
Policy Analysis: Sustainable Development Guidelines

- Step 3 of the BC Energy Step Code (Residential)
- Energy Star and water-efficient appliances
- Electrical Vehicle Readiness
- New commercial floor space & job generating uses
- Family Friendly Housing
- Amenity areas
- Public art

Advisory Body Review

- Advisory Design Panel review on October 20, 2021
- Project unanimously endorsed, with some conditions:
  - Review of the residential setbacks
- Changes made based on comments from the Panel
Public Engagement

• Virtual Developer’s Information Session on June 15, 2021 with 19 attendees.
• Comments submitted:
  – 3 expressing support;
  – 2 expressing opposition;
  – 1 expressing conditional support.
• Themes of support:
  – The Green Roof;
  – The development revitalizing of the neighbourhood;
  – The project being a good fit for the neighbourhood; and
  – The large covered balconies.
• Main concerns:
  – Building height and view impacts;
  – Lack of family-friendly housing.

Building Height and View Impacts
Family Friendly Housing

• Amendments made to include 9, 3-bedroom units (32%)

Conclusion

• The proposal complies with the OCP and Strategic Plan
• Creates a pedestrian-scale, mixed use frontage
• The site proximity to existing amenities, commercial areas, public transit and active transportation facilities makes it an appropriate location for the proposal.
Thank you.
119-125 East 2nd Street

Public Hearing
City of North Vancouver
May 24th, 2022

Project Team

East Second Lonsdale Project Ltd.
Alex Wren

Architect
Bryce Rositch
RH Architects Inc.

Landscape Architect
Stephen Vincent
Durante Kruek Ltd.
Presentation Outline

1 Introductions
2 About Staburn
3 Site Context
4 Policy Context
5 The Proposal
6 Community Benefits
7 Public Art
8 Sustainability

About Us

East Second Lonsdale Project Ltd.

The Staburn Group is a local developer with deep roots on the North Shore. The two partners are long term North Shore residents, and the company itself has been based on the North Shore for over 25 years.

Staburn has been building mixed-use developments since 2010 and together with RH Architects, completed Wallace & McDowell in the City of North Vancouver in 2016.

With our offices now located in the Wallace & McDowell project in Lower Lonsdale, the Staburn Group is excited to continue to build and contribute to the local community.
Site Context

Lower Lonsdale

- Major residential and employment hub, and a designated Regional City Centre
- In close proximity to Major Transit Corridors, RapidBus and the Seabus
- High-Density neighbourhood

Planning Context

City of North Vancouver
Official Community Plan

- Mixed Use Level 4A
- 3.6 FSR including 1.0 FSR Bonus
- Maximum Building Height of 23m or approximately 7 storeys
Project Info

Density 3.6 FSR
43,204 sf
36,181 sf residential
7,023 sf commercial

Height 7 storeys (23m)

28 Residential Units
1 bedroom: 5
2 bedroom: 14
3 bedroom: 9

Vehicle Parking
37 Residential Stalls
11 Commercial Stalls
Dog/Bike/Car wash station

Bicycle Facilities
42 Secure residential bike stalls
Bicycle repair station
3 Secure commercial bike stalls
End-of-trip facilities

The proposal is consistent with the CNV Official Community Plan
Design Rationale

Building Massing

Entire building above first floor is setback 20' from the East property line to be sensitive to future development.

Balconies are concentrated at building corners to articulate and break up the façade.
Community Benefits

New Employment Space
3,558 sf of new office space
3,465 sf of retail space

Increased Housing Supply
28 units of mixed types, including over 30% larger “family sized” units.

Community Amenity Contribution
A Community Amenity Contribution of $2,280,190 will be provided including:
80% to the Community Amenity Reserve Fund
20% to the Affordable Housing Reserve Fund

Public Realm Improvements
The East 2nd frontage will be improved to new City standards including a wider sidewalk, new street trees, a rain garden, as well as laneway improvements with new lighting.

Public Art
The project proposes a Public Art budget of $140,000 and has identified a high-profile location on the site for a signature piece of Public Art.
Public Art

We have identified a large facade on the Western elevation of the building to provide a clean, expansive wall for Public Art.

Together with North Vancouver Public Art Advisory Committee, we will work with local artists to develop a signature piece in such a prominent location on the building.

The location continues a successful Lower Lonsdale laneway art strategy initiated at Wallace & McDowell.
Sustainability

Central Location
Increased walking, cycling and public transit.

New Employment Space
Well-located near a major Transit node and will result in fewer vehicle trips.

Lower GHG Emissions
Heat and hot water will be provided by Lonsdale Energy Corp.
100% Level 2 EV charging for all residential parking stalls.

Stormwater Management
Extensive Green Roof and Silva cells to reduce impact on City stormwater system.

Reduced Energy Consumption
Built to Step Code 3 in BC Building Code.
Whole building modelling including energy use and envelope/insulation modelling for heat gain/loss.

Thank you
March 30, 2022

Via Email: planning@cnv.org

City of North Vancouver
Planning Department
141 West 14th Street
North Vancouver, BC V7M 1H9

Dear Sirs:

Re: Application for Redevelopment of 119 East 2nd Street
by East Second Lonsdale Project Ltd (Staburn Group)

I wish to convey my support for the-noted project.

As a resident of Lower Lonsdale since 2000, I have seen numerous developments built in our community. To date, nothing has enhanced our community as much as Wallace & McDowell which was also developed by the Staburn Group. The unique design of this building with its beautiful archway, brickwork and heritage component was a welcome addition to the evolving revitalization of the Lower Lonsdale neighbourhood.

After reviewing the information available on the City’s website for the proposed building, I very much look forward to this application being approved.

Regards,

Tim Earle
April 28, 2022

Via Email (planning@cnv.org)

City of North Vancouver
Planning Department
141 West 14th Street
North Vancouver, BC V7M 1H9

Re: Application for Redevelopment of 119 East 2nd Street

I am a business owner located in the Wallace & McDowell building at 111 Lonsdale Avenue.

In the last several years, I have seen the Lower Lonsdale area transformed from run down buildings and empty storefronts to a revitalized area of living places, hotels, shops, restaurants and gathering places. It is once again becoming an area where people want to live and work.

Being in the real estate business myself, I am acutely aware of the need for more living spaces. The Wallace & McDowell building has enhanced this area. I feel the proposed project by the same developer will fit in with the existing neighbourhood and be an enhancement as well.

Accordingly, I wish to express my support for the above-noted project.

Yours truly,

Geoff Pershick
May 4, 2022

City of North Vancouver  
141 West 14th Street  
North Vancouver, BC V7M 1H9

Attention: Planning Department (planning@cnv.org)

Application for Redevelopment of 119 East Second Street

I am writing to express my support for the proposed redevelopment at 119 East Second Street.

I have lived in this area for several years and watched as the Wallace & McDowell (W&M) building was constructed a few years ago. The design and finishing details of the building are unique and it adds character to the area. W&M actually put Lower Lonsdale “on the map!”

Further, I look forward to another quality project by the same developer.

Sincerely,

John Lowe  
#602 – 123 West First Street  
North Vancouver, BC V7M 0E5
Hello, I am writing in regards to the development/zoning proposal at 119 east 2nd st.

My major concern is parking. 2nd street is already a complete mess with street parking and take out drivers (skip dishes, Uber eats, other delivery) constantly blocking driveway entrances and double/triple parking with 4 way flashers up and down the street. Will all 28 units built have underground parking included? They should! Also, the parkade for 120 east 2nd street is almost directly across from 119, and there will need to be assurances that access in/out of the parkade will not be affected at all throughout the construction, as has happened on the 200 east block of 2nd street.

Thanks,
Ryan Wolfer
202-120 East 2nd St
North Vancouver
Proposal: To rezone the subject property from a Lower Lonsdale Mixed Use 4 (LL-4) Zone to a Comprehensive Development 753 (CD-753) Zone to permit the development of a 7-storey, residential (28 strata units) and commercial (retail and office) mixed-use building.

To provide written input: All persons who believe their interest in property may be affected by the proposed bylaw will be afforded an opportunity to speak at the Public Hearing and/or by written or email submission. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, no later than 11:00am on Tuesday, May 24, 2022, to ensure their availability to Council at the Public Hearing. No further information or submissions can be considered by Council after the Public Hearing has concluded.

To speak at the Public Hearing:

Via Webex/phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 to provide contact details, so call-in instructions can be forwarded to you. All Webex/phone pre-registration must be submitted no later than 11:00am on Tuesday, May 24, 2022.

In person at City Hall: On the day of the Public Hearing, a sign-up sheet will be available at City Hall reception (14th Street entrance) between 8:30am and 3:30pm, and then in the lobby, outside the Council Chamber from 3:30pm. To attend the Public Hearing in person, enter City Hall through the doors at the southwest corner of the building after 3:30pm.

Non-registered speakers: Speakers who have not pre-registered will also have an opportunity to provide input. Once all registered speakers have spoken, the Mayor will call for a recess to allow time for additional speakers to phone in or speak in person. Call-in details will be displayed on-screen during the livestream at cnv.org/LiveStreaming.

To view the documents: The proposed bylaw, background material and presentations can be viewed online at cnv.org/PublicHearings and at City Hall.

Questions? Matthew Menzel, Planner, mmenzel@cnv.org / 604-982-8337
THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8922

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. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2nd Street, CD-753).

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-753 (Comprehensive Development 753 Zone):

<table>
<thead>
<tr>
<th>Lots</th>
<th>Block</th>
<th>D.L.</th>
<th>Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 &amp; 7</td>
<td>155</td>
<td>274</td>
<td>878</td>
</tr>
</tbody>
</table>

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-752 Comprehensive Development 752 Zone”:

“CD-753 Comprehensive Development 753 Zone”

B. Adding the following to Section 1101, thereof, after the “CD-752 Comprehensive Development 752 Zone”:

“CD-753 Comprehensive Development 753 Zone”

In the CD-753 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 LL-4 Zone, except that:

1. The permitted Principal Use on the Lot shall be limited to:

   (a) Retail Service Group 1A Use;
   (b) Retail Service Group 1 Use, restricted to rear tenancies not fronting East 2nd Street;
   (b) Accessory Apartment Use subject to Section 6A02(1) of this Bylaw, except that an Accessory Apartment Use shall be permitted on the second storey and above;
   (c) Accessory Home Occupation Use, subject to Section 507(6);
   (d) Accessory Home Office Use, subject to Section 507(6);
   (e) Child Care Use, subject to Section 607(9);
   (f) Accessory Off-Street Loading Use;
   (g) Accessory Off-Street Parking Use;
   (h) Off-Site Parking Use.
(2) Gross Floor Area

(a) The maximum Gross Floor Area is 2.6 FSR;
(b) Notwithstanding (2)(a) the Gross Floor Area may be increased as follows:

<table>
<thead>
<tr>
<th>ADDITIONAL (BONUS) DENSITY CATEGORY</th>
<th>DESCRIPTION</th>
<th>ADDITIONAL DENSITY (BONUS)</th>
<th>POLICY REFERENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Benefit Cash Contribution</td>
<td>Provision of a Community Benefit Cash Contribution of $2,280,190 for an increase of 1.0 FSR to a maximum of 3.6 FSR</td>
<td>Maximum 1,115 sq. m. (12,001 sq. ft.)</td>
<td>As per OCP Policy Section 2.2.1</td>
</tr>
</tbody>
</table>

Such that the total effective on-site Gross Floor Area is not to exceed 3.6 FSR.

(3) A minimum of nine units shall have 3 bedrooms;

(4) Section 6A04(3) shall be varied to permit the maximum Lot Coverage to not exceed 92% at the ground level, and 51% at the second floor and above;

(5) Building Height:

(a) The Principal Building shall not exceed a Building Height of 23 metres (75.5 feet) as measured from the average Building Grade at the North property line along East 2nd Street;

(b) Elevator overruns, mechanical penthouses, fire egress stairs, balustrading and landscaping may project beyond the defined height in (a) by a maximum of 3.2 metres (10.5 feet) including elevator shafts and mechanical rooms;

(6) Section 6A04(5) shall be varied to allow the Principal Building to be sited:

(a) Not less than 0.6 meters from a Rear Lot Line or Flanking Lane at the ground level;

(b) Not less than 0.6 meters from a Flanking Lane at the second level and above;

(c) Not less than 4.8 meters from Rear Lot Line to the wall, at the second level and above;
(d) Not less than 1.9 meters from Rear Lot Line to an unenclosed balcony, at the second level and above.

READ a first time on the 2\textsuperscript{nd} day of May, 2022.

