



**AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 6, 2026 AT 6:00 PM**

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Watch Livestream at [cnv.org/LiveStreaming](https://cnv.org/LiveStreaming)  
View complete Agenda Package at [cnv.org/CouncilMeetings](https://cnv.org/CouncilMeetings)

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

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, July 6, 2026

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, June 22, 2026

**PUBLIC INPUT PERIOD**

**PRESENTATION**

City Library 2025 Report to Our Community – Chief Librarian

*Information Report, June 17, 2026 – “City Library 2025 Report to Our Community”*

**REPORTS**

3. Development Variance Permit Application: 311 Moody Avenue (MA Architects Ltd.)
4. Rezoning Application – 835 and 845 West 15<sup>th</sup> Street

**BYLAW – FIRST READING**

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194” (835 and 845 West 15<sup>th</sup> Street, CD-773)

**PUBLIC CLARIFICATION PERIOD**

**COUNCIL INQUIRIES**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**RECESS TO CLOSED SESSION**

**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

**ADJOURN**

## **CALL TO ORDER**

## **APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, July 6, 2026

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, June 22, 2026

## **PUBLIC INPUT PERIOD**

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

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

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

- 1) **IN PERSON:** Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:50 pm on the day of the Council meeting.
- 2) **ELECTRONICALLY VIA WEBEX:** Speakers who choose to participate electronically must pre-register by 12:00 pm on the day of the Council meeting by completing the online form at [cnv.org/PublicInputPeriod](http://cnv.org/PublicInputPeriod), or by phoning 604-990-4234. These pre-registrants will receive instructions by email or phone on the afternoon before the Council meeting.

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

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

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

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

## **PRESENTATION**

City Library 2025 Report to Our Community – Chief Librarian

*Information Report, June 17, 2026 – “City Library 2025 Report to Our Community”*

## **REPORTS**

3. Development Variance Permit Application: 311 Moody Avenue (MA Architects Ltd.)  
– File: 08-3400-20-0188/1

Report: Planner 1, June 17, 2026

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated June 17, 2026, entitled “Development Variance Permit Application: 311 Moody Avenue (MA Architects Ltd.)”:

THAT Development Variance Permit No. PLN2026-00005 (MA Architects Ltd., 311 Moody Avenue) be considered for issuance, in accordance with Section 498 of the *Local Government Act*, with no Public Meeting held;

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

4. Rezoning Application – 835 and 845 West 15<sup>th</sup> Street – File: 08-3400-20-0180/1

Report: Planner 2, June 17, 2026

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 2, dated June 17, 2026, entitled “Rezoning Application – 835 and 845 West 15<sup>th</sup> Street”:

THAT the application submitted by Cascadia-Enviroessentials Holdings LP, to rezone the properties located at 835 and 845 West 15<sup>th</sup> Street from a Service Commercial (CS-1) Zone to a Comprehensive Development 773 (CD-773) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194” (835 and 845 West 15<sup>th</sup> Street, CD-773) be considered with no Public Hearing held, in accordance with the *Local Government Act*, Section 464(2);

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

*Continued...*

## **REPORTS – Continued**

4. Rezoning Application – 835 and 845 West 15<sup>th</sup> Street – File: 08-3400-20-0180/1 – Continued

AND THAT the community benefits listed in the section “Community Benefits”, the Transportation Demand Measures listed in the section “Parking, Loading, and Transportation”, and the road dedication and off-site works and infrastructure improvements listed in the section “Off-Site Works and Infrastructure Upgrades”, be delivered or secured through agreements, including those listed in the section “Legal Agreements”, prior to or concurrently with final adoption.

*Item 5 refers.*

## **BYLAW – FIRST READING**

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194” (835 and 845 West 15<sup>th</sup> Street, CD-773)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194” (835 and 845 West 15<sup>th</sup> Street, CD-773) be given first reading.

## **PUBLIC CLARIFICATION PERIOD**

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

## **COUNCIL INQUIRIES**

## **NEW ITEMS OF BUSINESS**

## **NOTICES OF MOTION**

## **RECESS TO CLOSED SESSION**

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(b) [personal information - award], 90(1)(c) [labour relations], 90(1)(f) [law enforcement matter], 90 (1)(g) [legal matter], and 90(1)(j) [information privacy].

## **REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

## **ADJOURN**



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 22, 2026**

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

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

**APPROVAL OF AGENDA**

Moved by Councillor Shahriari, seconded by Councillor Valente

1. Regular Council Meeting Agenda, June 22, 2026

**CARRIED UNANIMOUSLY**  
R2026-06-22/1

**ADOPTION OF MINUTES**

Moved by Councillor Girard, seconded by Councillor Valente

2. Regular Council Meeting Minutes, June 15, 2026

**CARRIED UNANIMOUSLY**  
R2026-06-22/2

**PUBLIC INPUT PERIOD**

- Whalen Rozenek, North Vancouver, spoke regarding the dog park on Lonsdale Avenue.

**CONSENT AGENDA**

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT the recommendations listed within the "Consent Agenda" be approved.

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **REPORTS**

3. 2025 Statement of Financial Information – File: 05-1880-20-0008/2025

Report: Chief Financial Officer, June 3, 2026

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated June 3, 2026, entitled “2025 Statement of Financial Information”:

THAT the Statement of Financial Information for the year ended December 31, 2025 be approved and forwarded to the Ministry of Municipal Affairs.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2026-06-22/3

4. 2025 Annual Legislative Reporting on Reserves – File: 05-1610-01-0001/2025

Report: Chief Financial Officer, June 3, 2026

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated June 3, 2026, entitled “2025 Annual Legislative Reporting on Reserves”:

THAT the report of the Chief Financial Officer, dated June 3, 2026, entitled “2025 Annual Legislative Reporting on Reserves”, be received for information.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2026-06-22/4

## **END OF CONSENT AGENDA**

### **PRESENTATION**

Council’s Strategic Plan – Achievements and Highlights – Chief Financial Officer

Staff from various departments provided a PowerPoint presentation regarding “Council’s Strategic Plan – Achievements and Highlights” and responded to questions from Council.

### **PUBLIC MEETING – 2025 Annual Municipal Report**

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT the meeting recess to the Public Meeting regarding the “2025 Annual Municipal Report”.

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Meeting at 7:07 pm and reconvened at 7:24 pm with all members of Council present.

## **REPORTS**

5. 2025 Annual Municipal Report – File: 01-0640-20-0001/2025

Report: Chief Financial Officer, June 3, 2026

Moved by Councillor Shahriari, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated June 3, 2026, entitled “2025 Annual Municipal Report”:

THAT the 2025 Annual Municipal Report be approved.

**CARRIED UNANIMOUSLY**

R2026-06-22/5

6. Zoning Bylaw Amendment – 154 East 17<sup>th</sup> Street – File: 08-3400-20-0156/1

Report: Planner 2, June 3, 2026

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Planner 2, dated June 3, 2026, entitled “Zoning Bylaw Amendment – 154 East 17<sup>th</sup> Street”:

THAT the application submitted by 583230 B.C. Ltd., to rezone the property located at 154 East 17<sup>th</sup> Street from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 769 (CD-769) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134” (154 East 17<sup>th</sup> Street, CD-769) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited]*;

THAT “Housing Agreement Bylaw, 2026, No. 9135” (154 East 17<sup>th</sup> Street, CD-769, Rental Housing Commitments) be considered for readings;

AND THAT the benefits listed in the section “Community Benefits” and the off-site works and infrastructure improvements listed in the section “Off-Site Works and Infrastructure Upgrades” be delivered or secured, through agreements, including those listed in the section “Legal Agreements”, prior to or concurrently with final adoption.

**CARRIED UNANIMOUSLY**

R2026-06-22/6

## **BYLAWS – FIRST, SECOND AND THIRD READINGS**

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134” (154 East 17<sup>th</sup> Street, CD-769)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134” (154 East 17<sup>th</sup> Street, CD-769) be given first, second and third readings.

**CARRIED UNANIMOUSLY**

R2026-06-22/7

**BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued**

8. “Housing Agreement Bylaw, 2026, No. 9135” (154 East 17<sup>th</sup> Street, CD-769, Rental Housing Commitments)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Housing Agreement Bylaw, 2026, No. 9135” (154 East 17<sup>th</sup> Street, CD-769, Rental Housing Commitments) be given first, second and third readings.

**CARRIED UNANIMOUSLY**

R2026-06-22/8

**PUBLIC CLARIFICATION PERIOD**

Nil.

**COUNCIL INQUIRIES**

Nil.

**COUNCIL REPORTS**

Councillor Valente reported on his attendance at the BC Road Safety Strategy 2030 engagement session, held virtually on June 22, 2026.

Councillor Bell complemented staff on the 19<sup>th</sup> Annual Teddy Bear Picnic, held at St. Andrews United Church on June 20, 2026.

**NEW ITEMS OF BUSINESS**

Nil.

**NOTICES OF MOTION**

Nil.

**RECESS TO CLOSED SESSION**

Moved by Councillor McIlroy, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(c) [labour relations].

**CARRIED UNANIMOUSLY**

**ADJOURN IN CLOSED SESSION**

The meeting recessed to the Committee of the Whole, Closed Session, at 7:34 pm and did not reconvene. A motion to adjourn was approved in the Closed Session at 9:19 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER



North Vancouver  **City Library**

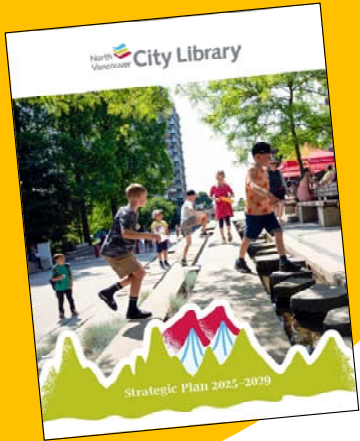
# 2025

## Report to our Community

Presentation to City Council  
July 6, 2026



# City Library's 2025–2029 Strategic Plan



## Vision

A trusted place for everyone to learn, grow and belong

## Purpose

We provide welcoming spaces and innovative services that connect people to information, ideas and one another

### Priority

Champion thinking, learning & reading

### Priority

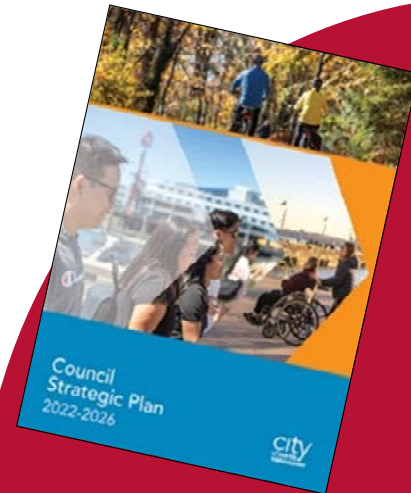
Strengthen inclusion & belonging

### Priority

Enhance capacity & capability



*City Library's strategic priorities align with Council's 2022-2026 Strategic Plan.*



# Enhance Capacity & Capability Extended Sunday Hours

With Council's support, we doubled public service hours on Sundays to better meet community needs.

*A city for people is welcoming, inclusive, safe and accessible and supports the health and well-being of all.*



**39%**  
increase in Sunday visits over the first three months.

“ I just wanted to say how pleased I am that the library is now open longer on Sundays.... It really makes me proud to live in the City of North Vancouver! ”

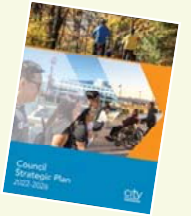


**1,882**  
more visits in November 2025 than November 2024.

# Strengthen Inclusion & Belonging Sensory-Friendly Programs

As part of our commitment to identifying and dismantling barriers to library spaces and services, we introduced sensory-friendly hours, programming and spaces.

*A city for people is welcoming, inclusive, safe and accessible and supports the health and well-being of all.*



**94.5%**  
of visitors feel a greater sense of community belonging as a result of their use of the library.



**100%**  
of respondents agreed the sensory-friendly hour made them feel more welcome at the library.



# Strengthen Inclusion & Belonging Indigenous Cultural Programming

Guided by our commitment to honour Indigenous ways of knowing, being and doing, we welcomed the Squamish Ocean Canoe Family and expanded Indigenous cultural programming.



**79.5%**  
of visitors reported increased knowledge about reconciliation and Indigenous history.



**1,119**  
people attended programs featuring Indigenous creators and presenters.



**90%**  
of Indigenous library users feel the library is welcoming and comfortable.

*A vibrant city is where residents engage with their community and celebrate their history and culture.*



# Champion Thinking, Learning & Reading Digital, Media & Information Literacy

In 2025, the library expanded digital literacy programs and launched initiatives to address concerns about the impacts of mis- and disinformation, explore the role of AI and promote safe and skilled use of technology.

A *prosperous city* supports a diverse economy where businesses can grow and thrive.



**79.9%** of library users report they are better able to identify mis- and disinformation as a result of using the library.



**93.2%** of community members agree the library helps them reach their educational, career or personal learning goals.



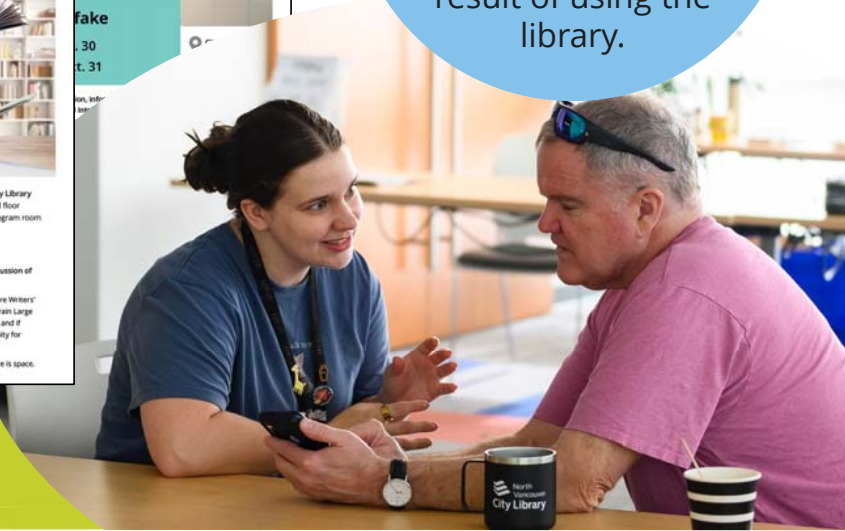
**Issues That Matter:  
AI and books**  
Wednesday, Nov. 19  
7 - 8:30 p.m.

City Library  
3rd floor  
program room

In our next Issues That Matter program, join us for an in-depth discussion of the evolving relationship between books and artificial intelligence. Erin McKinnon will chat with Erin Macfarlane from the North Shore Writers' Group about topics such as the use of copyrighted materials to train Large Language Models, its impact on the future of creative writing, and if there will also be an opportunity for authors to explore AI tools.

\* Drop-ins may be possible if there is space.

**Let's break the fake!**



# 2025: A Year in Numbers

**749,157**  
items  
borrowed



**1,372,424**  
visits  
in-person visits up  
by 4.8%, digital visits  
up by 9.8%



**184,138**  
computer and  
WiFi sessions

**6,097**  
new library  
cards issued



**39,961**  
people attended  
**1,770**  
programs



**94.5%**  
of library users  
report a greater  
sense of  
community  
belonging

**40,668**  
active  
registered  
borrowers

# What's Next?

More programming around artificial intelligence

Grand opening of our new tween zone!

Dialogues on topics important to our community

New strategies to increase literacy and promote reading

Programs to support voter education and democratic engagement

Displays and watch parties for international soccer



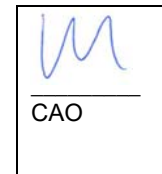


North Vancouver  **City Library**

**Thank  
you**



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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**NORTH VANCOUVER CITY LIBRARY**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council  
From: Deb Hutchison Koep, Chief Librarian  
Subject: CITY LIBRARY 2025 REPORT TO OUR COMMUNITY  
Date: June 17, 2026 File No: LB-0110-01-0001/2026

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**ATTACHMENTS**

1. City Library 2025 Report to our Community (CityDocs [2822381](#))

**BACKGROUND**

The City Library's 2025-2029 Strategic Plan was developed through in-depth research and engagement with nearly 1,400 residents about their library use, needs and aspirations.

Each year the City Library produces a *Report to our Community* to demonstrate progress on the library's three strategic priorities: champion thinking, learning and reading; strengthen inclusion and belonging; and enhance capacity and capability.

This information report augments the *2025 Report to our Community* and demonstrates how library services and initiatives support Council's vision and priorities.

**DISCUSSION**

The City Library participates in Council's vision to be the "healthiest small city in the world" by providing critical social infrastructure for the residents of North Vancouver and promoting resilience and social connection through learning, shared space, technology access and reading. At the City Library, neighbours encounter the rich diversity of people, ideas and experiences in their community.

With programs and services that are free and open to all, the City Library positively impacts social determinants of health by:

- Supporting literacy and lifelong learning
- Strengthening community connection and belonging

- Upholding equitable access to information and knowledge
- Bridging the digital divide
- Supporting community development

### **Council Priority: A City for People**

*The City Library is committed to being an inclusive and welcoming space for everyone and champions free and equitable access to information and ideas. Services, programs and collections support lifelong learning — helping people to achieve success in school, develop workplace skills, cope with life challenges and explore new perspectives — and develop resiliency and empathy.*

Beginning in September 2025, the City Library **doubled public hours** of operation on Sundays from four hours (1 – 5 p.m.) to eight hours (9 a.m. – 5 p.m.). This change addressed a long-time request from community members for longer open hours on weekends. In the years leading up to this change, staff regularly heard that residents with extensive weekday commitments or limited personal resources – including students, families with young children, working people and seniors – needed increased access to library services on the weekend.

The longer hours also brought the City Library’s Sunday hours in line those of with neighbouring libraries.

In addition, the extension of open hours on Sundays provided an opportunity to offer a **“sensory-friendly” hour** from 9 – 10 a.m. During this time, the library is open to everyone, but lighting is dimmed, noisy activities are reduced, and customers are encouraged to respect the calmer time. An enclosed, private, sensory-friendly space is available for those who need it throughout the day on Sundays, and kits containing items like noise-cancelling headphones are available for use in the library all week long.

As a result of these welcome changes:

- The City Library saw a **39% increase in Sunday visits** in the first three months of extended service hours. In the month of November alone, visits increased by 72%, from 2,591 (2024) to 4,473 (2025).
- **16% more physical items** were borrowed on Sundays.
- Library visitors shared their **appreciation and enthusiasm** for longer hours, quiet time and increased convenience and access, as illustrated by this word cloud, which was generated from customer feedback.



Also in 2025, the City Library:

- Extended the **Circle Time Success** program where library staff teach childcare providers how to enrich early literacy in their work
- Delivered new workshops on **generative AI** and **misinformation** to support digital literacy and informed participation in society
- Introduced a **sensory-friendly Summer Reading celebration** to improve accessibility for neurodivergent community members and their families
- Adopted an **Accessibility Plan** and developed an implementation framework
- Supported **non-partisan voter education** to help residents access reliable information and participate in civic life during the federal election
- Continued the **Issues That Matter** series to facilitate respectful dialogue on complex community issues.

Continuing activities at the City Library that support a City for People include:

- Delivering **after-school programming** for children in the middle years to support their unique learning and developmental needs
- **Bridging the digital divide** by providing free access to public computers and the Internet, as well as programming to support basic digital literacy
- Supporting families and caregivers and ensuring school readiness with **early literacy programming** that introduces pre-reading skills and supports parents and guardians as their child's first and best teachers
- Providing rich **fiction and non-fiction collections** in multiple formats and languages that encourage people to pursue interests and explore ideas
- Offering **free public programming** that introduces new realms of knowledge and inspires learning
- Working with **community partners** to support volunteerism, employment, skills development, English language learning, parenting skills, wellness and social connection

### **Council Priority: A Resilient City**

*The LEED Gold-certified City Library supports global citizenship and public education about climate change and sustainability through programming and collections that promote reduced energy consumption and the 3Rs (reduce, reuse, recycle). As a public lending library — the original “share economy” — the City Library provides residents with more than 500,000 items to borrow including seeds and power meters in addition to books, movies and magazines.*

In 2025, the City Library:

- Refreshed and expanded the **Low-Impact Living** program series, which focuses on mending, repair, food security, and waste reduction
- Amplified **community emergency preparedness** efforts in partnership with North Shore Emergency Management and the City Fire Department.
- Delivered nearly **10,000 seed packets** through the **Seed Library**, supporting **local food production and biodiversity** in our community

Continuing activities at the City Library that support a Resilient City include:

- Reducing resource consumption by **lending nearly 750,000 books** and other resources each year
- Contributing to **food security and reduced food waste** with workshops on canning, preserving, fermenting and other cost-saving, sustainable practices
- Encouraging **repair and reuse** through access to sewing equipment, sewing instruction and drop-in **open sewing** sessions
- Lending Kill-A-Watt Meters and Power Cost Monitors that **measure energy consumption**
- Collaborating with North Shore Emergency Management and other partners to provide a refuge for community members during **extreme weather**
- Participating in citizen science by **monitoring air quality** inside and outside the library in partnership with Vancouver Coastal Health's Cleaner Air Spaces Project

### ***Council Priority: A Vibrant City***

*The City Library is a vibrant living room for the community where all are welcome. Programming and services aim to reflect the diversity of residents and inspire library visitors to share their unique stories and connect with one another. We also strive to be active outside our walls, animating and activating public spaces with a library presence.*

As a memory and learning institution that is committed to truth and reconciliation, the City Library was grateful and humbled to host the Squamish Ocean Canoe Family as **Indigenous Knowledge Keepers in Residence** beginning in 2025.

The purpose of the residency is to uplift Indigenous culture and creators in the library while strengthening relationships and promoting inter-cultural understanding. Knowledge keepers share their knowledge and culture through programs for all ages and connect with community members at the library.

Following a traditional welcome in the Spring, **Squamish Ocean Canoe Family** members led several popular workshops on canoe culture, cedar and wool weaving and beading, welcomed participants to the summer reading celebration, and participated in a monthly Indigenous History and Culture series. Their residency will conclude in 2026.

Programs with the Indigenous Knowledge Keepers in Residence were part of a total of **29 programs with Indigenous content attended by over 1,100 community members** in 2025.

Also in 2025, the City Library:

- Partnered with **Xwemélch'stn Etsimxwawtxw (Capilano Little Ones School)** and the other North Shore libraries to ensure every student received a library card
- Incorporated **sign language learning** into children's programming in partnership with Elder Salsimiya Janine Gonzales
- Continued the successful **Adult Summer Reading Program**, promoting reading, connection and shared community experiences

- Created **interpretive signage to identify plants and animals** in the Children's Garden in Sk̓wx̓wú7mesh Sníchim and hən'q'əmin'əm'

Continuing activities at the City Library that support a Vibrant City include:

- **Welcoming newcomers** with information, referral services, English language learning classes, and materials in their home languages
- Promoting **cross-cultural understanding** and reducing social isolation through the donor-funded annual **Library Small Grants program**
- Offering regular programming for individuals who often experience social isolation, like **new parents, newcomers and seniors**
- Creating library spaces like the **café lounge** where people can gather and feel connected to their community
- Providing **Creation Stations** — including digitization equipment and an audio-video production booth — that enable people to capture and share their stories
- Bringing people of different ages together to learn with and from one another through **intergenerational programming**

### **Council Priority: A Connected City**

*The City Library's location in Central Lonsdale, close to a major transit corridor and with walking and cycling infrastructure nearby, makes it easy for many residents to reach us via sustainable and active transportation modes. For those with mobility challenges and unable to travel to the Central Lonsdale location, the City Library strives to bring library service to them.*

Increasingly, residents are making strong use of the library's "digital branch" – visits to [nvcl.ca](http://nvcl.ca) increased nearly 10% in 2025, to more than 900,000 unique visits! To improve access to collections and services for people on the go, the City Library launched the **North Vancouver City Library app**.

Using the app, which is available for both Apple and Android devices, library users can:

- Search the library's catalogue – and directly download ebooks and other digital content to their device
- Manage their library account, place holds and renew items
- Set up a digital library card to use in the library at self-service stations

Library users describe the app as convenient and easy to use, and appreciate that they no longer need to carry their physical library card with them.

Also in 2025, the City Library:

- Welcomed Council's approval of sustained funding for seasonal **Book Bike service** and delivered services at City parks, plazas and events throughout the summer.
- Hosted the second year of a two-year **E-Cargo Bike Lending Pilot program** in collaboration with the City, the District of North Vancouver, and the District Library.

Ongoing activities at the City Library that support a Connected City include:

- Promoting the use of **sustainable and active transportation** among City Library staff, including a transit pass subsidy and participation in GoByBike Week
- Delivering nearly **180 programs outside the City Library's walls** to almost 7,500 community members in 2025
- Making **588** home deliveries of library materials to individuals unable to travel to the library due to illness or disability – an increase of 24% since 2024.

### **Council Priority: A Prosperous City**

*In addition to welcoming hundreds of visitors a day to the Central Lonsdale area, the City Library supports economic development, small businesses, employment and entrepreneurship in our community with information resources, research and referral services, and facilities.*

In 2025, the library focused on **digital, media and information literacy** skills development, including a new program series exploring the risks, ethics and applications of **artificial intelligence**. The first program in the series, “AI for Work” focused on using AI to find jobs and in the workplace. Topics included AI privacy policies, employer regulations, different AI platforms suitable for workplace use, and how to create prompts for common workplace tasks. Participants also learned to use emulation prompts to practice for job interviews.

The library followed up with “AI for Everyday Life” and will roll out additional instalments in 2026.

Also in 2025, the City Library:

- **Added 30 collaborative work and study spaces** by repurposing program and meeting rooms when not in use
- Increased **support for teens transitioning to careers and post-secondary education**, beginning with a workshop on “Writing for University Applications” in fall 2025 to align with college and university admissions timelines.

Ongoing activities at the City Library that support a Prosperous City include:

- Supporting newcomers to gain **Canadian experience** through the Library Champions program and to navigate the process of **foreign credentials recognition**
- Offering collaborative and individual spaces for **co-working** with access to equipment for printing, copying, digitization and creating multimedia content
- Offering print and digital resources to support **career exploration, job searching**, resume writing and interview preparation
- Facilitating **exam invigilation** (proctoring) to support individuals in remote and self-directed learning and skills development

### **Challenges**

As financial pressures, economic uncertainty, and rising costs continued to impact community members, the City Library saw people increasingly rely on the library for free

access to information, technology and community space as well as for support in meeting basic needs like housing, food, and social connection.

Growth in demand for library services continued to put pressure on the library's resources. Continuing the post-pandemic upward trend, 2025 was one of the City Library's busiest years yet, with over 1.3 million visits by residents seeking information, access, escape, learning and connection.

Misinformation and disinformation continued to inflame sociopolitical tensions and stoke division. Library staff who provide services at information desks strived to direct customers to authentic and authoritative resources and to model critical thinking and bias identification techniques.

Growing interest in and worries about generative AI were noticeable in 2025 – and library staff responded with new curriculum while beginning to think about if, when and how to adopt AI tools in library work.

Infrastructure and facility condition remained a concern as the library facility approaches 20 years of age. Work will be needed over the coming years to ensure HVAC systems, elevators, entrance doors and windows remain safe, functional and effective.

The library balanced increasing service demands with investments in organizational capacity – including accessibility improvements, emergency preparedness, workplace safety initiatives, technology renewal and long-term service planning. While these initiatives are critical to maintaining high-quality public services, they require staff time and expertise in an environment where operational resources remain tightly constrained.

## **CONCLUSION**

There is a consistent upward trend of more library cardholders borrowing more items and visiting more often. This is especially pronounced in digital visits and digital borrowing, though physical borrowing and in-person visits remain strong.

One of the most significant increases in 2025 was in use of **online learning** (up 49.9% over 2024) – which may be a reflection of economic uncertainty and employment instability.

Attendance at **technology-based library programs** increased by 5.2%, pointing to growing interest in both emerging technology and baseline digital skills. Demand for **lendable technology** (including laptops for loan) grew by 27.9%.

In 2025:

- Library cardholders **borrowed nearly 750,000 items**, including print and digital – an average of more than **18 items** for every one of the library's **40,668 registered borrowers**
- Total **visits exceeded 1.37 million in 2025** – an increase of nearly 5% since 2024 and representing an **average of 20 visits for every North Vancouver City resident**

- Library staff assisted **nearly 42,000** customers with **in-depth instruction and research support** – answering roughly one tricky question every 5 minutes

In addition:

- The City Library worked with **103 community partners** to plan, coordinate, share information and deliver service in our community – hosting more than **500 collaborative programs** and over **400 partner events and meetings**
- The library hosted **1,770** in-person, virtual and hybrid **programs** for **39,961 children, teens and adults**

City residents and visitors continued to recognize the library as critical social infrastructure, essential to their feelings of community connection. In the library's 2025 year-end survey, **98.9%** of library customers indicated they would **recommend the library** to a friend or neighbour, **94.5%** reported they feel more **connected to their community** as a result of their library use, and **93.2%** agreed the library supports them to realize their **educational, career and personal goals**.

RESPECTFULLY SUBMITTED:



---

Deb Hutchison Koep  
Chief Librarian



# 2025

REPORT TO OUR  
COMMUNITY





Sempúlyan Stewart Gonzalez of Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) welcomes community members to City Library.

## Looking back on 2025

2025 at North Vancouver City Library marked a year of fresh beginnings with the launch of our 2025–2029 Strategic Plan.

Throughout the year, we inspired thinkers, doers and readers with inclusive programs and new learning opportunities. Workshops led by our Indigenous cultural programmer, summer reading clubs for all ages and sewing programs encouraged creativity, practical skills and connection.

From reading and coding to digital and information literacy, we learned alongside the community. Programs on artificial intelligence explored opportunities and risks with curiosity and critical thinking, while sign language storytimes supported language learning and new ways to communicate.

We also focused on strengthening community connections. Our collaboration with the Squamish Ocean Canoe Family as Knowledge Keepers-in-Residence created opportunities for shared learning and cultural understanding. Intergenerational programs like family board game nights encouraged meaningful interaction and cooperation.

In September, with support from City Council, we extended Sunday hours, increasing access for families, students, working adults and seniors. We also continued to invest in spaces, equipment and our staff to improve accessibility and meet evolving community needs.

We are grateful to the City of North Vancouver, the Province of British Columbia, our generous donors, our community partners and our talented staff for supporting City Library's vision to be a trusted place where everyone can learn, grow and belong.

## Land acknowledgement



North Vancouver City Library is grateful for the opportunity to learn and grow on the traditional, ancestral and unceded lands of the Coast Salish Peoples including the territories of the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) and səliłwətał (Tsleil-Waututh Nation).



**Brendan Harvey**  
Board Chair



**Deb Hutchison Koep**  
Chief Librarian



## All about Sunday

**Big changes are making Sundays at City Library more vibrant, welcoming and accessible than ever!**

When residents shared that longer Sunday hours would make a big difference, City Library listened. With additional funding from City Council, Sunday hours doubled starting in September 2025, increasing from only afternoon hours to 9 a.m. to 5 p.m.

This long-awaited change was in direct response to residents' need for more flexible weekend access, especially for busy families, students, working adults and seniors. And the expanded hours are already making a big impact! Visits surged by an incredible 39% in the first three months, and 16% more items were borrowed. Our community is embracing the extra time to connect, learn and explore.



### Sensory-friendly hour

Alongside increased Sunday hours, City Library also introduced a sensory-friendly hour every Sunday from 9 to 10 a.m. Visitors can start the day with dimmed lighting, reduced noise and a calm, welcoming atmosphere. This is designed for those who benefit from a quieter, less stimulating space. A sensory-friendly room is also available throughout the day for added comfort and inclusivity. Sundays at the City Library have truly been transformed!



*Thank you for extending Sunday hours. Having a safe place to be increases connection and helps people feel valued in our community.*

# WINTER



**96%**  
of customers with disabilities said the library was accessible to them, up 8% compared with 2024

## A year of learning with Squamish Ocean Canoe Family

We kicked off the new year by welcoming the Squamish Ocean Canoe Family as Knowledge-Keepers-in-Residence. Canoe Family members shared culture, traditional skills and history through workshops on cedar bark weaving, beading and canoe culture.

With support from the Province of BC, City Library also added an Indigenous Cultural Programmer to the library family. In the first year, we introduced a new series of workshops about Coast Salish history and traditions, shared Skwxwú7mesh language during story times, helped local Elders access digitization resources at the library and facilitated learning and connection for both Indigenous and non-Indigenous community members.

## Teaching sign at storytime

Skwxwú7mesh Elder Janine Salsi'miya Gonzales, who is hard of hearing, co-facilitated Canadian Sign Language (CSL) storytimes alongside library staff. Families with young children learned basic sign language together in an inclusive and welcoming environment. This program supported accessibility while introducing participants to another language. It also helped foster early language development and communications skills among young readers.

## Library cards for all

A partnership between the three North Shore library systems and the Xwemelch'stn School (Capilano Little Ones) strengthened early literacy by connecting children and their caregivers to library services.

The initiative ensured that every student attending Xwemelch'stn School received a library card that could be used at any North Shore library, opening the door to stories, learning and lifelong library use.



**1,119**  
people attended 28 programs featuring Indigenous creators and presenters

**79.5%**  
of library users reported increased knowledge about reconciliation as a result of using the library

*Thank you for these invaluable and meaningful opportunities, I truly appreciate the learning experiences you offer and will keep my eyes open to what's next.*



Squamish Ocean Canoe Family member Shukswaywsum Larry "Shucks" Nahanee (Skwxwú7mesh) demonstrates paddle carving.

# SPRING

## Spring break sparks creativity

Spring break is always lively at City Library with school-aged kids and their families looking for accessible, affordable, engaging things to do together over the break. Everyone is eager to create, get messy and enjoy hands-on fun together. Programs like Tween Chef helped build confidence in the kitchen and food literacy as kids learned to prepare simple, tasty snacks. Other activities encouraged young minds' creativity and problem-solving skills, from constructing cardboard cities to crafting springtime dragonflies and making traditional Indigenous rattles.

## Celebrating Nowruz

In recognition of Nowruz, staff curated a display of library materials celebrating Persian culture and history. Programs brought community members from all backgrounds together to share stories, make connections and celebrate cultural heritage.

*Whenever I miss my family and my country, I come to the library and it makes me feel better. This library is a valuable place for us immigrants.*

City Library hosted **9** Persian Book Club meetings



*Thank you so much for offering so many wonderful, fun and educational spring break workshops for the kids.*

Borrowing was up **12%** during Spring Break



**447** low-income community members received help through the tax clinic

## Tax help that matters

The annual tax clinic connected community members with practical support that can make a real financial difference. Five dedicated volunteers with the Community Volunteer Income Tax Program made this support possible through the library.

## Hiroshima: Memories of a Survivor

Community members were encouraged to reflect and learn about the enduring toll of international conflict when Sachi Komura Rummel, author of *Hiroshima: Memories of a Survivor*, spoke about her experience as a young girl in the wake of tragedy and her desire to turn a painful past into something meaningful by advocating for nuclear safety and non-proliferation.

By year-end, library visitors "borrowed" **9,229** seed packets, up 46% from 2024

## Growing skills with the seed library

From seed sharing to food-growing workshops, City Library helped people build skills and knowledge to grow their own gardens at home.



# SUMMER



**1,200**

children in grades  
K to 7 joined the  
Summer Reading  
Club

## A summer of reading and connection

The annual BC Summer Reading Club encourages families to keep reading throughout the summer by tracking their progress. City Library further motivates participation by offering weekly prizes to recognize consistent reading. The program begins with a big kickoff party and concludes with a celebratory event to acknowledge participants' achievements with a shiny medal and photo ops with VIPs like the Mayor and MLAs. For the first time, this year we added a "mini" medal ceremony which provides an inclusive celebration option for children and families with sensory sensitivities.

## Adult summer reading club grows

The Adult Summer Reading Club turned reading into a shared community experience, helping people connect through books and conversation. Participants discovered new authors while building healthy reading habits as they set goals and participated in themed challenges along the way.

**33%**  
increase in  
participation  
from 2024

“  
*Your challenge  
inspired me to read  
more and got me out  
of a reading slump. I  
can't wait to participate  
again next year.*  
”



**6**

episodes covering  
what teens should  
be reading now

## TeenReads takes the mic

Through the TeenReads podcast, teen readers became teen creators, bringing a book club online to debate what they're reading. The podcast helped teens share their voices and build confidence through collaborative, youth-led storytelling.

## A new library app in your pocket

Forgot your library card? You're covered with the North Vancouver City Library app, now available in the Apple App Store or Google Play Store.

Launched in July, the new library app makes it easier to manage your account, browse materials and create a digital library card to use on the go.

**336** downloads in  
the first month  
**1,407** downloads  
in 2025



FALL



### Tea & tales: connection across generations

Intergenerational programs brought teens and seniors together including over high tea, creating space for conversation, laughter and meaningful connection across generations.

### Learning together about AI

Recognizing that generative artificial intelligence is changing how people work, learn and access information, the library launched a new AI program series to help community members better understand this rapidly evolving technology. Participants explored how AI is being used in everyday life and discussed its potential benefits, limitations and risks. Through practical discussions and hands-on learning, community members gained knowledge and confidence while examining AI through a lens of ethics, privacy and security.

*The sessions helped me better understand AI. They made me want to come back for more library programs.*



*I think I have a new bestie!*

### Partnering to build early literacy

The Circle Time Success workshop series equipped early childhood educators and local childcare operators with practical tools to support early literacy. Skills learned included storytelling, inclusive practice, communication and culturally responsive learning.

*I left with practical ideas I can use right away, from inclusive storytelling to songs and more engaging ways of reading with children.*

### Hosting community health

When Vancouver Coastal Health needed a new location for its children's COVID and influenza vaccination clinics, City Library opened its doors, helping hundreds of families access care in a familiar and trusted community space.

**100%** of participants strongly agreed the workshop content was relevant to their profession

# Strategic Summary 2025

City Library's 2025-2029 Strategic Plan sets out a vision to be "a trusted place for everyone to learn, grow and belong." Our strategic priorities focus and guide our work as we strive to provide welcoming spaces and innovative services that connect people to information, ideas and one another.

## Champion thinking, learning & reading

In 2025, we deepened critical thinking, advanced lifelong learning and expanded access to knowledge through:

- Indigenous cultural programming
- Squamish Ocean Canoe Family residency
- Artificial intelligence lectures and workshops
- Summer reading clubs for kids, teens and adults
- Sign language-enhanced storytime

**36,879**  
online courses  
accessed



**749,157**  
items borrowed



**79.9%**  
of library users say they  
are able to identify mis  
or disinformation as a result  
of using the library

**3,538**  
tech workshops  
attended



**96.1%**  
of users are  
satisfied with  
the quality of  
library services

## Strengthen inclusion & belonging

In 2025, we created a welcoming, accessible and community-focused public space with:

- New sensory-friendly services
- Voter education for the 2025 federal election
- Expanded intergenerational programming
- Displays and workshops on emergency preparedness

**94.5%**  
of library users report  
a greater sense of  
community belonging  
as a result of using  
the library



**39,961**  
participants  
in programs

**7,142**  
accessible-  
format items  
borrowed

**417**  
community  
meetings  
hosted

## Enhance capacity & capability

In 2025, we strengthened the organization to meet growing and evolving community needs, with:

- Increased Sunday hours
- More space for study and group work
- New North Vancouver City Library mobile app
- Workplace safety and well-being initiatives
- Long-term service planning



**184,138**  
computer and  
WiFi sessions

**6,097**  
new library  
cards issued

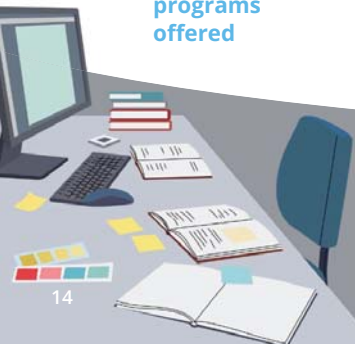


**1,372,424**  
total visits  
Library visits up by 4.8%  
Digital visits up by 9.8%



**41,927**  
research questions  
answered

**1,700**  
programs  
offered



# 2025 Board of Trustees

Brendan Harvey  
Chair

Rubina Jamal  
Vice Chair

Amir Hazfi  
Finance Chair

Tony Valente  
City Council Representative

Zeyus Spenta  
Student Advisory Trustee

Hazel Allan  
Trustee

Rebecca Bouchard  
Trustee

Duncan Brown  
Trustee

Eva Luptakova  
Trustee

Parveen Somji  
Trustee

# 2025 City Library Staff

Deb Hutchison Koep  
Chief Librarian

Loredana Altieri  
Kat Andrechuk

Rakhshanda Ansari  
Diane Asconi

Waez Azizi  
Julie Bi

Desiree Bowman  
Kayleigh Boylan

Nathan Bulmer  
Sandy Cameron

Stephy Charlie  
Kate Condon

Karen Coyne  
Audrey Diamond

Elyse Doyle

Julienne Erickson  
Lily Farpour

Madeline Fyffe  
Jason Galinato

Alysa Garza  
Natasha Gregg

Megan Griffiths  
Lauren Gruen

McKelle Hansen  
Ally Holland

Nicole Johnston  
Maya Keeven

Michael Kerr  
Rebecca Knight

Deb Koep  
Emily Kwok-Choon

Monique Liddle

Samantha Lilley  
Erin Little

Kate Longley  
Kat Lucas

Annie Macanulty  
Ev Mackenzie

Leslie Mackenzie  
Lauren Martin-McCraw

Virginia McCreedy  
Lisa McIvor

Kim Monteith  
Julianne Nacorda

Teo Nelson  
Coco Nielsen

CJ Pentland  
David Powell

Jennifer Pride

Rebecca Randall  
Chris Reimer

Logan Rempel  
Faye Rezaeian

Brittany Robinson  
Brigitte Sagadore

Bingmei Sheng  
Steven Slaney

Shideh Taleban  
Sarah Tarcea

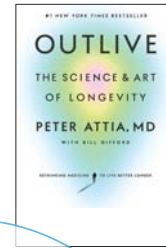
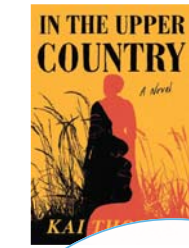
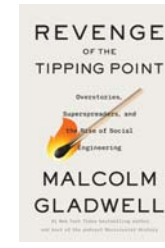
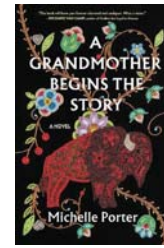
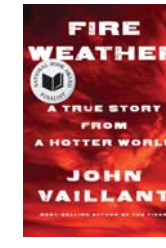
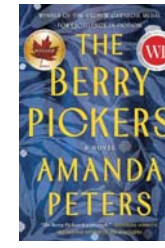
Angie Thitchener  
Andrea Tsamis

Charlotte Watson  
Ruth Wong

Leanna Wright  
Tina Yang

# Shelf Snapshot

## Most-borrowed Canadian reads of 2025



“ Access to books, real books and real people who care about books and respect each other makes my life better in every way. ”

## At City Library, you can borrow more than books!

In 2025, in addition to books, community members borrowed movies, video games, puzzles, laptops, storytime kits, radon detectors, hiking backpacks, birdwatching kits, blood pressure monitors and more — for a total of more than 2,000 items checked out every day!

Looking for your next read? Browse our book displays or check out our online booklists.



# 2025 Donors

We gratefully acknowledge the people and organizations who have financially contributed to the many successes of City Library in the last year.

## \$5,000+

Rita Nash

## \$1,000—\$4,999

Anonymous

Stanley Dzuba

Ann McKinnon

In Honour of  
William Bond  
Roberts

In Memory of  
Mr. & Mrs. Rajabali  
Somji

TNG Television  
Productions Ltd.

## \$251—\$999

Ian & Jean Bateson

Mary Bonderud

Rebecca Bouchard

Christine Lilley

Meghan Mathieson

Margaret McPherson

Lynn Valley Garden  
Club

Means of Production

## Up to \$250

Wendy Alden

Kathleen Best

Duncan Brown

Julie Dorsemaine

M.F Giardini

Lutfi Gulen

Semanur Gulen

Clare Keating-Husk

Houman Keyani

Chandni Kher

Mohammad  
Mehran Manesh

Marie Mineur

Jeffrey Rushen

Stephen &  
Norma Smith

Jesse Tham

Dorothy Watters

Dressew Supply Ltd.

## GRANTS

Canada Revenue Agency —  
Community Volunteer Income Tax Program

Courthouse Libraries BC — Law Matters

Vancouver Coastal Health Authority —  
North Shore Foundry Works Program

Together for literacy! Table —  
Raise-a-Reader Campaign

## SUSTAINING SUPPORT

City of North Vancouver  
Province of British Columbia



North Vancouver City Library

# Spotlight: InterLINK

You may have seen the InterLINK truck in your travels around our region and wondered what it was all about. InterLINK is a federation of 18 public libraries in the Lower Mainland, Fraser Valley, Sea-to-Sky Corridor, and Sunshine Coast. Because City Library is a member of InterLINK:

- You can borrow and return library materials at libraries from Lillooet to Surrey, Bowen Island to Hope, and everywhere in between.
- Individuals with print disabilities can access an enormous shared library of audiobooks through their local library.
- Libraries save money on programs, materials and staff training by pooling our resources and working together.

And it all happens behind the scenes! So next time you see the InterLINK truck, be sure to wave.

**320,000**  
items were borrowed  
by and loaned from  
City Library through  
the InterLINK network  
in 2025!





# Looking Ahead


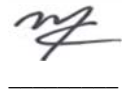

What's next, you ask? Here are just a few things City Library is working on for 2026:



- More programming around artificial intelligence
- New strategies to increase literacy and promote reading
- Grand opening of a new space designed with and for tweens!
- Programs to support voter education and democratic engagement ahead of the 2026 municipal elections
- Dialogues on topics important to our community

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 A/Director	 General Manager	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING, DEVELOPMENT & REAL ESTATE DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Sara Rasooli, Planner 1

Subject: DEVELOPMENT VARIANCE PERMIT APPLICATION: 311 MOODY AVENUE (MA ARCHITECTS LTD.)

Date: June 17, 2026 File No: 08-3400-20-0188/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 1, dated June 17, 2026, entitled “Development Variance Permit Application: 311 Moody Avenue (MA Architects Ltd.)”:

THAT Development Variance Permit No. PLN2026-00005 (MA Architects Ltd., 311 Moody Avenue) be considered for issuance, in accordance with Section 498 of the *Local Government Act*, with no Public Meeting held;

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

**ATTACHMENTS**

1. Context Map (CityDocs [2809086](#))
2. Development Variance Permit No. PLN2026-00005 (CityDocs [2809801](#))
3. Architectural Drawing Illustrating the Variances (CityDocs [2808950](#))

**SUMMARY**

This report presents an application for a Development Variance Permit (DVP) to vary the required number of parking spaces for a five-unit townhouse development with five lock-off units. Due to site constraints, the applicant proposes a reduction of one parking stall, from the required five stalls to a proposed four.

**BACKGROUND**

Applicant / Architect:	MA Architecture Ltd.
Official Community Plan Designation:	Residential Level 4 (R4)
Existing Zoning:	RG-3

**Site Context and Surrounding Use**

The site is located on the north-west corner of East 3rd Street and Moody Avenue. (Attachment #1). The buildings and uses immediately surrounding the subject site are described in Table 1 below.

**Table 1. Surrounding Uses**

Direction	Address	Description	Zoning
North – across the lane	563 East 4 <sup>th</sup> Street	Single family home	Ground Oriented Zone
South – across East 3 <sup>rd</sup> Street	649 East 3 <sup>rd</sup> Street	Town-House	Medium Density Apartment Residential 2
East	720 East 3 <sup>rd</sup> Street	Town-House	Ground-Oriented Residential 3
West	658 East 3 <sup>rd</sup> Street	Single family home/TUP for real estate office	Ground-Oriented Residential 3

**POLICY FRAMEWORK**

The Official Community Plan (OCP) designates the subject site as Residential Level 4 (R4), which provides for moderately higher-density housing types and sizes close to transit and services including smaller, more affordable housing types with a maximum density of 1.25 FSR.

The proposal represents a reduction in the required parking by one space, from five spaces to four. As the site is located on the north side of East 3rd Street and has good access to public transit and the Rapid Bus system (R2), no significant impacts on the surrounding area are anticipated.

**Table 2. Policy Alignment**

Official Community Plan	
Policy 2.2.2 Strategically manage on-street and off-street transportation facilities to prioritize more sustainable forms of transportation through a variety of measures (e.g. providing bicycle end-of-trip facilities and pedestrian-level lighting, reducing parking requirements in developments in close proximity to transit, on-street pay parking, electric vehicle charging stations, and parking spaces for car-share, carpool and low-emission vehicles).	The site’s proximity to frequent transit and Rapid Bus service reduces reliance on private vehicle ownership and aligns with policy directions encouraging reduced parking provision in transit-supportive locations.

<b>Mobility Strategy</b>	
Strategy 4 Encourage people to make sustainable travel choices.	The site's location supports sustainable travel options such as transit, walking, and cycling. The site is well served by transit, including the proposed bus rapid transit line. The development includes eight secured bicycle parking stalls and is located near the Spirit Trail and the 4th Street bike route. These features, together with the development's location, provide residents with a variety of transportation options beyond private vehicle use.
<b>Community Wellbeing Strategy</b>	
Tactic 2.14 Enable and promote housing at densities that reflect the City's housing need, as established through the City's Housing Needs Report.	Accommodating the full parking requirement would likely reduce the development from five units to four, resulting in larger and more expensive homes. By enabling five units, the variance supports a greater diversity of affordable housing options and advances the City's housing objectives.
Tactic 2.15 Enable more ground-oriented infill and missing middle housing throughout the City.	The variance supports ground-oriented infill and missing middle housing, promoting finer-grain development that integrates well with existing neighbourhoods and enhances housing diversity and context-sensitive design.

### Proposed Zoning Variances

The applicant is requesting a variance to reduce the number of required parking spaces for vehicles. This request is due to site constraints, including insufficient lot frontage along the laneway to accommodate both the required pad-mounted transformer (PMT) and the required five parking spaces, while still maintaining an efficient and functional site layout. A site plan showing the proposed parking spaces and development footprint can be found in Attachment #3. The site plan has not been finalized or approved, given that the proposed development requires the issuance of a Development Permit, which is still under review.

The proposed zoning variance is outlined in Table 3.

**Table 3. Requested Changes to the Zoning Bylaw**

	<b>Current RG-3 Zone</b>	<b>Proposed</b>	<b>Development Variance Permit</b>
<b>Required Number of Parking</b>	1.05 spaces per Dwelling Unit, not including Lock-Off Units	0.8 spaces per Dwelling Unit, not including Lock-Off Units	Allow 4 parking spaces instead of the five required parking spaces.

## PLANNING ANALYSIS

The site is constrained by limited frontage and a compact infill townhouse configuration, where the required PMT further reduces available area for parking and circulation. Providing the full parking requirement would compromise site functionality, including safe access, manoeuvring, utility integration, and public realm improvements. The proposed reduction allows the development to better achieve the objectives of the Moodyville Development Permit Area Guidelines related to site circulation, pedestrian experience, and overall site design quality. The variance is a response to the need to improve site planning and address physical constraints, rather than an effort to increase density or development yield.

The proposed reduction of one parking stall is not expected to meaningfully impact parking demand or cause spillover effects. Given the site's proximity to transit, cycling infrastructure, and walkable amenities, reduced parking is consistent with sustainable transportation objectives and contemporary, context-sensitive planning practice.

Should Council approve the requested variance, staff will continue its review of the applicant's development permit, and issue the permit once all requirements are achieved.

## CONCLUSION

The proposed variance to the off-street parking requirement has been assessed and is considered reasonable given the site's physical constraints, locational context, and alignment with the City's policy framework. The variance also facilitates a site design that better aligns with the objectives of the Moodyville Development Permit Area Guidelines, including site circulation, pedestrian experience, and public realm considerations. Therefore, staff support the proposed variance.

RESPECTFULLY SUBMITTED:



---

Sara Rasooli  
Planner 1

City of North Vancouver  
Context Map



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

GIS Division, Information Technology,  
 City of North Vancouver  
 PLOTTED: 01/22/2014  
 SOURCE: Aerial  
 COORDINATE SYSTEM: NAD 83 UTM Zone 10





## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2026-00005

File: 08-3400-20-0188/1

Issued to owner(s): **311 MOODY HOLDINGS LTD., INC.NO. BC1372213**

Respecting the lands located at **311 Moody Avenue**, North Vancouver, BC, legally described as:

**LOT 14 BLOCK 22 DISTRICT LOT 273 PLAN 1063 PID: 009-199-055**

(the “**Lands**”)

#### List of Attachments:

Schedule “A”: List of Plans

#### Authority to Issue:

1. This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act*.

#### Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” are hereby varied as follows:
  - A. Section 908(8) shall be varied to reduce the Minimum Parking Provision to 0.8 spaces per dwelling unit.

#### Special Terms and Conditions of Use:

3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A “List of Plans” and filed in the offices of the City, approved by Council, and in compliance with the regulations and conditions listed hereunder; OR hereunder including:

4. No variances other than those specifically set out in this permit are implied or to be construed.
  5. All plans attached to this Permit and specifications referred to above, are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Variance Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.
- 

#### **General Terms and Conditions:**

6. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.
7. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.
8. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

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

Authorized by Council: \_\_\_\_\_  
Year / Month / Day

\_\_\_\_\_  
Linda C. Buchanan, Mayor

\_\_\_\_\_  
Amelia Cifarelli, Corporate Officer

Date Signed: \_\_\_\_\_  
Year / Month / Day

---

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2026-00005.

Notice filed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

THIS IS NOT A BUILDING PERMIT

**Schedule A**  
**List of Plans – 311 Moody Avenue**

<b>Designer</b>	<b>Project Name</b>	<b>Sheet Description</b>	<b>Sheet No.</b>	<b>Sheet Date</b>	<b>CityDocs File Number</b>
MA Architects	22022-311 Moody Avenue	Site Plan, Location Plan and Project Information	A1.01	2026.05.11	2808950



OFFICE: 2022 - 311 Moody Avenue, North Vancouver, BC V7L 4T8  
 OFFICE: (779) 327-2828, (1) (877) 327-2828  
 EMAIL: info@ma-architects.com  
 WWW.MA-ARCHITECTS.COM

**ZONING BY-LAW ANALYSIS**

**PROJECT DATA**

CIVIC ADDRESS: 311 MOODY AVENUE, NORTH VANCOUVER, BC V7L 4T8  
 LEGAL ADDRESS: TYPE LOT, LOT 14, BLOCK 22, DL 273, PLAN 1063  
 ZONING: RG-3 (GROUND-ORIENTED RESIDENTIAL 3)  
 BUILDING USE: RESIDENTIAL  
 OCP: RAA

**ZONING BY-LAW ANALYSIS (CITY OF NORTH VANCOUVER)**

1. ZONING: RG-3 (GROUND-ORIENTED RESIDENTIAL 3)

2. SITE AREA: 6,840.84 SF (83.53 SM)

3. SITE COVERAGE: TOTAL SITE AREA: 6,840.84 SQ FT (83.53 SQ M)

ALLOWABLE SITE COVERAGE: 60% (4,104.50 SF / 381.32 SQ M)

PROPOSED SITE COVERAGE: (BUILDING AREA) / (SITE AREA) = %

3,139.65 SF / 6,840.84 SF = 45.90%

**FLOOR AREA SCHEDULE - PER EACH FLOOR**

LEVEL	AREA (SF)	AREA (SM)
LOWER FLOOR	3,318.81 SF	308.11 m <sup>2</sup>
MAIN FLOOR	3,139.84 SF	291.61 m <sup>2</sup>
SECOND FLOOR	3,296.96 SF	306.20 m <sup>2</sup>
THIRD FLOOR	1,236.54 SF	114.79 m <sup>2</sup>
BUILDING FLOOR AREA	10,992.15 SF	1,003.71 m <sup>2</sup>

TOTAL GFA EXEMPTION: (CELLAR AREAS, LOCK-OFF UNIT INCENTIVE, BIKE PARKING)

3,291.06 SQ FT + (150.70 SQ FT x 5.7533) + 82 SQ FT = 4,126.56 SQ FT

TOTAL GROSS FLOOR AREA: 10,907.39 SQ FT + 4,126.56 SQ FT = 6,840.83 SQ FT

FLOOR SPACE RATIO: (TOTAL GROSS FLOOR AREA) / (SITE AREA)

6,840.83 SQ FT / 6,840.84 SQ FT = 1.00

**AREA SCHEDULE**

LOT AREA	RD DEDICATION	DEVELOPABLE LOT AREA	GFA	PROPOSED FAR	ALLOWABLE FAR
6,840.84 SF (671.43 SF)		6,189.41 SF	6,840.83 SF	1.00	1.00

4. BUILDING HEIGHT: MAXIMUM HEIGHT: 39' 8 7/8" (12.00 M) FRONT LINE 29' 6 3/8" (9.00 M) REAR LINE\*

PROPOSED HEIGHT: 34' 2 1/8" (10.42 M) FRONT LINE 29' 6 5/8" (8.98 M) REAR LINE

\* MAX ALLOWED HEIGHT HAS BEEN CALCULATED PER MOODYVILLE GUIDELINE SECTION 7.4

5. REQUIRED SETBACKS: FRONT YARD (EAST 3RD): 7' 10 1/2" (2.40 M)

SIDE YARD (MOODY AVE): 7' 10 1/2" (2.40 M) SIDE YARD (MOODY AVE): 7' 10 1/2" (2.40 M)

SIDE YARD (COMMON SITE): 7' 10 1/2" (2.40 M) SIDE YARD (COMMON SITE): 7' 10 1/2" (2.40 M)

REAR YARD (LANE): 7' 2 1/2" (2.00 M) REAR YARD (LANE): 19' (5.79 M)

6. CAR PARKING AND LOADING: RESIDENTIAL USE: 1.05 PARKING STALLS REQUIRED PER DWELLING UNIT

5 STALLS REQUIRED

STANDARD STALL DIMENSIONS: 8' 2 1/2" (2.5 M) WIDE, 18' 0" (5.48 M) LONG

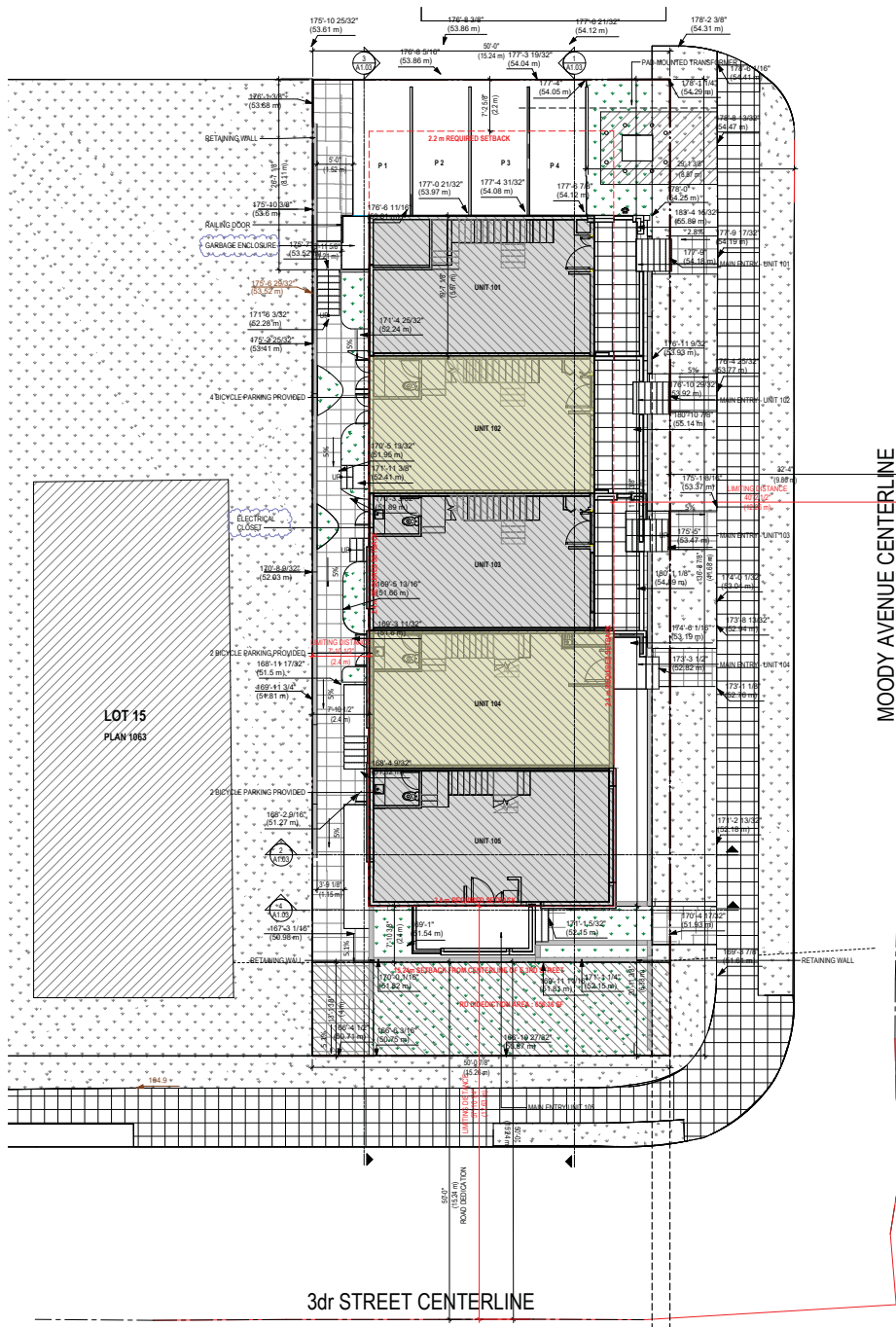
SMALL CAR STALL DIMENSIONS: 8' 0 1/8" (2.44 M) WIDE, 15' 3" (4.65 M) LONG

TOTAL STALLS PROVIDED: 4 STANDARD STALLS

7. BIKE PARKING AND LOADING: RESIDENTIAL USE: 1.5 PARKING STALLS REQUIRED PER DWELLING UNIT

8 STALLS REQUIRED

TOTAL STALLS PROVIDED: 8 STALLS

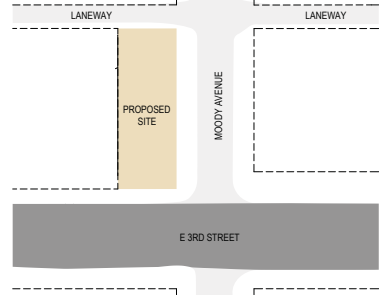


MOODY AVENUE CENTERLINE

3rd STREET CENTERLINE



**3** OVERALL SITE PLAN  
 SCALE: 1/8" = 1'-0"



NO.	DATE	Y.M.D.	DESCRIPTION
1	2022.02.12		ISSUED FOR PERM APP
2	2022.04.17		ISSUED FOR P.P.
3	2022.05.27		ISSUED FOR P.P.
4	2022.05.11		ISSUED FOR P.P.






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 Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification. This drawing shall not be used for construction purposes until it is issued for that purpose.

PROJECT NAME: 22022 - 311 MOODY AVE  
 PROJECT ADDRESS: 311 MOODY AVENUE, NORTH VANCOUVER, BC V7L 4T8  
 DRAWING TITLE: SITE PLAN, LOCATION PLAN & PROJECT INFORMATION  
 SCALE: As indicated  
 DRAWN: M.S.  
 CHECKED: M.Z.  
 PROJECT NO.: 22022  
 DRAWING NO.: A1.01

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 A/Director	 General Manager	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING, DEVELOPMENT & REAL ESTATE DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Franki McAdam, Planner 2

Subject: REZONING APPLICATION – 835 & 845 WEST 15<sup>TH</sup> STREET

Date: June 17, 2026 File No: 08-3400-20-0180/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated June 17, 2026, entitled “Rezoning Application – 835 & 845 West 15<sup>th</sup> Street”:

THAT the application submitted by Cascadia-Envirossentials Holdings LP, to rezone the properties located at 835 & 845 West 15<sup>th</sup> Street from a Service Commercial (CS-1) Zone to a Comprehensive Development 773 (CD-773) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194” (835 and 845 West 15<sup>th</sup> Street, CD-773) be considered with no Public Hearing held, in accordance with the *Local Government Act, Section 464(2)*;

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

AND THAT the community benefits listed in the section “Community Benefits”, the Transportation Demand Measures listed in the section “Parking, Loading, and Transportation”, and the road dedication and off-site works and infrastructure improvements listed in the section “Off-Site Works and Infrastructure Upgrades”, be delivered or secured through agreements, including those listed in the section “Legal Agreements”, prior to or concurrently with final adoption.

**ATTACHMENTS**

1. Context Map (CityDocs [2809544](#))
2. Architectural Drawings, dated June 15, 2026 (CityDocs [2821584](#))

3. Landscape Drawings, dated June 12, 2026 (CityDocs [2821583](#))
4. Public Consultation Summary, dated February 11, 2026 (CityDocs [2776683](#))
5. Advisory Design Panel Resolution, dated February 3, 2026 (CityDocs [2772296](#))
6. Overview of Zoning Variances (CityDocs [2809546](#))
7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194” (CityDocs [2813299](#))

## SUMMARY

This report presents, for Council’s consideration, a Zoning Bylaw Amendment application (rezoning) for the subject site, to enable the construction of a 5-storey commercial building.

## BACKGROUND

Applicant:	Cascadia-Envirossentials Holdings LP C/O Cascadia Green Development
Architect:	Shape Architecture
Official Community Plan Designation	Mixed Use Level 2 (MU2)
Existing Zoning:	Service Commercial (CS-1)

## PROJECT DESCRIPTION

The application proposes a 5-storey commercial building, with a density of 2.5 FSR and lot coverage of 64%. The proposal is designed to cater to commercial and medical office use types.

### Site Context and Surrounding Use

The site is mid-block along the 800 block of West 15th Street between Fell Avenue and Marine Drive. It is located within the Marine Drive Frequent Transit Development Area, and has excellent access to transit and essential services along the Marine Drive corridor.

The buildings and uses immediately surrounding the site are described in Table 2.

**Table 2. Surrounding Uses**

Direction	Address	Description	Zoning	OCP
North (across West 15 <sup>th</sup> St)	820 West 15 <sup>th</sup> Street	6-storey residential (under construction)	CD-745	MU2 (max 2.0 FSR + 0.5 bonus)
South (across the lane)	820-822 Marine Dr	1-storey service commercial	CD-725	MU2 (max 2.0 FSR + 0.5 bonus)
East	829 West 15 <sup>th</sup> St	2-storey service commercial	CD-185	MU2 (max 2.0 FSR + 0.5 bonus)
West	850-858 Marine Drive	4-storey mixed-use	CD-571	MU2 (max 2.0 FSR + 0.5 bonus)

## POLICY FRAMEWORK

The Official Community Plan (OCP) land use designation for the site is Mixed-Use Level 2 (MU2), which allows for mid-rise residential and commercial uses, with a maximum density of 2.5 FSR. The OCP also identifies the subject site within the Marine Drive Frequent Transit Development Area, which is a priority location to accommodate concentrated growth in higher density forms of development.

The existing zoning is Service Commercial (CS-1), which allows for a 2-storey building with a range of service commercial use types.

Policy alignment with the OCP and other City policies is found in Table 3.

**Table 3. Policy Alignment**

<b>Metro Vancouver Regional Growth Strategy (Metro 2050)</b>	
Goal 1.2 Focus growth in Urban Centres and Frequent Transit Development Areas	The proposal would facilitate the development of a medium density commercial building within the Marine Drive Frequent Transit Development Area.
Goal 1.3 Develop resilient, healthy, connected, and complete communities with a range of services and amenities	The proposed development will result in additional commercial and service uses within the Marine-Hamilton neighbourhood, and contribute to a more complete community.
Goal 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live	The proposed development will increase commercial land uses, which advances goals of creating a diverse regional economy and provides employment opportunities for nearby residents.
Goal 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking	The site has excellent access to transit and active transportation networks to encourage use of alternative transport modes to private vehicles.
<b>Official Community Plan</b>	
Objective 1.1.5 Provide space for commercial uses in mixed-use developments to support employment and economic development	The proposed development will increase commercial land uses, which will support economic development goals and provide additional employment opportunities in the City.
Objective 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods	The proposed height beyond the existing zoning is consistent with the mid-rise character of the area, and does not compromise the primacy of Lonsdale Regional City Centre.
Objective 7.2.2 Increase the concentration of jobs in the Lonsdale Regional City Centre and Frequent Transit Development Areas, supporting the area as the North Shore's business and service core	The proposed development will increase commercial land uses, which will support economic development goals and provide additional employment opportunities in the Marine Drive Frequent Transit Development Area.

<b>Community Wellbeing Strategy</b>	
Tactic 1.1 Increase the diversity of local destinations and land uses to meet daily needs locally by neighbourhood.	The proposed development will increase commercial land uses, and services, to support economic development goals and serve the needs of the local community.
<b>Mobility Strategy</b>	
Action 8A.i Prioritize and encourage a dense and diverse mix of housing types, jobs, services, and amenities in areas well-served by frequent transit	The proposed development provides new jobs and services in an area close to the frequent transit network.
<b>Council Strategic Plan 2022-2026</b>	
<i>A Prosperous City</i> Make the City a destination of choice for economic opportunity by improving the services, leveraging assets through innovation, and engaging with the local business community to increase job opportunities that support both individuals and families	The proposed development will provide additional commercial floor space, which will offer additional economic and employment opportunities for the Marine-Hamilton neighbourhood, and expand services for local residents.

## PLANNING ANALYSIS

### Proposed Zoning Variances

To allow for the construction of the proposed building, several variances from the standard zoning are required. A new Comprehensive Development Zone has been prepared for the site (Attachment #7), which includes variances for building height, rear boundary setbacks, vehicle parking and loading space dimensions.

Staff are supportive of all of the variances to enable construction of the intended building form in the Mixed-Use Level 2 area. An overview of the proposed variances can be found in Attachment #6.

### Parking, Loading, and Transportation

The site is located in the Marine Drive Frequent Transit Development Area, with homes, shops and amenities within a short walking distance. Transit access is provided via a Rapid Bus route and several local bus services operating along Marine Drive providing convenient connections throughout the City of North Vancouver (CNV), the rest of the North Shore, and to downtown Vancouver.

The application proposes vehicle access to the underground parkade from the southern lane. Two loading bays, and three vehicle parking spaces are also provided adjacent to this lane. The loading design would ensure that all commercial loading is able to be undertaken on-site and would not impact the functionality of the surrounding road network.

The proposed development indicates a variance to the required minimum number of commercial parking spaces, more specifically by reducing the minimum requirement by

34 spaces. The justifications for the variances are outlined in Attachment 6. Two disability parking stalls have been provided, which meets the minimum bylaw requirement.

The bicycle parking stalls provided meet the minimum requirements in the Zoning Bylaw. Additionally, 10% of secure commercial bicycle parking stalls (i.e. 2 stalls) are sized extra large for cargo bikes. Appropriate end-destination-facilities have been provided consistent with the Zoning Bylaw for use by employees traveling by active modes.

The proposed vehicle and bicycle parking is described in Table 4.

**Table 4. Proposed Vehicle and Bicycle Parking**

Requirement	Required Parking	Proposed Parking
<b>Vehicle Parking</b>	Total of 50 stalls, comprised of: <ul style="list-style-type: none"> <li>• 48 commercial parking stalls</li> <li>• 2 Disability Parking stalls</li> </ul>	Total of 16 stalls, comprised of: <ul style="list-style-type: none"> <li>• 14 commercial parking stalls</li> <li>• 2 Disability Parking stalls</li> </ul>
<b>Bicycle Parking</b>	Total of 26 stalls, comprised of: <ul style="list-style-type: none"> <li>• 10 Secure bicycle parking stalls</li> <li>• 16 Short-Term bicycle parking spaces</li> </ul>	Total of 26 stalls, comprised of: <ul style="list-style-type: none"> <li>• 10 Secure bicycle parking stalls</li> <li>• 16 Short-Term bicycle parking spaces</li> </ul>
<b>Loading spaces</b>	Two loading spaces (dimension: 2.7m x 9.15m)	Two at-grade loading spaces, comprised of: <ul style="list-style-type: none"> <li>• One loading space (dimensions: 3.4m x 8.6m)</li> <li>• One loading space (dimensions: 3.2m x 7.3m)</li> </ul>

The applicant has proposed Transportation Demand Management measures to support the variance that will be secured in the Development Covenant.

The applicant has committed to providing Evo Car Share memberships and minutes to owners and tenants of the building, representing a Transportation Demand Management (TDM) contribution valued at approximately \$36,750. This measure is particularly effective given the site's location within Evo's established Home Zone, providing convenient access to car-share vehicles as an alternative to private vehicle ownership.

The applicant will also provide a welcome package to new tenants containing current information on local transit services, walking and cycling connections, bicycle facilities, and available car-share and e-bike programs on the North Shore.

Given the site's excellent access to transit and active transportation networks, and the applicant's commitment to TDM measures, the proposed variance is supported by staff. An overview of the proposed parking variances is included as part of Attachment 6 to this report.

## Off-Site Works and Infrastructure Upgrades

The proposed development will provide appropriate off-site public realm upgrades and new municipal storm, sanitary, and water service connections, consistent with the City's Subdivision and Development Control Bylaw. This includes frontage upgrades on West 15<sup>th</sup> Street with the installation of new sidewalk, curb and gutter, street lighting, street furnishings, fire hydrants, street trees, road paving to the centre line and reconstruction of the full width of the lane (property line to property line) adjacent to the proposed development site to the City's standards.

The proposed development will meet the City's stormwater management requirements and all 3<sup>rd</sup> party utility works will be undergrounded per the Bylaw, if applicable, and 3<sup>rd</sup> party service vaults and kiosks will be installed underground and on private property, with appropriate screening.

In addition to the standard bylaw required infrastructure upgrades, the development will secure the following:

- Provision of improvements at the intersection of the lane & Marine Drive including new concrete pedestrian lane crossing, curb and gutter, sidewalk, letdowns, and lane paving.
- A 0.610 metre road dedication in the lane to support a 6.1m wide lane allowance and achieve consistency with properties to the east.
- The existing storm main in the lane adjacent to the site is relatively shallow. Upgrading a portion of the main may be required to facilitate a gravity storm connection from the development.

The offsite works and infrastructure upgrade requirements will be secured through a Servicing Agreement with the City before the final adoption of the bylaws.

Staff will continue to work with the applicant to finalize offsite works and detailed design to meet City requirements. Should Council wish to proceed with the proposed project, provision of buildings grades (final elevation of the site at the property line) to the satisfaction of the City is required prior to Building Permit issuance. This is to ensure that the building and site design will align with the public realm.

## Community Benefits

The City's Official Community Plan allows for density beyond the base 2.0 FSR in the Mixed-use Level 2 designation, up to a maximum of 2.5 FSR, at Council's discretion as an incentive to achieve additional public benefits or amenities. The OCP identifies the provision of employment generating uses as one pathway to achieving the additional density.

The proposed development will be providing a 100% commercial building, resulting in new employment generating uses in the Marine-Hamilton neighbourhood. The Comprehensive Development Zone for the site has been written to preclude any non-commercial land uses.

In addition to securing the employment generating uses, staff are seeking Council’s direction to secure the following benefit as a condition of rezoning:

- Public art incorporated into the project with a value of \$74,250.

**Legal Agreements**

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

- Development Covenant;
- Servicing Agreement;
- Public Art Agreement;
- Flooding Covenant;
- Community Good Neighbour Agreement; and
- Community Energy Agreement.

The plan for the road dedication will also be required to be prepared by the applicant’s surveyor and the associated Application to Deposit Plan will be signed and delivered to the City with the above-noted agreements prior to final adoption.

**ADVISORY BODY INPUT**

**Advisory Design Panel**

The application was reviewed by the Advisory Design Panel (ADP) on January 22, 2026.

The Panel unanimously endorsed the proposal, with comments. Table 5 provides an overview of the ADP comments, along with the staff responses.

*Table 5. ADP comments and staff responses*

<b>ADP Comment</b>	<b>Staff Response</b>
Enhance the lane side (rear) access to the building through architectural and landscape expression to look and function like a main entrance due to its relationship with Marine Drive.	The proposal was revised by the applicant to provide an angled treatment toward Marine Drive, which further emphasizes the building's orientation toward Marine Drive rather than presenting a traditional back lane façade.
Ensure the accessible ramp at the rear provides a safe landing at the bottom and accessible parking users can use the ramp without traveling on the lane.	Through the design process, the applicant determined an accessible ramp could not be provided at the southern side of the building on the following basis:  1. The lane dedication on the south edge of the subject property constrains the available length and overall height, to an extent that makes the ramp not feasible when designed to code requirements for minimum ramp slopes and landings.

ADP Comment	Staff Response
	<p>2. Space for a ramp is also constrained by loading requirements, parking/parkade access, parkade venting, and the overall ambition to orient the building to Marine Drive.</p> <p>Accessible access to the building has been provided from the primary north entrance at West 15th Street and from the P1 parkade levels, where on-site accessible parking is located. Staff are satisfied with the response provided by the applicant.</p>
<p>Consider providing additional rain protection along 15th Street frontage.</p>	<p>The proposal was revised to provide a continuous canopy coverage along the West 15<sup>th</sup> Street frontage, within the property boundary.</p>
<p>Enhance the 15th Street frontage by clustering the bike racks and providing more soft landscaping in the front to reduce the extent of paving. Consider using planting to provide a visual cue and buffer to the adjacent building’s parkade ramp.</p>	<p>The proposal was revised to cluster the short-term bicycle parking in the street frontage along West 15th Street to clear space for interaction and circulation. Due to the clustered bike racks at the ground elevation, there is limited opportunity for landscape buffering to the west; however, staff are supportive of this design.</p>
<p>Improve CPTED provisions of the proposal by ensuring safe pedestrian access to both front and rear building entries, secured access to office spaces, gated parking, and enhancing the safety of open access stairs through lighting, materiality, and soft expression.</p>	<p>The applicant’s design team has ensured that appropriate lighting has been added to exit stairs and exterior walkways to ensure they are safe and inviting. Planters, vegetation and pedestal pavers provide soft expression and inviting materiality. The office lobbies have been designed to facilitate secure access, and the parkade has been designed with a gate to manage ingress outside of standard business hours.</p>

The current designs submitted are determined to address the concerns raised by the ADP to the satisfaction of staff.

## COMMUNITY CONSULTATION

The applicant was required to follow the City’s procedures for community consultation, which includes neighbourhood notification including site sign, and mailed notification to nearby properties.

The applicant hosted a Virtual Developer Information Session on January 20, 2026. A total of two attendees were recorded at the meeting, and one comment was recorded by the applicant during the meeting. One additional email was received by the City within the response period providing additional comments on the project.

A summary of all public engagement, prepared by the applicant, is available in Attachment #4.

The main topics of feedback at the VDIS and through the comment period included:

- General support for the application;
- Support for directing traffic associated with the development to the lane;
- Suggested upgrades to the lane, including paving and lighting; and
- Suggestion to limit street and lane boundary setbacks to match existing context.

The proposed development will require appropriate upgrades to the laneway to ensure efficient operations as a consequence of the development, as well as to ensure safety of users.

The building setbacks have been designed to generally comply with the Zoning Bylaw requirements, and are consistent with the emerging setback pattern anticipated for Mixed-Use Level 2 designation lands.

### **NO PUBLIC HEARING FOR OCP COMPLIANT DEVELOPMENT**

Section 464(2) (a) and (b) of the *Local Government Act* provides that no Public Hearing is required for a proposed zoning bylaw amendment if the bylaw is consistent with the OCP. Given the proposal's consistency with the OCP, and minimal feedback from the public during the consultation period, staff recommend that no public hearing be held for this application. A local government must pass a resolution if it wishes to hold a public hearing.

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

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194" (835 and 845 West 15<sup>th</sup> Street, CD-773) be considered and referred to a Public Hearing;

### **CONCLUSION**

By achieving goals in the Official Community Plan, including an increase of employment generating uses in the Marine Drive Frequent Transit Development Area, the application represents an outcome consistent with the City's planning policies. Staff are supportive of the proposal and recommend the amendment to the Zoning Bylaw be approved.