READ a second time on the 2\textsuperscript{nd} day of May, 2022.

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

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

\underline{MAYOR}

\underline{CORPORATE OFFICE}
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REPORT

   – File: 08-3400-20-0046/1
   
   Report: Planner 2, April 20, 2022

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated April 20, 2022, entitled “Termination of Land Use Contract and Rezoning Application: 818-858 West 15th Street (Polygon Development 237 Ltd. / Shift Architecture, CD-745)”:

THAT “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street) be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street, CD-745) be considered and referred to a Public Hearing;

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

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;

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

CARRIED UNANIMOUSLY
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, MAY 2, 2022

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street) be given third reading.

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS


Moved by Councillor Bell, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street, CD-745) be given first and second readings.

CARRIED UNANIMOUSLY
To: Mayor Linda Buchanan and Members of Council

From: Matthew Menzel, Planner 2

Subject: TERMINATION OF LAND USE CONTRACT & REZONING APPLICATION: 818-858 WEST 15TH STREET (POLYGON DEVELOPMENT 237 LTD. / SHIFT ARCHITECTURE, CD-745)

Date: April 20, 2022

File No: 08-3400-20-0046/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated April 20, 2022, entitled “Termination of Land Use Contract & Rezoning Application: 818-858 West 15th Street (Polygon Development 237 Ltd. / Shift Architecture, CD-745):

THAT “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street) be considered;

THAT the application submitted by Polygon Development 237 Ltd. / Shift Architecture, to rezone the property at 818-858 West 15th Street from Service Commercial (CS-1) Zone to Comprehensive Development (CD-745) Zone, be considered and no Public Hearing be held, in accordance with the Local Government Act;

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

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;

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

1. Context Map (CityDocs 2087737)
2. Land Use Contract, dated July 25, 1978 (CityDocs 2159234)
3. Architectural Plans, dated April 4, 2022 (CityDocs 2165782)
4. Landscape Plans, dated March 23, 2022 (CityDocs 2165781)
5. Advisory Design Panel Resolution, dated April 23, 2021 (CityDocs 2126331)
6. Integrated Transportation Committee Resolution, dated October 20, 2021 (CityDocs 2110729)
7. Developer Information Session Summary (CityDocs 2154543)
8. “Land Use Contract Termination Bylaw 2022, No. 8925,” (CityDocs 2164174)
9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (CityDocs 2147558)

SUMMARY

The purpose of this report is to:

- present, for Council consideration, a rezoning application for 818-858 West 15th Street (the “subject site”) to permit a six-storey mixed-use commercial and residential development; and
- terminate the existing Land Use Contract (LUC) over the subject site that is antiquated (Attachment #2).

Table 1. Project Information

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Polygon Development 237 Ltd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect:</td>
<td>Shift Architecture</td>
</tr>
<tr>
<td>Official Community Plan Designation:</td>
<td>Mixed Use Level 2 (MU2)</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>Service Commercial (CS-1) (with land use contract)</td>
</tr>
<tr>
<td>Applicable Guidelines:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

DISCUSSION

Site and Surrounding Uses

This 3,021 square metre (32,525.3 square feet) site is located mid-block along the 800 block of West 15th Street between Fell Avenue and Marine Drive. The subject site has a frontage of 76.3 metres (250.3 feet) along West 15th Street. The site is relatively flat with a gentle drop of 0.61 metres (2 feet) from northeast to southwest. The proposal would replace the existing one-storey commercial building. Surrounding uses are provided in table following.
Table 2. Surrounding Uses

<table>
<thead>
<tr>
<th>Direction</th>
<th>Address</th>
<th>Zoning</th>
<th>Description</th>
<th>OCP</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>809 West 16th</td>
<td>CD Zones</td>
<td>3-storey strata 3-storey strata 4-storey strata</td>
<td>Residential Level 5 (Medium Density)\nMax. 1.6 FSR with 1.0 FSR bonus density</td>
</tr>
<tr>
<td></td>
<td>827 West 16th</td>
<td>CD Zones</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>855 West 16th</td>
<td>CD Zones</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>875 Marine 15th W 1451 Fell Ave</td>
<td>CD Zone CD Zones</td>
<td>4-storey mixed use 1-2 storey commercial Salvation Army Thrift Store</td>
<td>Mixed-Use Level 2 (Medium Density)\nMax. 2.0 FSR with 0.5 FSR bonus density</td>
</tr>
<tr>
<td>(across 15th)</td>
<td></td>
<td>CS-1 CD Zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>814 West 15th</td>
<td>CD Zone</td>
<td>2-storey commercial</td>
<td>Mixed-Use Level 2 (Medium Density)\nMax. 2.0 FSR with 0.5 FSR bonus density</td>
</tr>
<tr>
<td>West</td>
<td>860 West 15th</td>
<td>CS-1 Service Commercial</td>
<td>1-storey commercial</td>
<td>Mixed-Use Level 2 (Medium Density)\nMax. 2.0 FSR with 0.5 FSR bonus density</td>
</tr>
</tbody>
</table>

Proposal

The application proposes a six-storey mixed-use building, with one level of commercial uses, including retail and services at ground level, and five levels of strata residential units within the upper levels. Parking access is provided off the rear lane to the north. The following table provides an overview of the proposed development:

Table 3: Development proposal overview

<table>
<thead>
<tr>
<th>Element</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>2.5 FSR</td>
</tr>
<tr>
<td>Commercial Retail Space</td>
<td>Total of 1,020.8 square metres (10,988 square feet) or 0.34 FSR</td>
</tr>
<tr>
<td>Unit Mix</td>
<td>90 residential strata units, including:</td>
</tr>
<tr>
<td></td>
<td>• 65 one-bed units;</td>
</tr>
<tr>
<td></td>
<td>• 15 two-bed units; and</td>
</tr>
<tr>
<td></td>
<td>• 10 three-bed units (11%).</td>
</tr>
<tr>
<td>Adaptable Units</td>
<td>25, Level 2 adaptable units (28%)</td>
</tr>
</tbody>
</table>
REPORT: Termination of Land Use Contract & Rezoning Application: 818-858 West 15th Street (Polygon Development 237 Ltd./ Shift Architecture, CD-745)
Date: April 20, 2022

<table>
<thead>
<tr>
<th>Element</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Amenity</td>
<td>Indoor – 100.8 square metres (1,084.8 square feet)</td>
</tr>
<tr>
<td></td>
<td>Outdoor – 271.7 square metres (2,924.3 square feet)</td>
</tr>
</tbody>
</table>

**Policy Context and Planning Analysis**

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

**Termination of Land Use Contract**

The property is subject to a Land Use Contract (LUC), which acts like zoning regulations for the subject site and takes precedence over existing zoning. The original LUC for the subject site was registered on title to the subject site in 1978 (Attachment #2).

The LUC is now obsolete as a land use regulation tool. Municipalities in British Columbia have until June 30, 2024 to review all remaining land use contracts and to consider or encourage potential termination and replacement efforts. Pursuant to the Local Government Act all land use contracts will be automatically terminated on June 30, 2024 and lands in BC subject to an LUC will revert to the underlying zoning. In accordance with Section 546(2)(a) of the Local Government Act, a LUC can be terminated by bylaw, with the agreement of the local government and the landowner. The owner of the subject site has agreed to the termination and discharge of the LUC.

In general terms, the LUC currently in effect on this site has the effect of waiving and varying the City’s Zoning Bylaw No. 3778, which was relevant at the time, specifically to:
- Waive the requirements of the RS zone;
- Permit the land to be developed and used in accordance with the requirements of a CS-1 - Service Commercial zone; and
- Allow a maximum lot coverage of 46.5%.

The LUC also outlines development conditions relating to the specific development over the subject site. These conditions relate to: size, shape and siting; permitted uses; car parking; loading; garbage; landscaping and service connections amongst other matters. The current LUC does not allow for residential land uses on the subject site.

The LUC has not been updated since it was created to reflect the current provisions of the Zoning Bylaw or OCP. Terminating the the LUC, which will expire in 2024 in any case, will allow for the proposed rezoning of the site for a mixed commercial and residential development, consistent with the OCP Mixed Use Level 2 land use designation, which is applicable to the subject site.
A bylaw to terminate the LUC with the agreement of the property owner and to repeal the bylaw that authorized the LUC (Attachment #6) would need to be adopted by Council in order to automatically put into effect the underlying zoning for the property (CS-1 Service Commercial). The property would subsequently be rezoned to the new Comprehensive Development Zone (CD-745), to facilitate the proposed development as outlined in this report.

Rezoning

Land Use

The proposed mix of commercial and residential uses are appropriate within proximity to the Marine Drive corridor, which is identified as a Frequent Transit Development Area.

The ground floor retail space is strongly supported as it would contribute to the vibrancy of the area, and local retail opportunities.

The proposed strata residential use meets the policy objective of delivering a diverse housing stock within the City. The proposed mix of unit types meets directions of the Housing Action Plan, including delivery of a minimum of 10% three-bedroom units to support families. The proposal also meets the Zoning Bylaw minimum requirement for 25% of units to meet Level 2 Adaptable Design.

Built Form & Urban Design

The proposed built form is consistent with the character of the neighbourhood. The proposed height at 21 metres and 6 storeys complies with the OCP and will ensure the building integrates with future developments on adjoining lots. The proposal establishes a strong street wall along West 15th Street, with a large setback to the rear laneway to increase building separation to the existing residential uses to the north.

Extensive glazing treatments within the design of ground floor retail and commercial uses would enliven West 15th Street. The development will also deliver a publicly accessible pedestrian plaza area along the West 15th Street frontage, with opportunities for outdoor dining associated with the new retail units.

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

The façade of the building has been designed with appropriate articulation through the use of steps and recesses along the elevations, which work to break up the form of the building and reduce the perceived bulk. The proposed development has also provided extensive landscaping treatments throughout the site which will soften the visual impacts of the built form.
Density

The proposed density is 2.5 FSR, which is consistent with the OCP Mixed Use Level 2 land use designation.

Zoning Variances

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

Table 4. Summary of Proposed Zoning Changes

<table>
<thead>
<tr>
<th>Permitted Principal Uses</th>
<th>BASE C-2 ZONE</th>
<th>PROPOSED CD-749 ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail-Service Group 1 Accessory Residential and Parking Uses</td>
<td>Retail-Service Group 1 Accessory Residential Uses (permitted on the second storey and above) Accessory Parking Uses</td>
<td></td>
</tr>
<tr>
<td>Density Maximum</td>
<td>2.6 FSR</td>
<td>2.5 FSR (in accordance with OCP)</td>
</tr>
<tr>
<td>Lot Coverage Maximum</td>
<td>70 percent</td>
<td>52.1 percent (no change to C-2 zone)</td>
</tr>
<tr>
<td>Height Maximum</td>
<td>12.19 metres (40 feet)</td>
<td>6 storeys and 21 metres (in accordance with OCP)</td>
</tr>
<tr>
<td>Siting</td>
<td>6.096 metres (20 feet) from the Rear Lot Line</td>
<td>Rear Lot Line (Laneway): 9.4 metres (30.8 feet) (no change to C-2 zone)</td>
</tr>
<tr>
<td>Building Width &amp; Length</td>
<td>Maximum 30.48 metres (100 feet) above second storey</td>
<td>Waived</td>
</tr>
</tbody>
</table>

Building Width and Length

The proposed development will result in a variation to the building width and length requirements set for the C-2 zone. The proposed development results in a maximum building width of 68.5m (224.6 ft) above the podium level.

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

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

The site is located in the Marine Drive Frequent Transit Development Area, approximately 150m from the Frequent Transit Network and 300m to the closest RapidBus stop. The development is expected to generate approximately 90 vehicles in the peak hour, or around 3 vehicles every 2 minutes. The surrounding road network can accommodate this increase in traffic with minimal additional delay.

Vehicle Parking, Bicycle Parking & Loading

Parking and Loading for the site is accessed from the lane. The application includes 129 vehicle parking spaces, 161 bicycle parking spaces and one off-street loading bay, all meeting the minimum requirements of the Zoning Bylaw. There are five residential vehicle parking spaces that are over the bylaw minimum. Staff have evaluated this provision; on-street parking in the surrounding area has a high level of occupancy, with parking on the fronting block at saturation during the weekday day time, and at around 60% occupancy in the evenings and weekends. Staff support this provision.

Table 5 provides a summary of the vehicle, bicycle parking and loading provided.