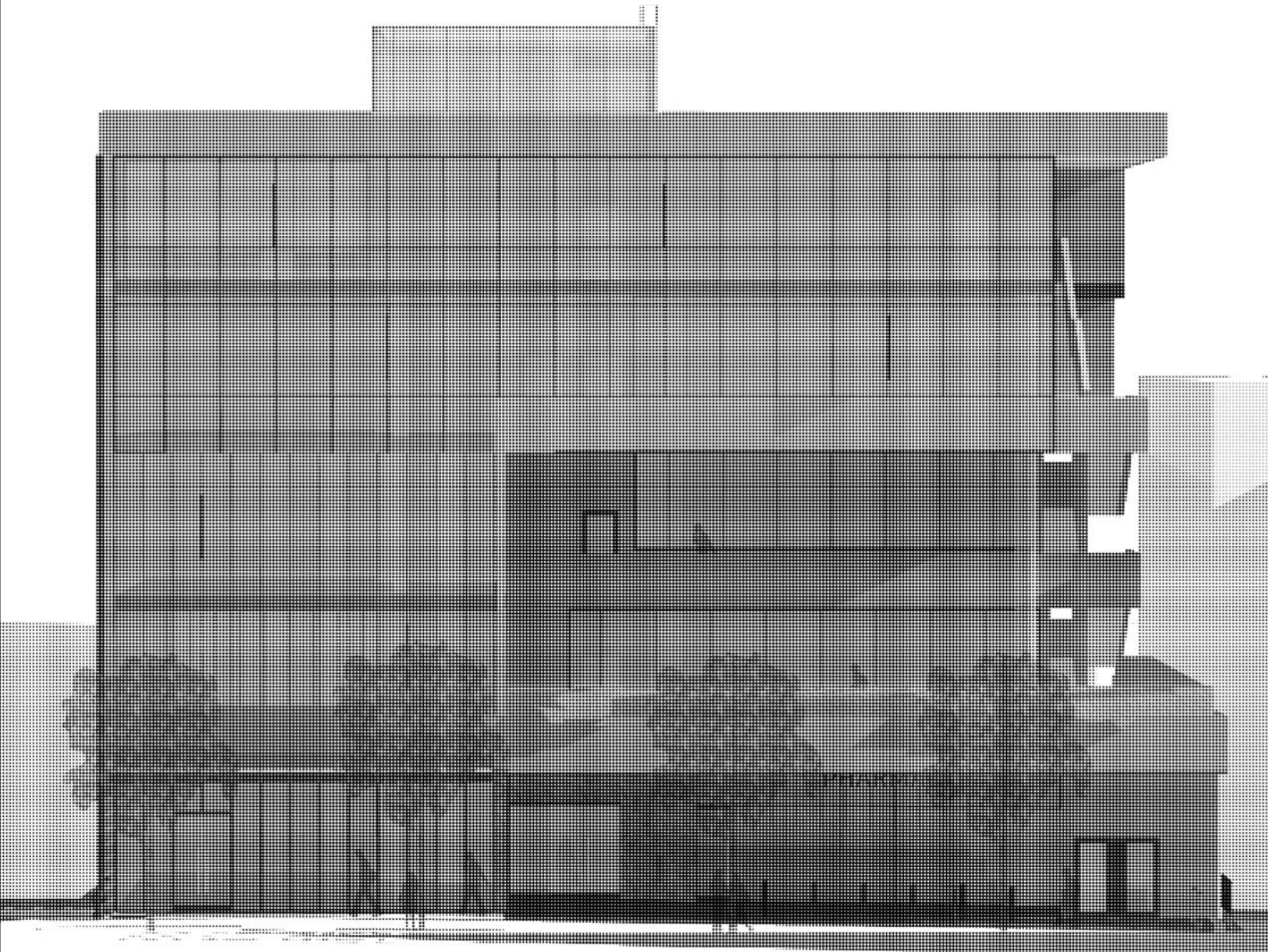
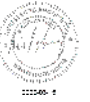
RESPECTFULLY SUBMITTED:



---

Franki McAdam  
Planner 2





**ARCHITECTURAL DRAWINGS**

- 000 PROJECT DATA
- AL09 Cover + Drawing List
- AL04 FAR Summary
- 005 SITE
- AL05 Context + Coverage Plans
- AL11 Site Plan + Project Statistics
- 000 CITY DRAWINGS
- AL01 Level 0 - FAR Plan
- AL02 Level 1 - FAR Plan
- AL03 Level 2 - FAR Plan
- AL04 Level 3 - FAR Plan
- AL05 Level 4 - FAR Plan
- AL06 Level 5 - FAR Plan
- AL07 Roof Mech - FAR Plan
- 200 FLOOR PLANS
- AL09 Floor Plan - Parking L1
- AL03 Floor Plan - Level 1
- AL04 Floor Plan - Level 2
- AL05 Floor Plan - Level 3
- AL06 Floor Plan - Level 4
- AL07 Floor Plan - Level 5
- AL08 Floor Plan - Roof
- AL10 Enlarged Floor Plans - Elevator Core
- 205 RCP
- AL21 Level 1 - RCP
- AL22 Level 2 - RCP
- AL23 Level 3 - RCP
- AL24 Level 4 - RCP
- AL25 Level 5 - RCP
- 300 ELEVATIONS
- AL01 Building Elevation - South
- AL02 Building Elevation - West
- AL03 Building Elevation - East
- AL04 Building Elevation - North
- 400 SECTIONS
- AL01 Building Section - NIS at Parkade Entrance
- AL02 Building Section - EW
- AL03 Section Elevation

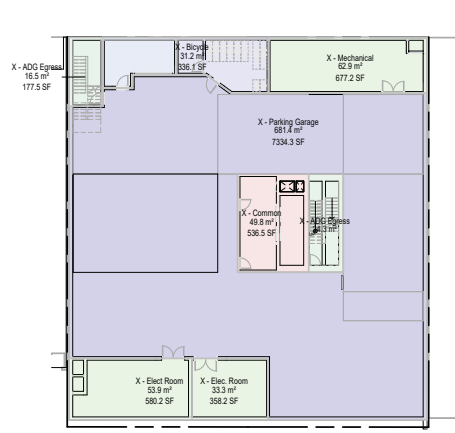
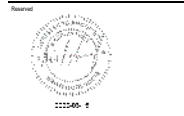
**15th Street Boutique Medical**

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

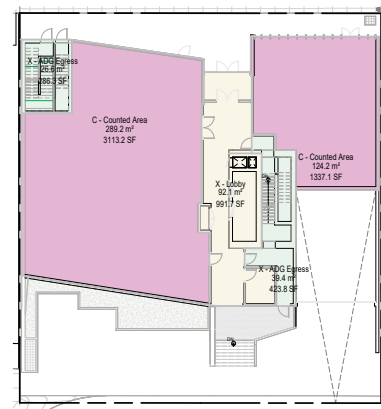
15 JUNE 2026

<b>DEVELOPER</b> CASCOM GREEN DEVELOPMENT 322 Eastwood IV Bldg North Vancouver, BC V7M 0E9 Jared Moore, CEO jmoore@cascomgreen.com Sheelah Dahan, EVP sheelah@cascomgreen.com	<b>ARCHITECT</b> SHAPE ARCHITECTURE 1142 - 144 97th Ave Vancouver, BC V6P 1C1 Ash Singh, Partner, C.P.A. ash@shapearchitecture.ca David Curran, Sr. Associate dcurran@shapearchitecture.ca	<b>STRUCTURAL</b> Dohm Design 181 95th Ave Vancouver, BC V6L 1N6 Fahim Dohm fdohm@dohmdesign.com	<b>MECHANICAL</b> ESEC 140 132 St, 409 Surrey, BC V3E 5J8 Zachary White zwhite@ecec.ca Jeff Chen, C.P.E. jchen@ecec.ca	<b>LANDSCAPE</b> Cornell 230 Hamilton St. Vancouver, BC V6R 2Y1 Van Leeman vanleeman@cornell.ca	<b>CIVIL</b> Chen 1461 131 221 Eastside North Vancouver, BC V7M 3J3 Rock Gopalan rgopalan@chen.ca Gulnar Nisar gnisar@chen.ca	<b>ENERGY MODELLING</b> MER 4367 140 Street St Vancouver, BC V6Z 0G5 Asha Selvaraj aselvaraj@mermodelling.com Gulnar Nisar gnisar@mermodelling.com	<b>BUILDING ENVELOPE</b> GutPacInc 1779 47th Ave Vancouver, BC V6P 8P2 Harsh Madan hmadan@gutpac.ca	<b>GEOTECHNICAL</b> GutPacInc 1778 47th Ave Vancouver, BC V6P 8P2 Patrick Manoj pmanoj@gutpac.ca	<b>BUILDING CODE</b> GutPacInc 688 Hastings St. East Vancouver, BC V6B 1P1 Sany Gopal sgopal@gutpac.ca
--	---	---	---	--	--	---	--	---	---



2 P1 (FSR Summary)  
1:150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
P1	X-ADG Egress	15.5 SF
P1	X-Bicycle Storage	31.2 SF
P1	X-Common Floor Area	49.8 SF
P1	X-Mechanical	67.2 SF
P1	X-Parking Garage	687.4 SF
P1	X-Elect. Room	87.2 SF

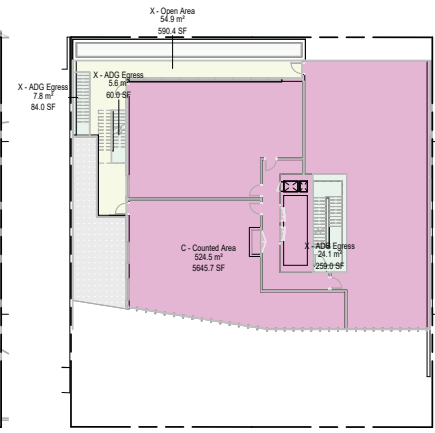


3 LEVEL 1 (FSR Summary)  
1:150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 1	X-ADG Egress	75.0 SF
LEVEL 1	X-Lobby	92.1 SF

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 1	C-Counted Area	440.0 SF



4 LEVEL 2 (FSR Summary)  
1:150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 2	X-ADG Egress	13.3 SF
LEVEL 2	X-Open Area	54.9 SF

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 2	C-Counted Area	5645.7 SF

### GROSS AREA SUMMARY

P1	1000.0 SF
LEVEL 1	6152.0 SF
LEVEL 2	6800.0 SF
LEVEL 3	6745.0 SF
LEVEL 4	1222.0 SF
LEVEL 5	7951.0 SF
ROOF PLAN	5077.0 SF
<b>Total</b>	<b>36227.0 SF</b>

### EXCLUDED AREA SUMMARY

X-ADG Egress	2331.0 SF
X-Bicycle Storage	336.1 SF
X-Common Floor Area	537.0 SF
X-Lobby	992.0 SF
X-Mechanical	181.0 SF
X-Open Area	8400.0 SF
X-Parking Garage	7334.3 SF
X-Roof Structures	853.0 SF
X-Water/Recycling	242.0 SF
X-Green Roof	0.0 SF
<b>Total Exclusions:</b>	<b>23142.0 SF</b>

Site Area	10,810 SF
<b>FSR Total</b>	<b>25,960 SF</b>
FSR	2.50

Revisions	Date
1 Issued for Development Permit	25/10/04
2 Issued for DP Memo 1 Response	26/04/29
3 Re-issued for Response to DP Memo 1	26/05/15

Key Plan

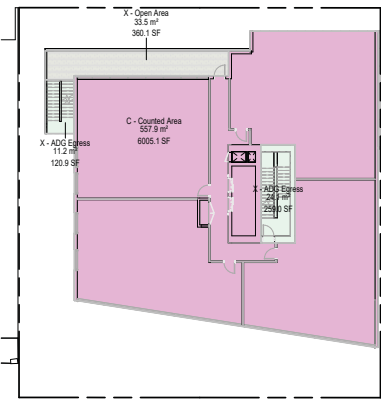
Project: 0001  
 15th Street Boutique Medical

850-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

### FAR Summary

Date:	15 JUNE 2020
Quantity:	000
Checked by:	MS
Scale:	1:150
Original Size:	A1

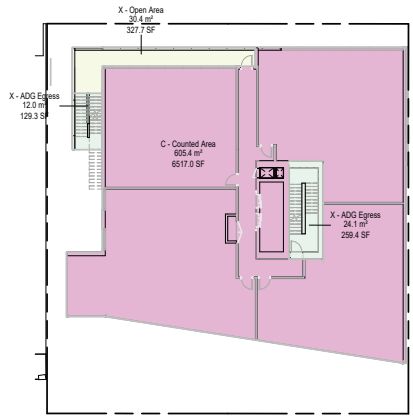


5 Level 3 (FSR Summary)  
1:150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 3	X-ADG Egress	35.7 SF
LEVEL 3	X-Open Area	33.5 SF

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 3	C-Counted Area	5835.0 SF

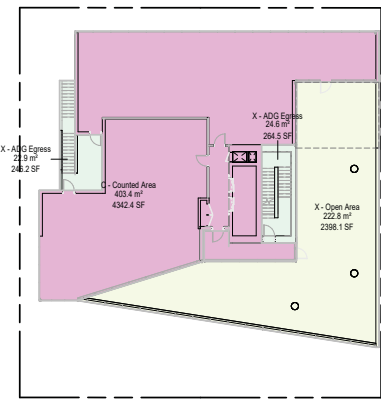


6 Level 4 (FSR Summary)  
1:150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 4	X-ADG Egress	41.4 SF
LEVEL 4	X-Open Area	30.4 SF

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 4	C-Counted Area	6517.0 SF

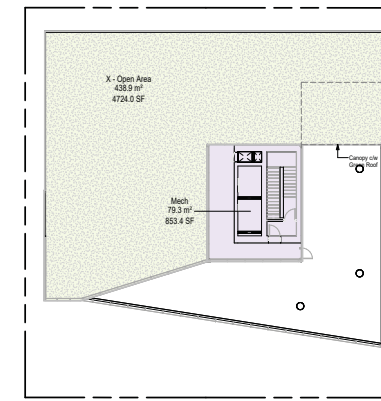


7 Level 5 (FSR Summary)  
1:150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 5	X-ADG Egress	511.0 SF
LEVEL 5	X-Open Area	222.8 SF

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 5	C-Counted Area	6520.0 SF



8 Roof Plan (FSR SUMMARY)  
1:150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
ROOF PLAN	X-Open Area	438.9 SF
ROOF PLAN	C-Roof Structures	853.4 SF



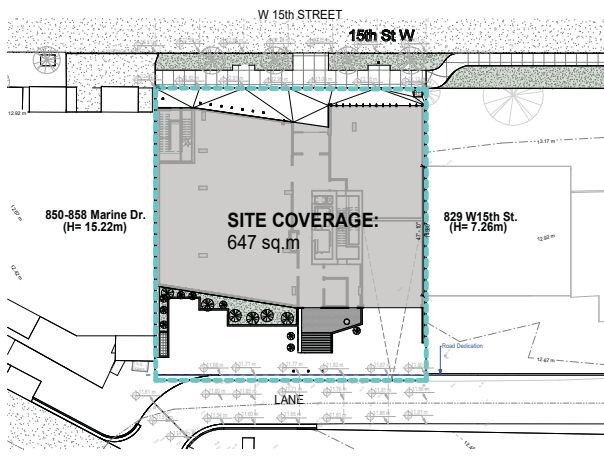
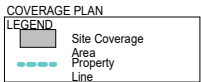
1 Context Plan 01

**SITE AREA:**

DATA	SQ.FT	SQ.M
SITE AREA PRE-DEDICATION:	3,296.39 sq.ft	1,004.74 sqm
SITE AREA: POST-DEDICATION	3,235.30 sq.ft	986.12 sqm
SITE AREA % DIFF		-1.85%

**SITE COVERAGE CALCULATION:**

DATA	SQ.FT	SQ.M
BUILDING FOOTPRINT:	6964.3 sq.ft	647.0 sqm
SITE AREA:	10,810 sq.ft	1004.2 sqm
<b>SITE COVERAGE (%):</b>	<b>64%</b>	



2 Site Coverage Plan

**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-Issued for Response to DP Memo 1	26/05/15

Key Plan

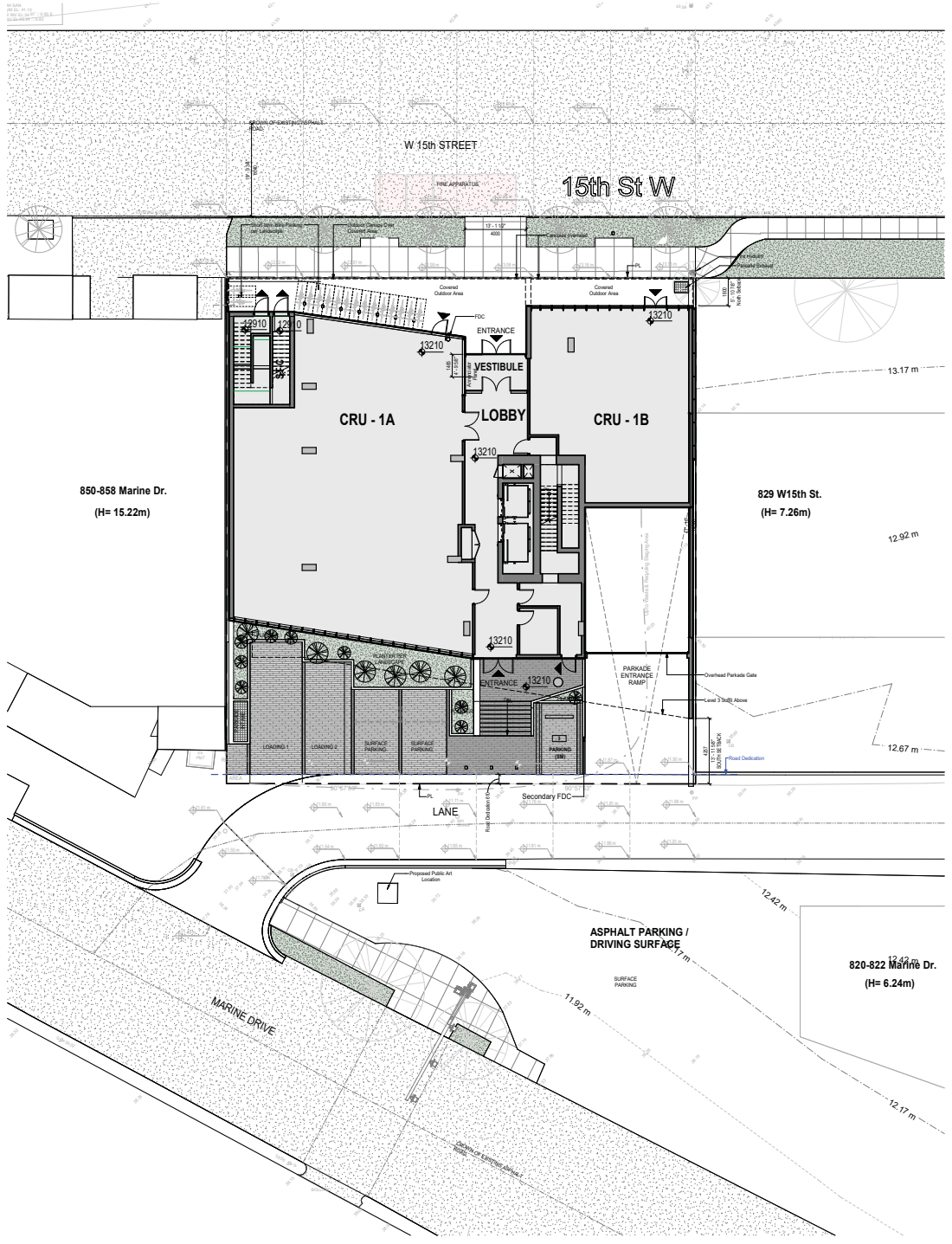
Project: 0001  
15th Street Boutique Medical

850-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

**Context + Coverage Plans**

Date	15 JUNE 2020
Drawn By	MS
Checked By	MS
Scale	As Indicated
Original Size	A1



**PROJECT STATISTICS**

**SITE DATA**

LEGAL DESCRIPTION: Type LOT, Lot 1, Block 0, DL 265, Plan 7196

CIVIC ADDRESS: 850-845 W 15th St, North Vancouver, British Columbia

ZONING: CS-1  
 CD (Comprehensive Development)

EXISTING ZONING: CS-1  
 PROPOSED ZONING: CD (Comprehensive Development)

MAXIMUM FLOOR AREA: 2.0 (H+S)

SITE AREA: 1003.56m<sup>2</sup> (13,832.48ft<sup>2</sup>)

**PROJECT DATA**

	PERMITTED	PROPOSED
BUILDING HEIGHT	N/A	24.6m
SETBACKS		
NORTH SETBACK	N/A	1.8m (5.9')
SOUTH SETBACK	N/A	4.3m (13.9')
EAST SETBACK	N/A	0
WEST SETBACK	N/A	0

**PARKING DATA**

VEHICLE PARKING STALLS	REGULAR PARKING	SMALL CAR STALLS	ACCESSIBLE STALLS	TOTAL VEHICULAR PARKING
	32	1	2	35
BICYCLE PARKING STALLS				
BICYCLE SPACES	10 (Long-term) 10 (Short-term)			10 (Long-term) 10 (Short-term)

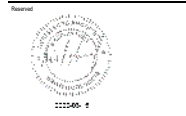
**SITE LEGEND**

- Proposed Building
- Existing Building
- Property Line
- Setback Line
- Site Line
- Slope Boundary Line
- FI Access Route
- Overhead Line
- Sub-grade Services
- At Grade Services
- Landscape Lines
- Tree Protection Fencing
- Building Entrance
- Accessible Stair
- Cycling Route
- New Trees, Per Landscape Drawings
- Existing Trees, To Remain
- Street Lights
- Pole Lights
- Sidewalk
- Asphalt
- Pavement
- Gravel
- Planter
- Brick
- Accessible Path Of Travel

**GENERAL NOTES - SITE**

- Refer To Landscape And Civil Drawings For Complete Landscaping And Grading Information.
- All Walkways And Concrete Curb Ledges To Conform To City Of North Vancouver Bylaw 6100.
- Topographical Information On This Drawing Has Been Created Based On Survey By Mattson Park & Toples Surveyors & Engineers, Dated May 2, 2024 And City Of Vancouver Building Grades.
- All Ground Planes To Be Smooth And True, Providing Positive Drainage Preventing Any Ponding Of Water. Grade At Buildings To Slope Away From Buildings At Minimum Slope Of 2%.
- All Grading Shown To Be Finished Grade. Grade To Design Spot Elevations Indicated.

Tree Retention, Protection, And Provision, Per Landscape Architect



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/24
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Project: 0001  
 15th Street Boutique Medical  
 850-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Site Plan + Project Statistics

Date	15 JUNE 2025
Drawn By	MS
Checked By	MS
Scale	As Indicated
Original Size	A1



Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
P1	X - ADG Egress	16.5 SF			
P1	X - Bicycle Storage	338.1 SF			
P1	X - Common Floor Area	536.5 SF			
P1	X - Mech / Elec Rm	33.3 SF			
P1	X - Parking Garage	733.4 SF			
P1	X - Waste / Recycling	22.6 SF			

**GENERAL NOTES - AREA PLANS**

Gross floor area plan calculations are based on inclusions and exclusions as noted in The Corporation of the City of North Vancouver Zoning Bylaw 1995, No. 6702.

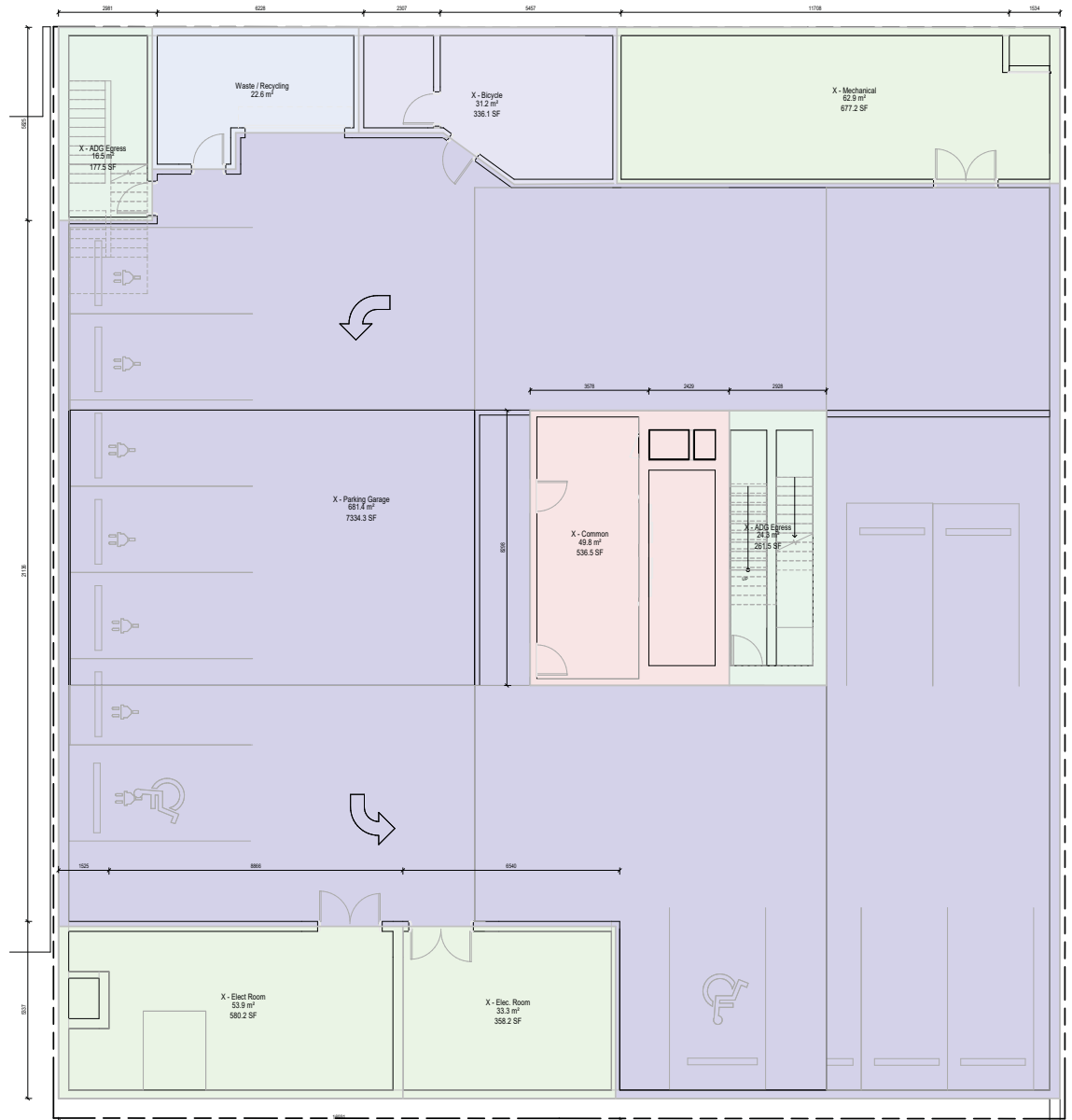
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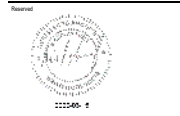
tel: (617) 726-1465  
email: info@shapearchitecture.ca  
www.shapearchitecture.ca

Scale



1 P1 FLOOR PLAN (FSR)  
1:50

- FSR Legend**
- X - ADG Egress
  - X - Bicycle Storage
  - X - Common Floor Area
  - X - Mech / Elec Rm
  - X - Parking Garage
  - X - Waste / Recycling



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

Project 0001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

**Level P1 - FAR Plan**

Date	15 JUNE 2008
Drawn By	MS
Checked By	MS
Scale	As Indicated
Original Size	A1

**A0.51**

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 1			LEVEL 1		
LEVEL 1	X - ADG Egress	170 SF	LEVEL 1	C - Counted Area	1452 SF
LEVEL 1	X - Lobby	522 SF			

**GENERAL NOTES - AREA PLANS**

- Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1995, No. 6702.

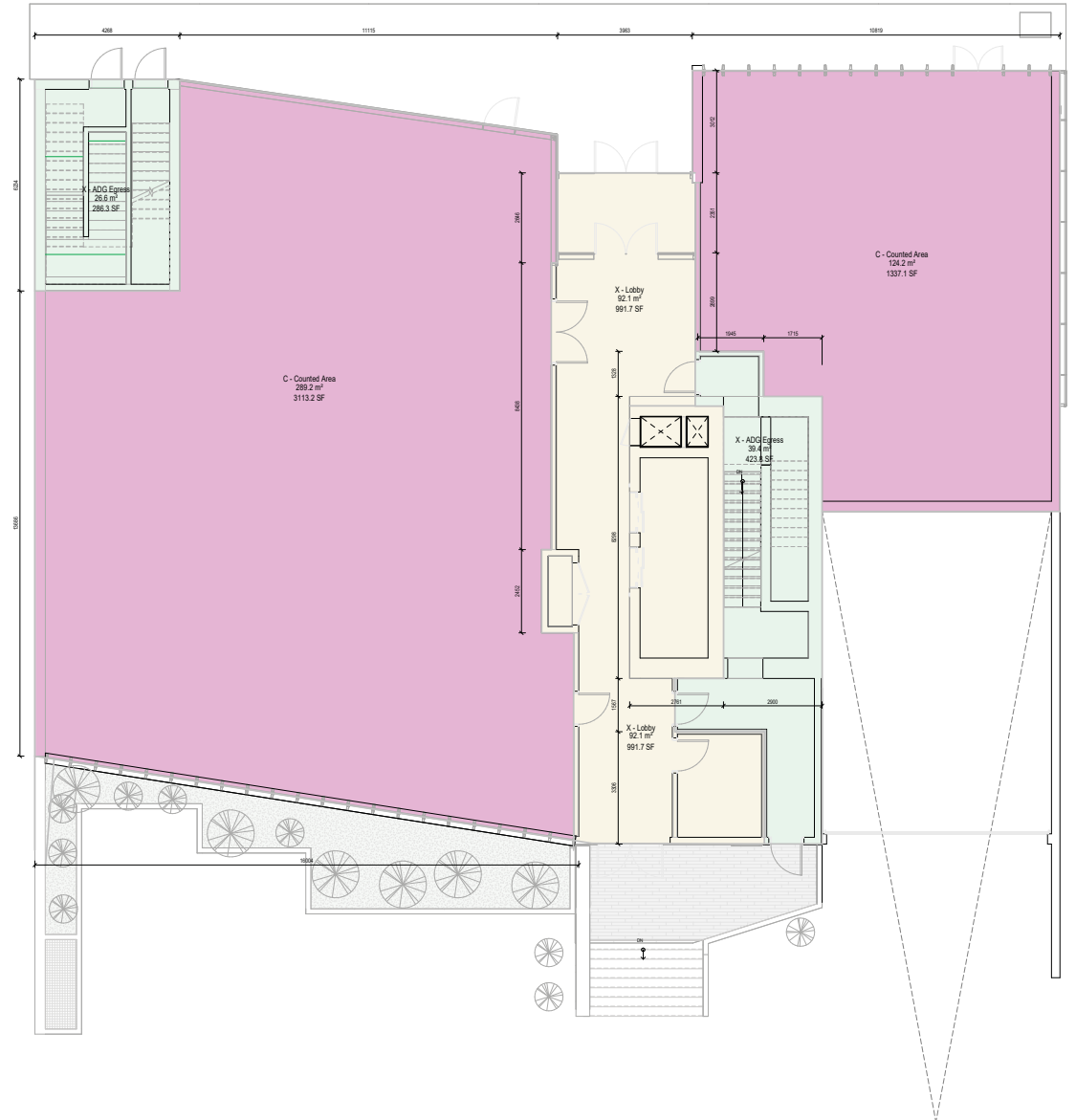
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Seal



1 LEVEL 1 FLOOR PLAN (FSR)  
1:50



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

Project: 0001  
15th Street Boutique Medical  
835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Level 1 - FAR Plan

Date: 15 JUNE 2020  
Drawn By: NSI  
Checked By: NSI  
Scale: As Indicated  
Original Size: A1

**A0.52**

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 2			LEVEL 2		
LEVEL 2	X - ADG Egress	83.9 SF	LEVEL 2	C - Counted Area	5645.7 SF
LEVEL 2	X - Open Area	590.4 SF			

**GENERAL NOTES - AREA PLANS**

- Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver Zoning Bylaw 1995, No. 6702."

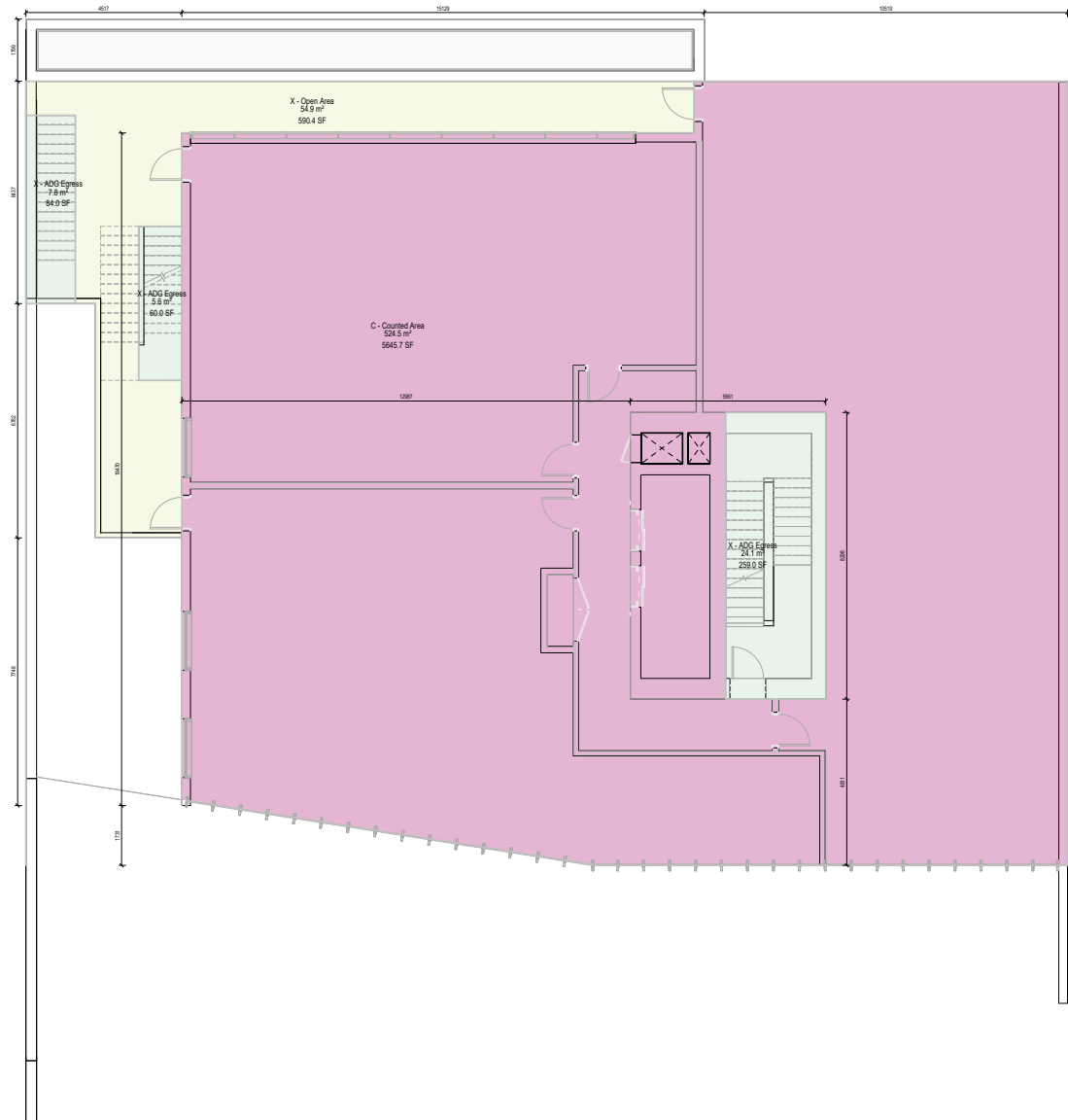
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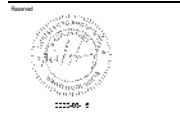
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Canada

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email: info@shapearchitecture.ca  
www.shapearchitecture.ca

Scale



1 LEVEL 2 FLOOR PLAN (FSR)  
1:50



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	20/05/15

Key Plan

Project: 0001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Level 2 - FAR Plan

Date: 15 JUNE 2020  
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Checked By: [unreadable]  
Scale: As Indicated  
Original Size: A1

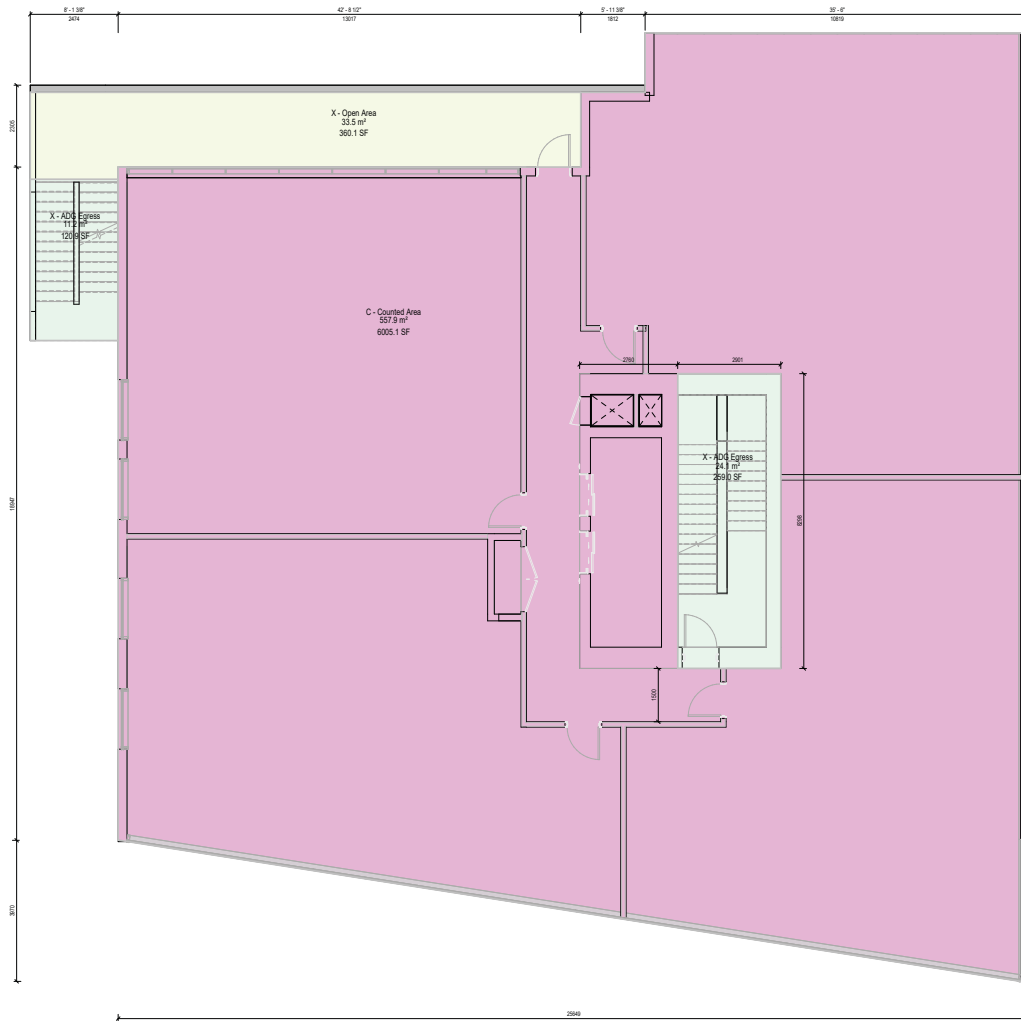
**A0.53**

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 3			LEVEL 3		
LEVEL 3	X - ADG Egress	129.9 SF	LEVEL 3	C - Counted Area	8205.9 SF
LEVEL 3	X - Open Area	360.1 SF			

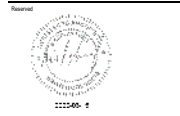
GENERAL NOTES - AREA PLANS  
 • Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1969, No. 6702.

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**FSR Legend**  
 ■ C - Counted Area  
 ■ X - ADG Egress  
 ■ X - Open Area



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

Project: 0001  
 15th Street Boutique Medical  
 835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Level 3 - FAR Plan  
 Date: 15 JUNE 2020  
 Drawn By: NSM  
 Checked By: NSM  
 Scale: As Indicated  
 Original Size: A1

1 LEVEL 3 FLOOR PLAN (FSR)  
 1:50

**A0.54**

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 4			LEVEL 4		
LEVEL 4	X - ADG Egress	120 SF	LEVEL 4	C - Counted Area	6517 SF
LEVEL 4	X - Open Area	314 SF			

**GENERAL NOTES - AREA PLANS**

- Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver Zoning Bylaw 1985, No. 6702."

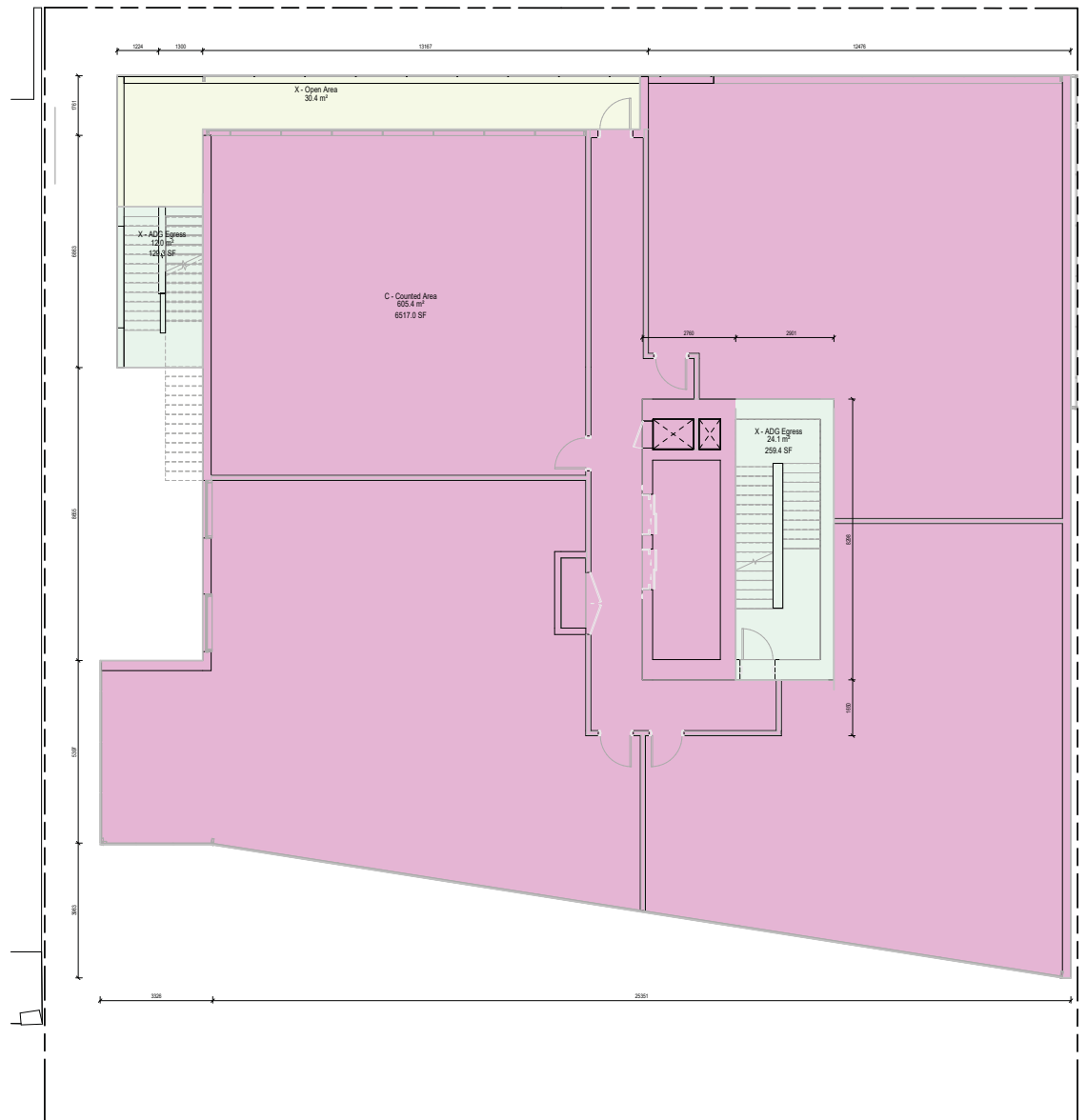
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Seal

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Architecture Inc.

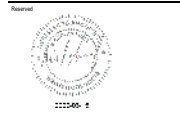
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Vancouver, BC V6H 1C1  
Canada

tel: 604.273.1455  
email: info@shapearchitecture.ca  
www.shapearchitecture.ca



**FSR Legend**

- C - Counted Area
- X - ADG Egress
- X - Open Area



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

Project: 0001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Level 4 - FAR Plan

Date: 15 JUNE 2020  
Drawn By: SH  
Checked By: NS  
Scale: As Indicated  
Original Size: A1

1 LEVEL 4 FLOOR PLAN (FSR)  
1:50

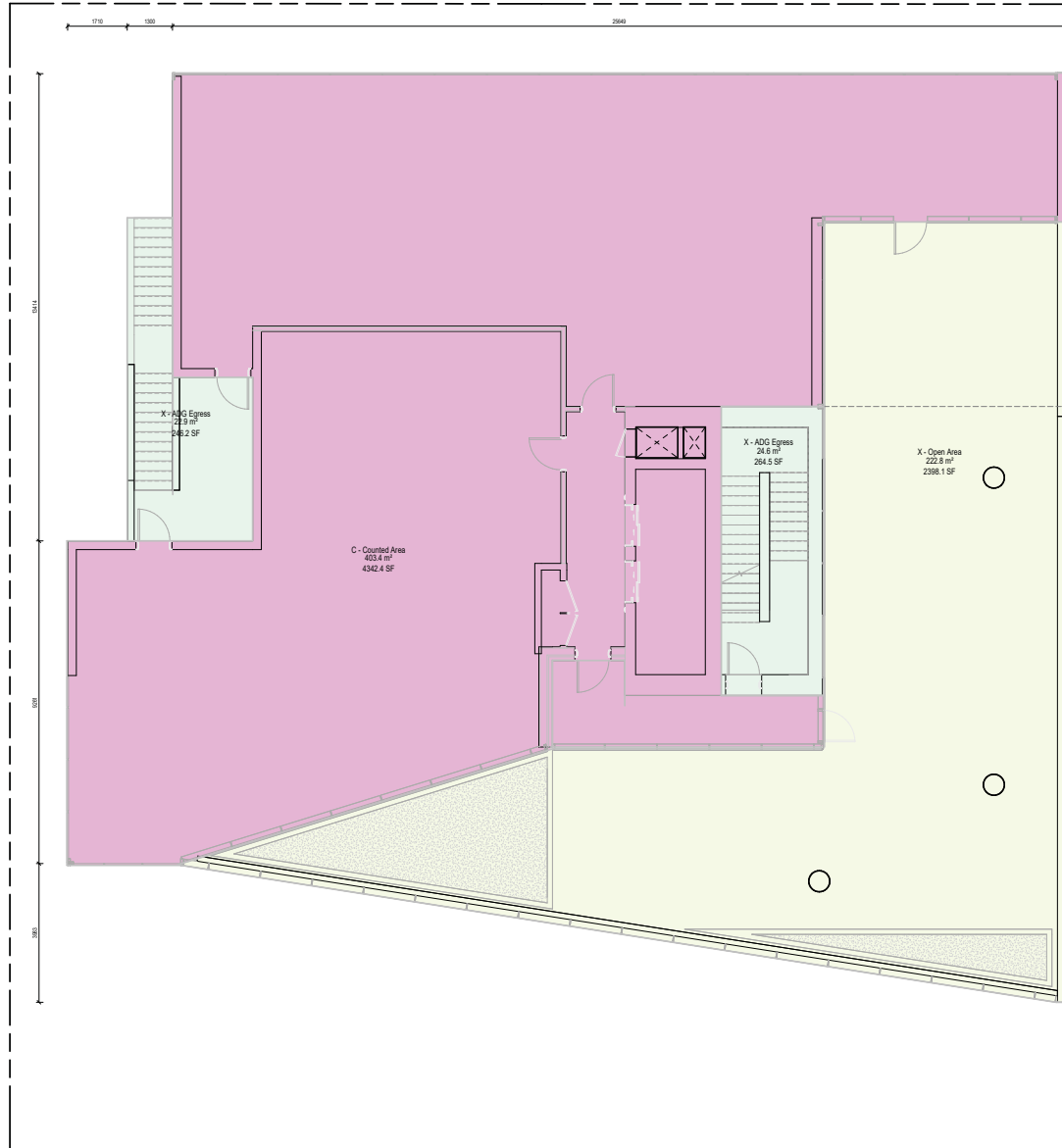
**A0.55**

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 5			LEVEL 5		
LEVEL 5	X - ADG Egress	511.9'	LEVEL 5	C - Counted Area	4342.4'
LEVEL 5	X - Open Area	2388.1'			

**GENERAL NOTES - AREA PLANS**  
 • Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1995, No. 6702.

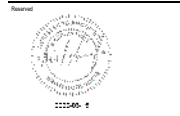
**SHAPE**  
 Architecture Inc.

1450-1464 West 7th Avenue  
 Vancouver, BC V6H 1C1  
 Canada  
 Tel: (617) 735-1405  
 Email: info@shapearchitecture.ca  
 Web: www.shapearchitecture.ca  
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 Seal



**FSR Legend**

- C - Counted Area
- X - ADG Egress
- X - Open Area



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-Issued for Response to DP Memo 1	26/05/15

Key Plan

Project: 0001  
 15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

**Level 5 - FAR Plan**

Date: 15 JUNE 2020  
 Drawn By: SH  
 Checked By: NS  
 Scale: As Indicated  
 Original Size: A1

**A0.56**

1 LEVEL 5 FLOOR PLAN (FSR)  
 1:50

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
ROOF PLAN					
ROOF PLAN	X - Open Area	4724.0 SF			
ROOF PLAN	X - Roof Structures	853.4 SF			

**GENERAL NOTES - AREA PLANS**

- Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1995, No. 6702.

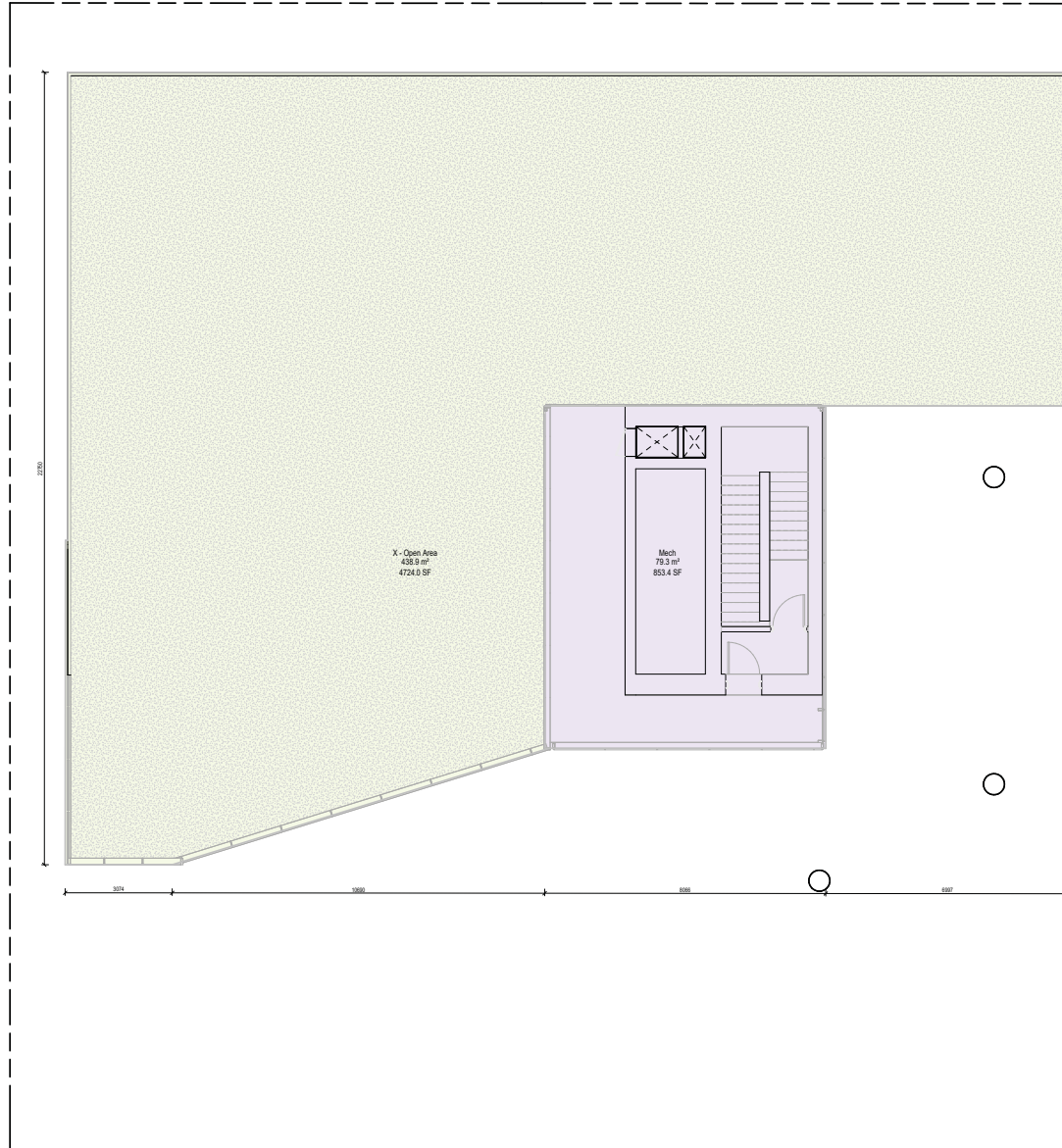
Copyright Notice: This drawing and design are, and all items herein, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

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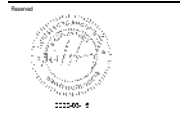
tel: +1 779 725 1405  
email: info@shapearchitecture.ca  
www: www.shapearchitecture.ca

Seal



**FSR Legend**

- X - Open Area
- X - Roof Structures



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	20/04/29
3	Re-issued for Response to DP Memo 1	20/05/15

Key Plan

Project: 0001  
15th Street Boutique Medical  
835-845 15th Street, North Vancouver, BC

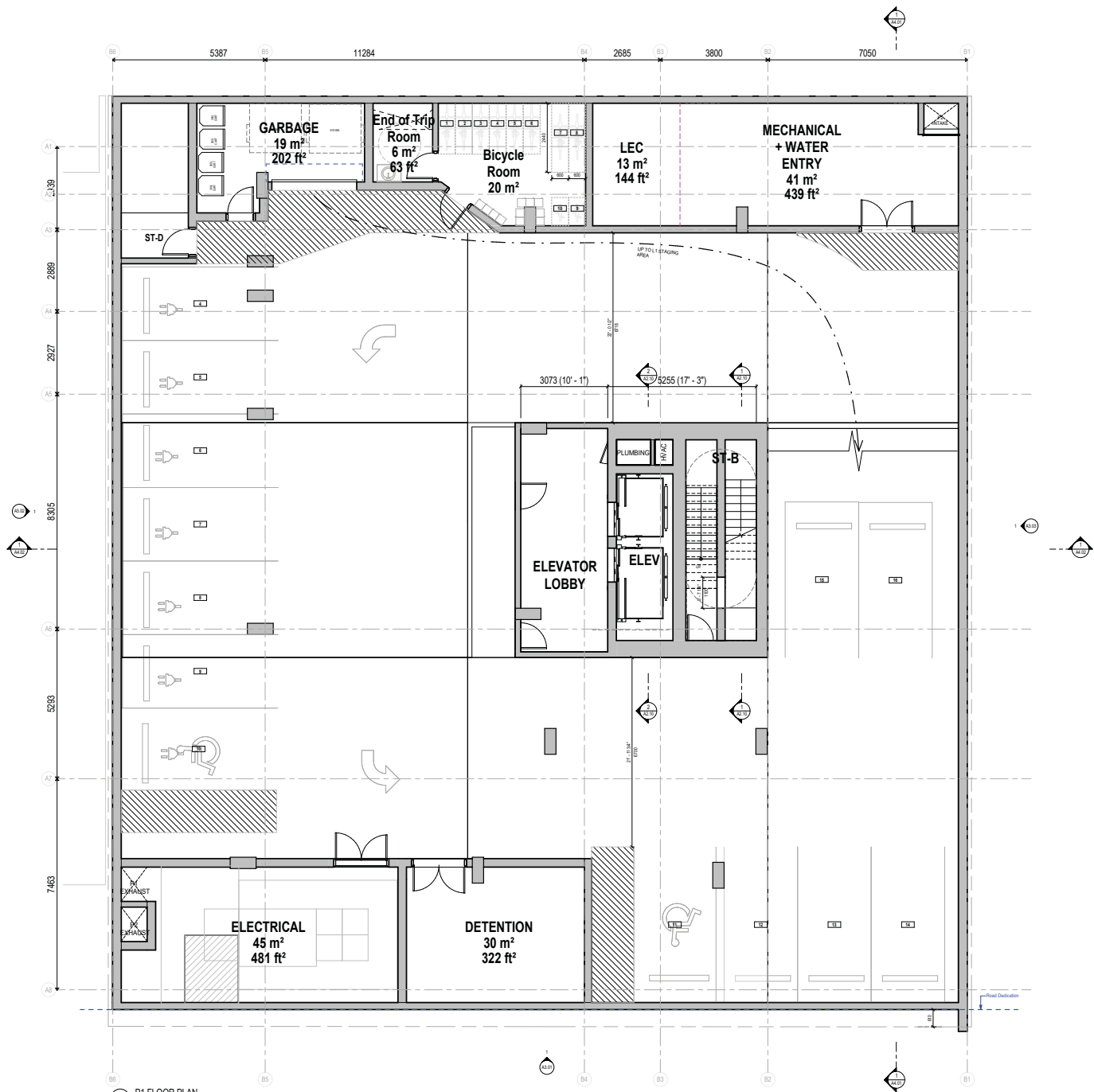
Re-issued for Response to DP Memo 1

**Roof Mech - FAR Plan**

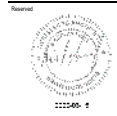
Date: 15 JUNE 2020  
Drawn By: SH  
Checked By: NS  
Scale: As Indicated  
Original Size: A1

1 ROOF MECH FLOOR PLAN (FSR)  
1 : 50

**A0.57**



1 P1 FLOOR PLAN  
1:50



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-Issued for Response to DP Memo 1	26/05/15

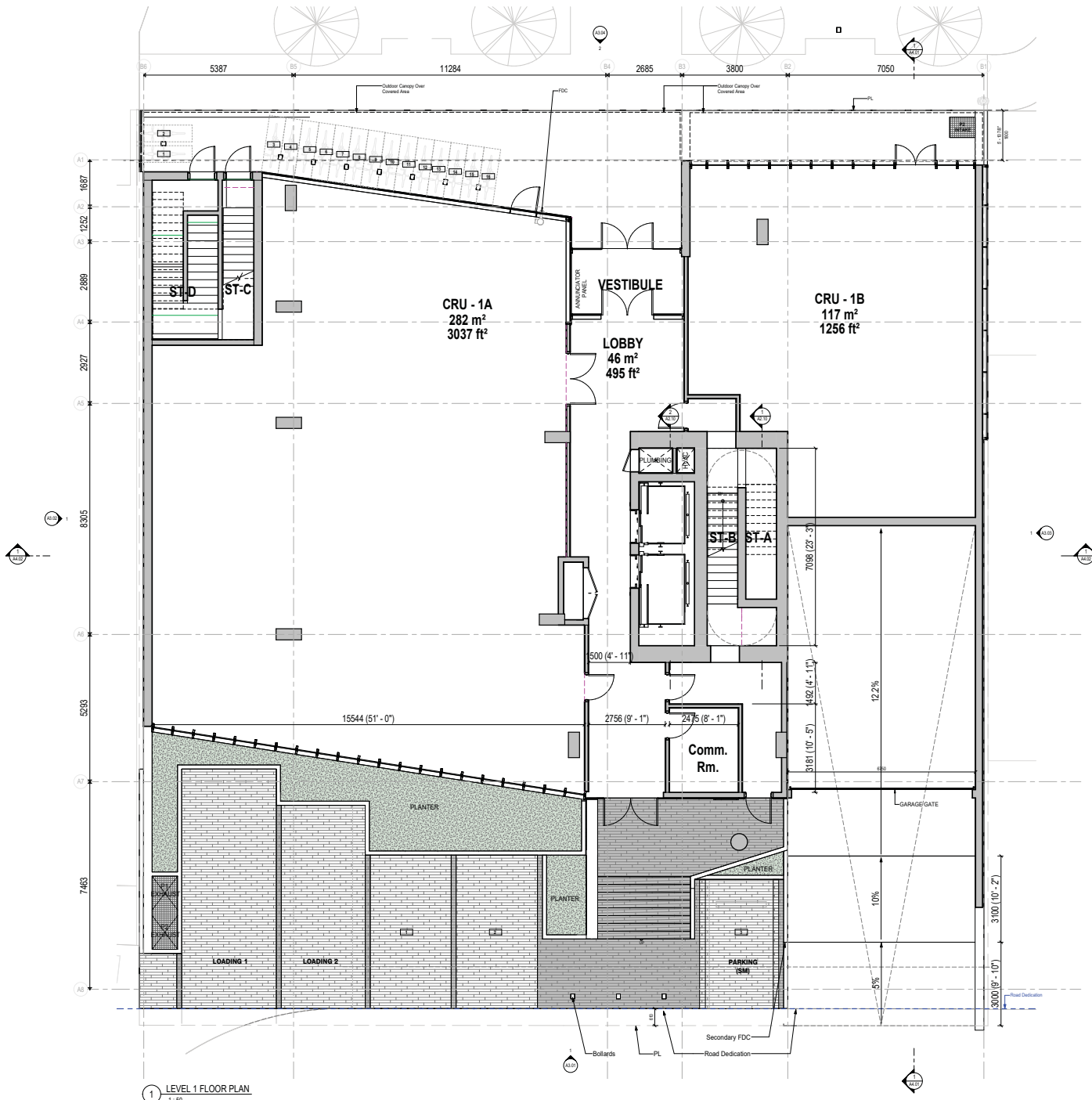
Key Plan

Project 0001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Floor Plan - Parking L1  
Date: 15 JUNE 2020  
Drawn By: MS  
Checked By: MS  
Scale: 1:50  
Original Size: A1



1 LEVEL 1 FLOOR PLAN  
1:50

Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

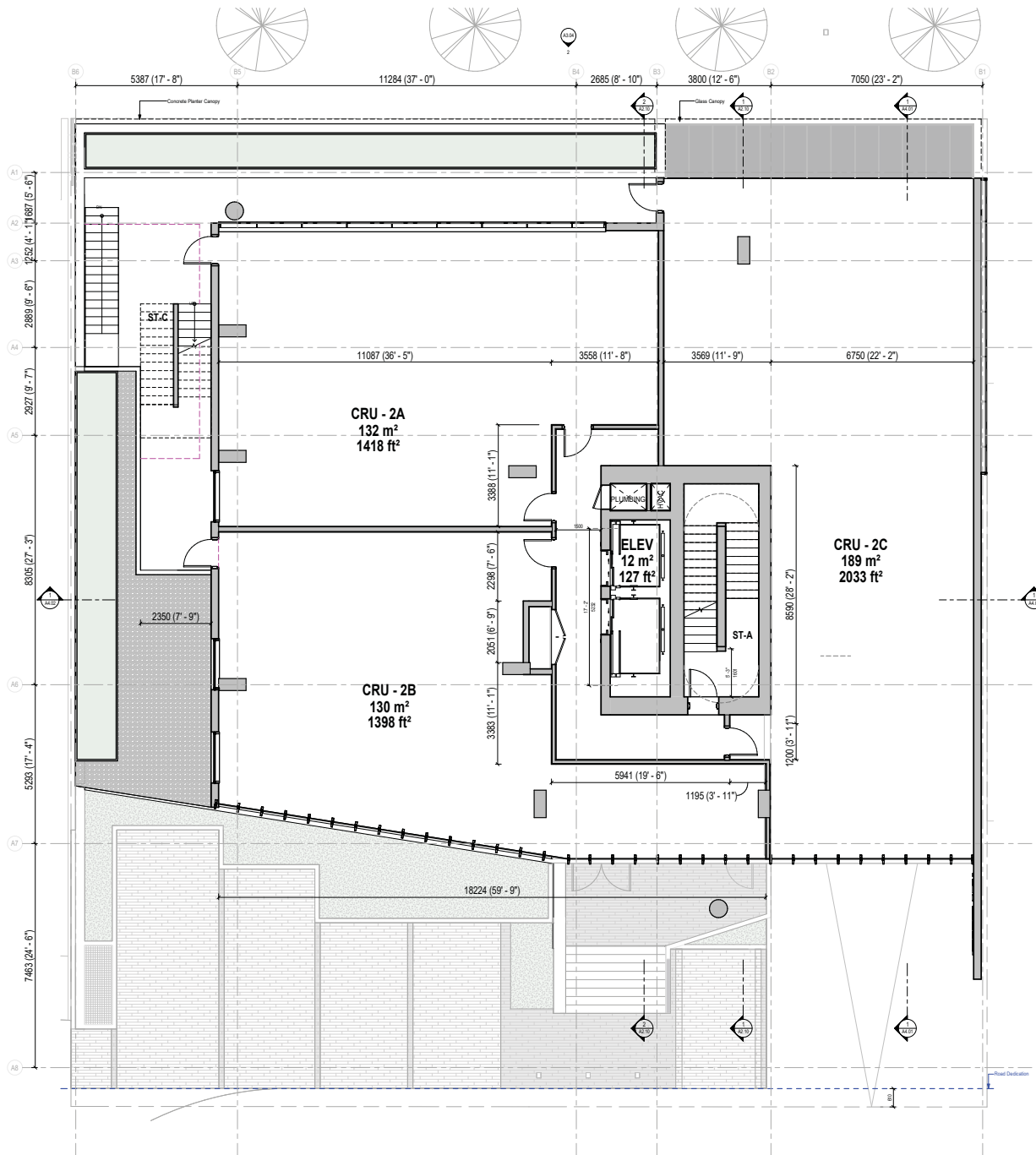
Project: 0001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Floor Plan - Level 1

Date: 15 JUNE 2020  
Drawn By: MS  
Checked By: MS  
Scale: 1:50  
Original Size: A1



1 LEVEL 2 FLOOR PLAN  
 1:50

Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

Project: 0001

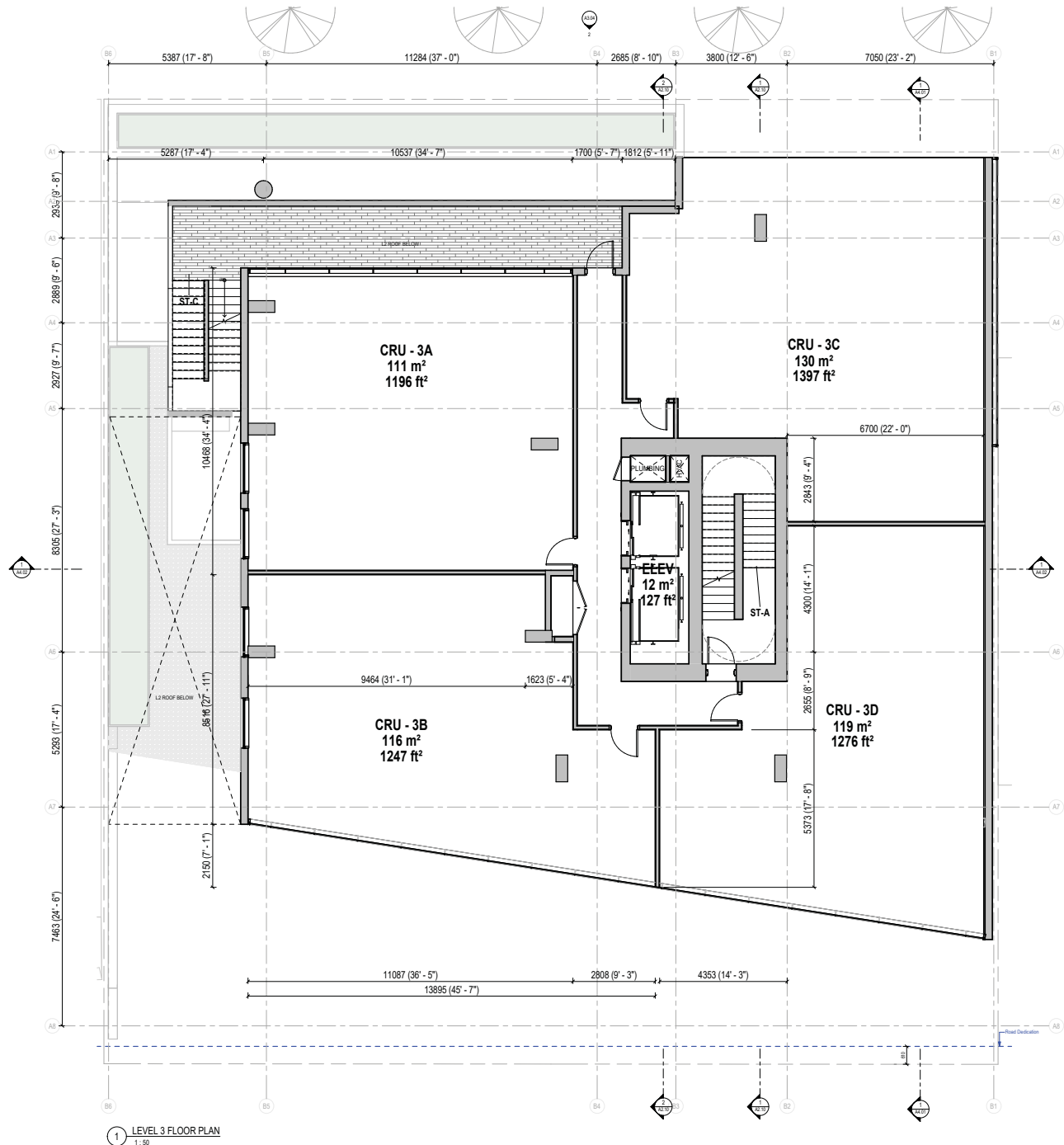
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Floor Plan - Level 2

Date:	15 JUNE 2020
Drawn By:	MS
Checked By:	MS
Scale:	1:50
Original Size:	A1



1 LEVEL 3 FLOOR PLAN  
 1:50



No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-Issued for Response to DP Memo 1	26/05/15

Key Plan

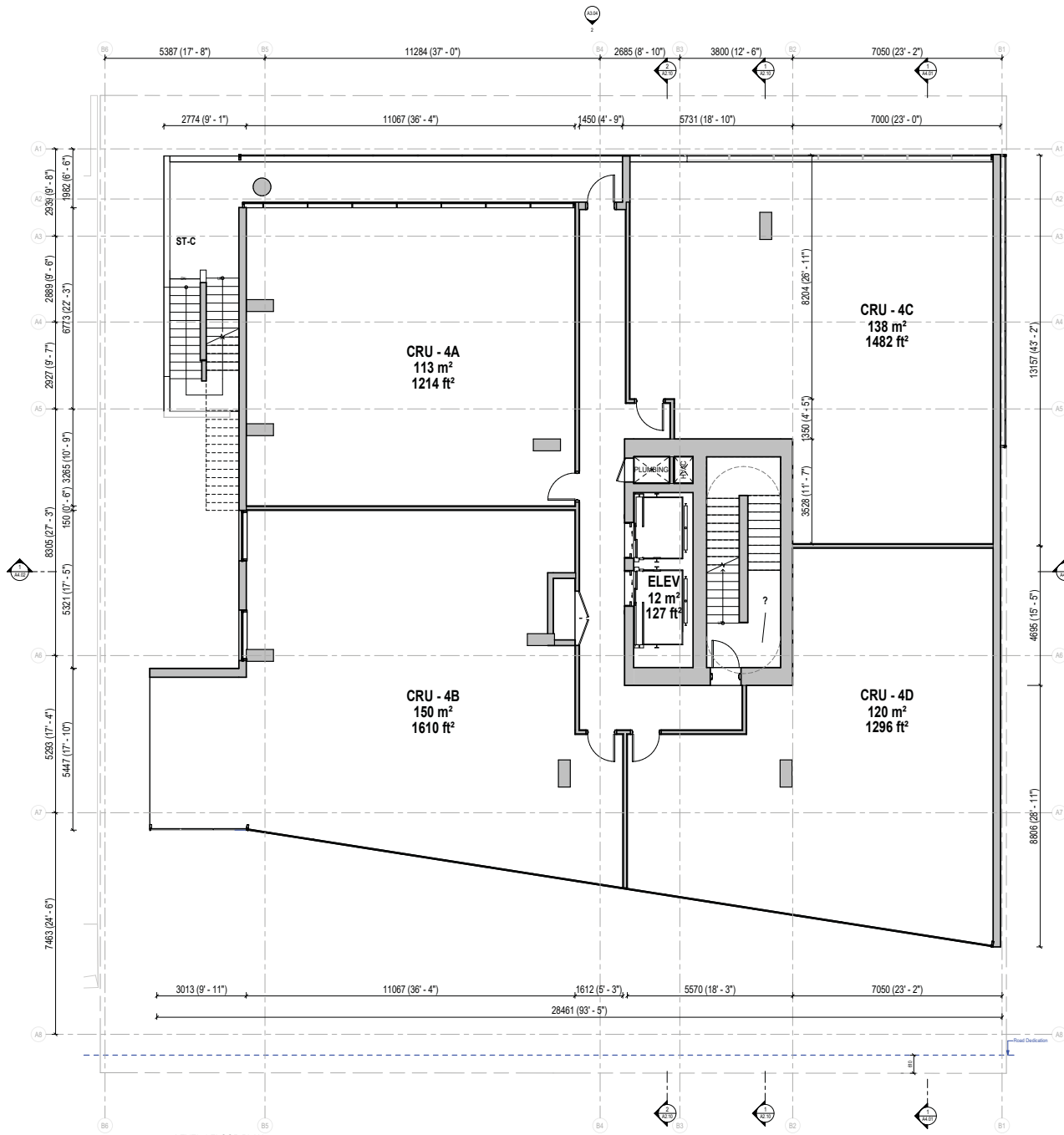
Project: 0001  
 15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Floor Plan - Level 3

Date:	15 JUNE 2020
Drawn By:	MS
Checked By:	MS
Scale:	1:50
Original Size:	A1



1 LEVEL 4 FLOOR PLAN  
1:50

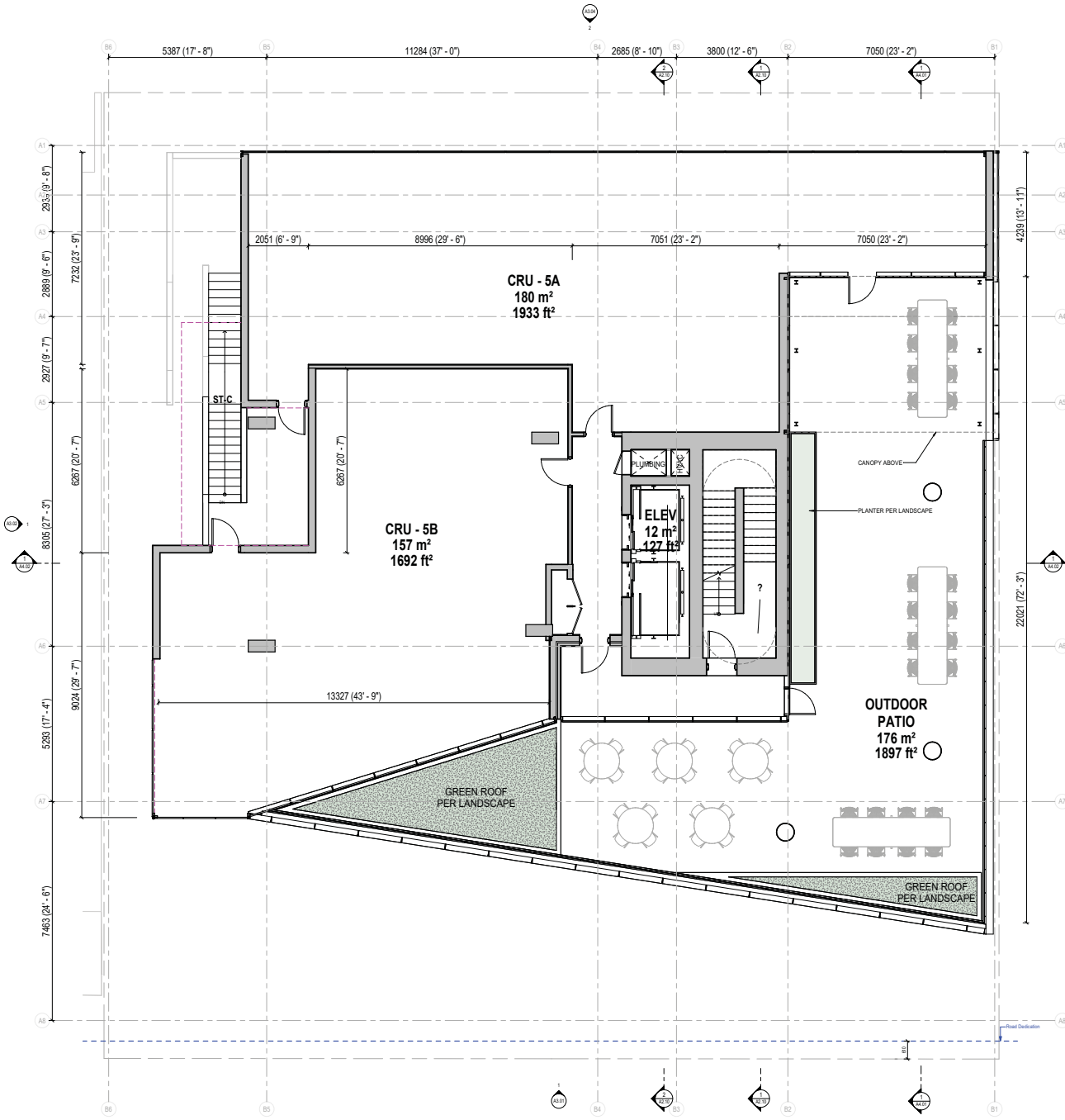
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

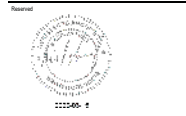
Project: 0001  
15th Street Boutique Medical  
835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Floor Plan - Level 4  
Date: 15 JUNE 2020  
Drawn By: NS  
Checked By: NS  
Scale: 1:50  
Original Size: A1



1 LEVEL 5 FLOOR PLAN  
1:50



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

Project: 2001  
15th Street Boutique Medical

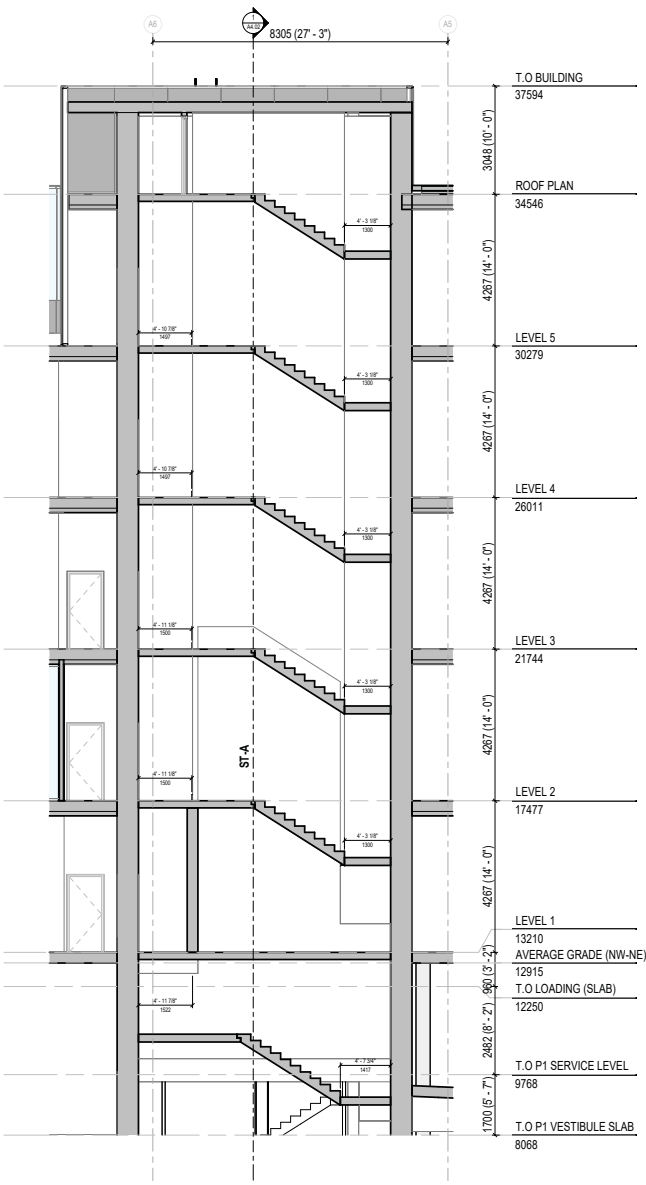
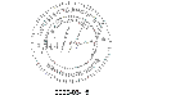
835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

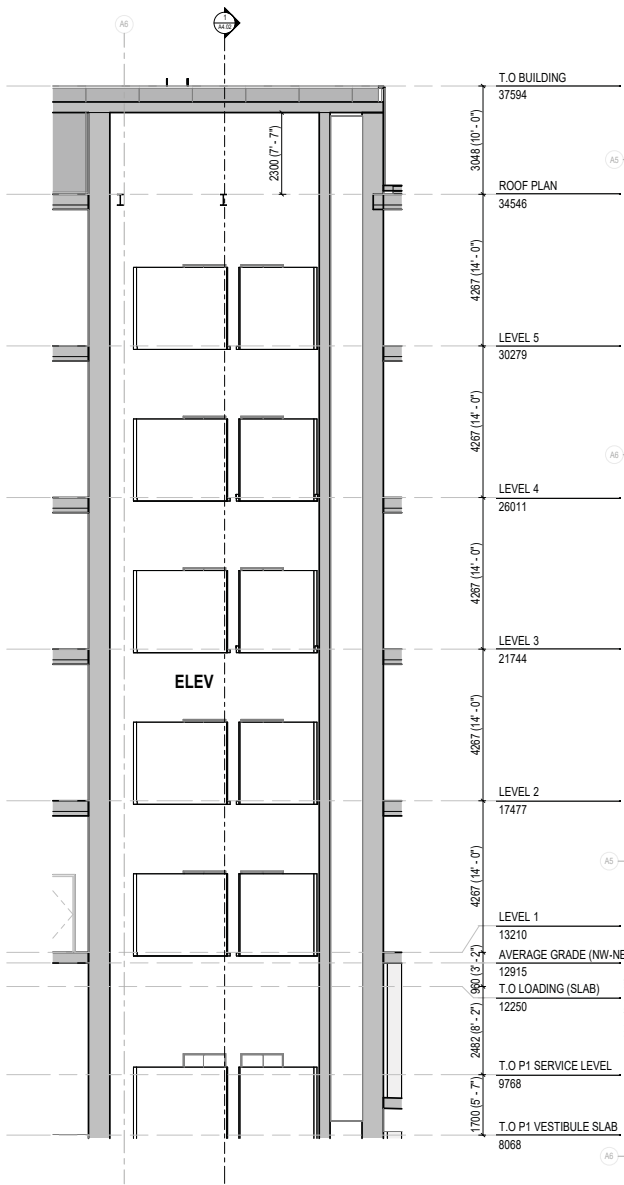
Floor Plan - Level 5

Date:	15 JUNE 2004
Drawn By:	MS
Checked By:	MS
Scale:	1:50
Original Size:	A1

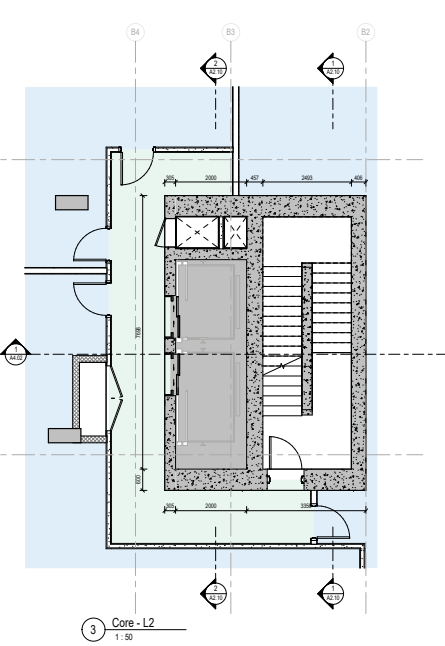




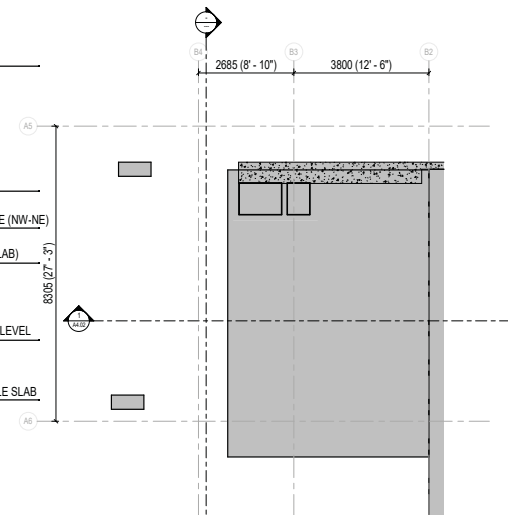
1 STAIR A - BUILDING SECTION  
 1:50



2 ELEVATOR / CORE - BUILDING SECTION  
 1:50



3 Core - L2  
 1:50



4 Core - P2  
 1:50

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

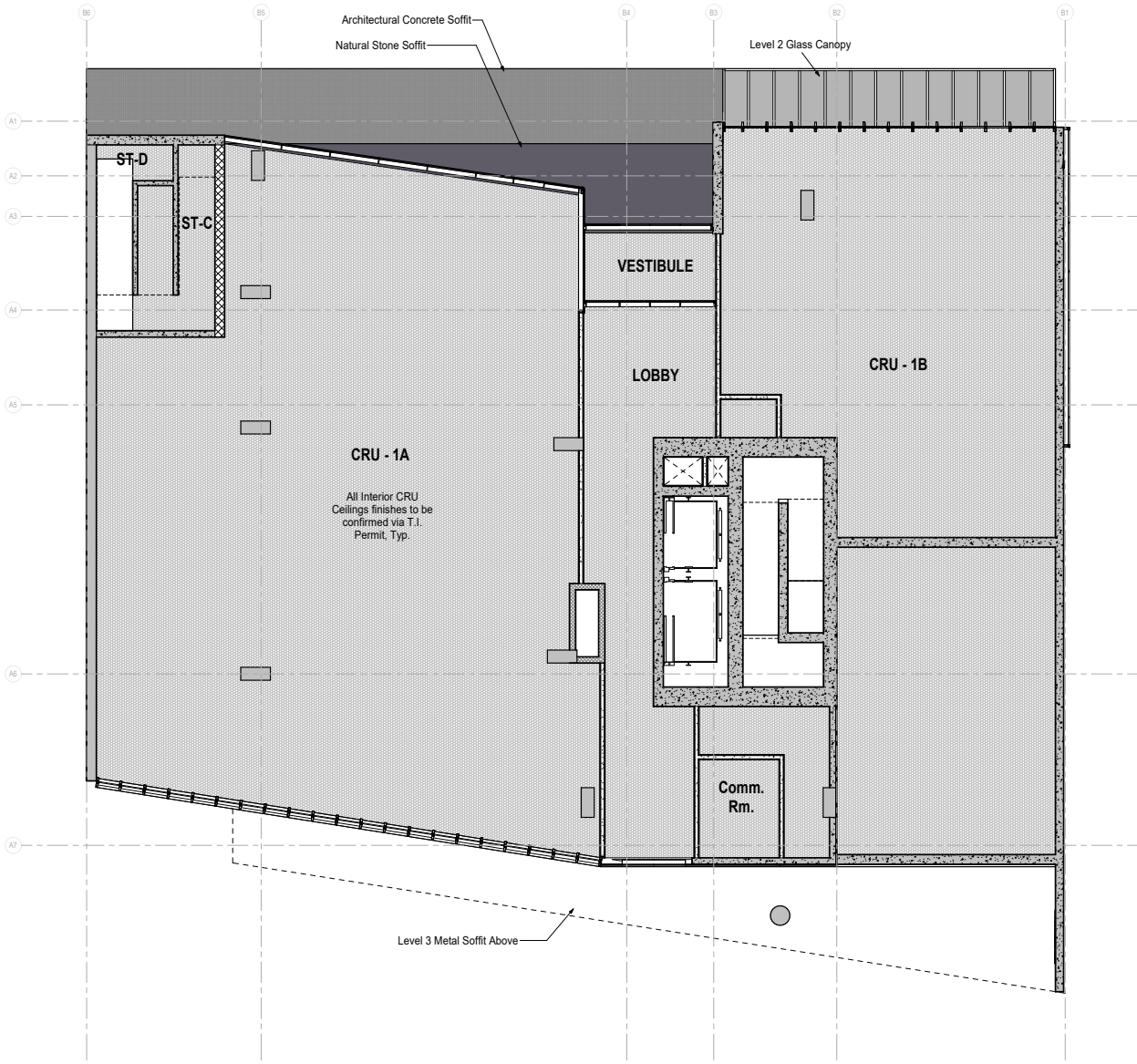
Project: 0001  
 15th Street Boutique Medical

830-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Enlarged Floor Plans - Elevator Core

Date:	15 JUNE 2015
Drawn By:	SSC
Checked By:	MS
Scale:	1:50
Original Size:	A1



1 LEVEL 1 RCP  
1:50

Revisions

No.	Description	Date
2	Issued for DP Memo 1 Response	20/04/20
3	Re-issued for Response to DP Memo 1	20/06/15