Table 5: Proposed Vehicle and Bicycle Parking

<table>
<thead>
<tr>
<th>Car Parking</th>
<th>Total of 129 spaces, comprised of:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• 99 Resident parking spaces (including four (4) disability spaces);</td>
</tr>
<tr>
<td></td>
<td>• 1.1 spaces per unit;</td>
</tr>
<tr>
<td></td>
<td>• 10 Residential Visitor spaces (including two (2) disability spaces);</td>
</tr>
<tr>
<td></td>
<td>and</td>
</tr>
<tr>
<td></td>
<td>• 20 commercial spaces (including four (4) disability spaces).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bicycle Parking</th>
<th>Residential:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Secure – 141 spaces;</td>
</tr>
<tr>
<td></td>
<td>• Short Term – 10 spaces.</td>
</tr>
<tr>
<td></td>
<td>Note: Nine of the 141 secure spaces have been provided for cargo bikes.</td>
</tr>
<tr>
<td></td>
<td>Commercial:</td>
</tr>
<tr>
<td></td>
<td>• Secure – 4 spaces;</td>
</tr>
<tr>
<td></td>
<td>• Short Term – 6 spaces.</td>
</tr>
</tbody>
</table>

| Loading Spaces       | One at-grade loading bays. |
**Flood Hazard**

The subject site is identified as being affected by the Potential Hazard Lands in the OCP. Specifically, a small portion of the site, in the south-east corner, is identified as being within a Flood Hazard Area in the City’s mapping.

The applicant has commissioned a qualified professional to prepare a Flood Hazard Review and Flood Assurance Statement in support of the application. This report has determined that, based on historical flood modelling prepared for the City, the potential for flood hazard of the design 1 in 200-year flood event at the site does not exist and therefore, no additional flood proofing for the development is considered to be necessary.

**Relocation of Existing Retail and Service Tenants**

To minimize impacts on existing commercial tenants, the applicant has been in regular communication and will continue to provide project updates of key milestones to tenants as the project progresses in the municipal approval process.

Staff have been advised that some tenants have already relocated. To assist tenants in finding new space, the applicant may consider allowing tenants to terminate their leases early given they provide sufficient notice, once demolition notice is served. Polygon may provide additional notice to tenants in addition to the minimum required in their leases, to allow tenants further time to secure a new space.

**Density Bonus and Community Benefits**

The City’s *Density Bonus and Community Benefits Policy*, in conjunction with the Official Community Plan, allows for density bonuses beyond 2.0 FSR in the Mixed Use Level land use designation, up to a maximum of 2.5 FSR.

The proposed project would include community benefits valued at approximately $3.7 million dollars, as outlined in Table 6 below.

<table>
<thead>
<tr>
<th>Density Value Calculation</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density Bonus to 2.0 FSR / OCP Density (@ $25 / sq. ft.)</td>
<td>$870,052</td>
</tr>
<tr>
<td>Density Bonus to 2.5 FSR Max Bonus (@ $175 / sq. ft.)</td>
<td>$2,845,955</td>
</tr>
<tr>
<td><strong>Total Value of Community Benefits</strong></td>
<td><strong>$3,716,007</strong></td>
</tr>
</tbody>
</table>

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The specific amenities and benefits included in the proposed project are described in Table 7 below and would be secured as conditions of receiving a density bonus should Council wish to proceed with the proposed project.
Table 7. Community Benefits Allocation

<table>
<thead>
<tr>
<th>Community Benefit</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Cash Contributions</td>
<td></td>
</tr>
<tr>
<td>Contribution to Community Amenity Reserve Fund (80%)</td>
<td>$2,972,805.60</td>
</tr>
<tr>
<td>Contribution to Affordable Housing Reserve Fund (20%)</td>
<td>$743,201.40</td>
</tr>
</tbody>
</table>

In addition to a CAC contribution, the following items would be secured as conditions of this development:

- Public art with a value of $90,000;
- A financial contribution of $125,000 for the upgrade of sanitary infrastructure services within the locality; and
- Reimburse the City for the purchase and installation of a stormwater flow monitor at a location identified by the City (approximately $50,000).

Legal Agreements

The following would be secured as conditions of the rezoning:

- Development Covenant;
- Servicing Agreement;
- Shoring, Crane Swing, and Staging License Agreement;
- Flooding Covenant;
- Community Energy Agreement;
- Good neighbour agreement; and
- Off-site Stormwater Management Encroachment Agreement.

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel (ADP) on June 16, 2021. The Panel recommended approval of the proposal subject to addressing the following issues to the satisfaction of staff:

- Consider adding an indoor and outdoor residential amenity;
- Improve CPTED issues on the lane setback and frontage; and
- Improve setback landscaping adjacent to the daycare play area on the lane.

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

The application was reviewed by the Integrated Transportation Committee (ITC) on October 6, 2021. The Panel unanimously supported the proposal and made the following recommendations:

- That Council direct staff to investigate improvements to active transportation in the area, including pedestrian and cycling facilities;
- That funds associated with this development be used to improve active transportation in the area should the development proceed; and
- That Council direct staff to investigate improvements at the intersections of Marine Drive & Hanes Avenue as well as Fell Avenue & West 16th Street.

Revised drawings were not requested, as the recommendations from the ITC were not specifically related to the proposed development, but rather the wider transportation network as a whole.

Furthermore, although not specifically requested in the recommendations, based on the discussions at the ITC meeting, a total of nine cargo bicycle parking spaces have been provided within the P1 level for residential use.

COMMUNITY CONSULTATION

A Developer’s Information Session was held on June 23, 2021 and was attended by six people. No comment forms were submitted following the DIS, and six emails were received. All of the emails received indicated support for the project.

Another email was received outside of the DIS process, which indicated conditional support.

The main reasons for support were:
- Increased housing supply;
- New commercial space for business to create a lively and activated street; and
- The well designed building.

The main concerns were:
- Retention of the existing oak trees along the street frontage;
- Desire for heat pumps and solar installations to be incorporated;
- The level of energy efficiency achieved.

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

Staff response

The proposed development will involve the removal of four large oak trees along the frontage of the site, which are within the City owned boulevard. The applicant has
commissioned an arborist to undertake an assessment of the existing vegetation on the site, which has determined these trees to be of poor health and structure.

The City’s arborist has subsequently undertaken a review of these existing trees, and verified the findings of the Arborist Report, and has recommended these be removed on this basis. From relevant on-site inspections, it is evident that the existing trees are negatively impacting the City’s sidewalk infrastructure and the asphalt surface of the parking lot and road. Therefore these trees are not considered to be appropriate for the urban context defining the subject site.

On this basis, staff support the removal of the existing oak trees and the replacement of six large street trees as part of the required streetscape upgrades. The chosen street tree species will be better adapted to the streetscape conditions, and will appropriately integrate with the new footpath infrastructure and services along the frontage of the site, as well as the proposed development.

The proposed development will also be designed to meet Step Code 3, ensuring a suitable level of energy efficiency is met, consistent with the City’s standards. The City currently has no policy framework which requires the installation of heat pumps or solar connections.

**Process When No Public Hearing Held**

On November 25, 2021, Bill 26 - Municipal Affairs Statutes Amendment Act (No. 2), 2021 was given Royal Assent and most of the legislative amendments in the Bill came into force. This included a change to the Local Government Act to provide that a local government must pass a resolution to decide to hold a public hearing on a proposed zoning bylaw if the bylaw (i.e. the default condition is that no Public Hearing is required). This replaced the former provision that allowed local governments to waive a Public Hearing.

Given the proposal’s consistency with the OCP, and feedback from the public during the consultation period, staff recommend that no public hearing be held for this application. The public would still have an opportunity to make submissions to Council for consideration.

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

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd./Shift Architecture, 818-858 West 15th Street, CD-745) be considered and referred to a Public Hearing;

**FINANCIAL IMPLICATIONS**

As discussed under the Density Bonus and Community Benefits section, this application, if approved, would generate the following monetary benefits for the City, in the form of a cash CAC contribution of approximately $3,716,007.
These financial benefits are in addition to other City requirements such as DCCs, infrastructure upgrades and public art.

CONCLUSION

This proposal is in alignment with goals and objectives of the OCP and Council Strategic Plan to intensify employment generating uses, and to increase and diversify the residential housing stock along the Marine Drive Frequent Transit Development Area. The proposal will also contribute funds to support community amenities and enhancements through Capital Plan process.

RESPECTFULLY SUBMITTED:

Matthew Menzel
Planner 2
Context Map: 818-858 West 15th Street
THIS LAND USE CONTRACT dated for reference this 25th day of July, 1978.

BETWEEN:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER, a municipal corporation having its municipal offices at 141 West 14th Street, City of North Vancouver, British Columbia;

(herein called the "City")

OF THE FIRST PART

AND:

CAPILANO NORTH COMMERCIAL CENTRE LTD., a British Columbia company having an office at 1190-700 West Georgia Street, Vancouver, British Columbia, (Incorporation No. 173,266);

(herein called the "Developer")

OF THE SECOND PART

WHEREAS:

A. By By-law No. 4461 of the City, dated August 23, 1972, certain lands and premises were designated as development areas within the meaning of section 702A of the Municipal Act of British Columbia (herein called the "Act");

B. The City, pursuant to section 702A of the Act, may, by by-law, and notwithstanding any other by-law of the City or sections 712 and 713 of the Act, upon the application of an owner of land within a development area designated as such by by-law of the City, enter into a land use contract with such owner for the use and development of his land and thereafter the use and development of the land shall be in accordance with such land use contract;

C. The Act requires that a Municipal Council, in exercising the powers given pursuant to section 702A of the Act, shall give due regard to the considerations set out in sections 702A and 702A(1) of the Act;
D. The Developer is or prior to public hearing will be the registered owner, or the registered holder of an agreement for the sale and purchase, of the fee simple in and to the Lands (as hereinafter defined) and at the date of registration of this contract in the Vancouver Land Registry Office will be the registered owner of an estate in fee simple in and to the Lands;

E. The Developer has presented to the City a scheme for the use and development of the Lands and has made application to the City to enter into this contract pursuant to the terms and conditions and for the consideration herein set forth;

F. The City Council, having given due regard to the considerations set forth in sections 702A and 702A(1) of the Act, has agreed to the terms, conditions and considerations contained in this contract, subject to clause H of this preamble;

G. A land use contract is deemed to be a zoning by-law for the purposes of the Controlled Access Highways Act of British Columbia and if the Lands are so situated that they are subject to such Act, the approval of the Minister of Highways to the use set forth in this contract must first be obtained before the City may enter into same;

H. The Developer acknowledges that it is fully aware of the provisions of section 702A of the Act, and the City and Developer each acknowledge that the City cannot enter into this contract until the Council has held a public hearing thereon in the manner prescribed by law, has duly considered the representations made, and the opinions expressed at, such hearing and unless at least two-thirds (as required by the Act) of the members of the City Council vote in favour of the City entering into this contract;

NOW THEREFORE THIS LAND USE CONTRACT WITNESSETH THAT in consideration of the premises and of the mutual covenants, agreements, conditions and representations herein set forth, the City and the Developer covenant and agree as follows:

1. Definitions. In this contract, unless the context otherwise requires:

   (a) "City Engineer" shall mean the person holding the office of City Engineer or his duly authorized representative;
(b) "Commencement of Construction" shall mean that all clearing of the Lands for the Development pursuant to this contract has been completed and that all excavation on the Lands required for the Development has been completed in accordance with the dimensions shown on the plans attached to this contract;

(c) "Complete" and "Completion" and any variation of these words when used with respect to the Development and the Work or Works shall mean completion of the construction referred to in this contract to the satisfaction of the Director of Permits and Licences, when and as certified by him in writing;

(d) "Development" shall mean all buildings, structures and improvements now constructed on the Lands or to be constructed thereon in accordance with this contract;

(e) "Director of Permits and Licences" shall mean the director of permits and licences for the City from time to time and his duly authorized representatives and assistants;

(f) "Work" and "Works" shall mean all work required to be done by the Developer for the execution and completion of the terms and conditions of this contract to the satisfaction of the City;

(g) All references to streets, lanes, highways and lands and premises in this contract refer to streets, lanes, highways and lands and premises situate in whole or in part within the City.

2. Lands and premises. The Developer covenants and agrees that on the date of registration of this contract in the Vancouver Land Registry Office it will be the registered and beneficial owner of an estate in fee simple in and to those certain lands and premises (herein called the "Lands") situate in the City of North Vancouver, British Columbia, and described in schedule "A" hereto.

3. Consents. The Developer warrants and represents that it has obtained the consents of all persons holding any
registered interest in the Lands to the use and development of the Lands as set forth herein and that the consents attached to this contract as schedule "B" constitute all required consents.