Key Plan

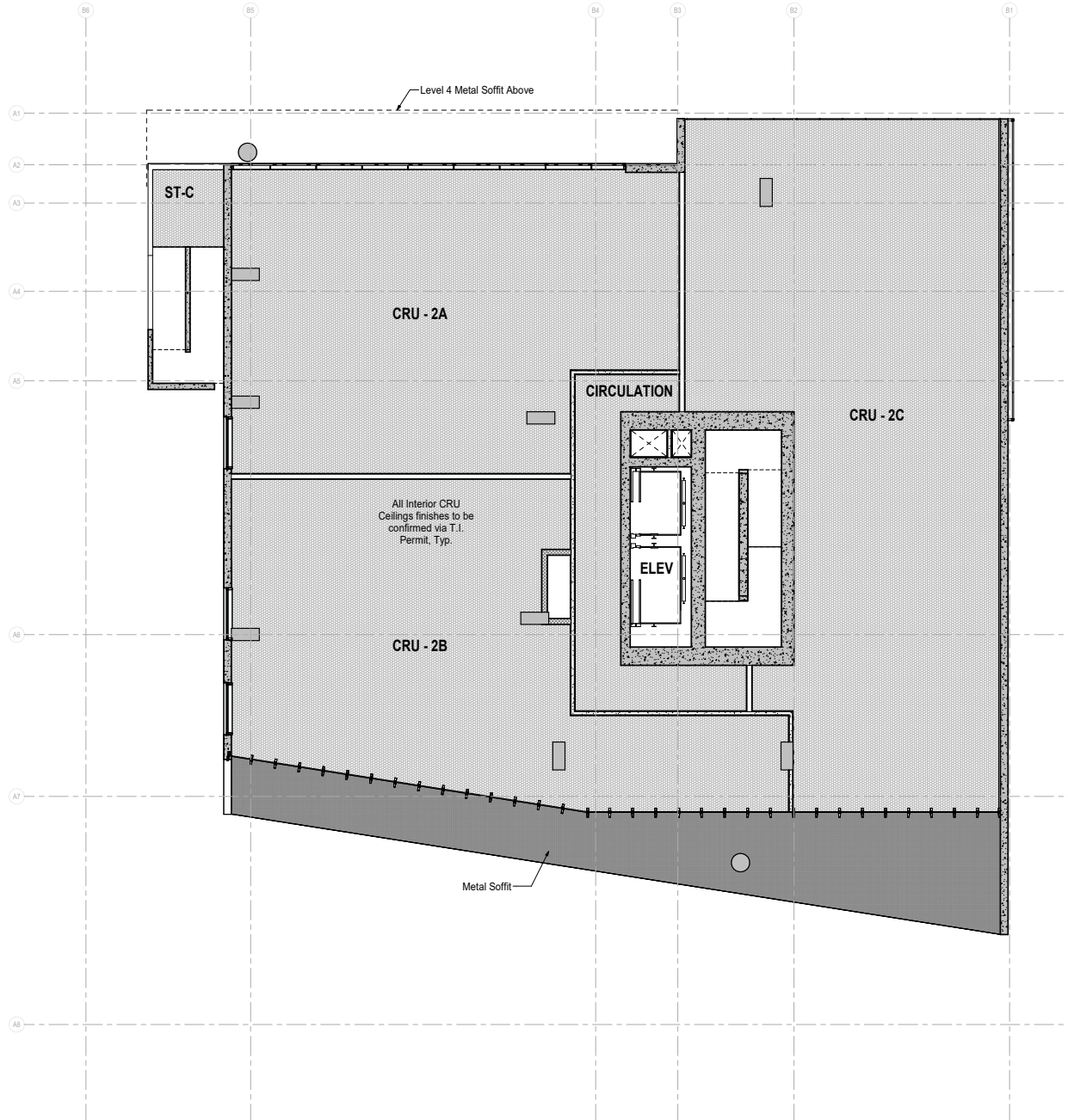
Project 0001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Level 1 - RCP

Date	15 JUNE 2020
Drawn By	MS
Checked By	MS
Scale	1:50
Original Size	A1



1 LEVEL 2 RCP  
1:50

Revisions		
No.	Description	Date
2	Issued for DP Memo 1 Response	20/04/20
3	Re-issued for Response to DP Memo 1	20/06/15

Key Plan

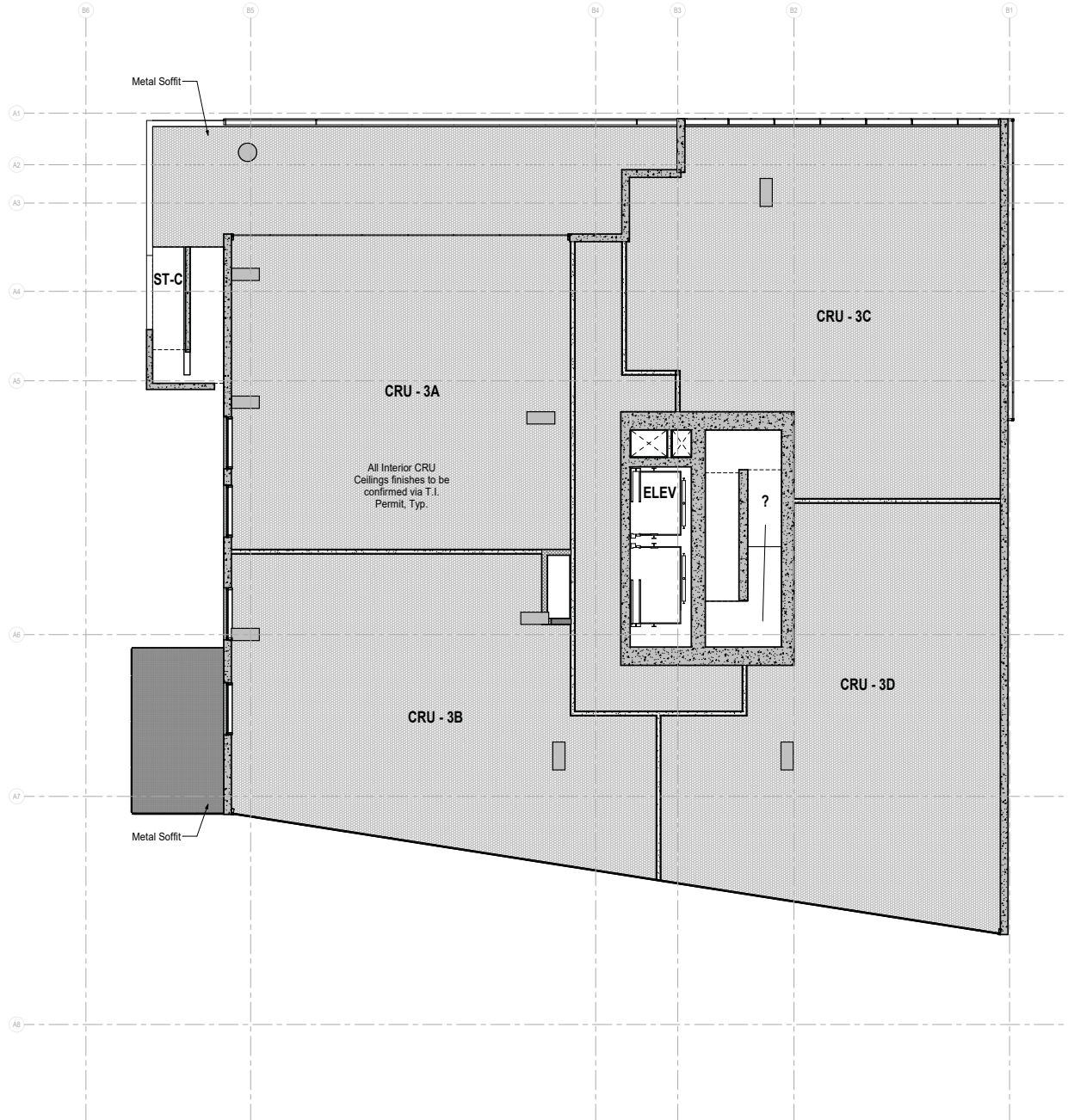
Project 2001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Level 2 - RCP	
Date	15 JUNE 2020
Drawn By	MS
Checked By	MS
Scale	1:50
Original Size	A1





1 LEVEL 3 RCP  
1:50

Revisions

No.	Description	Date
1	Issued for DP Memo 1 Response	20/04/20
2	Re-issued for Response to DP Memo 1	20/06/15

Key Plan

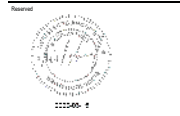
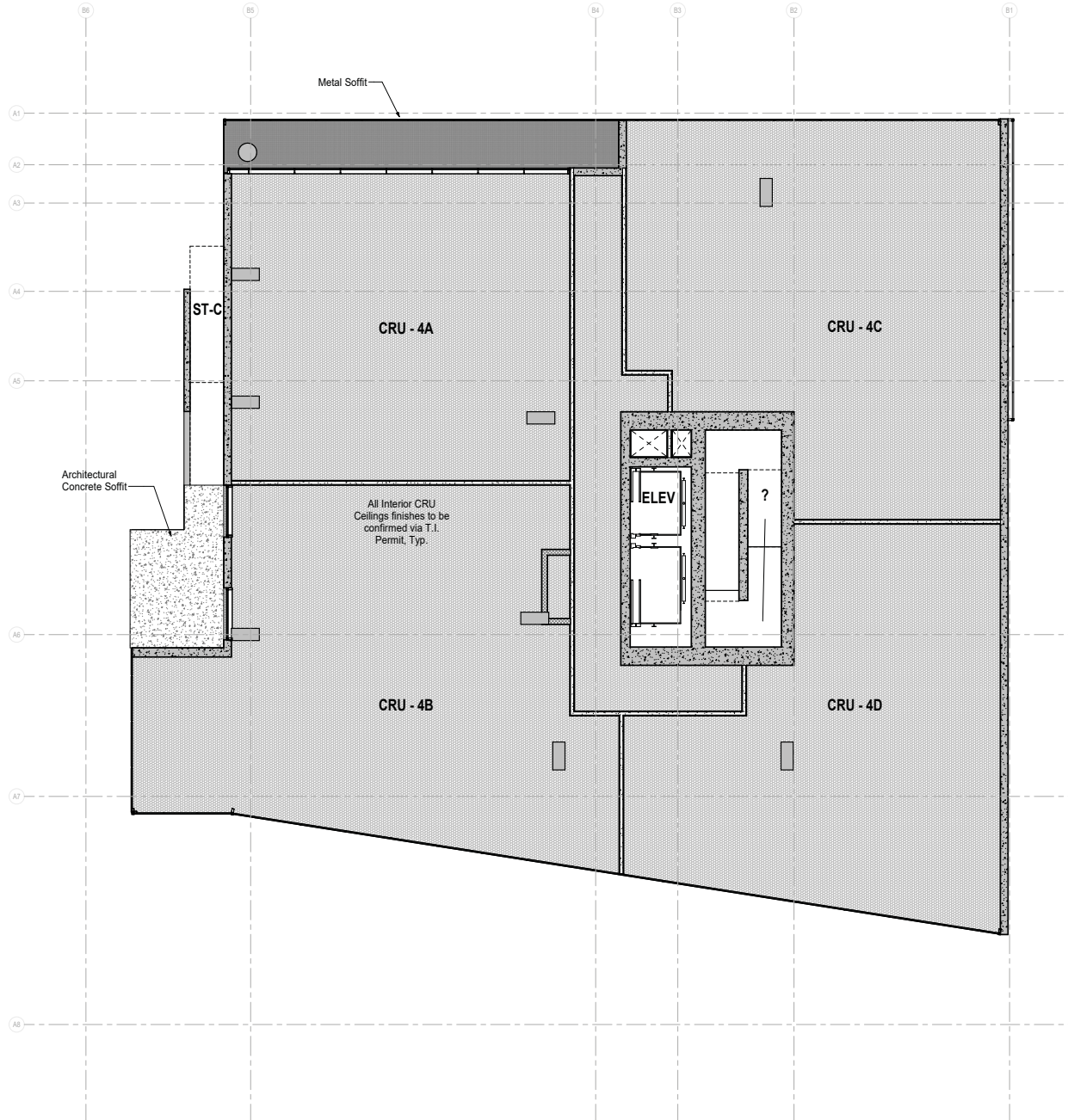
Project: 2001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Level 3 - RCP

Date:	15 JUNE 2020
Drawn By:	MS
Checked By:	MS
Scale:	1:50
Original Size:	A1



Revisions

No.	Description	Date
1	Issued for DP Memo 1 Response	20/04/20
2	Re-issued for Response to DP Memo 1	20/06/15

Key Plan

Project: 2001  
15th Street Boutique Medical

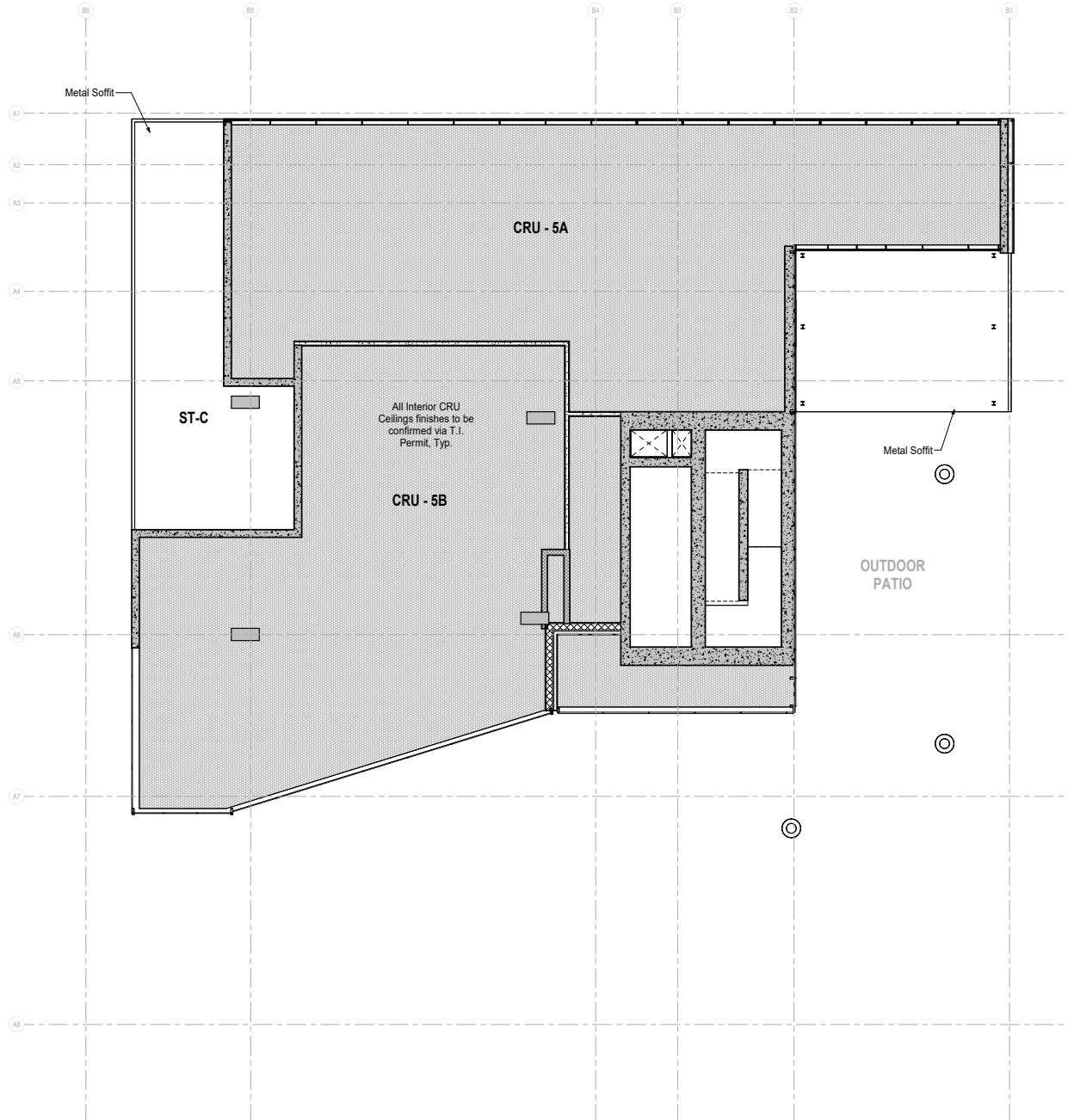
835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

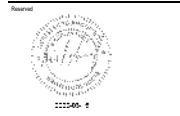
Level 4 - RCP

Date: 15 JUNE 2020  
Drawn By: NSB  
Checked By: NSB  
Scale: 1:50  
Original Size: A1

1 LEVEL 4 RCP  
1:50



1 LEVEL 5 RCP  
1:50



Revisions

No.	Description	Date
1	Issued for DP Memo 1 Response	20/04/20
2	Re-issued for Response to DP Memo 1	20/06/15

Key Plan

Project: 2001  
15th Street Boutique Medical  
835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Level 5 - RCP  
Date: 15 JUNE 2020  
Drawn By: HSK  
Checked By: HSK  
Scale: 1:50  
Original Size: A1

Revised



No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-Issued for Response to DP Memo 1	26/05/15

Key Plan

Project: 0001  
15th Street Boutique Medical

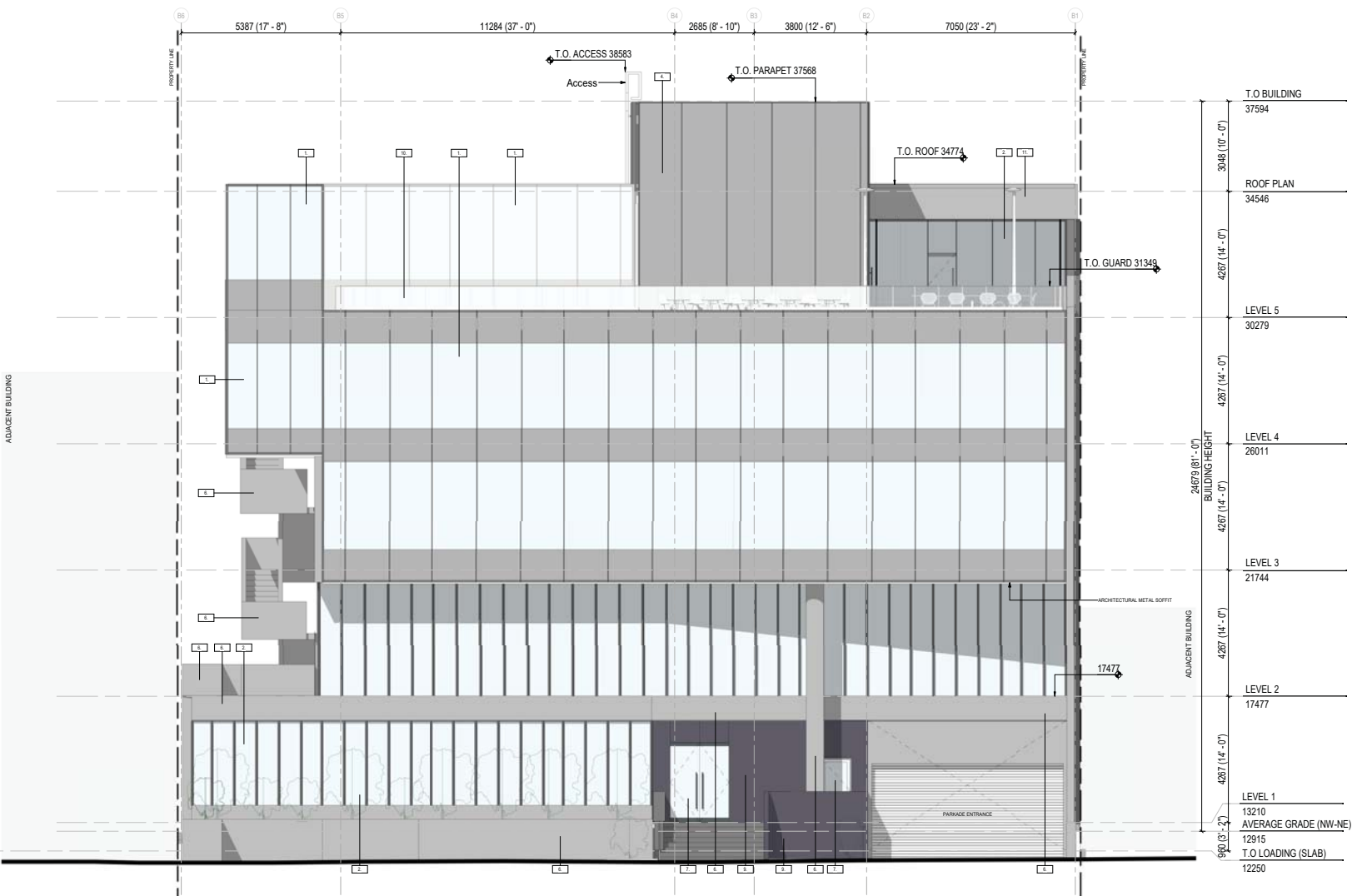
835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Building Elevation - South

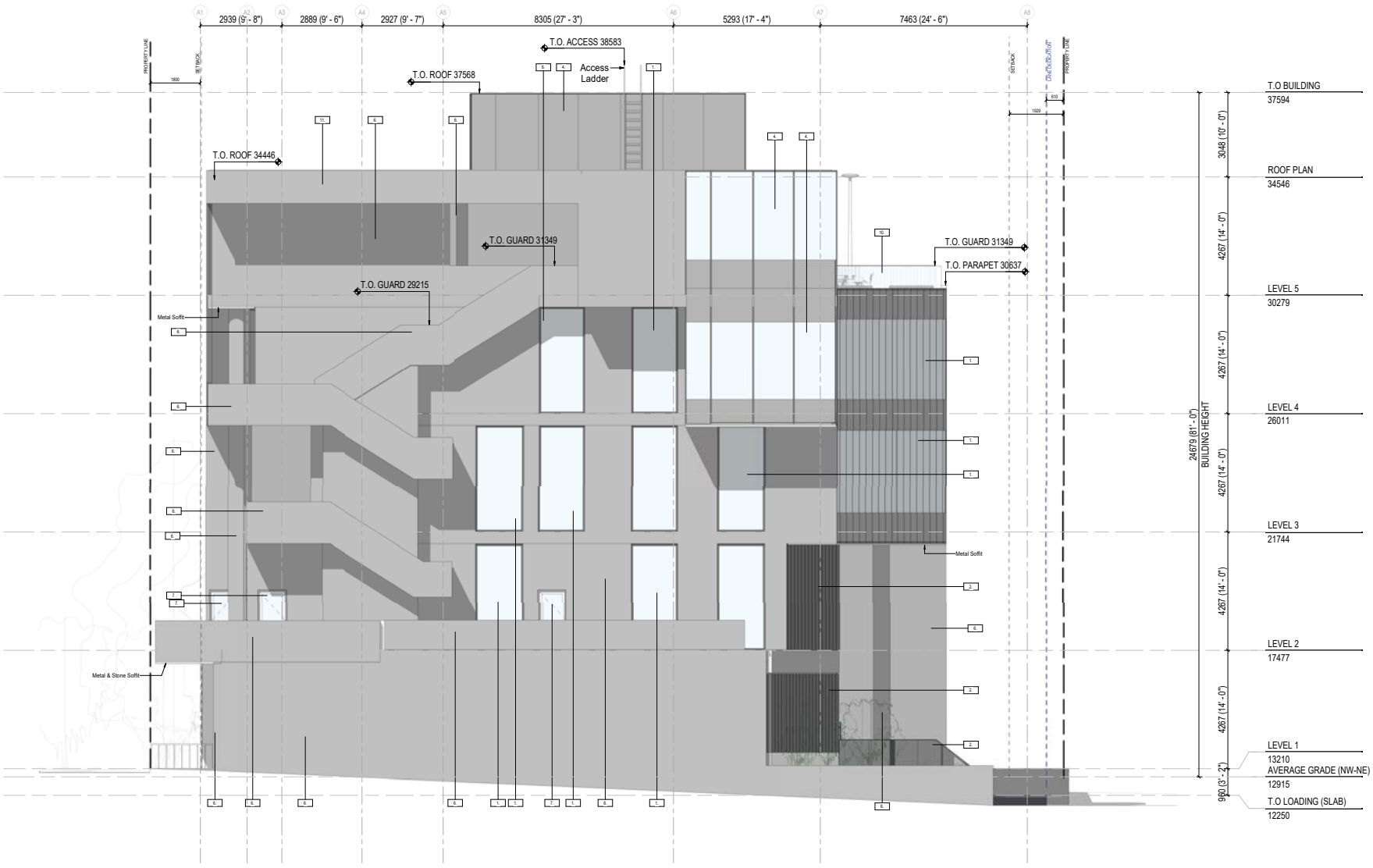
Date: 15 JUNE 2020  
Drawn By: SH  
Checked By: NS  
Scale: As Indicated  
Original Size: A1

**A3.01**



1 SOUTH ELEVATION  
1:50

MATERIAL KEYNOTE LEGEND	
1.	Aluminum Framed Glazed Exterior Wall System
2.	25mm Gypsum Board
3.	Overhead Garage Door
4.	Polished Aluminum Composite Panel
5.	Clear Canopy
6.	Artificially Colored Concrete
7.	Active Design Glazed Door
8.	Painted Exterior Door
9.	Neutral Stone Cladding
10.	Glass Curtain
11.	Polished Metal Flashing



T.O. BUILDING 37594

ROOF PLAN 34546

LEVEL 5 30279

LEVEL 4 26011

LEVEL 3 21744

LEVEL 2 17477

LEVEL 1 17477

13210 AVERAGE GRADE (NW-NE)

12915

T.O. LOADING (SLAB) 12250

24679 (81'-0") BUILDING HEIGHT

4287 (14'-0")

4287 (14'-0")

4287 (14'-0")

4287 (14'-0")

4287 (14'-0")

4287 (14'-0")

4287 (14'-0")

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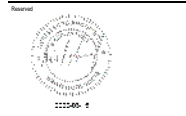
4287 (14'-0")

4287 (14'-0")

4287 (14'-0")

4287 (14'-0")

4287 (14'-0")



Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

Project 0001  
 15th Street Boutique Medical

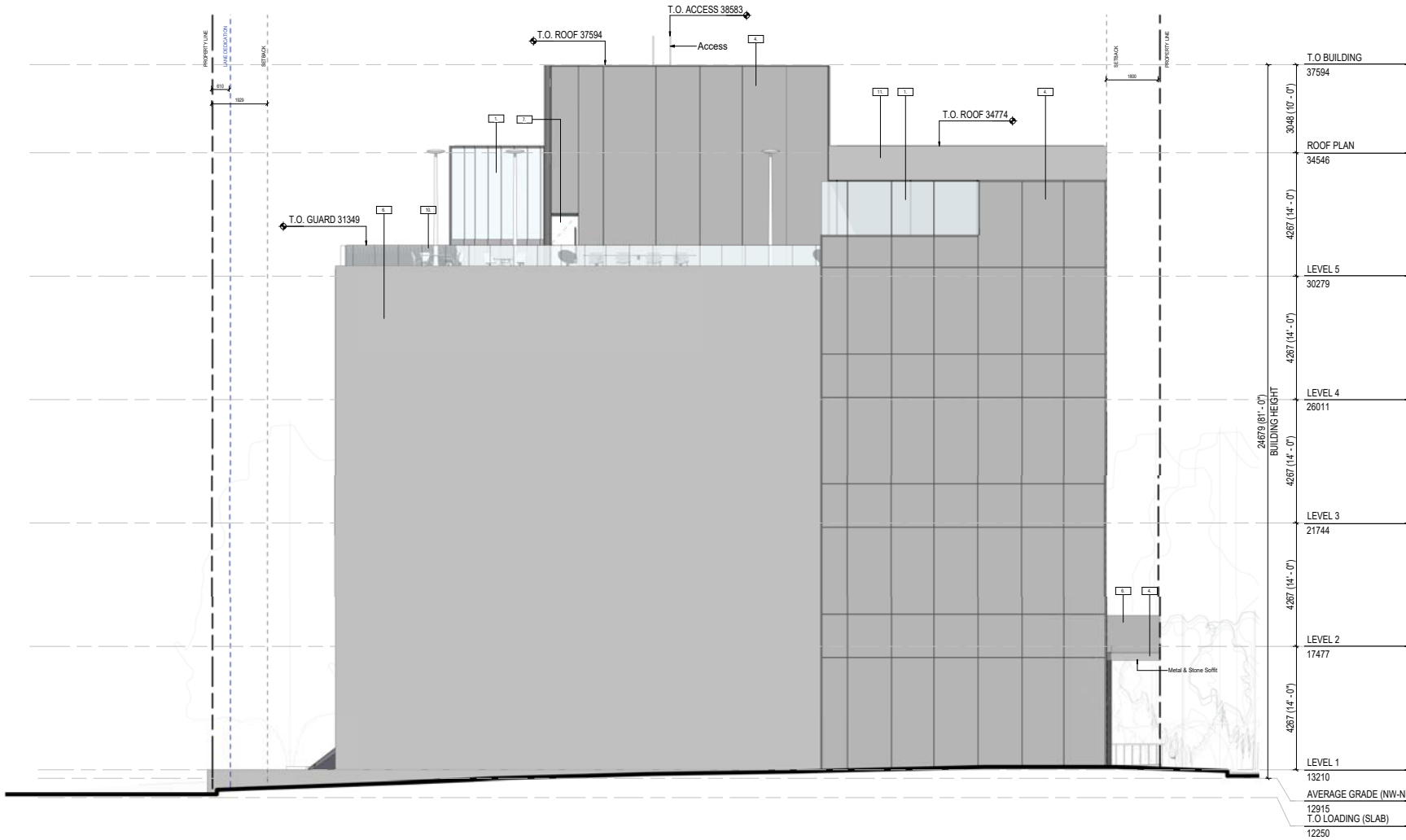
850-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Building Elevation - West

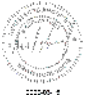
Date	15 JUNE 2020
Drawn By	MS
Checked By	MS
Scale	As Indicated
Original Size	A1

MATERIAL KEYNOTE LEGEND	
1.	Aluminum Framed Glazed Exterior Wall System
2.	2.5mm SS304 Commercial Cladding
3.	Overhead Garage Door
4.	Polished Aluminum Composite Panel
5.	Clear Canopy
6.	Artificially Aged Concrete
7.	Architectural Glazed Glass Door
8.	Painted Exterior Door
9.	Neutral Stone Cladding
10.	Glass Quarter
11.	Polished Metal Flashing



1 EAST ELEVATION  
1:50

Revised



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/09
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

Project 0001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

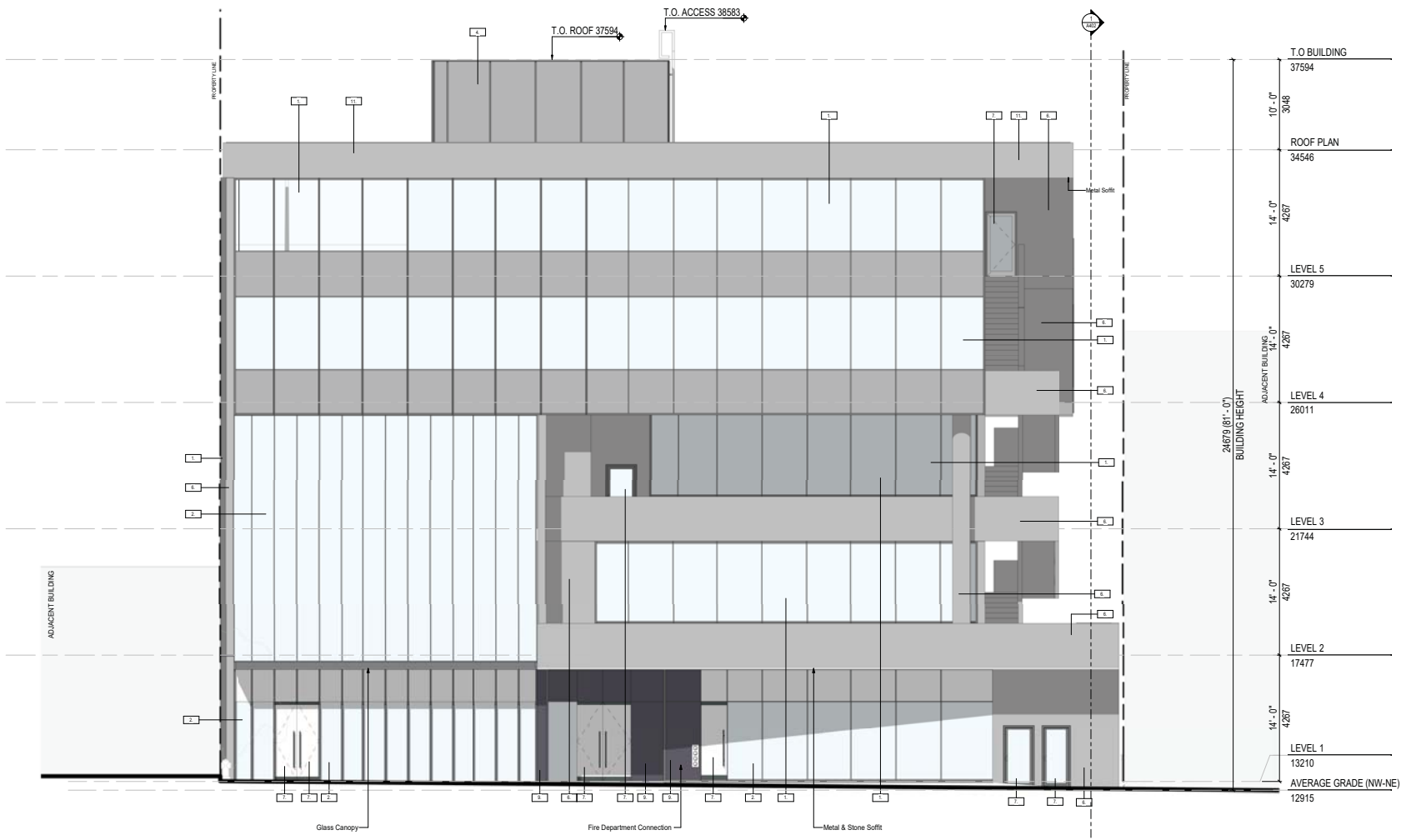
Re-issued for Response to DP Memo 1

Building Elevation - East

Date	15 JUNE 2015
Drawn By	MS
Checked By	MS
Scale	As Indicated
Original Size	A1

**MATERIAL KEYNOTE LEGEND**

1.	Aluminum Framed Glazed Exterior Wall System
2.	2.5mm SSQ Commercial Cladding
3.	Overhead Garage Door
4.	Polished Aluminum Composite Panel
5.	Clear Canopy
6.	Artificially Colored Concrete
7.	Architectural Glazed Door
8.	Painted Exterior Door
9.	Neutral Stone Cladding
10.	Glass Curtain
11.	Polished Metal Flashing



2 NORTH ELEVATION  
1:50

**MATERIAL KEYNOTE LEGEND**

1.	Aluminum Framed Glazed Exterior Wall System
2.	2x6x8 S2S Commercial Cladding
3.	Overhead Garage Door
4.	Polished Aluminum Composite Panel
5.	Glass Canopy
6.	Artificially Aged Concrete
7.	Active Design Glazed Door
8.	Painted Exterior Door
9.	Neutral Stone Cladding
10.	Glass Curtain
11.	Polished Metal Flashing



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

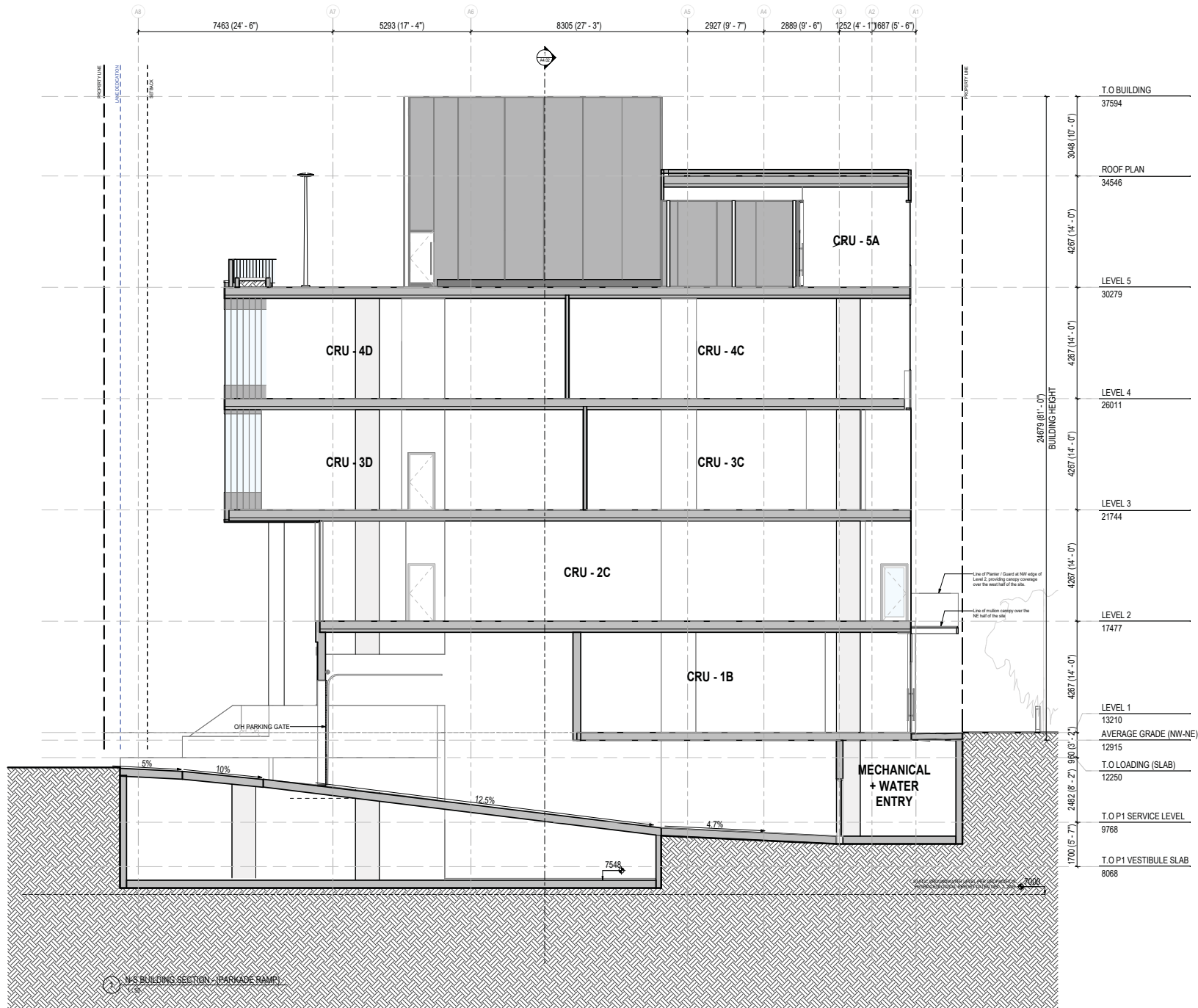
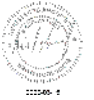
Project: 0001  
 15th Street Boutique Medical

836-846 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

**Building Elevation - North**

Date:	15 JUNE 2020
Drawn By:	MS
Checked By:	MS
Scale:	As Indicated
Original Size:	A1



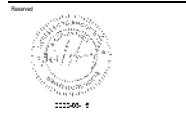
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

Project: 0001  
 15th Street Boutique Medical  
 835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Building Section - NIS at Parkade Entrance  
 Date: 15 JUNE 2020  
 Drawn By: NS  
 Checked By: NS  
 Scale: 1:30  
 Original Size: A1



T.O BUILDING	37594
ROOF PLAN	34546
LEVEL 5	30279
LEVEL 4	26011
LEVEL 3	21744
LEVEL 2	17477
LEVEL 1	13210
AVERAGE GRADE (NW-NE)	12915
T.O LOADING (SLAB)	12250
T.O P1 SERVICE LEVEL	9768
T.O P1 VESTIBULE SLAB	8068

Revisions	No.	Description	Date
	1	Issued for Development Permit	25/10/04
	2	Issued for DP Memo 1 Response	26/04/29
	3	Re-issued for Response to DP Memo 1	26/05/15

Key Plan

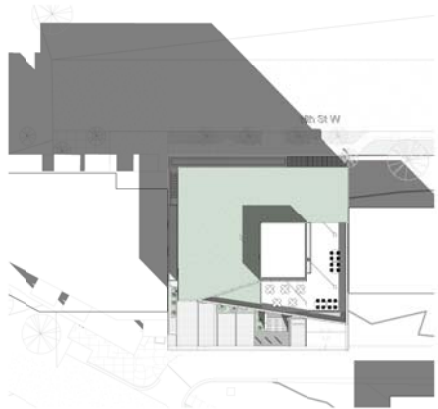
Project: 2001  
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

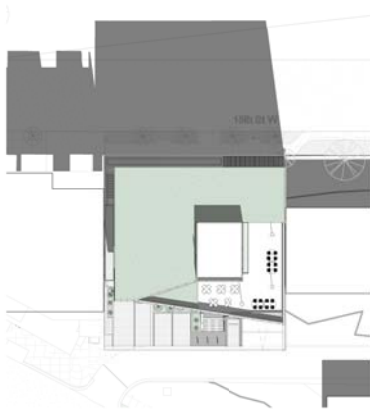
Re-issued for Response to DP Memo 1

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Drawn By:	MS
Checked By:	MS
Scale:	1:50
Original Size:	A1

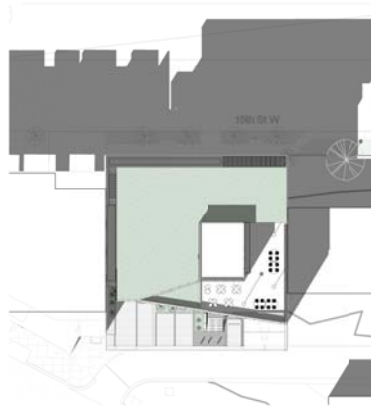
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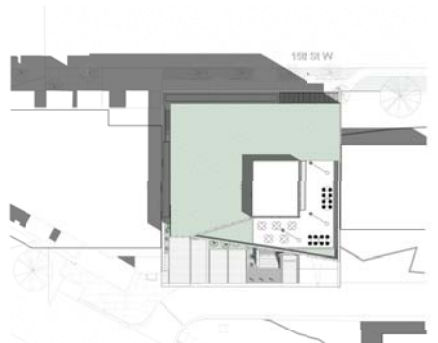
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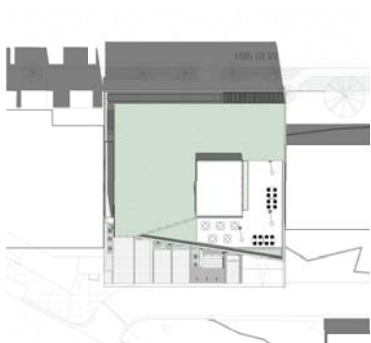
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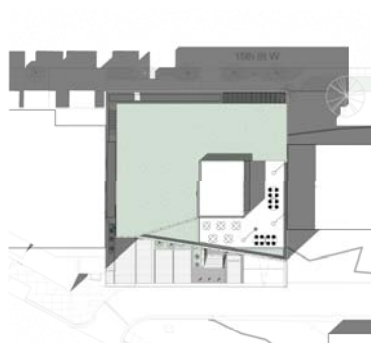
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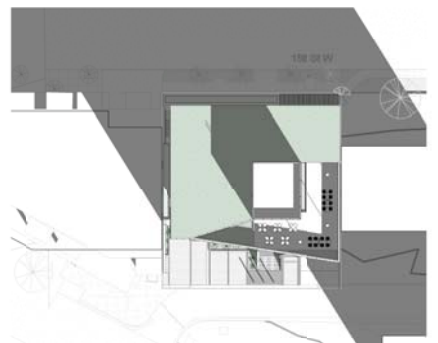
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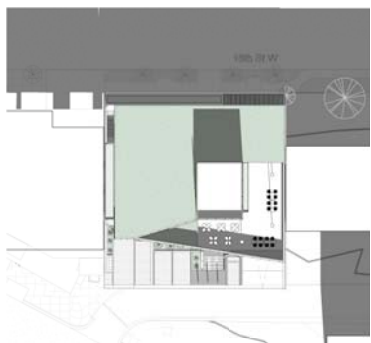
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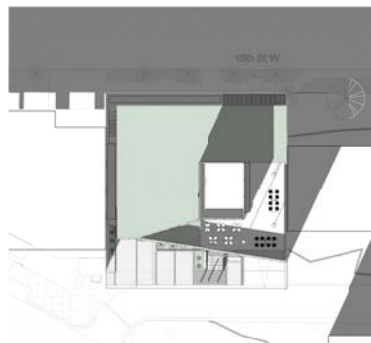
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9 DECEMBER - 10AM  
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7 DECEMBER - 12 NOON  
1:300



4 DECEMBER - 2PM  
1:300

Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	20/05/15

Key Plan

Project: 0001  
 15th Street Boutique Medical  
 835-845 15th Street, North Vancouver, BC

Re-issued for Response to DP Memo 1

Shadow Studies

Date:	15 JUNE 2010
Drawn By:	MS
Checked By:	MS
Scale:	1:300
Original Size:	A1

# 15TH STREET BOUTIQUE MEDICAL

ISSUED FOR DEVELOPMENT PERMIT  
JUNE 12, 2025

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### LANDSCAPE DRAWING INDEX

SHEET NO.	SHEET NAME
L0.00	COVER SHEET
L0.01	INSPIRATION AND PRINCIPLES
L0.02	DIAGRAMS
L0.03	GENERAL NOTES
L1.00	MATERIALS PRECEDENT IMAGES
L2.00	MATERIALS PLAN - LEVEL 1 & 2
L3.01	MATERIALS PLAN - LEVEL 5 & ROOF
L4.00	GRADING PLAN - LEVEL 1 & 2
L4.01	GRADING PLAN - LEVEL 5 & ROOF
L5.00	SOILS PLAN
L6.00	PLANT LIST AND IMAGES
L6.01	PLANTING PLAN
L7.00	LIGHTING PLAN
L7.01	IRRIGATION PLAN
L8.00	SECTIONS & ELEVATIONS
L9.00	HARDSCAPE DETAILS
L9.10	SOFTSCAPE DETAILS
L9.20	FURNISHING DETAILS
L9.30	OFF-SITE DETAILS



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### KEYPLAN



### SEAL

9	Issued for DP	26-06-12
8	Issued for Coordination	26-05-19
7	Released for DP	26-04-22
6	Issued for Draft DP Resubmission	26-04-21
4	Issued for ADP	26-01-15
3	Issued for ADP Revisions	26-01-07
2	Issued for Rezoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

### REVISIONS

### CASCADIA 835-845

**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: NTS  
Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

### COVER SHEET

L0.00

# VISION

A contemporary North Shore landscape that brings nature into the rhythm of the everyday work environment. Outdoor spaces restore energy, spark focus, and support well-being. Native plants and ecology anchor people to place and celebrate the 'living city'.