4. Zoning. This contract shall have the effect of waiving and varying the City's zoning by-law No. 3778, as amended, (herein called the "Zoning By-law"), as follows:

   (a) to waive the requirements of the RS zone;

   (b) subject to this contract, and particularly to clause 9 hereof, to permit the Lands and Development to be developed and used in accordance with the requirements of a CS-1 Service Commercial zone;

   (c) subject to this contract, and particularly to clause 9 hereof, to permit the Lands to be used for the purposes set out in Part 603 (1), (3) and (4) but not for the purposes set out in Part 603 (2), (5), (6), and (7);

   (d) to waive Part 609B;

   (e) to waive Part 613(2) to allow a maximum lot coverage of 46.5%.

PROVIDED THAT the Developer will comply fully, and the Lands and Development will be in compliance, with all other provisions of the Zoning By-law which are applicable to the CS-1 Service Commercial zone.

5. Compliance with law. Without limiting the generality of the proviso set forth in clause 4 of this contract and save and except as otherwise herein expressly provided, the Developer will comply with all by-laws, regulations and requirements of the City, with all provisions of the 1977 Canadian Construction Safety Code issued by the National Research Council of Canada (‡15562), and amendments, which apply to or which in any way affect, the Lands, the Development, Works, and the uses thereof, or any of same.

6. Schedules. The plans, drawings, sketches and documents marked as schedules "C" to "K" inclusive, and all other schedules referred to in this contract, are hereby incorporated into and form part of this contract.

7. Construction in accordance with schedules. The Developer covenants and agrees that the Development and the Works will be constructed strictly in compliance with, and
according to, the plans attached hereto as schedules "C" to "K" inclusive PROVIDED THAT Council, in its discretion, may approve minor alterations to said plans which do not substantially alter the Development and the Works or any part thereof and may attached details of such alterations of this contract as schedules subsequent to the public hearing referred to earlier in this contract, in which event the Developer covenants and agrees that the Development and the Works will be constructed strictly in compliance with, and according to, the aforesaid plans as so altered.

8. Size, shape and siting. The Developer will cause the Development, the Works and each part thereof to conform to the plans attached hereto as schedules "C" to "K" inclusive with respect to size, shape and siting.

9. Permitted uses of Lands and Development. Notwithstanding anything to the contrary contained in this contract, the Developer acknowledges and agrees that the uses of the Lands and Development as set out in clause 4(c) are subject to the following variations, restrictions and qualifications:

(a) the following uses are permitted: Retail stores including grocery stores, bakery shops, meat and fish markets, delicatessens, drug stores, personal furnishings shops, clothing stores, hardware stores, variety stores, book shops, toy stores, stationery stores, appliance stores, camera shops, and other similar establishments; personal service establishments including barbers, hairdressers, tailors, dressmakers, shoemakers, household repair shops, printers; business and professional and semi-professional offices; banks and financial institutions; art galleries; restaurants and cafes, whether or not licensed under the Liquor Control and Licensing Act of British Columbia (R.S.B.C. 1960 Chapter 38 and amendments thereto and replacements thereof) provided that the sole use of such restaurants and cafes is the preparation, sale and consumption of food on the premises;

(b) notwithstanding clause 9(a), and save and except for restaurants and cafes as above
-6-

described, no establishment as defined in the said Liquor Control and Licensing Act which requires a liquor licence under that Act shall be permitted, and, no use which creates more noise or generates more traffic than, in the reasonable opinion of the City, is normal for a mixed retail/commercial development similar to the Development shall be permitted;

(c) if any question arises as to the meaning of any of the terms used in this clause 9, the City shall have the right to conclusively determine the meaning and shall also have the right to conclusively determine whether any use or proposed use within the Development contravenes this clause;

(d) 46 parking spaces, as shown and described on schedule "C", will be provided on the Lands by the Developer;

(e) restaurants and cafes may stay open each evening until the earlier of 12:00 a.m. or applicable shops closing legislation or by-laws;

(f) any other uses in the Development may stay open each evening until the earlier of 9:00 p.m. or applicable shops closing legislation or by-laws.

10. Aesthetic quality of Development. The Developer covenants and agrees that the exterior finishes of the Development and each part thereof will be as shown and described on schedules "F" and "G".

10A. Loading. Loading bays shall be provided as shown and described on Schedule "C".

10B. Signs. No signs shall be permitted on the Development unless they are affixed to and do not overlap the two foot wide fascia on the Development.

11. Garbage. As a part of the Development, the Developer will provide a garbage container, as shown and described on schedule "H", enclosed and screened by a solid
wooden fence of not less than six feet nor more than eight feet in height.

12. **Landscaping.** The Developer will provide landscaping as shown and described on schedules "C", "E", "J", and "K" and will cause landscaping installations on the Lands and on the boulevards adjacent to the Lands to be prepared, supervised and approved by a member in good standing of the British Columbia Society of Landscape Architects and in compliance with the requirements of the City's Director of Permits and Licences with respect to the landscaping on the Lands and in compliance with the requirements of the City Engineer with respect to the landscaping on said boulevards. The Developer acknowledges and agrees that it will not be entitled to a building permit for the Development until the landscaping plans have been approved by the City.

13. **Maintenance.** The Developer will keep and maintain the Lands and Works and said boulevards in a clean and tidy condition and free of all litter and debris at all times both before and after Completion and, without restricting the generality of the foregoing, will pay particular attention to keeping and maintaining the parking and loading areas on the Lands in a clean and tidy condition and free of all litter and debris and after Completion, will cause the landscaping referred to in this contract to be kept reasonably in the same condition as it was on Completion. The Developer agrees that if it should fail to so keep and maintain (or cause to be so kept and maintained), to the satisfaction from time to time of the Director of Permits and Licences with respect to the Lands and to the satisfaction from time to time of the City Engineer with respect to the said boulevards, then the City may, in its discretion, cause its employees or persons engaged by it to enter and maintain the same from time to time and may recover the expense of such maintenance from the Developer in like manner as municipal taxes or in such other lawful manner as it may choose.

14. **Service connections.** The Developer will construct and maintain, or cause to be constructed and maintained, on and to the Lands, all service connections for all services, works, and public and private utilities for the servicing of the Development underground, at the expense of the Developer. Any alterations of, and additions to, existing
City supplied services will be at actual cost to the Developer.

15. Servicing. The Developer will be responsible for payment to the City of the actual costs of servicing with respect to the following:

(a) Storm sewer connection - to install a storm sewer main adjacent to, and to extend for the width of, the front of the Lands, at an estimated cost of $7,150;

(b) Utility connections - to install utility connections to water, sanitary and storm sewers at applicable by-law rates;

(c) 15th Street - to install a sidewalk approximately four feet wide on the north side of 15th Street from Marine Drive to the east property line of the Lands and to widen the pavement to join the sidewalk with the existing road surface, at an estimated cost of $14,300;

(d) Lane North of 15th Street - to pave the east-west lane to the north of the Lands for its full length from the eastern intersection with Fell Avenue to the "T" junction with the lane, to the west of the Lands as it intersects with the north/south lane and including storm drainage at an estimated cost of $29,500 PROVIDED THAT this deposit will be waived or returned to the Developer, as the case may be, if the Developer obtains a successful local improvement petition which is approved by Council pursuant to the Act for this work prior to the date of application for a building permit for the Development, or, if a local improvement initiative for the work (which the City agrees to commence within one year from the date of lodging for registration of this contract in the Vancouver Land Registry Office) is successful. (If a petition or initiative is successful then the Developer will pay for its commuted share of the cost of the work pursuant to the Act.)

All the aforementioned services will be at such precise locations and to such standards, grades and specifications as the City deems reasonably necessary. The Developer acknowledges that the aforementioned costs and deposits are calculated on the basis that the services will be completed
in 1978, and that if the City is unable to complete any of these services in 1978 for reasons beyond the City's control, and whether caused by the Developer or not, then the Developer will pay increased servicing costs as determined by the City, on demand. The Developer will deposit the estimated sum of $50,950 with the City prior to issuance by the City of a building permit for the Development provided that if the permit is not issued prior to October 1, 1978, then the Developer will, prior to issuance of the building permit, pay to the City as well the difference between the 1978 estimated costs and the City's estimated 1979 costs for the servicing, with costs to be adjusted upon Completion.

16. Consolidation. The Developer will consolidate the lots comprising the Lands by registration of a plan of subdivision in the Vancouver Land Registry Office, prior to issuance by the City of a building permit for the Development and within 10 days following adoption by City Council of the by-law approving this contract.

17. Dedication. The Developer will dedicate as highway a two foot wide portion of the Lands for the total length of the rear lot line of the Lands upon the said plan of subdivision.

18. Fire-Marshall's Requirements. The Developer will comply with all requirements of the Fire Marshal's Act of British Columbia, the 1978 National Building Code and the City's Fire By-law No. 4134, as amended, with respect to fire protection in connection with the Works and the Lands and Development and uses thereof.

19. Works and services. The Developer covenants and agrees that all works and services (save and except for gas, telephone and electricity), buildings, structures, pipes, fixtures and other improvements of any nature or kind whatsoever, which are constructed, placed or carried out upon lands and premises or either of them the title to which is now vested in the City, or located upon highways presently dedicated or by this contract required to be dedicated, will, upon written notice by the City to the Developer, become the property of the City (and title thereto shall be vested in the City), free and clear of any and all claims by the Developer and any person claiming through the Developer, and, that the Developer will
-10-

indemnify and save harmless the City from any and all such claims, whenever and by whomever same are made.

19A. Work Permit. The Developer must obtain a City work permit for any work done on lands ownership or possession of which is in the City.

20. Construction. The Developer will begin Commencement of Construction of the Development and the Works in accordance with the terms and conditions of this contract within six months from the date of registration of this contract in the Vancouver Land Registry Office and will Complete within eighteen months from Commencement of Construction. If the Developer does not begin Commencement of Construction as set out in this clause then as and from the end of said six month period and permitted extensions the provisions of this contract with respect to all waivers of the Zoning By-law as set out herein shall be deemed automatically to be null and void (PROVIDED THAT the Developer shall not be relieved of any liability which it may then or subsequently have to the City pursuant to this contract) and the Lands may then only be developed and used in accordance with the Zoning By-law of the City then in force and notwithstanding any statutory provisions with respect to non-conforming uses and notwithstanding any building permit which may have been issued by the City with respect to the Development.

21. Security for performance. As security for the proper performance by the Developer of the provisions of this contract and for Completion in accordance with this contract, the Developer will, prior to issuance of the building permit, deliver to the City an irrevocable letter of credit, performance bond or other security satisfactory to the City, in form and on terms acceptable to the City, in the amount of $100,000.

22. Terms of security. Such letter of credit or other security must contain a provision that it will remain in full force and effect for twenty-four months following the aforesaid date of registration or until Completion, whichever is the earlier.

23. Extension of time and security. If either Commencement of Construction or Completion does not occur within the allotted times by reason of strikes, lockouts, civil commotions, war-like operation, acts of God, inability to obtain materials by reason of shortages, or, transportation disruptions, beyond the reasonable control of
the Developer then the Developer will have a like number of
days as were lost by reason of such cause to Commence or
Complete, as the case may be PROVIDED THAT the Developer
provides evidence reasonably satisfactory to the City of
such delay AND FURTHER PROVIDED THAT the Developer extends
the term of the security referred to in clause 21 of this
contract to the satisfaction of the City. In addition, the
City, in its sole discretion, may, upon request by the
Developer, extend the time for Commencement of Construction
or Completion, as the case may be, upon such terms as the
City may deem fit.

24. Non-Completion. The Developer covenants,
acknowledges and agrees that if the Development and the
Works are not Completed, to the satisfaction of the Director
of Permits and Licences, within the aforesaid period of
twenty-four months (or such further extensions as may be
permitted by the City pursuant to clause 23 of this
contract), then the City may in its sole discretion,
Complete the Works at the cost of the Developer and deduct
from the security held by the City the cost of such
Completion (including without limiting the generality of the
foregoing, its costs of administration and supervision) and
the balance of the security shall be returned to the
Developer after deduction therefrom by the City of any sums
to which it is entitled under this contract. If the
security does not provide sufficient money for the City to
Complete, then the City may recover any deficiency from the
Developer in accordance with clause 25 of this contract.
The Developer acknowledges and agrees that the City may
Complete pursuant to this clause by using either City
employees or contractors engaged by it. PROVIDED THAT if
the City, in its sole discretion, decides that the Works and
Development will not be Completed within the said
twenty-four months period and permitted extensions and its
security will expire, then the City may exercise its rights
under the security at any time within the thirty day period
immediately preceding the expiration of the twenty-four
month period and permitted extensions and may then hold the
funds realized thereby in trust and use same in
accordance with the terms and conditions set forth in this
contract, AND FURTHER PROVIDED THAT if the City decides
within the said period of twenty-four months and permitted
extensions not to Complete as set out in this clause then as
and from the end of said twenty-four month period and
permitted extensions the provisions of this contract with
respect to all waivers of the Zoning By-law as set out
herein shall be deemed automatically to be null and void
(PROVIDED THAT the Developer shall not be relieved of any
liability which it may then or subsequently have to the City pursuant to this contract) and the Lands may then only be developed and used in accordance with the Zoning By-law of the City then in force and notwithstanding any statutory provisions with respect to non-conforming uses and notwithstanding any building permit which may have been issued by the City with respect to the Development.

25. Liability of Developer. The Developer will, upon receipt by it of written notice from the City that it owes any monies to the City pursuant to clause 24 of this contract, pay such monies to the City forthwith, and, it acknowledges and agrees that if it does not so pay the City may recover the monies in like manner as municipal taxes or in such other lawful manner as it may choose.

26. Return of security. Upon delivery to the Developer of the Certificate of Acceptance of the Works referred to in clause 32 of this contract, the City will return the security held by it after deduction of the City's administrative and other costs.

27. Construction supervisor and inspection. The Developer will at all times during the construction of the Development and the Works, employ a competent general superintendent capable of speaking, reading and writing the English language who will provide on-site supervision of construction, and, the Developer acknowledges and agrees that any explanations, orders, instructions, directions and requests given by the City or its employees to such superintendent shall be deemed to have been given to the Developer. The City's employees and agents may, at all reasonable times, enter upon the Lands and carry out all inspections deemed necessary by the City to ensure that the Developer is complying with the terms and conditions of this contract.

28. Personnel. The Developer will not employ or engage any person who is unfit or not skilled enough to do the work for which he was employed or engaged.

29. Debris and access. The Developer will not deposit any material or debris upon any highways, street boulevard areas or sidewalks during construction without a street occupancy permit from the City and acknowledges and agrees that if any debris or material is so deposited without such a permit the City may forthwith remove, or cause to be removed, same at the expense of the Developer. The Developer will ensure that during construction it will
maintain sufficient access for servicing the Lands and Development by federal, provincial and municipal agencies, including police, ambulances, municipal crews and fire department, at all times during the course of their duties.

30. **Withholding of occupancy permit and Certificate of Acceptance.** Notwithstanding any provision of this contract, any provisions of the City's building by-laws and regulations or section 714(k) of the Act, the Developer acknowledges and agrees that the City need not grant an occupancy permit for the Development until the Certificate of Acceptance is issued, and, that the Developer will not permit occupancy or use of the Lands and Development until the City grants an occupancy permit for whole or partial occupancy, and, that if the Developer does permit the Lands and Development to be occupied or used prior to the issue of occupancy permit or in contravention of this contract then the provisions of this contract with respect to waivers of the Zoning By-law set out in this contract shall be deemed automatically to be terminated and of no further force and effect (PROVIDED THAT the Developer shall not be relieved of any liability which it may then or subsequently have to the City pursuant to this contract) and the Lands may then only be developed and used in accordance with the zoning by-law of the City then in force and notwithstanding any statutory provisions with respect to non-conforming uses.

31. **Defaults by Developer.** If the Developer is at any time or from time to time, in default pursuant to any term of this contract and does not, within five days from receipt of notice of such default by the City, remedy the default to the satisfaction of the City, then, notwithstanding any provision of this contract or any provisions of the City's building and other by-law and regulations, the City may take all or any of the following actions:

(a) withdraw the building permit for the Development immediately;

(b) declare this contract to be terminated and of no further force or effect (PROVIDED THAT the Developer shall not be relieved of any liability which it might then or subsequently have to the City pursuant to this contract);

(c) remedy the default on behalf of the Developer. For this purpose the City may enter on the Lands at any time and may
realize on and use the security deposit referred to in clause 21 hereof to the extent necessary to remedy the default. In this event and if the Development is then to proceed, the Developer will deposit with the City such further security as the City may require.

(PROVIDED THAT if any default of the Developer can only be cured by the performance of work or the furnishing of materials, and if such work cannot reasonably be completed or such materials reasonably obtained and utilized within said five days, such default shall not be deemed to continue if the Developer proceeds promptly with such work as may be necessary to cure the default and continues diligently to complete such work.)

32. Certificate of Acceptance. Upon Completion by the Developer to the satisfaction of the Director of Permits and Licences and upon compliance by the Developer with all the terms and conditions of this contract, including without limiting the generality of the foregoing the payment to the City of any monies which might become owing by the Developer to the City pursuant to this contract, all to the satisfaction of the Director of Permits and Licences, the City will provide the Developer with a Certificate of Acceptance of the Works duly executed by the Director of Permits and Licences.

33. Indemnity. The Developer will indemnify and save harmless the City from and against:

(a) any and all actions, proceedings, suits, costs, damages, expenses, claims and demands of whatsoever nature or kind and by whomsoever brought by reason of or arising from the construction of the Development and the Works and by reason of or arising from the exercise by the City of its right to complete pursuant to clause 24 of this contract and by reason of or arising from any injurious affection or damages suffered by reason of the construction of the Development and the Works and by reason of this zoning by-law and land use contract, unless caused by any negligent act or omission of the City;

(b) without limiting the generality of the foregoing:
(i) any and all claims and demands of any mortgages, tenants and holders of any charges, whether registered or unregistered, against title to the lands;

(ii) any and all expenses and costs which may be incurred by the City by reason of or arising from the construction of the Development and the Works resulting in damage to any property, real or personal, owned in whole or in part by the City or which the City by duty or custom is obliged, directly or indirectly, in any way or to any degree, to construct, repair or maintain; and,

(iii) any and all expenses and costs which may be incurred by the City by reason of or arising from liens for non-payment with respect to labour or material used for construction of the Development and the Works and for non-payment of workers' compensation assessments, unemployment insurance and federal and provincial tax with respect to same and for check-off and encroachments due to mistakes in survey with respect to the lands.

and whether the obligation to so save harmless and indemnify arises before or after Completion and delivery by the City to the Developer of the said Certificate of Acceptance of the Works.

34. Local improvement petitions. The Developer will support any and all local improvement projects proposed by the City and will not support any petition against a local improvement which may be circulated pursuant to section 589 of the Act or amendments thereto or replacements thereof.

35. Payment of costs. Notwithstanding anything contained in this contract, the Developer will pay to the City forthwith on demand from time to time by the City all permit, inspection, administrative, legal, and other compensations, costs, fees and expenses incurred by, or which may become owing by the Developer to, the City, in connection with the preparation, execution, registration and carrying out of the terms and conditions of this contract.
36. **Power and authority.** The Developer will, simultaneously with the execution and delivery of this contract to the City, deliver to the City a certified copy of a resolution of its directors approving this contract, both of which shall be in form and on terms satisfactory to the City.

37. **Interpretation.** In the interpretation of this contract, all definitions of words and phrases contained in the Zoning By-law shall apply to words and phrases contained in this contract unless there is something in the context hereof expressly inconsistent therewith.

38. **Time of essence.** Time shall be of the essence of this contract.

39. **Severability.** If any portion of this contract shall be unenforceable or invalid at law it shall be deemed to be severed from this contract and the remaining provisions shall nevertheless continue to be of full force and effect.

40. **Headings.** All headings in this contract are inserted for convenience of reference only and shall not affect the construction and interpretation of this contract.

41. **Representations.** The Developer acknowledges and agrees that the City has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Developer other than those contained in this contract.

42. **Restrictive covenant.** This contract shall have the force and effect of a restrictive covenant running with the Lands and shall be registered in the Vancouver Land Registry Office by the City pursuant to the provisions of section 702A of the Act as a first charge against title to the Lands. Without restricting the generality of the foregoing, the Developer covenants and agrees with the City, and with intent to bind all persons in whom the Lands shall, for the time being, be vested, to observe and perform all the covenants and agreements on its part to be observed and performed in this contract.

43. **Notice.** Any notice required or permitted to be given hereunder may be effectively given by prepaid post addressed as follows:
(a) To the City: Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver
British Columbia

(b) To the Developer: Capilano North Commercial Centre Ltd.
1190-700 West Georgia Street
Vancouver
British Columbia

or to such other address as may be specified by one party to the other in writing. Any such notice will be deemed to have been received by the addressees 48 hours after the time of posting.

44. Legal description. The City Council hereby authorizes the Director of Permits and Licences to amend the legal description of the Lands set out in Schedule "A" to correspond with the new legal description of the Lands following registration of the plan of subdivision in the Vancouver Land Registry Office.

45. Binding effect. This contract shall enure to the benefit of and be binding upon the parties hereto and their
respective successors and assigns.

A PUBLIC HEARING with respect to this contract was held on the 10th day of July, 1978.

THIS CONTRACT was approved by by-law on the 24th day of July, 1978 by two-thirds majority of members of the Council of the City as required by the Act.

IN WITNESS WHEREOF the Seals of CAPILANO NORTH COMMERCIAL CENTRE LTD. and THE CORPORATION OF THE CITY OF NORTH VANCOUVER have been hereunto duly affixed in the presence of their duly authorized officers in that behalf, the 25th day of July, 1978.

The Corporate Seal of CAPILANO NORTH COMMERCIAL CENTRE LTD. was hereunto affixed in the presence of:

[Signature]

The Corporate Seal of THE CORPORATION OF THE CITY OF NORTH VANCOUVER was hereunto affixed in the presence of:

[Signature]

[Signature]
SCHEDULE "A"

City of North Vancouver
Lots 19 to 23 inclusive
Block 5
District Lot 265
Plan 1406
TO ALL TO WHOM THESE PRESENTS MAY COME
BE SEEN OR KNOWN:

IGRAHAM J. PHILLIPS, a Notary Public
by Royal authority duly appointed, residing at the
Municipality of North Vancouver, in the
Province of British Columbia, do certify and attest that the paper writing hereto annexed, marked with my Notarial
Seal, is a true copy of an original document produced
to me by CAPILANO NORTH COMMERCIAL CENTRE LTD.
puuerting to be a
Certificate of Incorporation, of CAPILANO NORTH COMMERCIAL CENTRE LTD.,
of the Companies Act,
signed by Deputy Registrar of Companies and
dated the 3rd day of April, 1978. The said copy having
been compared by me with the said original document, an act whereof being requested I have granted under Notarial
form and seal of office to serve and avail as occasion may require.
Dated at Vancouver, B.C., this 6th day of July, 1978.

(SEAL)

A Notary Public in and for the Province of British Columbia
“Companies Act”

I hereby certify that

CAPILANO NORTH COMMERCIAL CENTRE LTD.

has this day been incorporated under the “Companies Act.”

GIVEN under my hand and Seal of office at Victoria, Province of British Columbia, this...-rd... day of... April... one thousand nine hundred and... seventy-eight...

Deputy Registrar of Companies.

R.C. 32-o
FORM NO. 4(a)  
(Section 39)  
PROVINCE OF BRITISH COLUMBIA  
Certificate of  
Incorporation No. 173,266  
COMPANIES ACT  

DIRECTORS RESOLUTION  

The following Directors resolutions were passed by the undermentioned Company on the date stated:  

Name of Company: CAPILANO NORTH COMMERCIAL CENTRE LTD.  

Date resolutions passed: July 5th, 1978  

Resolutions:  

"1. The power and capacity of the Company to own and to enter into a land use contract in reference to those certain lands and premises hereinafter described be and is hereby confirmed and ratified in every respect - namely those certain lands and premises situate, lying and being in the City of North Vancouver, in the Province of British Columbia, and being more particularly known and described as:  

| Lots     | 19 to 23 inclusive, |
| Block    | 5,                   |
| District Lot | 265,               |
| Plan     | 1406.               |

2. Mr. Chris Nielsen or any other director of the Company be and is hereby authorized for, on behalf of and in the name of the Company to execute a land use contract with the Corporation of the City of North Vancouver in respect of the above described lands and to affix the Company's seal thereto and to generally do all things and to execute all instruments (under seal or otherwise) for, on behalf of and in the name of the Company as may be necessary or incidental in order to affect or perfect the execution and making of the said land use contract (including all procedures, hearings and other processes relative thereto).  

3. Mr. Chris Nielsen or any other director of the Company be and is hereby authorized for, on behalf of and in the name of the Company to do all things and to execute all instruments (under seal or otherwise) as may be necessary or incidental in order to consolidate the said lands (by way of application under the Plans Cancellation Act or otherwise)."  