## THE 'LIVING CITY'

NORTH SHORE CONTEMPORARY  
URBAN NATURE



## INDOOR TO OUTDOOR

RESTORATIVE ENVIRONMENTS  
OUTDOOR OFFICE SPACE



## BIODIVERSITY

CONNECTION OF PEOPLE AND NATURE  
CELEBRATION OF LOCAL ECOLOGY



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### CASCADIA 835-845

#### W15

853-854 West 15th Street  
Vancouver, British Columbia

Scale: NTS

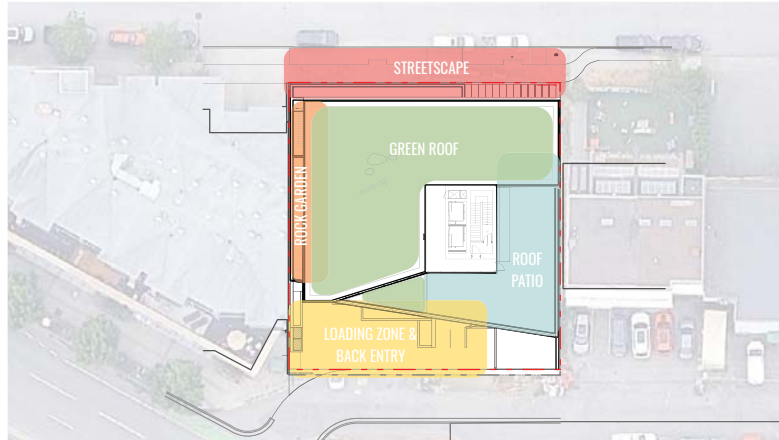
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Reviewed: KL

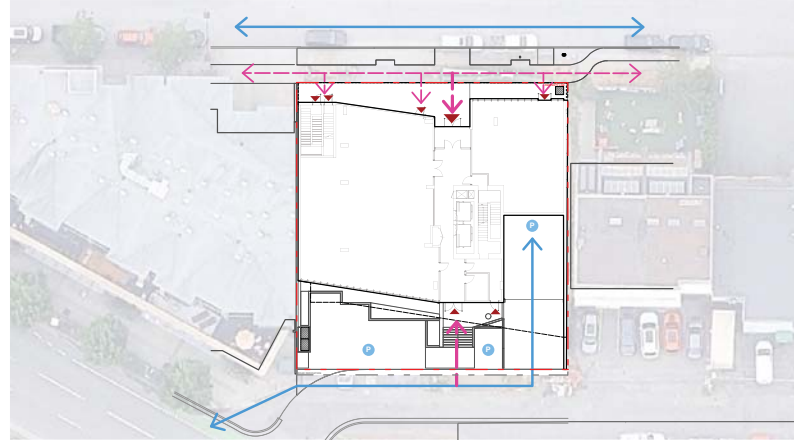
Project No. 25-175

### INSPIRATION AND PRINCIPLES

**PROGRAM**

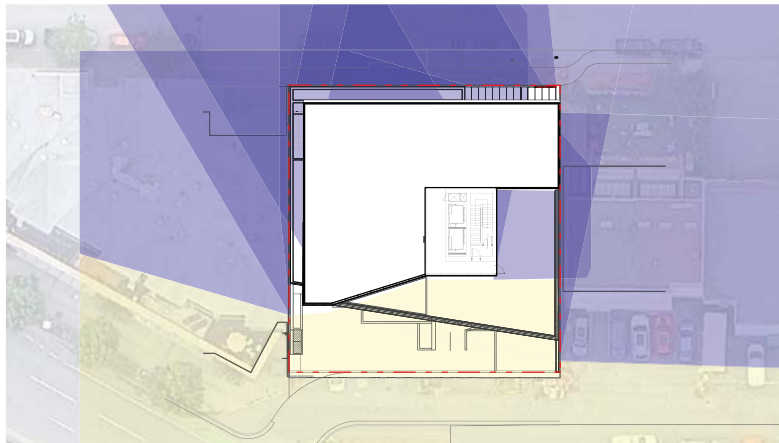


**CIRCULATION**



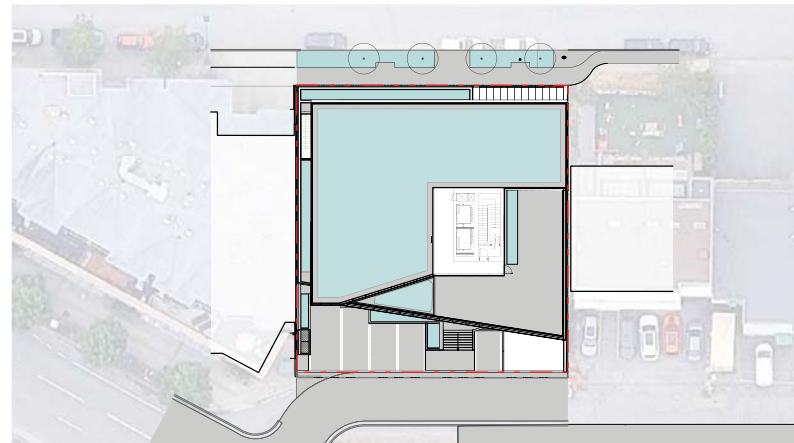
- Pedestrian Circulation
- Vehicular Circulation
- Building Entrance
- Parking

**SUN/SHADE**



- Full Sun Exposure
- Partial Sun/Shade Exposure
- Full Shade Exposure

**PERVIOUS/IMPERVIOUS**



- Impervious
- Pervious

KEYPLAN



SEAL

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REVISIONS

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**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: NTS  
Drawn / LN  
Reviewed: KL  
Project No. 25-175

**DIAGRAMS**

**GENERAL NOTES**

- A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIAL SIGNED COPY FROM THE CLIENT AND BECOME FAMILIAR WITH IT. THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF DRAWINGS.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLIANCE TO ORDINANCES, REGULATORY LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE MEANS AND METHODS SHALL BE APPROVED BY THE CITY OF VANCOUVER. ETC. FOR DELINEATION OF SPECIFIC EXTENTS OF DISTURBANCE. MEANS, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE CITY OF VANCOUVER. ETC. PRIOR TO COMMENCING WORK. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD. THE DATA SHOWN AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND METHODS TO A CONDITION BETTER THAN ORIGINAL TO EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT AND COVERING AGENCY.
- THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRELATE WITH ONE ANOTHER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REVIEW ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- COMPANY X PREPARED THE SURVEY FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM COMPANY X ADDRESS, PHONE NUMBER AND BECOME FAMILIAR WITH IT. EXISTING CONDITIONS, AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE SURVEY.
- COMPANY Y PREPARED THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT. IT HAS BEEN REFORMATTED DURING PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM COMPANY Y ADDRESS, PHONE NUMBER AND BECOME FAMILIAR WITH IT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE REPORT.

**GENERAL DEMOLITION NOTES**

- REMOVE ITEMS SHOWN ON THE DRAWINGS TO BE REMOVED TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS DESIGNATED TO REMAIN.
- VERIFY WITH CONSULTANT THE EXTENT AND LOCATION OF ITEMS TO REMAIN (OR TO BE REMOVED) PRIOR TO COMMENCING ANY OF THE WORK.
- ITEMS (SITE STRUCTURES) ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- CONTACT THE LOCAL UNDERGROUND SERVICE UTILITY FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD. THE DATA SHOWN AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.

**GENERAL LAYOUT NOTES**

- ALL DIMENSIONS ARE METRIC (METERS) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL STATE THE LAYOUT AND ALIGNMENT OF ALL PAVEMENTS, WALLS AND OTHER SITE FEATURES IN THE FIELD OR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION, BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALE. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS LABELED "EY" ARE TO INDICATE EQUAL MEASUREMENTS BETWEEN THE DIMENSIONS END POINTS ON THE DRAWING.
- INSTALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE CONCRETE FLOORING MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, AND BUILDING ELEMENTS AND AS INDICATED ON DRAWINGS AND SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, CONCRETE SCORE AND EXPANSION JOINTS SHALL BE ALIGNED WITH BUILDING FEATURES AND WITH CORNERS OF PAVEMENT. SPACE ADDITIONAL JOINTS BETWEEN THESE POINTS EQUALLY.
- THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
- ALL CURVES TO BE SMOOTH AND CONTINUOUS.

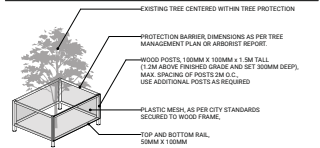
**GENERAL GRADING NOTES**

- ALL CONTOURS / ELEVATIONS / ARE METRIC (METERS). DO NOT SCALE DRAWINGS.
- LANDSCAPE CONTOURING AND BENCH MARKS ARE TO BE STATED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINISH GRADING.
- REFER TO CIVIL DRAWINGS ALL SUBSURFACE DRAWINGS.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 2% SLOPE.
- EXISTING UTILITY LINES COVERED PROTECTED DURING DEMOLITION TO BE ADJUSTED TO FINAL GRADE AND BE ADJUSTED FOR FUTURE MAINTENANCE ACCESS. REFER TO CIVIL.

**TREE AND PLANT PROTECTION NOTES**

- PLANT SYMBOLS AS INDICATED ON DRAWINGS DO NOT REPRESENT ACTUAL DIMPLES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DIPLE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL OBTAIN PERMISSION TO ENTER FROM LANDSCAPE ARCHITECT PRIOR TO CONDUCTING WORK WITHIN THE PROTECTION ZONES.
- INFORMAL LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION, ABBREVIATED TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF TREE BARRIERS BEFORE CONSTRUCTION COMMENCES.
- BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
- TREES INDICATED TO BE REMOVED SHALL ALSO INCLUDE COMPLETE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL FILL.
- ALL EXCAVATION WORK WITHIN TWO METERS OF A TREE PROTECTION ZONE TO BE CONDUCTED UNDER AIRBORNE SUPERVISION.
- THE FOLLOWING ACTIONS ARE PROHIBITED: (A) STORAGE OR DUMPING OF BUILDING MATERIALS, OIL, PAINT, CONSTRUCTION SERIES, BUILDINGS OR EQUIPMENT WITHIN THE TREE PROTECTION AREA. (B) PASSAGE OF MACHINERY OF ANY KIND THROUGH OR WITHIN TREE PROTECTION AREAS AT ANY TIME. (C) SOIL DISTURBANCE OR STIRRING FROM THE TREE PROTECTION AREA. (D) NATURAL GRADE MUST BE MAINTAINED. (E) STOCKPILING OF SOIL, FILL, SAND, GRAVEL, OR OTHER EXCAVATED MATERIALS WITHIN THE TREE PROTECTION AREAS AT ANY TIME INCLUDING THE GRADATION AND SITE PREPARATION PHASES. (F) DIRECT DISCHARGE OF STORM OR SITE DRAINAGE WATERS THROUGH OR INTO THE TREE PROTECTION AREA.

**TREE PROTECTION DETAIL (N5)**



- NOTE**
- UNLESS NOTED BY THE MUNICIPAL STANDARDS, ANCHORED MODULAR CONSTRUCTION FENCING IS AN ACCEPTABLE ALTERNATIVE TO TIMBER MEDIEVENCE TREE PROTECTION DETAIL.

**GENERAL PLANTING NOTES**

- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST EDITION.
- SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS AND PLANT PROTECTION.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED.
- PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAME, SIZE, EST MATED QUANTITIES AND OTHER REMARKS.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL, AND SIZES SHOWN ON THE DRAWINGS BRING DESPARENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- PRIOR TO INSTALLATION OF PLANT MATERIAL, PLANTS MUST BE PLACED AND LANDSCAPE ARCHITECT CALLED TO SITE TO REVIEW AND APPROVE. CONSULTANT MAY PROVIDE DIRECTION FOR LAYOUT MODIFICATIONS UPON REVIEW.
- CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO DISTURBANCE.
- ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
- TREE PLANTING TRACKS FROM UTILITIES ARE TO FOLLOW THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

**GENERAL IRRIGATION NOTES**

- PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM FOR ALL ON-SITE, SOFTSCAPE PLANTING AREAS.
- TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PROVIDED.
- IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE AND A MEMBER IN GOOD STANDING OF THE IRRIGATION INDUSTRY ASSOCIATION OF BC.
- IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
- IRRIGATION SUBSTATIONS AND HOSE BIBBS PER MECHANICAL PLANS.
- PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE ELEVATION, ONE LINE, PIPE SIZE, VALVE BOXES, ETC. AND IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
- LEED WATER EFFICIENCY CREDIT CATEGORIES TO BE MET (MIN. 50% REDUCTION IN POTABLE IRRIGATION WATER) AND RECORDED AS PART OF SHOP DRAWING SUBMITTAL.
- HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO INCLUDE (BUT NOT LIMITED TO) CENTRAL SHUTOFF VALVE, HIGH EFFICIENCY ORBITAL IRRIGATION LINES, HIGH EFFICIENCY TOP-UP SPRINKLER AND MOTION SENSOR / RAIN DELAY CONTROLLER.
- TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PD IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
- INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE MATERIAL, AS BASED FOR DEMONSTRATION.

**GENERAL ESTABLISHMENT IRRIGATION NOTES**

- ALL PLANTING AREAS ARE TO BE WATERED FROM TIME OF INSTALLATION FOR DURATION AS SPECIFIED.
- ALL PLANTED AREAS ARE TO BE IRRIGATED THROUGH AN AUTOMATIC IRRIGATION SYSTEMS.
- ONE-YEAR ESTABLISHMENT IRRIGATION PER SPECIFICATIONS.
- STUB-OUT CONNECTIONS ARE PROVIDED AS SHOWN FOR THE INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
- SUBMIT SHOP DRAWING FOR TEMPORARY AUTOMATIC IRRIGATION SYSTEM FOR APPROVAL BY LANDSCAPE AND MECHANICAL PRIOR TO INSTALLATION.
- PROVIDE TRIGER/OTF SLOW RELEASE WATERING (AG - ) PER TREE.

**GENERAL SITE LIGHTING NOTES**

- LIGHTING SYMBOLS ON PLANS ARE DIAGRAMMATIC. REFER TO ELECTRICAL DRAWINGS, DETAILS AND SPECIFICATIONS FOR ACTUAL DIMENSIONS, PRODUCT INFORMATION, AND WIRING.
- LAYOUT DIMENSIONS ARE FOR GENERAL REFERENCE ONLY. STATE LOCATION OF LIGHTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH EXISTING AND PROPOSED UTILITIES. ALL FOOTINGS TO BE MINIMUM 150MM AWAY FROM UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOR DIRECTION ON FIXTURE PLACEMENT.

**LIST OF ABBREVIATIONS**

AD AREA DRAIN	LP LOW POINT
ALT ALTERNATE	M METERS
ALUM ALUMINUM	MAX MAXIMUM
APPROX APPROXIMATE	MIN MINIMUM
ARCH ARCHITECT / ARCHITECTURAL	MISC MISCELLANEOUS
AVG AVERAGE	N5 NOT TO CONTRACT
B BOTTOM	NO NUMBER
BC BOTTOM OF CURB ELEVATION	N55 NOT TO SCALE
BD BUILDING GRADE	OC ON CENTRE
BDD BUILDING	OD OUTSIDE DEMONSTRATION
BOL BOLLARD	PA PLANTING AREA
BR BOTTOM OF RAMP	PC POINT OF CURVATURE
BS BOTTOM OF STEP	PD PLASTER DRAIN
BW BOTTOM OF WALL	PEB PERPENDICULAR
CAL CALDER	PI POINT OF INTERSECTION
CC CATCH-BASIN	PIP FOUR-IN PLACE
CV CIVIL	PL PROPERTY LINE
CCJ CONTROL JOINT	PO POINT OF ORIGIN
CL CENTRE LINE	PSI POUNDS PER SQUARE INCH
CO CLEAN-OUT	QTY QUANTITY
COO CONSTRUCTION JOINT	R RADIUS
COMP COMPLETED	REAR REINFORCING BAR
CONC CONCRETE	RFD REQUIRED
CONT CONTIGUOUS	ROW RIGHT OF WAY
DEG DEGREE	SAF SANITARY
DEMO DEMOLISH / DEMOLITION	SB SETBACK
DET DETAIL	SECT SECTION
DA DIAMETER	SHT SHEET
DM DIMENSION	SPC SPECIFICATIONS
DN DOWN	SQ SQUARE
DWG DRAWING	SS STAINLESS STEEL
E.W. EACH	ST STORM SEWER
EJ EXPANSION JOINT	STD STANDARD
EL ELEVATION	TF TOP OF FOOTING
ENG ENGINEERING	THK THICK
EQ EQUAL	TIP TOP
EX EXISTING	TH TOP AND BOTTOM
FL FLUSH CURB	TAN TANGENCY
FF FINISHED FLOOR ELEVATION	TC TOP OF CURB ELEVATION
FF FINISHED GRADE	TD TRENCH DRAIN
FFN FINISH	TEMP TEMPORARY
FG FACE OF CURB	TF TOP OF FOOTING
FTG FOOTING	TH THICK
GA GAUGE	TOS TOP OF SLAB
GA/GALV GALVANIZED	TPZ TREE PROTECTION ZONE
GEN GENERAL	TR TOP OF RAMP
HEF HORIZONTAL EACH FACE	TS TOP OF STAIRS
HP HIGH POINT	TW TOP OF WALL
HF HEIGHT	TFP TYPICAL
HWK HIGH WATER LEVEL	VF VERTICAL EACH FACE
ID INSIDE DIAMETER/DIMENSION	VERT VERTICAL
INCL INCLUDE / INCLUDING	W WITH
INV INVERT ELEVATION	WO WITHOUT
JT JOINT	WF WATER FEATURE
LOW LOWEST OF WORK	@ AT

**COPYRIGHT**

**KEYPLAN**



**SEAL**

9	Issued for DP	26-06-12
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1	Issued for Schematic Design	25-10-29

**REVISIONS**

**CASCADIA 835-845**

**W15**

853-B West 15th Street  
Vancouver, British Columbia

Scale:	N/T/S
Drawn:	OM / LN
Reviewed:	KL
Project No.:	25-175

**GENERAL NOTES**

**MATERIALS**



KEYPLAN



SEAL

REVISIONS	
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**CASCADIA 835-845**  
**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: NTS  
Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

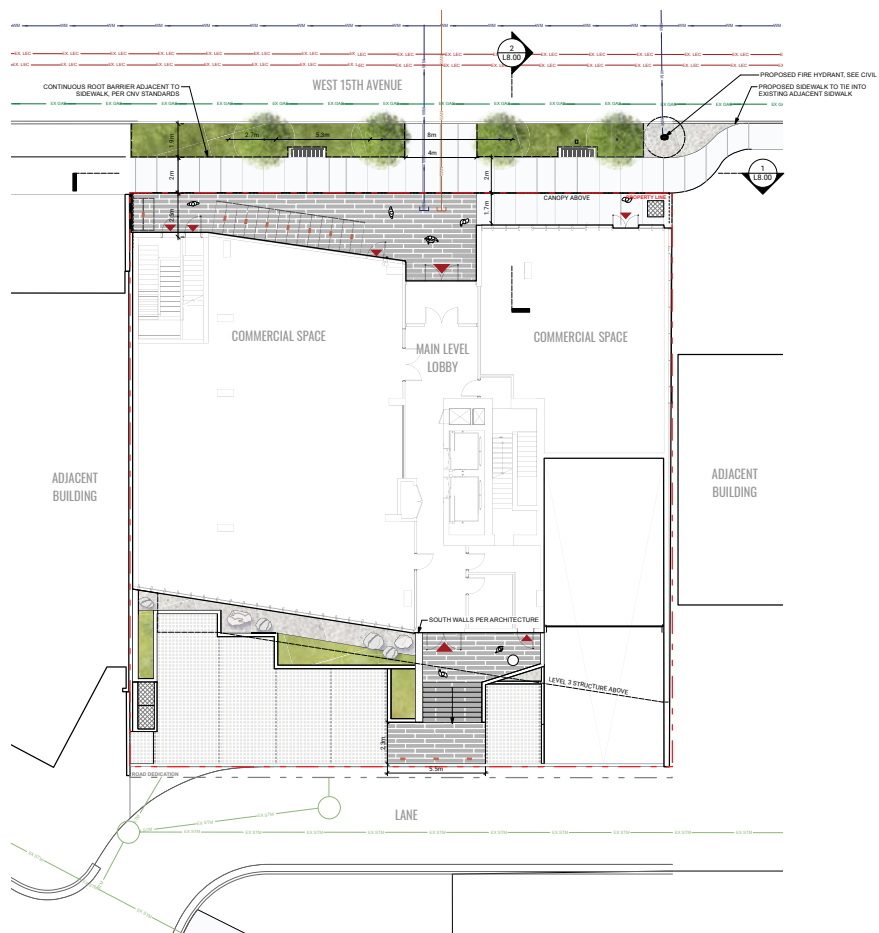
**MATERIALS PRECEDENT IMAGES**

↑ L1.00

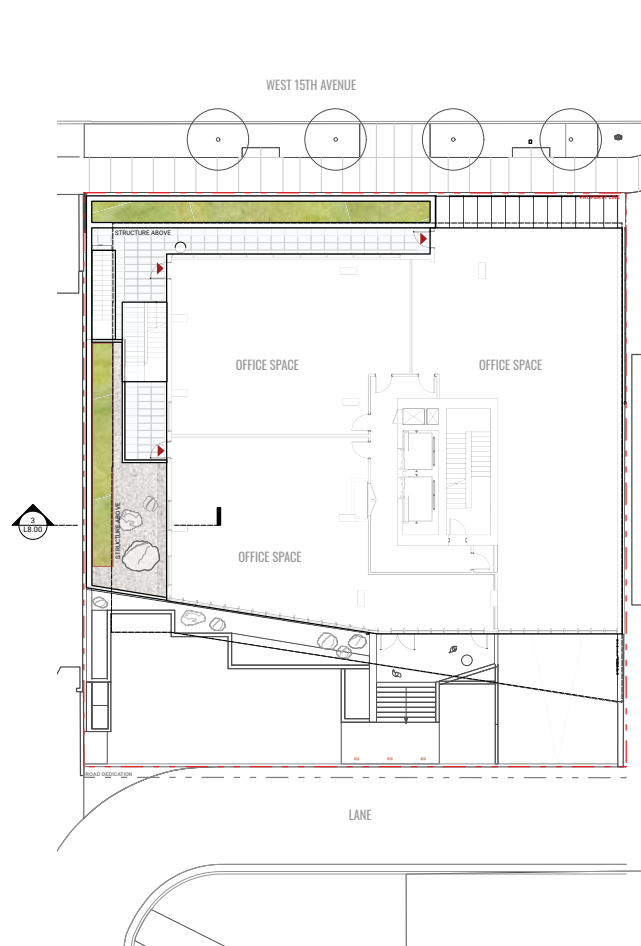
**MATERIALS LEGEND**

KEY	DESCRIPTION	DETAILS	SOFTSCAPE	PLANTING AREA (OFFSITE) PER CIVIL STANDARDS	PLANTING AREA (ONSITE)	SEMI INTENSIVE GREEN ROOF	PROPOSED TREE (OFFSITE) PER CIVIL STANDARDS REFER TO PLANT LIST / PLANTING PLANS	FURNISHING	BENZ BACK (275 x 125 SPACES)	BENCH TYPE 1: METAL BENCH (OFFSITE) PER CIVIL STANDARDS	MOVEABLE TABLE AND CHAIRS	BAR HEIGHT TABLE AND STOOLS	BOULDERS	LOGS	METAL PLANTERS WEATHERED STEEL 450MM TALL	WOOD SLAT PRIVACY SCREEN
[Pattern]	CP CONCRETE PAVING (OFFSITE) PER CIVIL STANDARDS	2 / L9.30	[Pattern]	1 / L9.10	2 / L9.10	3 / L9.10	[Symbol]	[Symbol]	1 / L9.20	3 / L9.30	5 / L9.20	6 / L9.20	7 / L9.20	7 / L9.20	2 / L9.20	4 / L9.20
[Pattern]	CP CONCRETE PAVING (ONSITE)	1 / L9.00	[Pattern]	4 / L9.00				[Symbol]								
[Pattern]	CONCRETE UNIT PAVEMENT TYPE 1 CHARCOAL COLOUR	2 / L9.00	[Pattern]	3 / L9.00				[Symbol]								
[Pattern]	CONCRETE SLAB PAVEMENT NATURAL COLOUR	4 / L9.00	[Pattern]	6 / L9.00				[Symbol]								
[Pattern]	VEHICULAR CONCRETE UNIT PAVEMENT WITH CHARCOAL ACCENT LINES	3 / L9.00	[Pattern]	4 / L9.30	5 / L9.00			[Symbol]								
[Pattern]	GRAVEL DRIP STRIP	6 / L9.00						[Symbol]								
[Pattern]	DECORATIVE RIVER ROCK	4 / L9.30						[Symbol]								

**LEVEL 1**



**LEVEL 2**



KEYPLAN



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REVISIONS

**CASCADIA 835-845**  
**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: 1:100  
Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

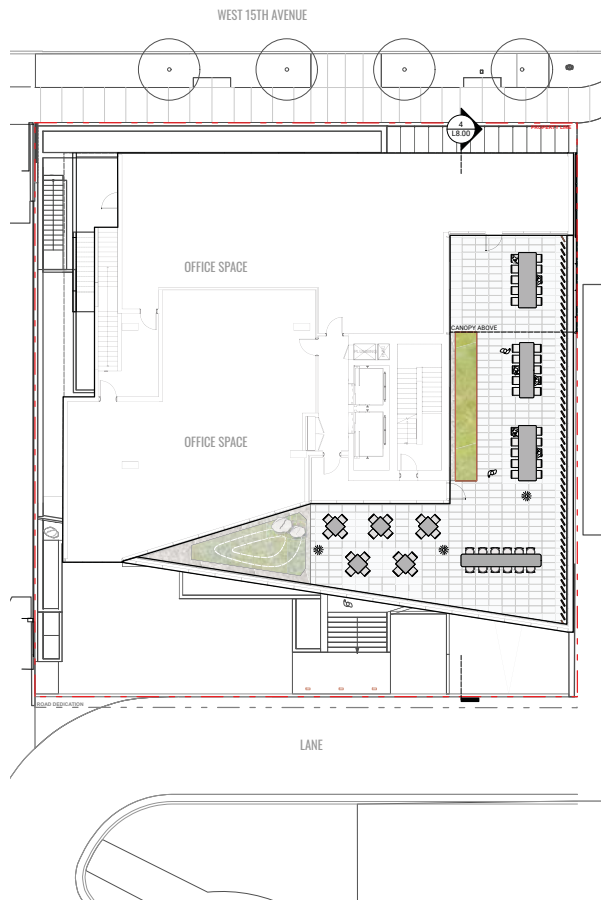
**MATERIALS PLAN - LEVEL 1 & 2**

↑ L2.00

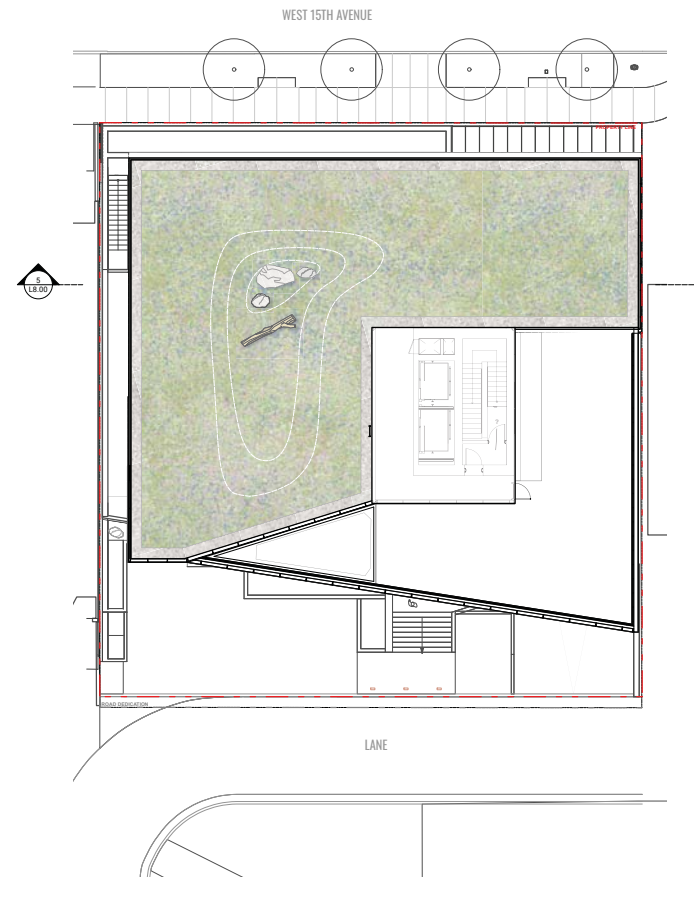
**MATERIALS LEGEND**

KEY	DESCRIPTION	DETAILS	KEY	DESCRIPTION	DETAILS
<b>HARDSCAPE</b>					
	CP CONCRETE PAVING (OFFSITE) PER CNV STANDARDS	2 / L9.30		PLANTING AREA (OFFSITE) PER CNV STANDARDS	
	CP CONCRETE PAVING (ONSITE)	1 / L9.00		PLANTING AREA (ONSITE)	1 / L9.10 2 / L9.10
	CONCRETE UNIT PAVES TYPE 1 CHARCOAL COLOUR	2 / L9.00		SEMI INTENSIVE GREEN ROOF	3 / L9.10
	CONCRETE SLAB PAVES NATURAL COLOUR	4 / L9.00		PROPOSED TREE (OFFSITE) PER CNV STANDARDS REFER TO PLANT LIST / PLANTING PLANS	1 / L9.30
	VEHICULAR CONCRETE UNIT PAVES NATURAL COLOUR WITH CHARCOAL ACCENT LINES	3 / L9.00	<b>FURNISHING</b>		
	GRAVEL DROP STRIP	6 / L9.00		BIKE RACK QTY: 8 (8 SPACES)	1 / L9.20
	DECORATIVE RIVER ROCK	4 / L9.30 5 / L9.1		BENCH TYPE 1: METAL BENCH (OFFSITE) PER CNV STANDARDS	3 / L9.30
				MOVEABLE TABLE AND CHAIRS	5 / L9.20
				BAR HEIGHT TABLE AND STOOLS	6 / L9.20
				BOULDERS	7 / L9.20
				LOGS	7 / L9.20
				METAL PLANTERS WEATHERED STEEL 455MM TALL	2 / L9.20
				WOOD SLAT PRIVACY SCREEN	4 / L9.20

**LEVEL 5**



**ROOF**



KEYPLAN



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**CASCADIA 835-845**  
**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

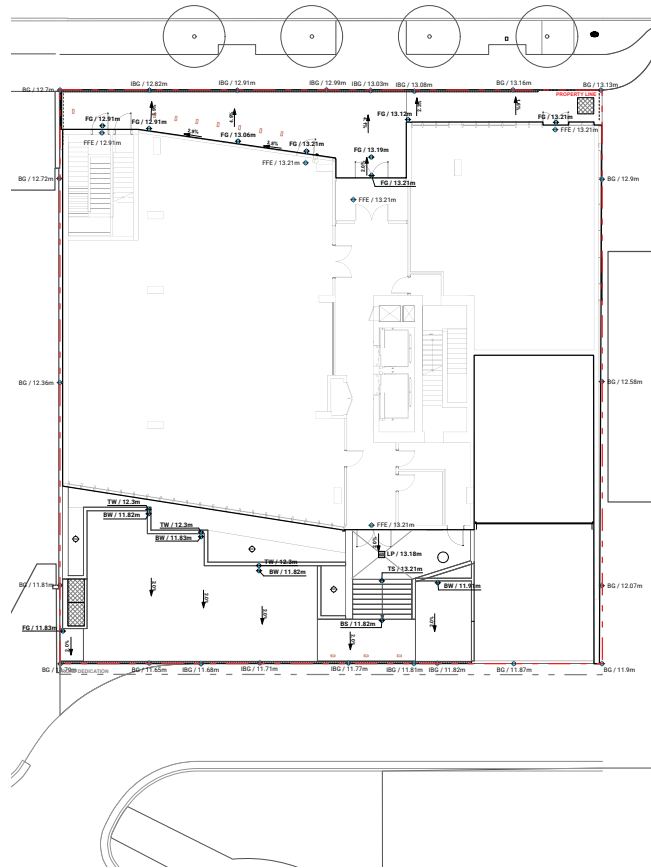
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Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

**MATERIALS PLAN - LEVEL 5 & ROOF**

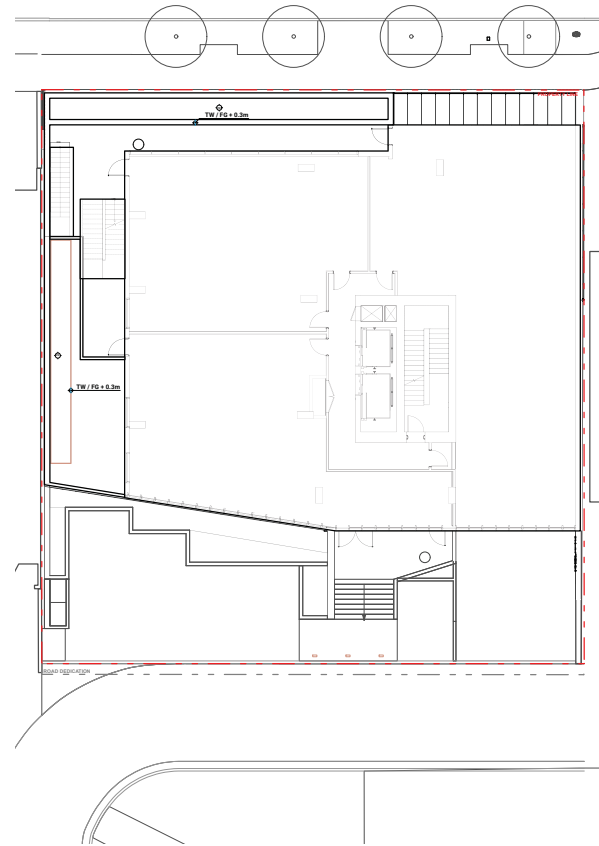
**GRADING LEGEND**

KEY	DESCRIPTION
	PROPOSED FIELD GRADE
	TOP OF STAIR / BOTTOM OF STAIR
	TOP OF WALL / BOTTOM OF WALL
	PROPOSED SLOPE
	HIGH POINT / RIDGE ELEVATION
	LOW POINT / DRAIN ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)
	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
	INTERPOLATED BUILDING GRADE
	EXISTING GRADE (PER SURVEY)
	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
	TOP OF SLAB ELEVATION (PER ARCHITECTURE)
	AREA DRAIN PER MECHANICAL
	PLANTER DRAIN PER MECHANICAL
	TRENCH OR SLOT DRAIN PER MECHANICAL / CIVIL

**LEVEL 1**



**LEVEL 2**



KEYPLAN



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**CASCADIA 835-845  
W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: 1:100  
Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

**GRADING PLAN - LEVEL 1 & 2**

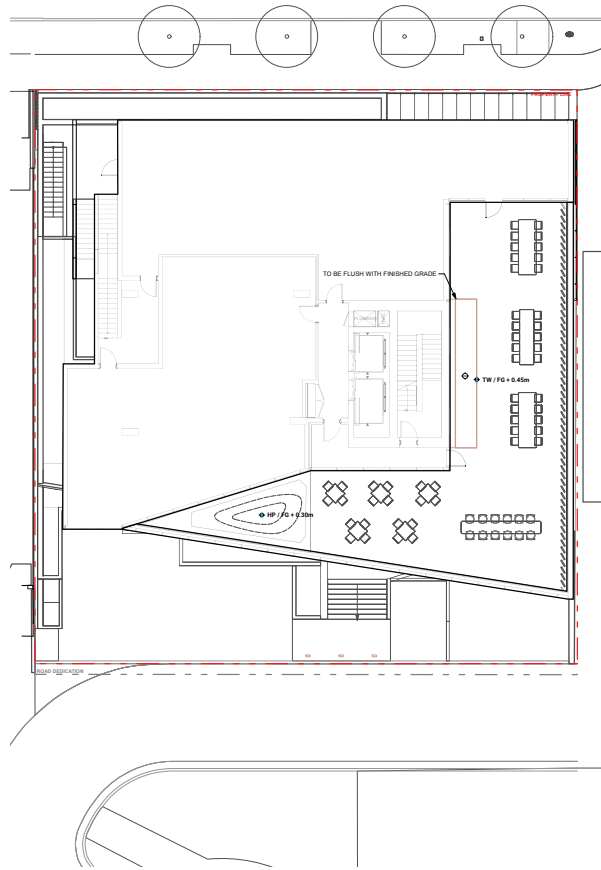
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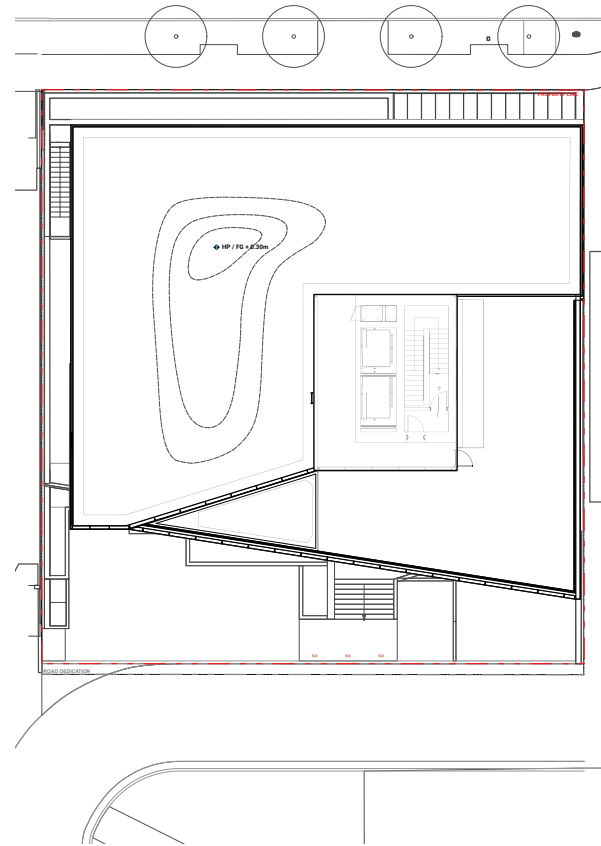
**GRADING LEGEND**

KEY	DESCRIPTION
	PROPOSED FIELD GRADE
	TOP OF STAIR / BOTTOM OF STAIR
	TOP OF WALL / BOTTOM OF WALL
	PROPOSED SLOPE
	HIGH POINT / RIDGE ELEVATION
	LOW POINT / DRAIN ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)
	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
	INTERPOLATED BUILDING GRADE
	EXISTING GRADE (PER SURVEY)
	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
	TOP OF SLAB ELEVATION (PER ARCHITECTURE)
	AREA DRAIN PER MECHANICAL
	PLANTER DRAIN PER MECHANICAL
	TRENCH OR SLOT DRAIN PER MECHANICAL / CIVIL