CERTIFIED a true copy the 5th day of July, 1978.  

[Signature]  

Relationship to Company: PRESIDENT
I HEREBY CERTIFY that, on the 7th day of July 1978, in the Province of British Columbia, the person whose identity has been proved to the evidence of who is) personally known to me, President of the said company, and that he is the President of the said company, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereto I have hereunto set my Hand and Seal of Office, at Vancouver in the Province of British Columbia, this 7th day of July one thousand nine hundred and seventy-eight.

Graham J. Phillips
Secretary of the Province of British Columbia
A Commissioner for taking Deeds for British Columbia.

NOTE: Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
FORM NO. 206 ACKNOWLEDGMENT OF OFFICER OF A CORPORATION.

Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the 25th day of July, 1978, in the Province of British Columbia, Robert Walter WATSON appeared before me and acknowledged to me that he is the City Clerk of The Corporation of the City of North Vancouver who subscribed his name to the annexed instrument as City Clerk of the said Corporation and affixed the seal of the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at North Vancouver in the Province of British Columbia, this 25th day of July, one thousand nine hundred and seventy-eight.

A Commissioner for taking Affidavits for British Columbia.

NOTE: WHERE THE PERSON MAKING THE ACKNOWLEDGMENT IS PERSONALLY KNOWN TO THE OFFICER TAKING THE SAME, STRIKE OUT THE WORDS IN BRACKETS.
**DESIGN RATIONALE**

**Relationship to Context**
The mixed-use residential commercial proposal will replace the former low-density service commercial within the Market Square Special Development Area. The proposed development responds to the community by juxtaposing and enhancing the existing urban fabric. The architecture of the development (designed to be in tact) creates a form that is simple, moderate, and modest. Given the overall scale of the proposal, the frames act as direct references to the existing historical framework of the neighborhood, while also uniting individual and shared elements to create a cohesive overall experience.

**Building Massing**
Building on a previous successful collaboration between Polygon Architects and Shift Architecture, the proposed development is a re-contextualization of its origins, reflecting and enhancing the existing urban fabric. The architecture of the development (designed to be in tact) creates a form that is simple, moderate, and modest. Given the overall scale of the proposal, the frames act as direct references to the existing historical framework of the neighborhood, while also uniting individual and shared elements to create a cohesive overall experience.

**Cladding in Presence**
Cladding of the existing facade of the development is located in a city landmark. The cladding design incrementally enhances the structural and decorative qualities of the building, while integrating seamlessly with the existing historical framework of the neighborhood. The existing facade is recontextualized as an integral part of the overall design, extending to a secondary aesthetic to the project.

**Indoor and Outdoor Amenities**
Indoor and outdoor amenities have been provided for the residents of the development at grade at the southeast corner of the building and site. The north facing entryway features a large open space for socializing and connecting. The east facing entryway is a covered outdoor space for gathering and entertaining. The south facing entryway is a covered outdoor space for relaxing and enjoying the view. A decorative metal framed screen window reduces the excessive loading while maintaining the architectural integrity of the building.

**Public Access**
A deliberate attempt to provide access to the site and access to the residents and public is provided. The development is designed to be pedestrian-friendly, with direct access to the various public areas. A building entryway located on the southeast corner of the building provides access to the parking garage and elevators. The existing facade is recontextualized as an integral part of the overall design, extending to a secondary aesthetic to the project.

**Climate Sensitivity**
The architectural and design features of the building are designed to be climate sensitive, with shading and ventilation strategies to reduce energy consumption. The building design includes green roof systems, rainwater harvesting, and solar panels to reduce energy consumption. The building is designed to be LEED certified, with a focus on energy efficiency and sustainability.

**Open Space and Landscape Treatment**
The open space at the front of the site is in line with the site plan, providing a cohesive and seamless experience for the surrounding community. The landscaping includes native and non-native plants, providing a natural and peaceful environment for residents. The open space is designed to be pedestrian-friendly, with direct access to the parking garage and elevators. The building design includes green roof systems, rainwater harvesting, and solar panels to reduce energy consumption. The building is designed to be LEED certified, with a focus on energy efficiency and sustainability.
ARTERRA - MARINE & 15th
820 W 15th St North Vancouver BC
LANDSCAPE SET: RE-ISSUED FOR REZONING/ DEVELOPMENT PERMIT
MARCH 23, 2022

LANDSCAPE DRAWING INDEX

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<td>INSPIRATION &amp; DESIGN RATIONALE</td>
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<td>SITE PLAN</td>
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<td>LIGHTING PLAN</td>
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<td>PLANT MATERIALS AND PLANT LIST</td>
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<td>DETAILS</td>
</tr>
<tr>
<td>L5.2</td>
<td>DETAILS</td>
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</table>

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACTOR SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH INSTALLATION.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVISE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF NORTH VANCOUVER.

PROJECT INFORMATION

ARCHITECT:
SHIFT ARCHITECTURE
CONTACT NAME: CAMERON HALKIER
200-1000 WEST 3RD STREET
NORTH VANCOUVER, B.C. V7P 3J6
EMAIL: cam@shiftarchitecture.ca
PHONE: 604 988 7501

LANDSCAPE ARCHITECT:
CONNECT LANDSCAPE ARCHITECTURE
CONTACT NAME: KEN LARSSON, MARINA ROMMEL
2305 REMJOE STREET
VANCOUVER, B.C. V6H 2V1
EMAIL: KEN@CONNECTLA.CA / MARINA@CONNECTLA.CA
PHONE: 604 681 3303 EXT 223
DESIGN RATIONALE AND PRINCIPLES

WELCOMING ENTRY
The building entries have been designed to provide comfortable, sheltered seating areas that activate the street level with spaces to relax and welcome social interactions.

ENGAGING AMENITY SPACE WITH WESTCOAST FEEL
The indoor amenity space opens up to an outdoor amenity that has a generous overhang and allows for activities to spill outdoors. The fenced and secured sloped woodland native garden frames a terrace that features engaging seating areas for socializing, lounging around a fire table, and other gatherings. The materials are: natural basalt stone and river rock, red cedar timber tops and furniture, and westcoast planting materials that are inspired by the natural materials found on the North Shore.

ACCESS TO NATURE LANDSCAPE

LIVELY STREET EDGE

VIBRANT RETAIL EDGE
Seating and planting along 15th street create a vibrant, friendly retail frontage that activates the street with points of interest. The additional seatings and tables add to the social communal program of the outdoor space.

ENGAGING AMENITY SPACES TO SOCIALIZE

INVITING SEATING

Arterra
Marine & 15th
820 W 15th St, Vancouver BC, V6H 2V1
T 604 681 3303  F 604 681 3307
www.connectla.ca
**REVISIONS**

- **Project No.:** 06-719
- **Reviewed:** North Vancouver, BC
- **Drawn:** 1:100
- **Scale:** 06-719

**CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

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### PLANT LIST

<table>
<thead>
<tr>
<th>QTY.</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SIZE</th>
<th>SPACING</th>
<th>COMMENTS</th>
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<tr>
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<tr>
<td>5</td>
<td>Acer griseum</td>
<td>Paperbark Maple</td>
<td>6cm cal.</td>
<td>as shown</td>
<td>specimen</td>
</tr>
<tr>
<td>4</td>
<td>Acer circinatum 'Pacific Fire'</td>
<td>Pacific Fire Vine Maple</td>
<td>2.5m ht</td>
<td>as shown</td>
<td>specimen</td>
</tr>
<tr>
<td>7</td>
<td>Picea omorika</td>
<td>Serbian Spruce</td>
<td>2.5-3m ht</td>
<td>as shown</td>
<td>specimen</td>
</tr>
<tr>
<td>5</td>
<td>Stewartia pseudocamellia</td>
<td>Japanese Stewartia</td>
<td>6cm cal.</td>
<td>as shown</td>
<td>specimen</td>
</tr>
<tr>
<td>6</td>
<td>Picea sitchensis</td>
<td>Sitka Spruce</td>
<td>Per COV</td>
<td>as shown</td>
<td>specimen</td>
</tr>
</tbody>
</table>

| **SHRUBS** |
| 106  | Buxus microphylla 'Green Beauty' | Green Beauty Boxwood | No. 3 Pot | 600mm O.C. | Fully established |
| 43   | Cornus alternifolia 'Kew' | Kew Redtwigged Dogwood | No. 2 Pot | 600mm O.C. | Fully established |
| 65   | Berberis thunbergii 'Golden Nugget' | Gold Nugget Berberis | No. 2 Pot | 600mm O.C. | Fully established |
| 10   | Hydrangea paniculata 'Quick Fire' | Quick Fire Hydrangea | No. 3 Pot | 900mm O.C. | Fully established |
| 206  | Lavandula angustifolia 'Hidcote' | Hidcote Lavender | No. 3 Pot | 600mm O.C. | Fully established |
| 3    | Polystichum munitum | Sword Fern | No. 3 Pot | 600mm O.C. | Fully established |
| 106  | Rhus typhina 'Lutea' | White Lime | No. 2 Pot | 600mm O.C. | Fully established |
| 75   | Rhus typhina 'Flaviramea' | Flarewood Rhus | No. 3 Pot | 900mm O.C. | Fully established |
| 204  | Sarcococca hookeriana var. humilis | Dwarf Sweet Boxwood | No. 3 Pot | 600mm O.C. | Fully established |
| 128  | Sarcococca ruscifolia | Fragrant Sweetbox | No. 3 Pot | 600mm O.C. | Fully established |
| 50   | Skimmia japonica 'Rubella' | Ruby Skimmia | No. 2 Pot | 600mm O.C. | Fully established |
| 144  | Vaccinium myrtillus | Evergreen Huckleberry | No. 3 Pot | 750mm O.C. | Fully established |
| 3    | Taxus baccata 'Fastigiata Robusta' | Fastigiata Yew | No. 10 Pot | as shown | Fully established |

| **GROUNDCOVERS, PERENNIALS, AND GRASSES** |
| 69  | Arctostaphylos uva-ursi | Kinnikinnick | No. 1 Pot | 380mm O.C. | Fully established |
| 101  | Carex morrowii 'Ice Dance' | Ice Dance Sedge | No. 1 Pot | 300mm O.C. | Fully established |
| 60  | Liriope muscari 'Big Blue' | Big Blue Lilyturf | No. 1 Pot | 300mm O.C. | Fully established |

**NOTES:**
- * Indicates pollinator/bird friendly plants
- # Indicates native plants

**PLANTING NOTES**

1. **ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARDS, AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION.**
2. **ALL TREE AND SHRUB BEDS ARE TO BE MULCHED WITH 50MM OF 2 MEDIUM FINE MULCH, LESS THAN 50MM DIAMETER.**
3. **ALL OFFSITE TREES TO HAVE MINIMUM OF 25M3 SOIL VOLUME.**

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**RETAIL FRONTAGE:**

**LAYERED TEXTURED ADAPTIVE PLANTING**

---

**NORTHSIDE:**

**LAYERED TEXTURE AND NATIVE PLANTING**

---

**GROUNDCOVERS, PERENNIALS, AND GRASSES**

---

**NOTES:**

- 4 5
- 50
- 101
- 60

**REVIEWED:**

- 06/12/20
- 06/12/20
- 06/12/20

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**PLANT MATERIALS**

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Arterra

Marine & 15th

820 W 15th St
North Vancouver, BC

Scale: 1:100

Drawn: KL

Reviewed: KL

Project No.: 06-719
Connect Landscape Architecture Inc. does not guarantee the existence, location, and elevation of utilities and/or concealed structures at the project site. The contractor is responsible for determining the existence, location, and elevation of all utilities and/or concealed structures, and is responsible for notifying the appropriate company, department, or person(s) of its intention to carry out its operations.
CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

MATERIALS

Arterra
Marine & 15th

POLYGON DEVELOPMENT 259 LTD.

CLIENT

ISSUED FOR RZ/DP 21-01-221
RE-ISSUED FOR RZ/DP 21-11-302
RE-ISSUED FOR RZ/DP 21-12-153
RE-ISSUED FOR RZ/DP 22-03-234

REVISIONS

L3.0
CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)

CHECKED: APPROVED:
DRAWN:

1. EACH TREE REQUIRES 15-20 m^3 MINIMUM OF SOIL FOR GROWING MEDIUM
2. USE STRUCTURAL SOIL UNDER SIDEWALK TO ACHIEVE SOIL VOLUMES

Scale: 1:20

OPTIONAL BULB PLANTING
1.80 CB
"TRIANGLE" EQUIDISTANT FROM EACH PLANT O.C.
MINIMUM 450mm DEPTH AT CENTRE OF ANNUAL FIRST BRANCH
150mm MIN. SCARIFIED GROWING MEDIUM TO EXISTING SUBGRADE

City of North Vancouver
Install specified growing medium.

Install 50mm mulch above finished grade of specified growing medium.

Species per planting plan.

Install tree stake, as specified keep clear of root ball.
Install top of rootzone 900mm above finished grade of specified growing medium.
Install 50mm mulch.

Structural slab, see architectural roof assembly, see architectural fabric belting.

50mm x 200mm timber or stainless steel wire bolted to wood.
GALVANIZED STEEL STRAP.

Connect Landscape Architecture Inc.

JN
COMPACTED SUBGRADE, COMPACTED TO 95% MPD

25mm (1") DEEP SAND

ELEVATION

SCALE 1:10

SEAT WALL WITH BENCH TOP

SCALE 6:1:10

ON SLAB

COMPACTED SUBGRADE, COMPACTED TO 95% MPD

25mm (1") DEEP SAND

ON GRADE

UNIT PAVING ON GRADE/SLAB

SCALE 1:20

LIGHT SANDBLAST FINISH

1. EXPANSION JOINTS @ O.C. MAX, CONTROL JOINTS @ 3.4m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

THICKEN CONCRETE AT EDGES

EXPANSION JOINT TYP @ 4.5m DEEP, PATTERN VARIATES - REFERENCE TO PLAN

EXPANSION JOINT WITH GALVANIZED, TYPICAL

CIP CONCRETE FINISH PER SPECIFICATION

REINFORCE WITH 16 x 1.6 SWG BAR

COMPACTED CRUSHED GRAVEL, CLEAN CRUSHED GRAVEL OR AS SPECIFIED BY CIVIL

ROOF ASSEMBLY, SEE ARCHITECTURAL

STRUCTURAL SLAB, SEE ARCHITECTURAL

NOTES:
1. EXPANSION JOINTS @ O.C. MAX, CONTROL JOINTS @ 3.4m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

CIP CONCRETE ON SLAB (TYPICAL)

THICKEN CONCRETE AT EDGES

EXPANSION JOINT TYP @ 4.5m DEEP, PATTERN VARIATES - REFERENCE TO PLAN

EXPANSION JOINT WITH GALVANIZED, TYPICAL

CIP CONCRETE FINISH PER SPECIFICATION

COMPACTED CRUSHED GRAVEL, CLEAN CRUSHED GRAVEL OR AS SPECIFIED BY CIVIL

ROOF ASSEMBLY, SEE ARCHITECTURAL

STRUCTURAL SLAB, SEE ARCHITECTURAL

NOTES:
1. EXPANSION JOINTS @ O.C. MAX, CONTROL JOINTS @ 3.4m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

CIP CONCRETE ON GRADE (TYPICAL)

THICKEN CONCRETE AT EDGES

EXPANSION JOINT TYP @ 4.5m DEEP, PATTERN VARIATES - REFERENCE TO PLAN

EXPANSION JOINT WITH GALVANIZED, TYPICAL

CIP CONCRETE FINISH PER SPECIFICATION

COMPACTED CRUSHED GRAVEL, CLEAN CRUSHED GRAVEL OR AS SPECIFIED BY CIVIL

WOOD BENCH FLUSH WITH CONCRETE

NOTES:
1. EXPANSION JOINTS @ O.C. MAX, CONTROL JOINTS @ 3.4m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

BIKE RACK, TYPICAL

ARCHIVELY THREADED RODS TO CONCRETE SLAB, DRILL THROUGH PAVING TO FIXING

ALUMINUM PAVING DRYER THROUGH CENTER, AREA OF FIXING, SAWCUT PAVERS BETWEEN FOOTING

REINFORCED CONCRETE FOOTING

NOTES:
1. EXPANSION JOINTS @ O.C. MAX, CONTROL JOINTS @ 3.4m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

Arterra
Marine & 15th

820 W 15th St
North Vancouver, BC

T 604 681 3303  F 604 681 3307

LANDSCAPE DETAILS

1505 Hemlock St, Vancouver BC, V6H 2V1
Arterra
Marine 815th
820 W 15th St
North Vancouver, BC
Scale: AS SHOWN
Drawn: ME
Reviewed: KL
Project No: 06-705
LANDSCAPE DETAILS

GAS FIRE PIT

DIMENSIONS

DREAMCAST QUADRA 48” GAS FIRE TABLE
36” L x 36” W x 15” H
COLOUR: LONDON FOG
NG/LP BURNER
WEATHERPROOF DESIGN
AVAILABILITY FROM DREAMCAST: 604-278-4939

CONCRETE FIREPIT BASE
48” L x 36” W x 15” H
COLOUR: LONDON FOG
NG/LP BURNER
WEATHERPROOF DESIGN
AVAILABILITY FROM DREAMCAST: 604-278-4939

TABLE AND BENCHES AMENITY SPACE

6 FT Standard Table, Ipe wood
6 FT Backless Benches, Ipe wood
Silver 14 Gloss Powdercoat
Connect Landscape Architecture
Solo Phase 4 - Burnaby, BC
800.716.5506 | maglin.com
June 28, 2021

Shift Architecture
Attn: Shadi Jianfar
200 – 100 West 3rd Street
North Vancouver, BC V7P 3J6

Dear Mr. Jianfar:

**Re: 818 West 15th Street (Rezoning Application)**

At their meeting on June 16th, 2021 the Advisory Design Panel reviewed the above application and endorsed the following resolution:

- THAT the Advisory Design Panel has reviewed the Rezoning Application for 818 West 15th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:
  - Consider adding an indoor and outdoor residential amenity;
  - Improve CPTED issues on the lane setback and frontage; and
  - Improve setback landscaping adjacent to the daycare play area on the lane.

  AND THAT the Panel wishes to thank the applicant for their presentation.

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

Yours truly,

R. Fish
Committee Clerk
October 27, 2021

Lorne Wolinsky
Polygon Homes
1333 West Broadway #900
Vancouver, BC V6H 4C2

Dear Lorne,

Re:  Rezoning application for 818-858 West 15th Street

At their special committee meeting on October 6, 2021, the Integrated Transportation Committee received a presentation from Polygon Homes, SHIFT Architecture, and Great Northern Engineering Consultants regarding the above mentioned. Following review and discussion, the following motion was made:

THAT the Integrated Transportation Committee has reviewed the Rezoning application for 818-858 West 15th Street and supports the project.

The Committee makes the following recommendations:

- That Council direct staff to investigate improvements to active transportation in the area, including pedestrian and cycling facilities;
- That funds associated with this development be used to improve active transportation in the area should the development proceed; and,
- That Council direct staff to investigate improvements at the intersections of Marine Drive & Hanes Avenue as well as Fell Avenue & West 16th Street.

CARRIED

The recommendations of the Integrated Transportation Committee do not, in any way, represent Council and/or staff approval or rejection of this proposal.

Yours truly,

Hayley Reiss
Committee Clerk/Secretary

c. M. Menzel, Planner 2, City of North Vancouver
   D. Watson, Transportation Planner, City of North Vancouver
   K. Graham, Corporate Officer, City of North Vancouver
820 West 15th Street Rezoning Application – Polygon Arterra Homes Ltd.
Virtual Developer Information Session (DIS) Summary Report

Event Date: Wednesday, June 23rd, 2021
Time: 6:00pm – 7:30 PM
Location: Online Zoom Webinar

Attendance: Six (6) members of the public attended virtually. The Polygon project team was in attendance, as were two representatives of the City of North Vancouver Planning Department.

Comments: Two (2) emails were submitted prior to the DIS. Four (4) emails were submitted following the DIS. Comment forms were sent to all those who registered for the DIS. No comment forms were submitted following the DIS.

Meeting Purpose:
1) To present development application materials to the community
2) To provide an opportunity for the community to ask questions about the development
3) To provide an opportunity for the community to comment on the proposal

Notification:
In accordance with City of North Vancouver policies:

Invitation Flyers
DIS invitation flyers were delivered to 176 addresses within a 40m radius of the site, provided by the City of North Vancouver. Appendix A: Notification includes a copy of this material.

Newspaper Ad
A DIS newspaper ad was placed in the North Shore News on June 9th, 2021 and June 16th, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign
Two DIS notification signs were erected on the site on June 9th, 2021. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:
6 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List.

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

City of North Vancouver:
• Emily Macdonald, Planner 1
• Matt Menzel, Planner 1

Project Team:
Overview:
In accordance with the City of North Vancouver’s COVID-19 state of emergency community consultation guidelines, the DIS meeting was held in an online Virtual Developer Information Session format. Meeting participants watched a PowerPoint presentation and a virtual 3D “fly-through” video by members of the Polygon project team.

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

The project presentation and facilitated Question & Answer period took approximately 90 minutes. The facilitators received several questions and comments about the project and documented them for inclusion in this summary report, attached as a separate Appendix C: Public Dialogue.

Participants were invited to submit written comments (using the City’s standard comment form) to the applicant and/or the municipal development planner, following the DIS. No comment forms were received after the DIS, however two (2) emails were received by Polygon prior to the DIS and four (4) emails were submitted after the DIS. All emails received expressed support for the project.

The key themes of the questions during the Developer Information Session related to sustainability and green building measures, such as whether or not the building would be using low-carbon concrete, solar panels, how existing building materials would be recycled, and what other green building measures are being proposed.

Questions were raised about whether or not the project would be using heat pumps, solar panels, EV charging stations (including for accessible stalls), and low-carbon concrete as a way to create a more sustainable green building.

Questions arose over the mature trees along West 15th Street and whether or not they would be retained. The applicant stated that both a municipal arborist and an independent arborist had determined these trees are in poor health and should be removed, and these will be replaced with healthy new trees along West 15th Street.
Questions arose over the length of construction and the building remediation and abatement measures being taken.

Questions arose regarding whether the building would be providing below-market rental or social housing for the proposed additional density, or what other community amenities would be provided. The applicant confirmed that the residential will be sold as market strata condominiums, ranging from one-bedroom to two-bedroom units, for which there is a clear market demand in this community. The applicant also noted the proposed provision of a 16-spot daycare in lieu of a cash contribution to the City of North Vancouver as the community amenity for this strata condo project.

Comment Form and Email Summary:
Participants were invited to submit comments using a City-approved Comment Form that was sent by the applicant to all DIS attendees, during a 5-day response period after the DIS meeting. No comment forms were received by Polygon after the DIS. However, two (2) emails were received prior to the DIS, and four (4) emails were received following the DIS. All emails received expressed support for the project. These emails (redacted) are submitted as a separate Appendix D: Public Comments.

The key themes of the emails received related to support for the increased housing supply, the daycare as a community amenity, new commercial spaces for businesses to create a lively and activated street, and the well-designed building.

Conclusion:
The purpose of this online Virtual Developer Information Session was to present to the community the proposed rezoning application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 176 DIS notification flyers were distributed by mail to the surrounding community. Two newspaper ads notified the community of the DIS, and two DIS notification signs were posted on the property. Six (6) community members signed in to the DIS. A total of two (2) emails were submitted prior to the DIS and four (4) e-mails were submitted after the DIS to the project Development Manager. No comment forms were received during the 5-day response period after the DIS meeting.

Members of the public could participate in this consultation process in three ways:
• Watching a virtual project presentation during the DIS, including a 3D virtual “fly-through” video
• Asking questions of the project team and/or City Planner during the DIS
• Submitting completed comment forms and/or emails after the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to sustainability measures and green building practices being employed by the applicant, with suggestions made regarding low carbon concrete, abatement and solar or renewable energy, the loss of the trees along West 15th Street, and the provision of community amenities via this strata condo proposal.
Appendix B: Attendee List (redacted to preserve privacy)

<table>
<thead>
<tr>
<th>Attended</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
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<tbody>
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<td>6 Yes</td>
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Appendix C: Public Dialogue (see attached)

Appendix D: Public Comments – Written and Emailed Submissions (see attached)
BYLAW NO. 8925

A Bylaw to terminate a Land Use Contract for 818-858 West 15th Street

WHEREAS the City of North Vancouver entered into Land Use Contract in respect of lands now having a civic address of 818-858 West 15th Street;

WHEREAS section 546 of the Local Government Act authorizes a local government to discharge a Land Use Contract by bylaw with the agreement of the owner of property described in the bylaw;

AND WHEREAS the Council of the City of North Vancouver and the owner of property at 818-858 West 15th Street wish to terminate and discharge the Land Use Contract for 818-858 West 15th Street pursuant to section 546 of the Local Government Act;

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 “Land Use Contract Termination Bylaw, 2022, No. 8925” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street).