**LEVEL 5**



**ROOF**



KEYPLAN



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**CASCADIA 835-845  
W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: 1:100  
Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

**GRADING PLAN - LEVEL 5  
& ROOF**

↑ L4.01

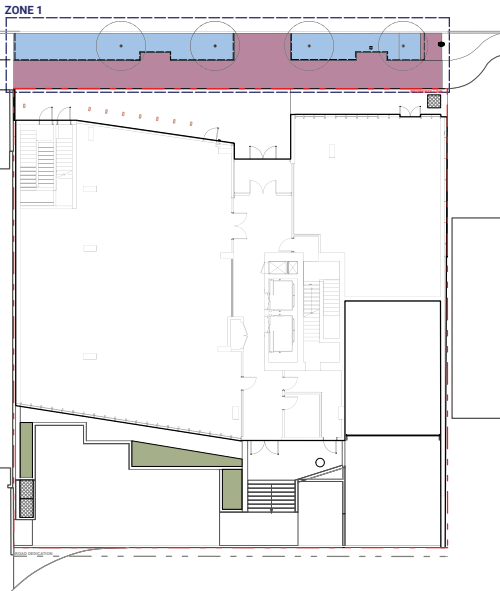
SOILS LEGEND

KEY	DESCRIPTION
	GROWING MEDIUM 150MM DEPTH
	GROWING MEDIUM 300MM DEPTH
	GROWING MEDIUM 450MM DEPTH
	GROWING MEDIUM 900MM DEPTH
	STRUCTURAL SOIL 900MM DEPTH
	GROWING MEDIUM 300MM DEPTH SOIL ABOVE STRUCTURAL SOIL

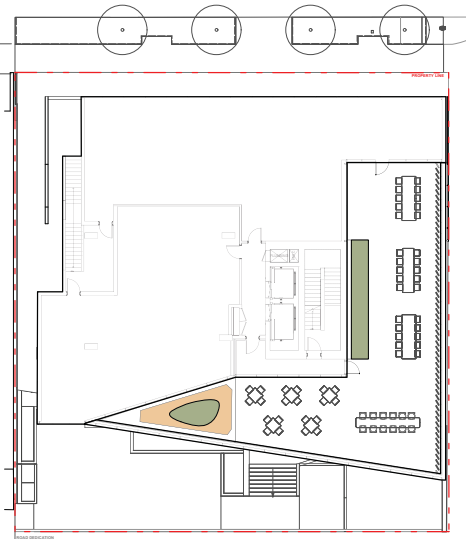
TREE SOIL VOLUME LEVEL 1

ZONE	AREA	SOIL VOLUME
ZONE 1 (OFFSITE) 100MM DEPTH GROWING MEDIA ON GRADE	45 m <sup>2</sup>	45m <sup>3</sup>
STRUCTURAL SOIL ON GRADE	79 m <sup>2</sup>	13m <sup>3</sup>
ABOVE STRUCTURAL SOIL		
<b>SUM</b>		58m <sup>3</sup>
NO. OF SMALL TREES	4	
SOIL VOLUME/TREE		13m <sup>3</sup>

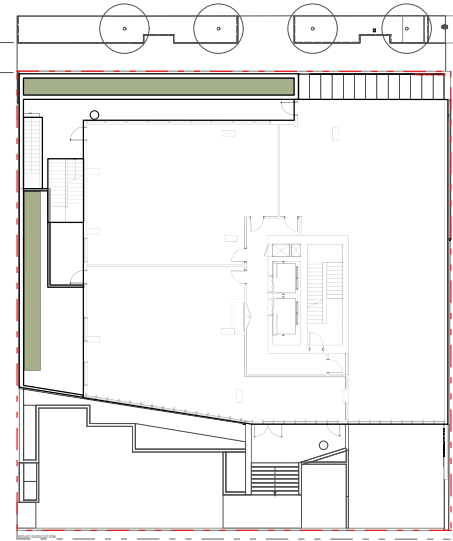
LEVEL 1



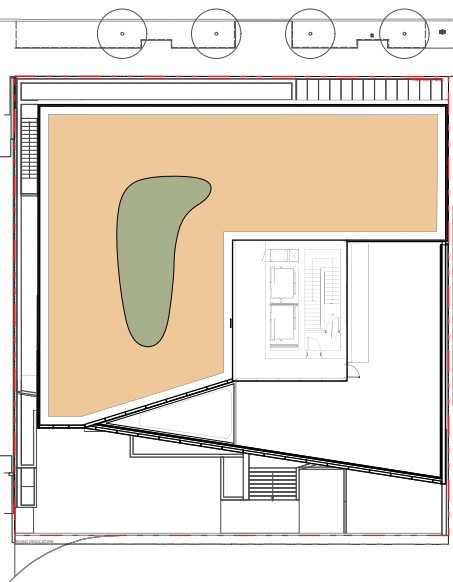
LEVEL 5



LEVEL 2



ROOF



KEYPLAN



SEAL

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REVISIONS

CASCADIA 835-845

W15

853-854 West 15th Street  
Vancouver, British Columbia

Scale: 1:125

Drawn: OM / LN

Reviewed: KL

Project No. 25-175

SOILS PLAN



↑ L5.00

**TREE LIST**

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>DECIDUOUS TREES</b>					
	3	Offsite Street Trees (Ornat)	To City of North Vancouver Standards		as shown

**PLANT LIST**

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>SHRUBS</b>					
shub	9	<i>Arbutus menziesii</i> Compadif	Strawberry Bush	#12 pot	900 c.c.
Pol	4	<i>Prunus sargentiana</i> 'Oliv Layker'	English Laurel	#2 pot	900 c.c.
<b>PERENNIALS</b>					
adm	25	<i>Achillea millefolium</i>	Common Yarrow	#1 pot	450 c.c.
ann	62	<i>Anemone multifida</i>	Pacific Anemone	#1 pot	450 c.c.
am	81	<i>Armeria maritima</i>	Sea Thrift	#1 pot	450 c.c.
lilo	12	<i>Lanaria lutea angustifolia</i> Yokote Shir	Lavender	#1 pot	450 c.c.
<b>BRONCOCVERS</b>					
tree	118	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 c.c.
Mar	82	<i>Makonia repens</i>	Crawling Oregon Grape	#1 pot	450 c.c.
pad	6	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 pot	450 c.c.
<b>FERNS</b>					
lilo	101	<i>Blechnum spicant</i>	Deer Fern	#1 pot	450 c.c.
pot	37	<i>Polystichum munifolium</i>	Sword Fern	#2 pot	900 c.c.
<b>GRASSES</b>					
ann	55	<i>Elymus magificus</i>	Blue Wheat Grass	#2 pot	600 c.c.
tree	40	<i>Holcus lanatus sempervirens</i>	Blue oat grass	#2 pot	600 c.c.
350 sq m Elvra Sedum Tile Callerynella cuspidata Pointed Spear Moss					



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**CASCADIA 835-845**  
**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: \_\_\_\_\_ NTS  
Drawn: \_\_\_\_\_ OM / LN  
Reviewed: \_\_\_\_\_ KL  
Project No. 25-175

**PLANT LIST AND IMAGES**

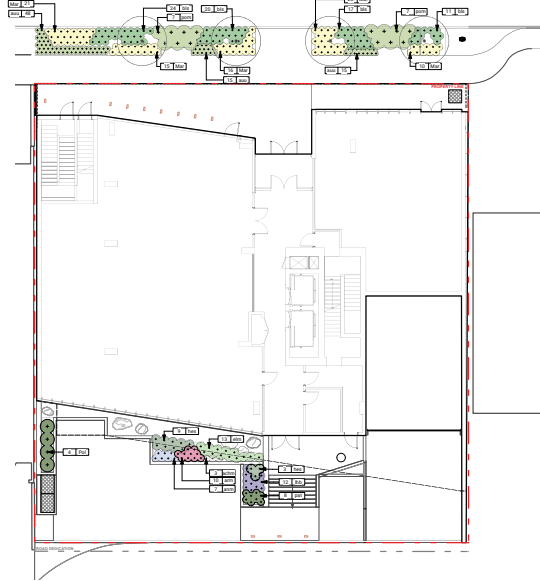
**PLANTING PLAN LEGEND**

ID	BOTANICAL NAME	COMMON NAME
<b>SHRUBS</b>		
Shc	<i>Adiantum species 'Compact'</i>	Strawberry Bush
Pol	<i>Platanus borealis</i>	English Laurel
<b>PERENNIALS</b>		
actm	<i>Actinella millefolium</i>	Common Yarrow
anm	<i>Anemone mollifida</i>	Pacific Anemone
arm	<i>Armeria maritima</i>	Sea Thrift
lho	<i>Lupinus angustifolius 'Hidotea Blue'</i>	Lavender
<b>GROUNDCOVERS</b>		
knw	<i>Kinnikinnick</i>	Kinnikinnick
Mar	<i>Mahonia repens</i>	Creeping Oregon Grape
pat	<i>Pachysandra terminalis</i>	Japanese Spurge
<b>FERNS</b>		
ble	<i>Blechnum spicant</i>	Deer Fern
poa	<i>Polystichum muratum</i>	Seaweed Fern
<b>GRASSES</b>		
elm	<i>Elymus magellanicus</i>	Blue Wheat Grass
lea	<i>Holcuschloa temperans</i>	Blue oat grass

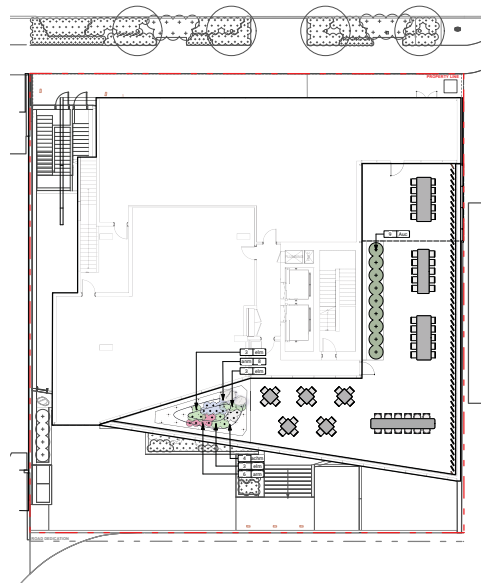
NOTES  
 1 FOR REFERENCE ONLY. REFER TO PLANT LIST AND IMAGES SHEET FOR FULL LIST OF PLANTS, QUANTITIES, SIZE, C.I.C. SCHED. AND PLANTING NOTES.

STDM SSOHW FILE

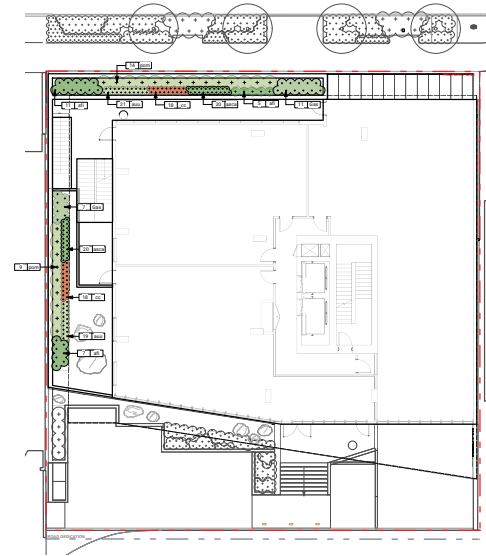
**LEVEL 1**



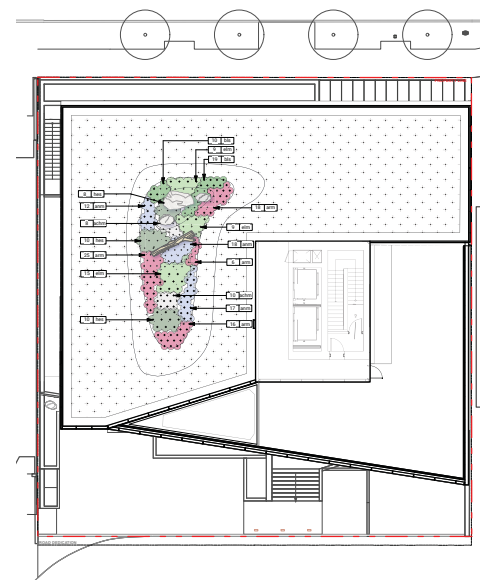
**LEVEL 5**



**LEVEL 2**



**ROOF**



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**CASCADIA 835-845**  
**W15**  
 853-854 West 15th Street  
 Vancouver, British Columbia

Scale: 1:125  
 Drawn / LN OM / LN  
 Reviewed: KL  
 Project No. 25-175

**LIGHTING LEGEND**

KEY	DESCRIPTION
	LIGHT TYPE 1: WALL / STEP LIGHT
	LIGHT TYPE 2: IN GROUND LIGHT
	LIGHT TYPE 3: LED STRIP LIGHT
	LIGHT TYPE 4: BOLLARD LIGHT
	LIGHT TYPE 5: POT LIGHTS IN ARCHITECTURAL CANOPY

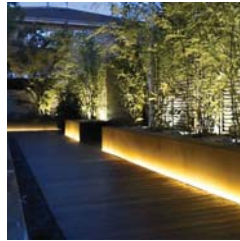
NOTE: LIGHTS AS PER ELECTRICAL, SHOWN FOR REFERENCE ONLY.



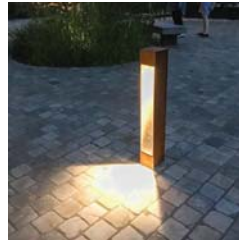
LIGHT TYPE 1



LIGHT TYPE 2

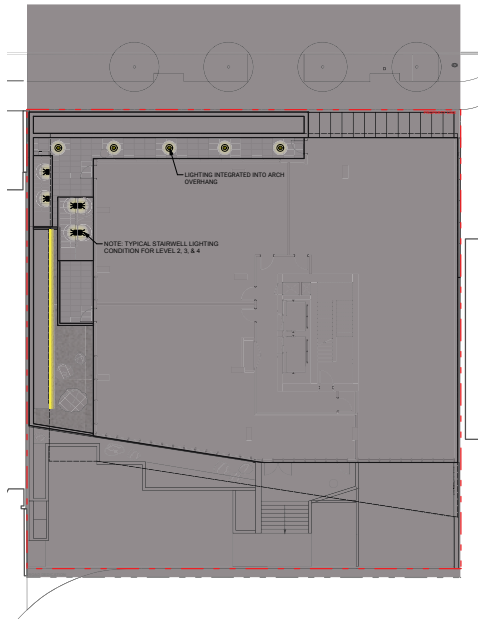


LIGHT TYPE 3



LIGHT TYPE 4

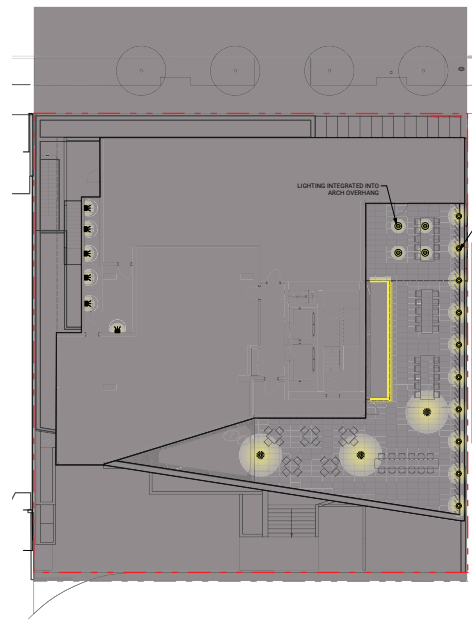
**LEVEL 2**



**LEVEL 1**



**LEVEL 5**



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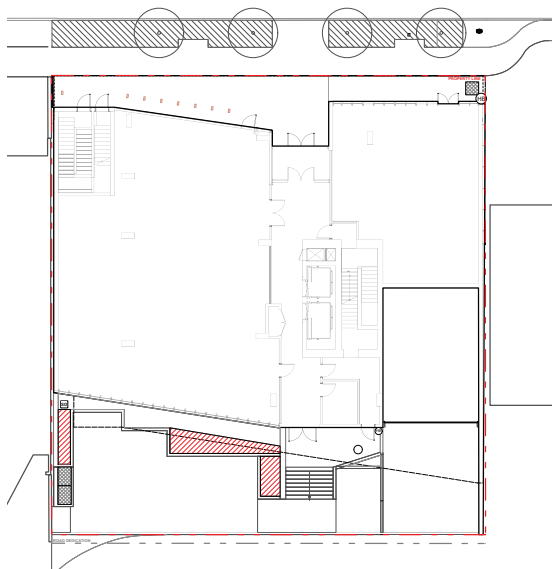
**CASCADIA 835-845**  
**W15**  
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Project No. 25-175

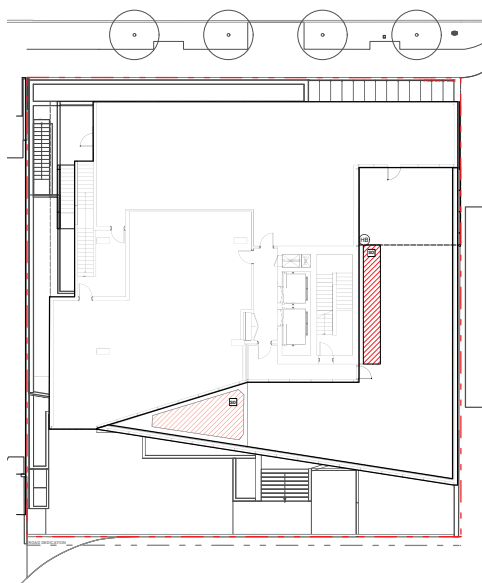
**IRRIGATION LEGEND**

KEY	DESCRIPTION
	STUB-OUT REFER TO ELECTRICAL & MECHANICAL
	HOSE BIB REFER TO MECHANICAL
	ON-SITE IRRIGATED AREA SPRAY IRRIGATION
	OFF-SITE IRRIGATED AREA PER CITY OF NORTH VANCOUVER STANDARDS AND SPECIFICATIONS

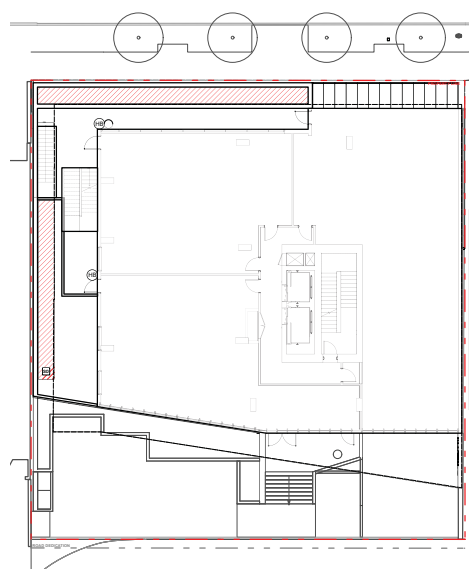
**LEVEL 1**



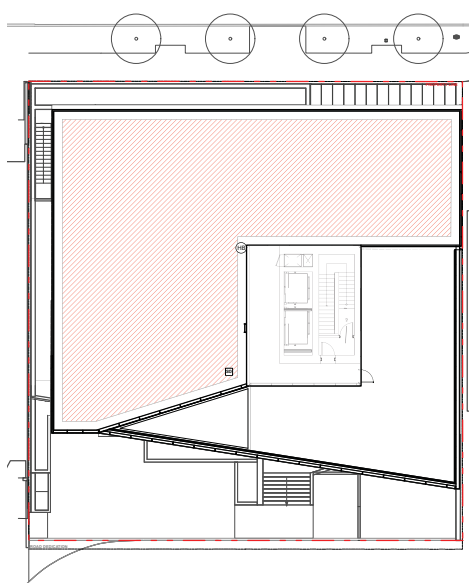
**LEVEL 5**

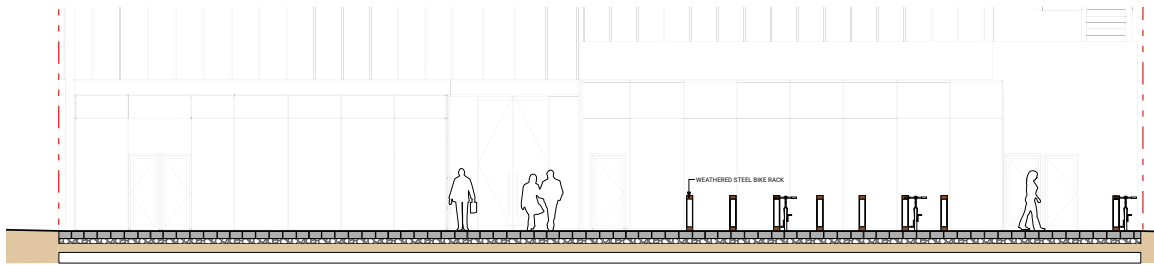


**LEVEL 2**

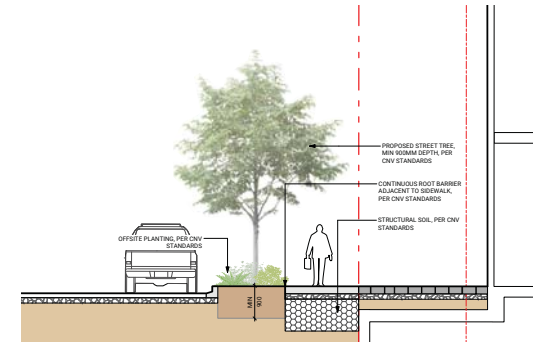


**ROOF**

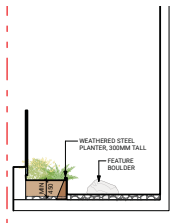




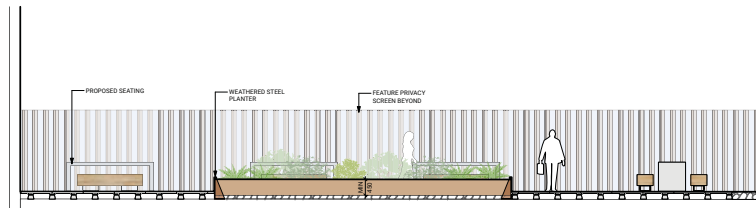
1 FRONT ENTRANCE ELEVATION  
Scale: 1:50



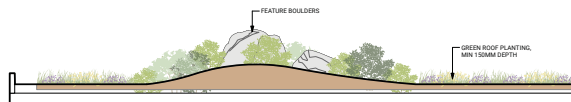
2 SECTION THROUGH FRONT ENTRANCE  
Scale: 1:50



3 SECTION THROUGH L2 ROCK GARDEN  
Scale: 1:50



4 SECTION THROUGH ROOF PATIO  
Scale: 1:50



5 SECTION THROUGH SEMI INTENSIVE GREEN ROOF  
Scale: 1:50

KEYPLAN



SEAL

NO.	REVISIONS	DATE
9	Issued for DP	26-06-12
8	Issued for Coordination	26-05-19
7	Released for DP	26-04-22
6	Issued for Draft DP Resubmission	26-04-21
4	Issued for ADP	26-01-15
3	Issued for ADP Revisions	26-01-07
2	Issued for Revising / DP	25-10-31
1	Issued for Schematic Design	25-10-29

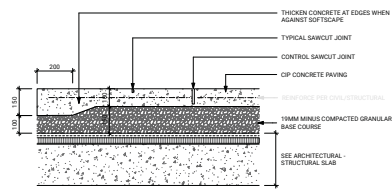
REVISIONS

**CASCADIA 835-845**

**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: AS SHOWN  
Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

**SECTIONS • ELEVATIONS**

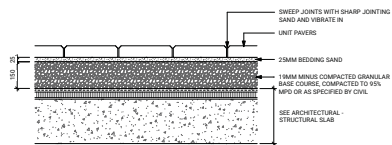


- NOTES:**
1. EXPANSION JOINTS 5M O.C. MAX. CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
  2. ALL JOINTS/SORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.
  3. REFER TO CITY STANDARDS FOR ALL CIP SITE CONCRETE FLAT WORKS.

**1 CIP CONCRETE - ON SLAB**  
Scale: 1:10



**UNIT PAVES TYPE 1**  
SUPPLIER: BARRON  
TYPE: BROADWAY PLANKS OR APPROVED ALTERNATE  
COLOUR: NATURAL  
THICKNESS: 100  
SIZE: 451 X 76

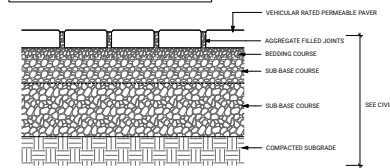


- NOTES:**
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION

**2 PEDESTRIAN UNIT PAVES - ON SLAB**  
Scale: 1:10



**SUPPLIER: BASALTITE CONCRETE PRODUCTS**  
TYPE: SF RIMA PERMEABLE PAVERS OR APPROVED ALTERNATE  
COLOUR: GRANITE WITH NATURAL GREY BANDS  
THICKNESS: 80MM  
SIZE: 8" X 8"

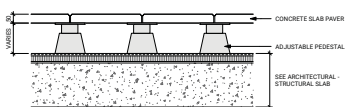


- NOTES:**
1. DETAIL FOR REFERENCE, REFER TO CIVIL FOR PERMEABLE PAVING DETAILS.
  2. JOINT SPACING PER PERMEABLE PAVES MANUFACTURER.

**3 VEHICULAR PERMEABLE PAVES - ON GRADE**  
Scale: 1:10



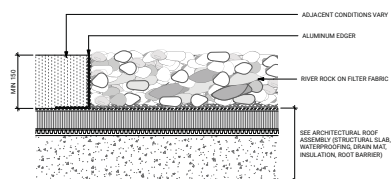
**SUPPLIER: NEWSTONE**  
TYPE: MANHATTAN SLABS OR APPROVED ALTERNATE  
COLOUR: NATURAL  
THICKNESS: 2"  
SIZE: 18" X 30"



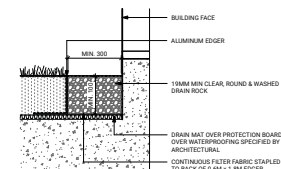
**4 CONCRETE SLAB PAVERS ON PEDESTAL - ON SLAB**  
Scale: 1:10



**SUPPLIER: NORTHWEST LANDSCAPE SUPPLY**  
TYPE: BULK RIVER ROCK  
SIZE: 2" - 8"



**5 DECORATIVE ROCK - ON SLAB**  
Scale: 1:10



**6 GRAVEL DRIP STRIP - ON SLAB**  
Scale: 1:10

KEYPLAN



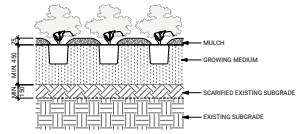
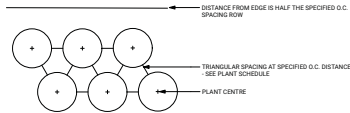
SEAL

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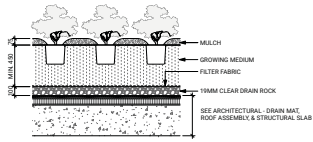
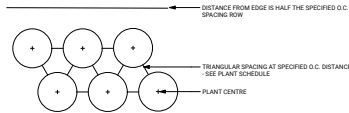
**CASCADIA 835-845**  
**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: AS SHOWN  
Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

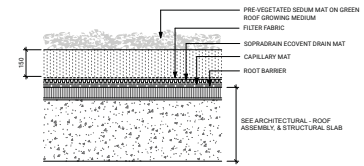
**HARDSCAPE DETAILS**



**1 PLANTING - ON GRADE**  
Scale: 1:25



**2 PLANTING - ON SLAB**  
Scale: 1:25



**3 PRE-VEGETATED SEDUM MAT**  
Scale: 1:10

KEYPLAN



SEAL

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REVISIONS

**CASCADIA 835-845**  
**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: AS SHOWN  
Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

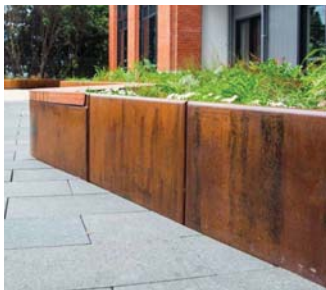
**SOFTSCAPE DETAILS**

SUPPLIER: CUSTOM  
TYPE: BOLLARD BIKE RACK  
COLOUR / MATERIAL: WEATHERED STEEL



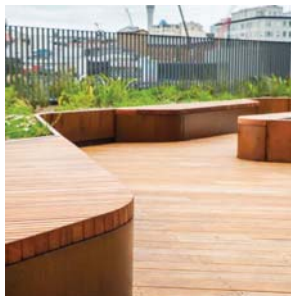
1 BIKE RACKS  
Scale: 1/10

SUPPLIER: GREEN THEORY OR APPROVED ALTERNATE  
TYPE: JOIN EDGING  
COLOUR / MATERIAL: WEATHERED STEEL



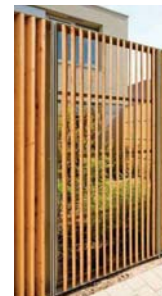
2 METAL PLANTERS  
Scale: 1/10

SUPPLIER: GREEN THEORY OR APPROVED ALTERNATE  
TYPE: JOIN SEATING  
COLOUR / MATERIAL: WEATHERED STEEL, HARDWOOD TIMBER



3 BENCH  
Scale: 1/10

SUPPLIER: CUSTOM  
TYPE: PRIVACY SCREEN  
COLOUR / MATERIAL: POWDERCOATED METAL FRAME WITH WOOD SLATS



4 PRIVACY SCREEN  
Scale: 1/10

SUPPLIER: LANDSCAPE FORMS OR APPROVED ALTERNATE  
TYPE: CATENA TABLE AND 21 CHAIR OR APPROVED ALTERNATE  
COLOUR / MATERIAL: POWDERCOATED METAL COLOUR TBD



5 MOVEABLE TABLE AND CHAIRS  
Scale: 1/10

SUPPLIER: LANDSCAPE FORMS OR APPROVED ALTERNATE  
TYPE: 60 OUTDOOR TABLE AND CHAIR/STOOL OR APPROVED ALTERNATE  
COLOUR / MATERIAL: POWDERCOATED METAL COLOUR TBD



6 BAR HEIGHT TABLE AND STOOLS  
Scale: 1/10

LOG SIZE: 250MM x 3048MM LONG, 450MM DIAMETER  
BOULDER SIZE: PER PLAN



7 BOULDERS AND LOGS  
Scale: 1/10

KEYPLAN



SEAL

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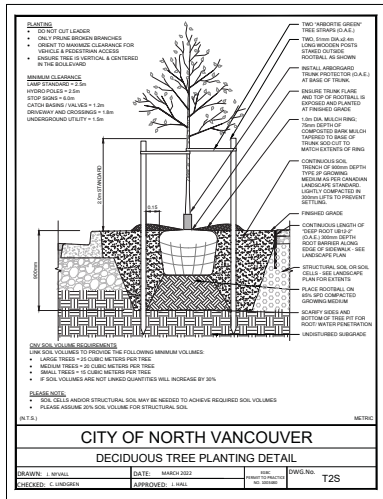
REVISIONS

**CASCADIA 835-845**

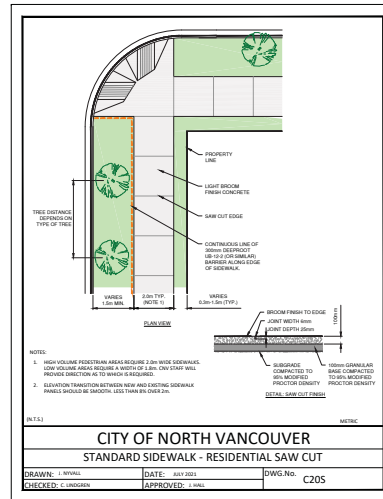
**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

Scale: AS SHOWN  
Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

**FURNISHING DETAILS**



1 **CNV TREE PLANTING**  
Scale: Actual Size



2 **CNV CONCRETE PAVING**  
Scale: Actual Size

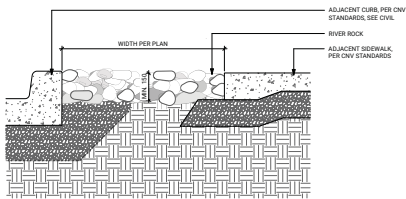
SUPPLIER: VICTOR STANLEY  
 TYPE: RB-28  
 COLOUR / MATERIAL: BLACK / STEEL



3 **CNV BENCH**  
Scale: Actual Size



SUPPLIER: NORTHWEST LANDSCAPE SUPPLY  
 TYPE: BULK RIVER ROCK  
 SIZE: 2" - 6"



4 **DECORATIVE ROCK - ON GRADE**  
Scale: 1:10

KEYPLAN



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3	Issued for ADP Revisions	26-01-07
2	Issued for Re-zoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

REVISIONS

**CASCADIA 835-845  
W15**  
 853-854 West 15th Street  
 Vancouver, British Columbia

Scale: AS SHOWN  
 Drawn: OM / LN  
 Reviewed: KL  
 Project No. 25-175

OFF-SITE DETAILS

## VIRTUAL DEVELOPER INFORMATION SESSION

Cascadia Green Developments | 835-845 W 15<sup>th</sup> Street, North Vancouver

*Version Date: February 11, 2026*

### Overview

Cascadia Green Developments (“Cascadia”) has submitted an application to rezone the properties at 835-845 W 15<sup>th</sup> Street. The proposal is for the development of a 5-storey retail-service building consisting of retail services on the ground floor and non-surgical medical offices with two levels of underground parking.

On Tuesday, January 20, 2026, Cascadia hosted a virtual Developer Information Session (“DIS”) to introduce the Rezoning Application, gather community feedback, and respond to questions from the public. The session was conducted following the City’s guidelines regarding notification, format, and the information presented.

The purpose of the virtual DIS was to provide an opportunity for community members to learn about the vision for the site, ask questions, and share their input. A total of two (2) community members attended the session via Zoom and participated in a Q&A discussion with the applicant team.

The following report provides a detailed summary of the session and event logistics.

### Event Details

**Event Date:** Tuesday, January 20, 2026

**Time:** 6:00 PM

**Location:** Online Zoom Webinar

### **Attendance:**

Two (2) members of the public attended virtually.

**Appendix A** includes a copy of the attendee list.

There were seven (7) members of the project team in attendance, including the architect, landscape architect, and transportation consultant. One representative of the City’s Planning Department was also present.

## PUBLIC NOTIFICATION

### **Notification Mail Out**

An official notification letter was approved by City staff and mailed on December 23<sup>rd</sup>, 2025, via Canada Post to property owners, residents, and businesses via a targeted address list received from the City of North Vancouver.

**Appendix B** provides a copy of the official notification letter and **Appendix C** provides a proof of mailing.

### **Newspaper Notification**

In addition to the delivered notification, advertisements were published in two consecutive issues of the North Shore News advertising the virtual DIS. The publication dates were January 7<sup>th</sup> and January 14<sup>th</sup>, 2026.

**Appendix D** provides a copy of the newspaper publication.

### **Site Signage**

In accordance with City requirements, a site sign was installed at prominent frontage of the subject site on January 5<sup>th</sup>, 2026.

**Appendix E** provides a copy of the site sign, along with a photo of the sign in place.

### **VIRTUAL DIS FORMAT**

The virtual DIS was hosted via Zoom Webinar on Tuesday, January 20, 2026, at 6:00 PM. The applicant team provided a presentation outlining:

- Proposal Overview
- Site and policy context
- Project statistics
- Architectural plans and renderings
- Anticipated community benefits

**Appendix F** provides a copy of the presentation presented during the session.

Participants were invited to use the Q&A function to ask questions or submit comments during the session. Questions were read aloud and directed to the appropriate project team member for a live verbal response. The applicant team, along with the City planner, addressed all questions during the dedicated Q&A portion of the session.

The Q&A period, along with the project presentation, lasted approximately 30 minutes. No questions were raised.

*Please note that this record reflects the answer responses as closely as possible, as verbatim transcription was not possible. As per the City of North Vancouver Guidelines, the session was not recorded, and questions were answered live.*

### **COMMENTS RECEIVED**

#### **DIS Comments**

One (1) comment was received from participants during the DIS. Of the one (1) comment received:

- 1 (100%) of the comments can be characterized as supportive;
- 0 (0%) can be characterized as mixed/other/not germane to the application;
- 0 (0%) can be characterized as opposed.

**Appendix G** provides a copy of the verbatim comments received during the DIS via the Zoom chat feature.

Following the DIS, participants were invited to submit written comments to the City planner for two weeks. There was no correspondence submitted to the applicant team following the DIS.

**Comments received by the City of North Vancouver**

**Appendix H** provides a copy of the comments received by the City following the DIS. Included in these comments are (a) comments and enquiries received by email, and (b) feedback from the comment form on the City’s website between January 20 – February 3, 2026.

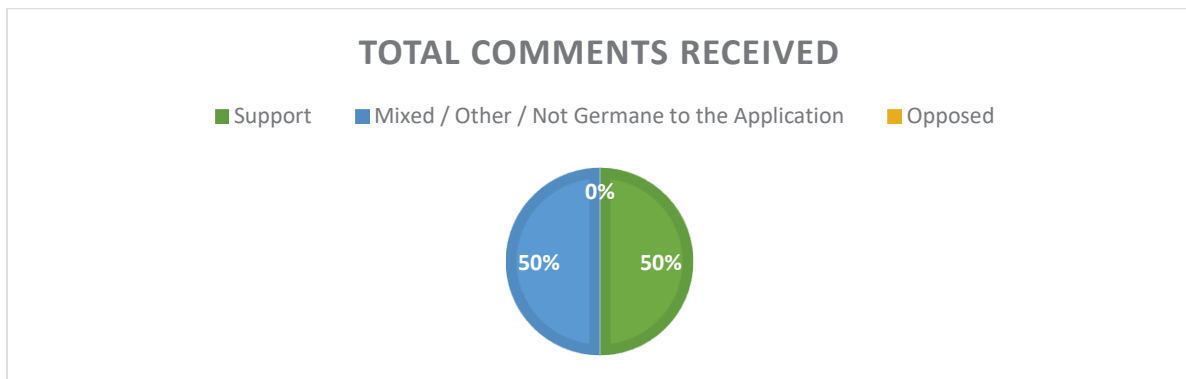
- (a) One email was received by City Planning Staff. Of the emails from the public to City Planning Staff:
  - 0 (0%) of the comments can be characterized as supportive;
  - 1 (100%) of the emails can be characterized as mixed/other/not germane to the application;
  - 0 (0%) can be characterized as opposed.
  
- (b) 0 comment forms were submitted via the City’s website between January 20 and February 3, 2026.

**Cumulative Summary of Comments Received**

Through this engagement period, two (2) total comments were received.

Of the 2 comments received:

- 1 (50%) can be characterized as supportive;
- 1 (50%) can be characterized as mixed/other/not germane to the application;
- 0 (0%) can be characterized as opposed.



Key Themes of the comments received online include:

- Support for the application in general
- Support for parking circulation via the lane
- Suggestion to upgrade the lane facilities
- Suggestion to limit street and lane boundary to match existing context.

**APPENDIX LIST**

**Appendix A:** Attendee List

**Appendix B:** Official Notification Letter

**Appendix C:** Proof of Mailing

**Appendix D:** Newspaper Publication

**Appendix E:** Site Sign and Photos

**Appendix F:** Virtual DIS Presentation

**Appendix G:** Comments received during the DIS

**Appendix H:** Comments received following the DIS

**Appendix A: Attendee List**

Attendee Report					
Report generated time	02/04/2026 02:36:09 PM				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users
835 - 845 West 15th Street - Developer Information Session	853 9820 9812	01/20/2026 05:35:01 PM	54	2	13
Host Details					
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Attendee Details					
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Yes			01/20/2026 06:00:11 PM	01/20/2026 06:28:23 PM	29
Yes			01/20/2026 06:00:14 PM	01/20/2026 06:28:23 PM	29



**DEVELOPMENT APPLICATION COMMENT FORM**

To provide input, please visit the City website: [cnv.org/Applications](http://cnv.org/Applications)

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

1. What do you like about the proposal?

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

3. Which of the following best describes you:

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

**Project Address:**

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

**Email Address (Optional):**

**Phone Number (Optional):**

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

2158598

Appendix C: Proof of Mailing



**Personalized Mail**  
**Courrier personnalisé**

**C179487068**

**1**

**Accepting Location / Lieu de dépôt**

Paid By Customer No. / N° du client/compte  
**2689057**  
Method of Payment / Mode de paiement  
**Account / Porter au compte**  
Contract No. / N° de la convention

Mailed By Customer Number / Expédié par N° du client: **2689057**

**HONEYCOMB DIRECT MAIL INC.**

**8 - 8385 ST GEORGE ST**

**VANCOUVER BC V5X 4P3**

**604-253-6006**

Mailed on behalf of / Expédié au nom de: **2689057 Pat Judd**

CIF ACMA: **No / Non**

Customer Reference / Référence du client: **41239\_PB**

Co-pkgd in PM pc Conditionnement commun de la Poste-publications: **No / Non**

DMC CVML: Address Accuracy / Exactitude des adresses:

Transmitted/Transmis: 2025/12/23 20:07 EST

**Deposit Summary / Sommaire du dépôt**

**Location / Bureau:** PACIFIC PROCESSING CENTRE RVU I186  
5940 FERGUSON ROAD  
RICHMOND BC V7B 0B1



**Deposit Date / Date du dépôt:** **2025/12/23**  
(The Induction Date may be different. / La date de dépôt pourrait être différente.)

**8011 86C17 94870 681LM W11AA 1223**

Service Description / Description du service	Pieces / Articles	Weight / Piece / Poids / article
Persid MI Machineable Std / C perso mec st	112	10.00 g
	<b>112</b>	<b>1.120 kg</b>

Containers / Conteneurs (Customer estimate / Evaluation du client)
No data available / Aucune donnée disponible

**Entire Mailing / Envoi complet**

Product / Produit	Cost Centre Reference / Référence centre de coûts	Mailing Id / N° Dépôt	Deposit Date / Date du dépôt	Pieces / Articles	Weight/Piece / Poids/article	\$ / Piece / \$ / article	Metered Rate / \$ / kg	Options Code \$ / Code d'options \$	Total Cost (\$)
01867				112	10.00 g	\$0.55500		G	\$62.16
<b>TOTAL</b>				<b>112</b>	<b>1.12 kg</b>			<b>\$0.00</b>	<b>\$62.16</b>

**Deposit Type / Type de dépôt**  
Full Mailing - One Deposit / Dépôt entier - Un seul dépôt


Appendix D: Newspaper Publication

**DEVELOPER INFORMATION SESSION**

**CASCADIA**  
Green Development

Cascadia Green Development has submitted a Rezoning Application to the City of North Vancouver for 835 - 845 West 15th Street to support the development of a five-storey office building with retail and two levels of underground parking.