2. The Land Use Contract between the City of North Vancouver and Capilano North Commercial Centre Ltd., dated for reference July 25, 1978, and titled “Land Use Contract” for the properties described therein and registered in the New Westminster Land Title Office on August 18, 1978 under Filing Number F57202, is hereby terminated.

3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge the Land Use Contract.

4. City of North Vancouver “Land Use Contract Bylaw, 1978, No. 5112” and all amendments thereto are hereby repealed.

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
Location

- Frequent Transit Corridor
- Site

Presented May 24, 2022
Development Planning
Land Use and Zoning

- OCP
  - Mixed Use Level 2
  - 2.0 FSR Base
  - 0.5 FSR density bonus
- Current Zoning
  - Service Commercial Zone (CS-1)

Neighbourhood Context
Proposed Development

- Building: Six-storey mixed use
- Density: 2.5 FSR
  - base density: 2.0 FSR
  - bonus density: 0.5 FSR

Proposal: Project Stats

- Proposed 90 strata units:
  - 1-bedroom: 65 (72%)
  - 2-bedroom: 15 (17%)
  - 3-bedroom: 10 (11%)
- 25 Adaptable Dwelling Units (28%)
- Commercial – 1,020 sq.m.
- Parking:
  - 99 resident parking spaces
  - 10 residential visitor spaces
  - 20 commercial parking spaces
  - 161 bicycle parking stalls
Proposal: Form and Design

Proposal: Amenities and Site Features

Secondary residential access
Residential indoor and outdoor amenity areas
Outdoor dining opportunities
New Street Trees and Sidewalk
Residential entrance / Lobby
Retail Space
Policy Analysis: Density Bonus and Community Benefits Policy

• A density bonus of 0.5 FSR is proposed
  – Community Benefits – Cash contribution: $3.7M

Policy Analysis: Sustainable Development & Active Design Guidelines

• Step 3 of the BC Energy Step Code (Residential)
• LED Lighting
• Water Efficient Fixtures
• Electrical Vehicle Readiness
• New commercial floor space & job generating uses
• Amenity areas
• Public gathering spaces
• Streetscape improvements
Advisory Body Review

- Advisory Design Panel review on June 16, 2021
- Project unanimously endorsed, with some conditions
- Some changes following, based on comments from the Panel:
  - Consider adding an indoor and outdoor residential amenity;
  - Improve CPTED issues on the lane setback and frontage; and
  - Improve setback landscaping adjacent to the daycare play area on the lane.

Advisory Body Review

- Integrated Transportation Committee review on October 6, 2021
- Project unanimously endorsed, with some conditions
- 9 bicycle spaces for cargo bikes provided
Public Engagement

• Virtual Developer’s Information Session on June 23, 2021 with six attendees.
• Comments submitted:
  – 6 expressing support;
  – 1 expressing conditional support;
• Themes of support:
  – Increased housing supply;
  – New commercial space for business to create a lively and activated street; and
  – Building Design.
• Main concerns:
  – Removal of the existing oak trees along the street frontage.

Tree Removal / Replacement
Tree Removal / Replacement

Six new large replacement Street Trees
Conclusion

• The proposal complies with the OCP and Strategic Plan
• Intensifies employment generating uses, and increase and diversify the residential housing stock along the Marine Drive Frequent Transit Development Area
• The site proximity to existing amenities, commercial areas, public transit and active transportation facilities makes it an appropriate location for the proposal

Thank you.
Presentation Outline

1 | Introductions
2 | About Polygon
3 | Site Context
4 | Policy Context
5 | The Proposal
6 | Community Benefits
7 | Sustainability
Project Team

Polygon Arterra Homes Ltd.
Jacqueline Garvin

Architect
Cameron Halkier
Shift Architecture

Landscape Architect
Marina Rommel
Connect Landscape

Transportation Engineer
Atif Khan
Great Northern Engineering

About Us

Polygon Arterra Homes Ltd.

The Polygon family of companies has built more than 30,000 homes throughout Metro Vancouver.

Polygon supports a number of causes, organizations and institutions on the North Shore.
Site Context

- Marine Drive Frequent Transit Development Area
- Major Transit Corridor: Rapid Transit Route and Frequent Transit Route
- Capilano Mall Regional Shopping Center

Planning Context

- Frequent Transit Development Area
- Mixed Use Level 2
- 2.5 FSR permitted
- Six Storeys permitted
Project Info

Density: 2.5 FSR

Height: 6 storeys

Unit Mix:
One Bed: 30 (33%)
One + Den: 35 (39%)
Two Bed: 15 (17%)
Three Bed: 10 (11%)
Total: 90 homes

28% of homes will be Adaptable

Commercial Area: 10,988 square feet

Parking Stalls:
99 Residential
10 Visitor
20 Commercial

Bike Parking:
161 bike spaces

Design Rationale

This proposed development is in full compliance with the City’s Official Community Plan.
Community Benefits

Public Realm Improvements
Improvements to the lane and West 15th Street with new sidewalks, boulevard, street furniture and trees.

Increased Housing Supply
The development will include a variety of unit types, including smaller more affordable units for over half of the homes, as well as three-bedroom family-oriented homes.

Public Art
A Public Art plan will be developed with the City of North Vancouver. The public art will face and activate West 15th Street.

Financial Contribution
Community Amenity cash Contribution as well as financial contributions towards the upgrade of city infrastructure.
**Sustainability**

**Reduced Energy Consumption:** BC Energy Step Code Building will use **50% less energy** than the status quo.

**Infill Development:** Not contributing to urban sprawl and extending City services.

**Transit Oriented Location:** places people near transit. Encourages public transit use and **reduced automobile dependence.**

**Mixed-Use Development:** places people closer to employment space, to **reduce vehicular trips** off the North Shore.

**Stormwater retention:** an underground tank will store stormwater, reduce impacts on City infrastructure and provide water to landscape planting.

**Lower GHG Emissions:** Hot water and heating provided through LEC, hydronic heating.

**100% EV charging** for residential parking spaces.

**Landscaping:** Adaptive and native plants. Increased softscape to **reduce heat island effect.**

---

**End of Presentation**

We are happy to answer any questions from Council or the Public.
Dear Mayor Buchanan and City of North Vancouver Councillors:

My name is Judy Farhat and I am emailing to express my support for the project proposed at 818 West 15th Street by email as I am unavailable to attend the Public Hearing on May 24th. I currently live in Vancouver but I work close by in the Capilano Mall business park (McKay and 1st street) and am familiar with this area.

The building proposed in this development application would be a definite improvement to the block, and to the older building currently on West 15th Street. I believe this project would contribute positively to the future of this area by way of great design, in creating new desirable commercial space, and in delivering new homes. North Vancouver is a very desirable place to live and work. There are many looking to call North Van home and this project would bring 90 home ownership opportunities to the North Shore.

With the above, I thank you for your consideration in supporting this project.

Sincerely,

Judy Farhat
930 West 1st Street (work)
Vancouver resident (home)
Dear City of North Vancouver Mayor and Councillors,

I cannot make the public hearing time on the 24th because I am working, so I am emailing about the rezoning application at "818-858 W 15th Street". My name is Anna Kozniuk, I live at 812 Chesterfield Avenue, and I was born and raised on the North Shore. My family's home is in North Van, and I have been renting for over 5 years near Lonsdale. I am a working professional and want to own a place in the City that I grew up in which is incredibly difficult. This project is proposing 90 new homes including smaller sized apartments which is exactly what I, and many of my friends my age are looking for to have a chance to buy.

Please approve this project because it will support people like me and give the opportunity for 1st time home buyers to get into the market.

Thank you.

Sincerely,
Anna Kozniuk
812 Chesterfield Ave
North Vancouver
Dear City of North Vancouver Council:

My name is Thecla McMillan and I support the rezoning application for 818-858 West 15th street. I am writing this email because I am unable to make the Public Hearing time on May 24th. I am a resident, renting in the City of North Vancouver at Lonsdale and Queens, and members of my family have been long-standing members of the community. I strongly support this project as it would bring new homes for sale which are very needed on the North Shore. Additionally, the building is esthetically pleasing and I believe it will be a great improvement to this block.

Thank you,
Thecla McMillan
3565 Lonsdale Ave
North Vancouver
**Proposal:** To rezone the subject property from a Service Commercial (CS-1) Zone to a Comprehensive Development 745 (CD-745) Zone to permit the development of a 6-storey, residential (90 strata units) and commercial (retail and office) mixed-use building, and to terminate the existing Land Use Contract over the property.

**To provide written input:** All persons who believe their interest in property may be affected by the proposed bylaw will be afforded an opportunity to speak at the Public Hearing and/or by written or email submission. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, no later than 11:00am on Tuesday, May 24, 2022, to ensure their availability to Council at the Public Hearing. No further information or submissions can be considered by Council after the Public Hearing has concluded.

**To speak at the Public Hearing:**

**Via Webex/phone:** Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 11:00am on Tuesday, May 24, 2022.**

**In person at City Hall:** On the day of the Public Hearing, a sign-up sheet will be available at City Hall reception (14th Street entrance) between 8:30am and 3:30pm, and then in the lobby, outside the Council Chamber from 3:30pm. To attend the Public Hearing in person, enter City Hall through the doors at the southwest corner of the building after 3:30pm.

**Non-registered speakers:** Speakers who have not pre-registered will also have an opportunity to provide input. Once all registered speakers have spoken, the Mayor will call for a recess to allow time for additional speakers to phone in or speak in person. Call-in details will be displayed on-screen during the livestream at cnv.org/LiveStreaming.

**To view the documents:** The proposed bylaw, background material and presentations can be viewed online at cnv.org/PublicHearings and at City Hall.

**Questions?** Matthew Menzel, Planner, mmenzel@cnv.org / 604-982-8337
THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8896

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. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15th Street, CD-745).

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-745 (Comprehensive Development 745 Zone):

<table>
<thead>
<tr>
<th>Lots</th>
<th>Block</th>
<th>D.L.</th>
<th>Plan</th>
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<tr>
<td>C</td>
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<td>265</td>
<td>17693</td>
</tr>
</tbody>
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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-744 Comprehensive Development 744 Zone”:

   “CD-745 Comprehensive Development 745 Zone”

   B. Adding the following to Section 1101, thereof, after the “CD-744 Comprehensive Development 744 Zone”:

   “CD-745 Comprehensive Development 745 Zone”

In the CD-745 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

   (a) Retail Service Group 1 Use;
   (b) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
   (c) Accessory Home Occupation Use, subject to Section 507(6);
   (d) Accessory Home Office Use, subject to Section 507(6);
   (e) Child Care Use, subject to Section 607(9);
   (f) Accessory Off-Street Loading Use;
   (g) Accessory Off-Street Parking Use;
   (h) Off-Site Parking Use.
(2) Gross Floor Area

(a) The maximum Gross Floor Area is 0.93 FSR;
(b) Notwithstanding (2)(a) the Gross Floor Area may be increased as follows:

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<thead>
<tr>
<th>ADDITIONAL DENSITY CATEGORY</th>
<th>DESCRIPTION</th>
<th>ADDITIONAL DENSITY (BONUS)</th>
<th>POLICY REFERENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Benefit Cash Contribution</td>
<td>Provision of a Community Benefit Cash Contribution of $3,716,007 for an increase of 1.57 FSR to a maximum of 2.5 FSR</td>
<td>Maximum 1,510.9 sq. m. (16,263 sq. ft.)</td>
<td>As per OCP Policy Section 2.2.1</td>
</tr>
</tbody>
</table>

Such that the total effective on-site Gross Floor Area is not to exceed 2.5 FSR.

(3) A minimum of 10 units shall have 3 bedrooms;

(4) Building Height:

(a) The Principal Building shall not exceed a Building Height of 21 metres (69 feet) as measured from the average Building Grades;

(b) Elevator and mechanical penthouses may project beyond the defined height in (4)(a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;

(5) Section 607 shall be varied to permit an accessory Apartment Use on the second Storey and above;

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

(7) Section 402(6) within Prohibited Uses of Land, Buildings, and Structures shall be waived;
(8) Section 10A03(1)(b) within short term bicycle parking shall be varied, such that only four short-term residential bicycle parking spaces shall be sheltered from the elements.

READ a first time on the 2nd day of May, 2022.

READ a second time on the 2nd day of May, 2022.

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

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

_________________________________________________________________

MAYOR

_________________________________________________________________

CORPORATE OFFICER