Interested members of the public are invited to attend a Virtual Developer Information Session to review the proposal, ask questions and submit comments.



**DATE:**  
January 20, 2026

**START TIME:**  
6:00 p.m.

**REGISTER: Zoom Webinar**



To provide input, please visit the City website: [www.cnv.org/Applications](http://www.cnv.org/Applications)

<b>City of North Vancouver</b> Hamed Ghasemi <a href="mailto:hghasemi@cnv.org">hghasemi@cnv.org</a> 604-983-7357	<b>Cascadia Green Development</b> Jaraad Marani <a href="mailto:Jaraad@cascadiagreendev.com">Jaraad@cascadiagreendev.com</a> 778-990-1452
---	--

*This meeting is required by the City of North Vancouver as a part of the land use application process.*

A20 | WEDNESDAY, JANUARY 7, 2026

TENANCY TENDENCIES

# Workshop aims to educate renters

ABBY LUCIANO  
aluciano@resources.com  
Local Accession Initiative Reporter

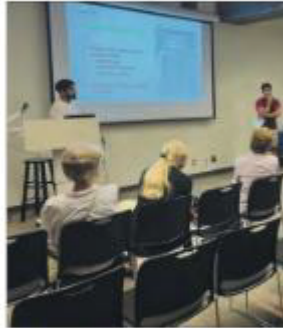
Leases, security deposits, pets, rent increases, repairs ... learning the rules and navigating the world of renting a place can feel daunting.

That's why a North Shore non-profit is helping educate tenants on their rights and resources through a series of workshops.

North Shore Community Resources is hosting three free residential tenancy workshops in January at North Vancouver City Library and North Vancouver District Public Library. The workshops will cover the rights and responsibilities of both renters and landlords.

"It's been a useful tool for people to just spread knowledge about tenancy rights, income assistance, all sorts of things that people really should know about and need to know about, but don't necessarily know where to get that information," said Zahesh Rehman, legal advocate for North Shore Community Resources.

During the hour-long workshops, legal advocates from the non-profit will cover essential aspects of renting, including tenancy agreements, security and pet deposits, repairs and maintenance, rent



Participants learn about tenant rights at a work Resources at West Vancouver Memorial Library

increases and dispute resolution for landlords and tenants. Participants will then have a chance to ask the experts questions about the issue.

As a legal advocate, part of Rehman's role is to assist people with problems involving their landlord, employment,

WEDNESDAY, JANUARY 14, 2026 | A19

# Properties located in West Van

at 754 Beachview Dr. valued at \$14.4 million.

Features of the oceanfront mansion include an infinity pool, 10-person hot tub, golf putting green, dock with boat lift, four-jet-ski slip and private ramp. Inside features include double height ceilings, Miele appliances, movie theatre, billiard area, gym, sauna, steam room and wine room.

The 8,850-square-foot home sold in September 2022 for \$14.9 million.

All the other top 10 houses were in the same 600 to 900 blocks of Beachview Drive.

## City of North Vancouver top assessments

**1301-199 Victory Ship Way:** The most-expensive homes in the City of North Vancouver sit in high-rise condo towers in the Lower Lonsdale neighbourhood.

The top assessment, the penthouse suite at 1301-199 Victory Ship Way, assessed at \$8.54 million.

Meanwhile, the second-highest assessed City of North Vancouver property, located at 901-185 Victory Ship Way, assessed at \$6.5 million.

Two single-family homes made the city's top 10 assessments.

A home at 755 Grand Boulevard was assessed at \$4.8 million. That's the same price the 2,500-square-foot custom home sold for in September 2024.



2250 Indian River Cres. was assessed at \$16.9 million, the highest in the District of North Vancouver. [www.westvan.ca/news](http://www.westvan.ca/news)

Another five-bedroom, six-bathroom home at 335 Somerset St. in the Trique Heights neighbourhood also made the cut with an assessment of just under \$4.7 million.

All the other top properties were condos in the building at 175 Victory Ship way, with assessments rising with each floor climbed in the building.

## DEVELOPER INFORMATION SESSION

Cascadia Green Development has submitted a Rezoning Application to the City of North Vancouver for 835 - 845 West 15th Street to support the development of a five-storey office building with retail and two levels of underground parking.

Interested members of the public are invited to attend a Virtual Developer Information Session to review the proposal, ask questions and submit comments.

**DATE:**  
January 20, 2026

**START TIME:**  
6:00 p.m.

**REGISTER:** Zoom Webinar

To provide input, please visit the City website: [www.cnv.org/Applications](http://www.cnv.org/Applications)

<p>City of North Vancouver Hamed Ghasemi hghasemi@cnv.org 604-983-7357</p>	<p>Cascadia Green Development Jared Merani Jared@cascadiagreendev.com 778-990-1452</p>
--	--

This meeting is required by the City of North Vancouver as a part of the land use application process.

## DEVELOPER INFORMATION SESSION

Cascadia Green Development has submitted a Rezoning Application to the City of North Vancouver for 835 - 845 West 15th Street to support the development of a five-storey office building with retail and two levels of underground parking.

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--	--

This meeting is required by the City of North Vancouver as a part of the land use application process.

Appendix E: Site Sign and Photos

# PLANNING APPLICATION

**835-845 West 15th Street**  
Lots 2-3, Block D, DL 265, Plan 7199

Cascadia Green Development has submitted an application to rezone the properties at 835-845 W 15th Street to allow construction of a five-storey retail-service building consisted of retail services on the ground floor and non-surgical medical offices above with two levels of underground parking having access from the rear lane. The proposal includes 39 parking stalls, two loading spaces, and a rooftop outdoor patio.

Interested members of the public are invited to attend the Virtual Developer Information Session with the Applicant for an early opportunity to review the proposal and offer comments. If you would like to attend please register by contacting the applicant on the below details;

**Applicant:** Jaraad Marani  
Cascadia Green Development  
jaraad@cascadiagreendev.com  
778-990-1452



PROPOSED BUILDING



LOCATION

**TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:**



[cnv.org/Applications](https://cnv.org/Applications)  
Search by property address

**COMMENT ONLINE BY:**  
February 3rd, 2026

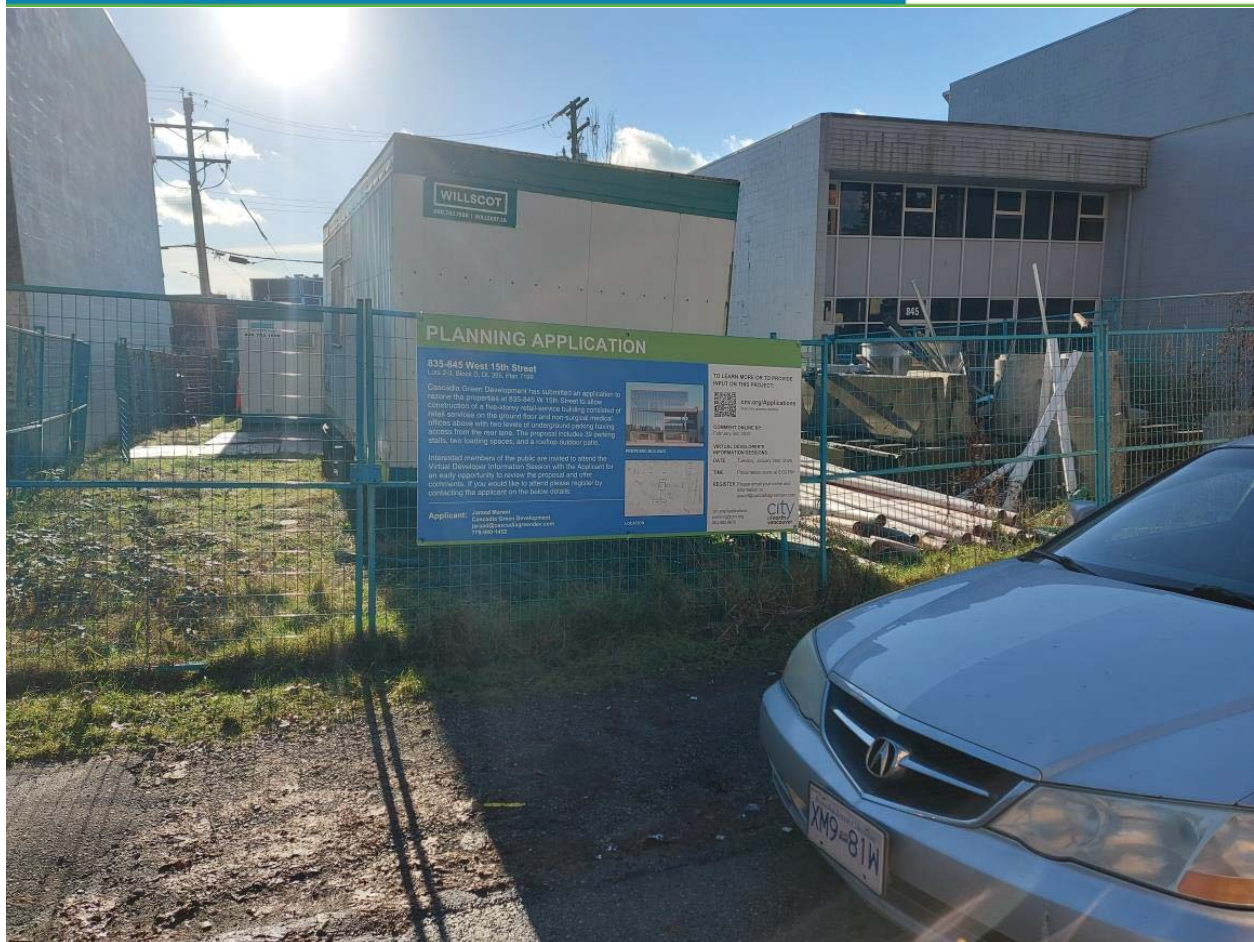
**VIRTUAL DEVELOPER'S INFORMATION SESSIONS**

**DATE** Tuesday, January 20th, 2026

**TIME** Presentation starts at 6:00 PM

**REGISTER** Please email your name and information to  
jaraad@cascadiagreendev.com

[cnv.org/Applications](https://cnv.org/Applications)  
[planning@cnv.org](mailto:planning@cnv.org)  
604.982.9675



Appendix F: Virtual DIS Presentation

# WELCOME

**Thank you for your interest in our proposal for 835 - 845 West 15th Street in North Vancouver.**

The purpose of this Developer Information Session is to introduce Cascadia Green Development and our proposal to the community, receive feedback, and answer your questions.

We welcome your feedback.



**Above:** Rendering of the south façade of the proposed building, looking from Marine Drive



## DEVELOPER INFORMATION SESSION

We respectfully acknowledge that we live and work on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and səłilwətał (Tsleil-Waututh) Nations. We are committed to reconciliation with these Nations, who have lived on these lands since time immemorial.

## DEVELOPER INFORMATION SESSION

# PURPOSE

**Thank you for your interest in our proposal for 835 - 845 W 15th Street in North Vancouver.**

The purpose of this Developer Information Session is to introduce Cascadia Green Development and our proposal to the community, receive feedback, and answer your questions.

We welcome your feedback.

Following the presentation, there will be a Q&A. If you have any additional questions following the virtual DIS, please email:

heather@pottingerbird.com



## DEVELOPER INFORMATION SESSION

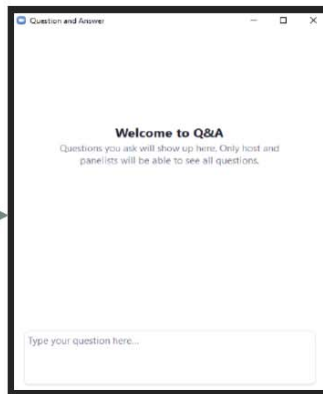
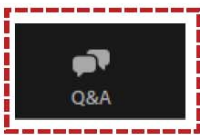
# HOW TO PARTICIPATE

To ensure that everyone has an equal opportunity to ask questions, we will be using the Q&A feature for this open house.

*How to ask questions:*

Click on the **'Q&A'** icon in the black menu bar at the bottom of your Zoom screen.

A white 'Question and Answer' box will pop up and you can type your questions and feedback here.



*How to share comments:*

**Visit The City of North Vancouver website at**

<https://www.cnv.org/Business-Development/Building/Land-Use-Approvals/Active-Applications/835---845-West-15th-Street>

or use the QR code below



## DEVELOPER INFORMATION SESSION

# QUICK POLL

## DEVELOPER INFORMATION SESSION

# PROJECT TEAM

The application process is being led by **Cascadia Green Development**. Founded in 2009, Cascadia Green is a real estate company based in North Vancouver, BC, with experience ranging from single-family homes to multi-family residences.



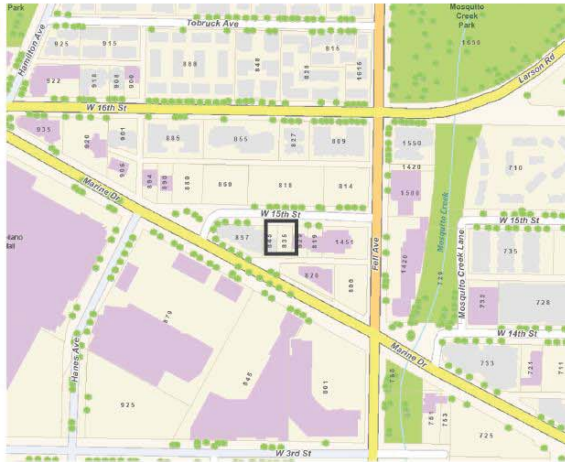
To support the planning program, **Cascadia Green Development** has engaged a team of experts, including:

- **SHAPE Architecture:** Project Architects
- **Connect Landscape Architecture:** Landscape Architects
- **Watt Consulting Group:** Transportation Consultants



## DEVELOPER INFORMATION SESSION

# SITE CONTEXT



**Neighbourhood Context:** Positioned between West 15<sup>th</sup> Street and Marine Drive.



LOOKING NORTH INTO THE LANE FROM MARINE DRIVE

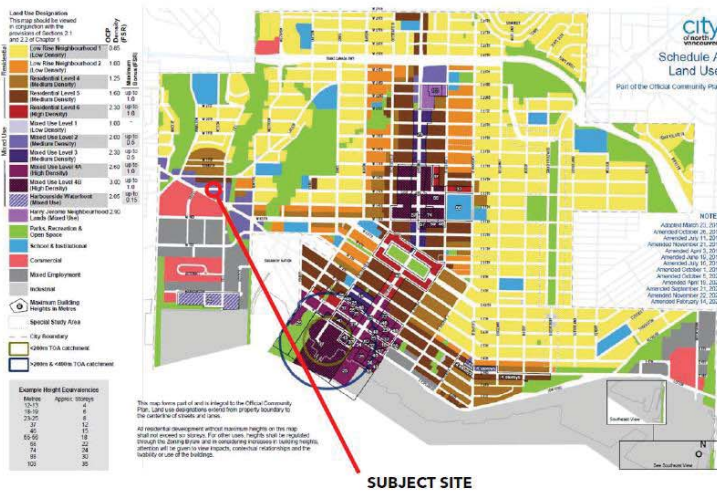


VIEW EAST ALONG WEST 15TH STREET – EXISTING BUILDING AND VACANT SITE



## DEVELOPER INFORMATION SESSION

# POLICY CONTEXT

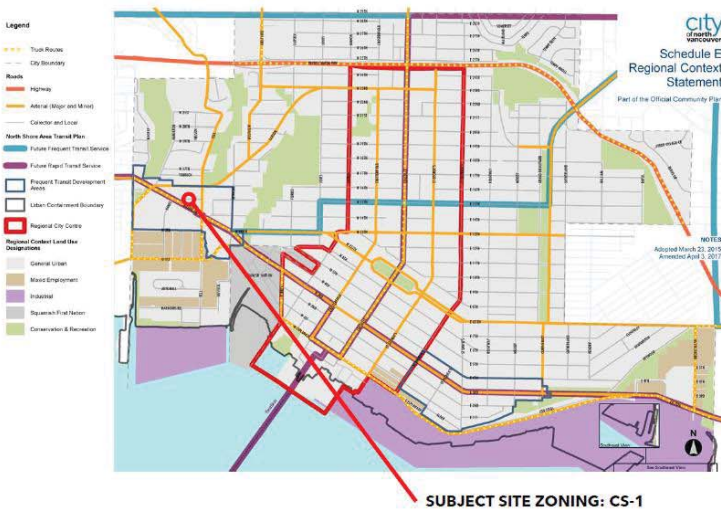


- The site is designated Mixed Use Level 2 (Medium Density) in the City of North Vancouver's Official Community Plan (OCP).
- Building height will be evaluated based on contextual fit. The site's proximity to the Marine Drive Frequent Transit Corridor supports consideration of higher-density, mixed-use development.
- Public Benefits for this project include:
  - ✓ Employment and business generation.



## DEVELOPER INFORMATION SESSION

# POLICY CONTEXT

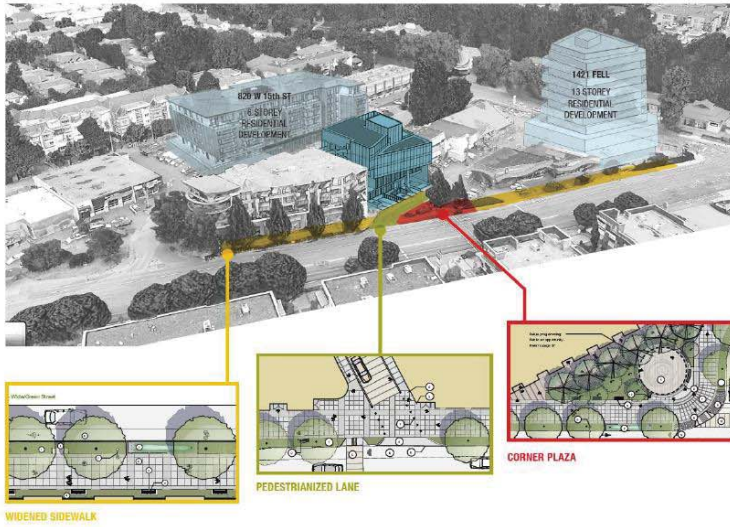


The following council approved policies/bylaws/guidelines have also informed the proposal:

- Marine Drive Streetscape Design Guidelines
- 2018 Density Bonus and Community Benefits Policy
- AAA Bicycle Network for City of NV (All Ages and Abilities)
- Active Design Guidelines
- Sustainable Design Guidelines
- Zoning Bylaw
- Community wellbeing strategy
- CNV Accessibility Plan
- CNV Mobility Strategy



# THE PROPOSAL



Cascadia Green Development has applied to the City of North Vancouver to redevelop the property at **835 - 845 West 15th Street**.

The proposal seeks to allow for the development of a new 5-storey office building with approximately **15 units**, to deliver much needed non-surgical medical office, retail space, and an enhanced pedestrian streetscape, as outlined in the Marine Drive Streetscape Design Guidelines.



DEVELOPER INFORMATION SESSION

# PROJECT STATISTICS

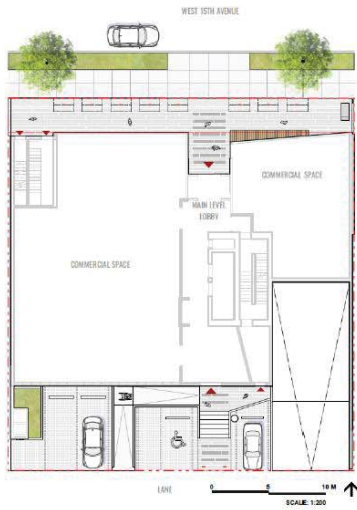


<b>Building Height</b>	5 storeys 24.38 m	<b>Total Offices</b>	Approx. 15 Units
<b>Density</b>	2.5 FSR 27,000 sq ft	<b>Site Area</b>	10,810 sq. ft.
<b>Bicycle Parking</b>	26 spaces	<b>Vehicle Parking</b>	39 spaces



DEVELOPER INFORMATION SESSION

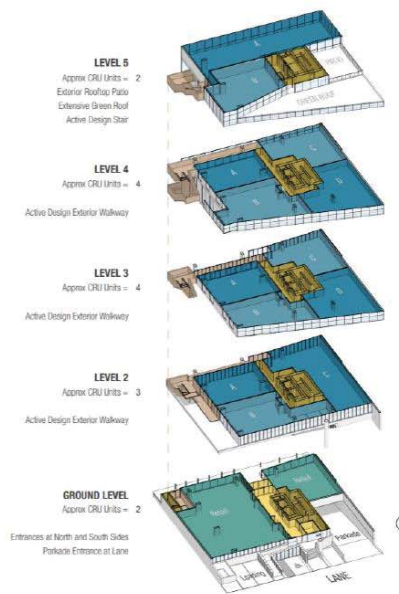
# SITE PLAN



## DEVELOPER INFORMATION SESSION

# ABOVE GRADE LAYOUT

- Retail Service Use Units
- Services / Office Units
- Lobby
- Interior Circulation
- Exterior Circulation
- Service
- Parkade



## DEVELOPER INFORMATION SESSION

# GROUND LEVEL & PARKING

## GROUND LEVEL

Surface Parking Spaces = 2  
Loading Spaces = 2

Entrances at North and South Sides  
Parkade Entrance at Lane  
Active Design Stairs

## PARKING LEVEL 1

Parking Spaces = 12

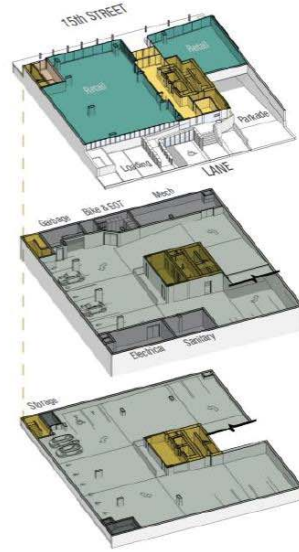
Bike Storage and End Of Trip  
Service Rooms coord. with Utilities

## PARKING LEVEL 2

Parking Spaces = 25

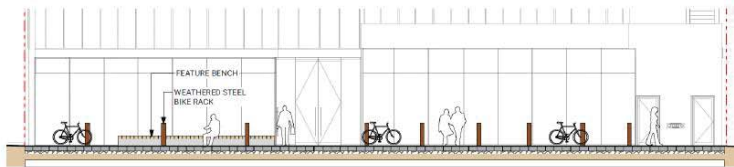
EV Car parking spaces = 19

- Retail Service Use Units
- Services / Office Units
- Lobby
- Interior Circulation
- Exterior Circulation
- Service
- Parkade

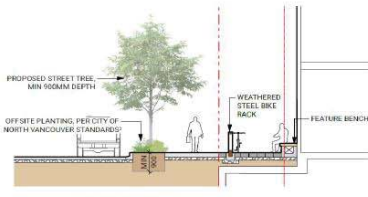
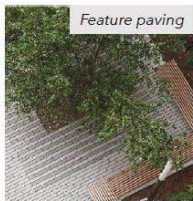


## DEVELOPER INFORMATION SESSION

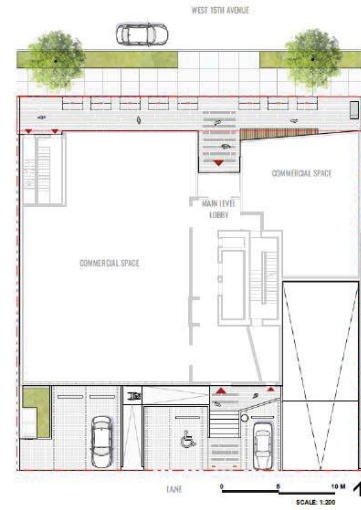
# LEVEL 1 - ENTRANCE



1 FRONT ENTRANCE ELEVATION  
Scale: 1:100



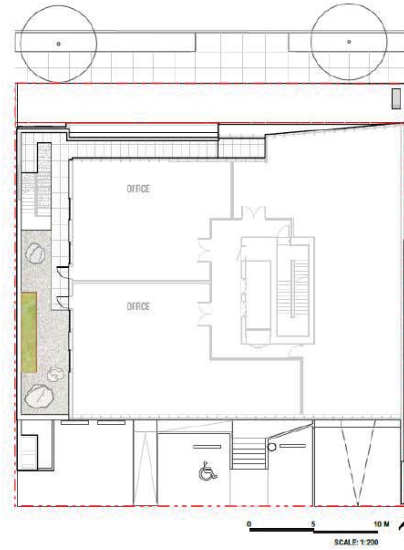
2 SECTION THROUGH FRONT ENTRANCE  
Scale: 1:100



## DEVELOPER INFORMATION SESSION

# L2 LANDSCAPE

LEVEL 2



CASCADIA  
Green Development

DEVELOPER INFORMATION SESSION

# L5 COMMUNAL PATIO



Outdoor gathering



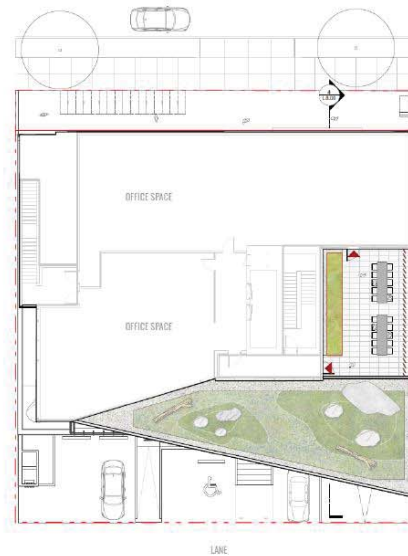
Outdoor seating



Decorative screen



Planting



LANE

CASCADIA  
Green Development

DEVELOPER INFORMATION SESSION

# GREEN ROOF



DEVELOPER INFORMATION SESSION

# RENDERINGS



Above: The proposed building's north façade along West 15<sup>th</sup> Street, with exterior walkways and terraces.



Above: The proposed building's south façade, facing Marine Drive.



DEVELOPER INFORMATION SESSION

# COMMUNITY BENEFITS

A number of public benefits are envisioned as part of this proposal, including:



**Enhanced Streetscape:** The area will see upgrades to streets, lane, and services. Streetscape improvements with new boulevard landscaping and upgraded sidewalks.



**Transit Oriented Location:** The application supports active transportation and social connectivity, providing end-of-trip cycling amenities and a pedestrian-friendly streetscape that enhance the public realm along 15th Street.



**Employment Opportunity:** This project includes close to 10,810 sq. ft. of pedestrian-friendly commercial space which will generate significant employment, creating short-term construction and professional consulting jobs and long-term permanent positions for physicians, healthcare workers, and administrative staff.



**Sustainable Design**  
The Sustainability goals for the building pursue the City's key performance criteria for energy efficiency and environmental design. The proposal incorporates Step Code 2 energy performance, and other sustainable measures.

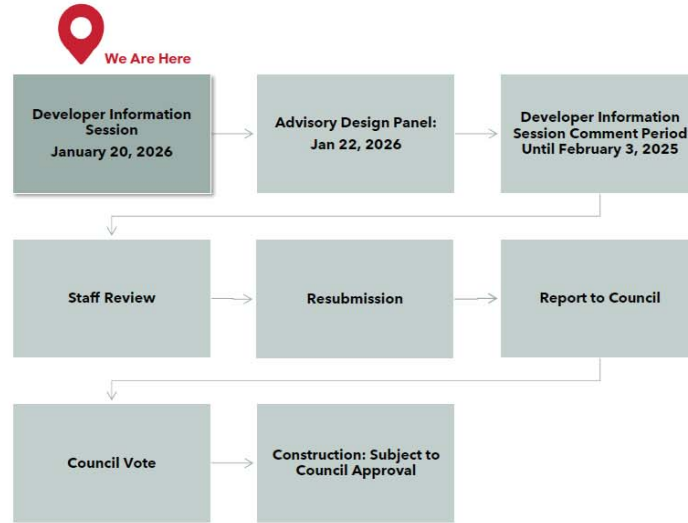


**Building Amenities:** Rooftop patio is open to employees of the building and will provide outdoor space for the enjoyment of building users.



## DEVELOPER INFORMATION SESSION

# PROJECT TIMELINE & NEXT STEPS



## DEVELOPER INFORMATION SESSION

# WE WANT TO HEAR FROM YOU

We will now answer questions from participants via the Q&A function.

To access, please click the "Q&A" button at the bottom of your screen.



## DEVELOPER INFORMATION SESSION

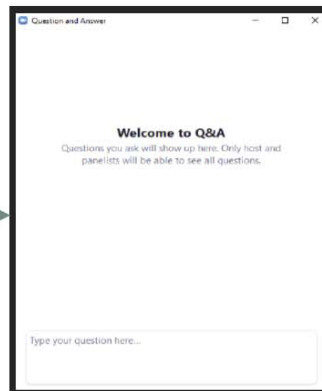
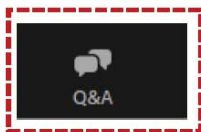
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or use the QR code below



## DEVELOPER INFORMATION SESSION

# THANK YOU

We appreciate your attendance and feedback today.

Please share your feedback via the CNV website at

<https://www.cnv.org/Business-Development/Building/Land-Use-Approvals/Active-Applications/835---845-West-15th-Street>



**Appendix G:** Comments received during the DIS

Question Report			
Report generated time	02/04/2026 02:36:08 PM		
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)
835 - 845 West 15th Street - Developer Information Session	853 9820 9812	01/20/2026 05:35:01 PM	54
Question Details			
#	Question	Asker Name	Asker Email
1	Looks great!!	[REDACTED]	-

Appendix H: Comments received following the DIS

---

**From:** [REDACTED]  
**Sent:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** Planning  
**Subject:** [EXTERNAL]Planning Application 835-845 West 15th Street North Vancouver - Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**This email originated from outside of CNV.** Don't click links or open attachments unless you trust the sender and know the content is safe. Unsure? Report it with the Outlook Phish button.

---

Hi Hamed,

I am an owner in the adjoining building and having received the planning application information sheet for the above, I am making the following comments:

- 1) While it is a good idea to direct traffic in and out of the proposed building via the back lane, council needs to recognize that this already quite heavily used lane must be upgraded to withstand the additional traffic volume expected from this new service-business based building. To this end, please consider adding to the lane new mountable concrete curbs, new black top surfacing and addition new lighting. This lane is subject to transient homeless occupancy, rodent occupancy and a garbage problem. Upgrading should be tied to the completion of this building and hopefully will result in a reduction of these negative factors.
- 2) Consider limiting street & lane boundary to face of building offsets to be not less than those that presently exist for 857 15<sup>th</sup> Street W., and the corresponding building at the other end of this development site.

Thank you, and regards,

[REDACTED]

END



OFFICE OF THE DEPUTY CHIEF ADMINISTRATIVE OFFICER  
 LEGISLATIVE & LEGAL SERVICES DIVISION  
 CITY OF NORTH VANCOUVER  
 141 WEST 14TH STREET T 604 985 7761  
 NORTH VANCOUVER INFO@CNV.ORG  
 BC | CANADA | V7M 1H9 CNV.ORG

February 3, 2026

VIA EMAIL: [jaraad@cascadiagreendev.com](mailto:jaraad@cascadiagreendev.com)

Jaraad Marani  
 Chief Operating Officer  
 Cascadia Green Development  
 106-252 West Esplanade  
 North Vancouver, BC V7M 0E9

Dear Jaraad:

**Re: Rezoning Application – 835-845 West 15<sup>th</sup> Street, North Vancouver**

At the meeting on January 22, 2026, the Advisory Design Panel reviewed the above application and endorsed the following resolution:

“THAT the Advisory Design Panel support the Rezoning Application at 835-845 West 15<sup>th</sup> Street in principle and recommends the following items be taken into further consideration:

- Enhance the lane side (rear) access to the building through architectural and landscape expression to look and function like a main entrance due to its relationship with Marine Drive.
- Ensure the accessible ramp at the rear provides a safe landing at the bottom and accessible parking users can use the ramp without traveling on the lane.
- Consider providing additional rain protection along 15<sup>th</sup> Street frontage;
- Enhance the 15<sup>th</sup> Street frontage by clustering the bike racks and providing more soft landscaping in the front to reduce the extent of paving. Consider using planting to provide a visual cue and buffer to the adjacent building’s parkade ramp.
- Improve CPTED provisions of the proposal by ensuring safe pedestrian access to both front and rear building entries, secured access to office spaces, gated parking, and enhancing the safety of open access stairs through lighting, materiality, and soft expression.”

/2

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.

Best regards,

A handwritten signature in blue ink that reads "Sarah Larisch".

Sarah Larisch  
Administrative Coordinator

cc: J. Greig, Manager, Development Planning  
H. Ghasemi, Planner 3  
S. Dabiri, EVP, Cascadia Green, [shirazeh@cascadiagreendev.com](mailto:shirazeh@cascadiagreendev.com)  
A. Smith, Partner, Shape Architecture, [a.smith@shapearchitecture.ca](mailto:a.smith@shapearchitecture.ca)  
D. Guenter, Senior Associate, Shape Architecture, [d.guenter@shapearchitecture.ca](mailto:d.guenter@shapearchitecture.ca)  
L. Newman, Connect Landscape Architecture, [livia@connectla.ca](mailto:livia@connectla.ca)  
O. Mizrahi, Connect Landscape Architecture, [oren@connectla.ca](mailto:oren@connectla.ca)  
B. Huggett, Watt Consulting, [bhuggett@wattconsultinggroup.com](mailto:bhuggett@wattconsultinggroup.com)

## Overview of Zoning Variances

Table 1 provides a summary and overview of the proposed zoning variances associated with the project at 835 & 845 West 15<sup>th</sup> Street. The justifications for each variance are described below.

**Table 1. Requested Changes to the Zoning Bylaw**

	<b>Base Zone (C-2)</b>	<b>Proposed Regulations (CD-773)</b>
<b>Gross Floor Area (GFA)</b>	2.3 FSR	2.5 FSR
<b>Lot Coverage</b>	70%	70% (no change)
<b>Height</b>	12.192 metres (40 feet)	5 storeys, and 25 metres (82 feet)
<b>Siting</b>	Principal Buildings shall be sited not less than: <ul style="list-style-type: none"> <li>• 6.096 metres (20 feet) from a rear lot line</li> </ul>	Principal Buildings shall be sited not less than: <ul style="list-style-type: none"> <li>• 4.0 metres (13.1 feet) from a rear lot line</li> </ul>
<b>Building Width and Length</b>	Shall not exceed a horizontal width or length of 30.48 metres (100 feet) above the third Storey	No change
<b>Vehicle Parking</b>	1 space per 50 square metres (538.2 square feet) of Gross Floor Area.  A total of 50 stalls are required for 2509 square metres of GFA comprised of: <ul style="list-style-type: none"> <li>•48 commercial parking stalls</li> <li>•2 Disability Parking stalls</li> </ul>	A minimum of 16 parking spaces are provided, two of which will be allocated as Disability Parking spaces.
<b>Bicycle Parking</b>	1 Secure space per 250 m <sup>2</sup> of Gross Floor Area; and 6 Short-Term spaces per 1,000 m <sup>2</sup> of Gross Floor Area	No change

<b>Base Zone (C-2)</b>		<b>Proposed Regulations (CD-773)</b>
	A total of 26 stalls, comprised of: <ul style="list-style-type: none"> <li>•10 Secure bicycle parking stalls</li> <li>•15 Short-Term bicycle parking spaces</li> </ul>	
<b>Loading Spaces</b>	Two required Loading spaces shall be not be less than 2.743 metres (9 feet) in width, 9.144 metres (30 feet) long.	Varied to allow Loading Spaces to have dimensions not less than; <ul style="list-style-type: none"> <li>• 3.4 metres in width, and 8.6m in length; and</li> <li>• 3.2m in width, and 7.3m in length.</li> </ul>

**Justification for Variances**

Gross Floor Area (GFA)

A full explanation of the increase of Gross Floor Area, consistent with the City’s OCP is provided in the report associated with the project.

Height

The proposed building height is consistent with the emerging heights of mixed-use buildings in vicinity to the site, and is required to construct the building at the OCP density. Staff are supportive of the variance to height.

Siting

The proposed setback variances are considered appropriate and consistent with similar Mixed-Use buildings in the MU2 areas. The development has been designed with a modest height of 5-storeys, and no variance is sought to lot coverage.

The development achieves excellent laneway activation, which establishes a secondary access point via the lane, creating an appropriate secondary access point and therefore link to Marine Drive.

The building setbacks are also consistent with the existing setback pattern, including to the adjoining building to the west at 850-858 Marine Drive.

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

### Minimum Commercial Parking Spaces

The proposed development involves a variation to the required commercial car parking. Specifically, only 16 commercial car parking spaces will be provided instead of the required 50 spaces.

The subject site is located in the Marine Drive Frequent Transit Development Area, nearby to the Rapid Transit corridor which provides excellent access to rapid and local bus services. The nearest bus stops are located less than 250 metres walking distance of the site.

The site is also located within one block of the bicycle route on Marine Drive, which provides connections to the broader bicycle network. Finally, the proposed development has provided 10 secure bicycle parking spaces (which includes 2 cargo bicycle spaces), 16 short-term bicycle spaces and end-destination-facilities to promote use of active transportation.

As part of the Transportation Demand Management measures to support the variance, the applicant has also committed to provide Evo Car Share memberships and minutes to owners and tenants of the building. The proposed value of this Transportation Demand Management measure is \$36,750 (15 units, 5 memberships per unit, 1000 minutes per membership). This measure is particularly effective given the site's location within Evo's established pick up/drop off 'Home' zone, enabling convenient access to car-share vehicles as an alternative to private vehicle ownership.

Another TDM measure proposed by the applicant, is provision of a welcome package to new tenants to promote alternative transportation modes to private vehicle use. This will include information regarding:

- Bus schedules and route maps, service frequencies and key connections to regional destinations;
- A map showing a recommended walking route to the nearest bus stops;
- Information on cycling, including recommended cycling routes and nearby bicycle shops and repair locations; and
- Information on car share options and e-bike sharing programs in the north shore.

In addition, the proposed commercial units are intended for medical and allied health office uses, which are expected to generate substantially lower parking demand than typical retail or service commercial uses. Patient visits are generally appointment-based and staggered throughout the day, resulting in a limited number of visitors on-site at any

given time. As such, the proposed parking supply is considered appropriate for the anticipated operational needs of the development.

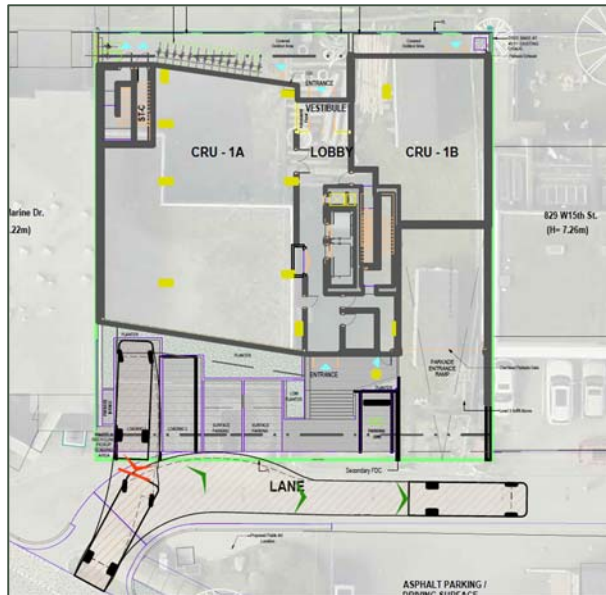
Given the site’s excellent access to transit and active transportation networks, and anticipated parking demand, there is expected to be a considerably reduced demand for parking on the site. Furthermore, the applicant’s TDM measures, including the welcome package and Evo Car Share memberships will promote use of alternative modes. On this basis, the proposed variance is supported.

**Loading Bay Dimensions**

The development involves a minor variation to the required loading bay dimensions, as shown below, which is resulting from both loading bays having smaller dimensions than required by the Zoning Bylaw as per the following table:

	Required	Proposed
<b>Loading Space dimension</b>	2.7 m in width x 9.15 m in length.	<ul style="list-style-type: none"> <li>• Large - 3.4 m width x 8.62 m in length; and;</li> <li>• Small - 3.2 m in width, and 7.31 m in length.</li> </ul>

With respect to the dimensions of the large Loading Space, the applicant has submitted auto-turn analysis, demonstrating that a SU9 – Single Unit Truck or Bus design vehicle is able to adequately manoeuvre into this space, without resulting in any negative impacts on the functionality of the lane. Furthermore, the extension of vehicle into laneway is within newly dedicated area and on the curve of the laneway which is not anticipated to impede vehicles travelling in the lane nor impact sightlines or visibility of pedestrians walking in the lane.



**Figure 1:** Snip from the auto-turn assessment for SU9 design vehicle

With respect to the small Loading Space, it has been determined that the dimensions provided are of sufficient size to accommodate an LSU - Light Single Unit Truck design vehicle. Given the nature of the project, it is anticipated that the majority of the commercial deliveries will be made by smaller trucks and panel vans. As such, the smaller Loading Bay is appropriate.

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

**BYLAW NO. 9194**

**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, 2026, No. 9194” (835 and 845 West 15<sup>th</sup> Street, CD-773)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having a civic address of 835 and 845 West 15<sup>th</sup> Street and legally described below as henceforth being transferred, added to and forming part of CD-773 (Comprehensive Development 773 Zone):

PID: 010-693-696	LOT 3 BLOCK D DISTRICT LOT 265 PLAN 7199
PID: 010-693-670	LOT 2 BLOCK D DISTRICT LOT 265 PLAN 7199

from zone CS-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following Comprehensive Development Zone to Section 1100 in numerical order:

“CD-773 Comprehensive Development 773 Zone” (835 and 845 West 15<sup>th</sup> Street)

In the CD-773 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 C2 Zone, except that:

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

- (a) Retail Service Group 1 Use;
- (b) Accessory Off-Street Loading Use;
- (c) Accessory Off-Street Parking Use;
- (d) Off-Site Parking Use;

- (2) Gross Floor Area:

- (a) The maximum Gross Floor Area is 2.5 Floor Space Ratio times the original lot area of 1,004.7 metres<sup>2</sup>;

- (3) Building Height:

- (a) The Principal Building shall not exceed a Building Height of 25 metres (82 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;
- (4) Minimum setback to the Rear (southern) Lot Line is to be no less than 4.0 metres from the original lot line.
- (5) Lot Coverage shall not exceed 70% of the original lot area of 1,004.7 metres<sup>2</sup>.
- (6) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:
  - (a) A minimum of 16 commercial Parking Spaces shall be provided, two of which are to be allocated as Disability Parking spaces;
- (7) Section 1001(1)(b) is varied, to allow one Loading Space to have dimensions not less than 3.4 metres in width, and 8.6 metres in length, and one Loading Space to have dimensions not less than 3.2 metres in width, and 7.3 metres in length.

READ a first time on the <> day of <>, 2026.

READ a second time on the <> day of <>, 2026.

READ a third time on the <> day of <>, 2026.

ADOPTED on the <> day of <>, 2026.

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MAYOR

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CORPORATE OFFICER