



NOTICE OF SPECIAL MEETING OF COUNCIL

SPECIAL MEETING OF COUNCIL

JULY 27, 2026 AT 6:00 PM

Notice is hereby given that a Special Meeting of Council will be held in the Council Chamber and electronically (hybrid) from City Hall, 141 West 14th Street, North Vancouver, BC on July 27, 2026, commencing at 6:00 pm.

Members of the public are advised that the purpose of this meeting is for Council to consider the Rezoning Application for 835 and 845 West 15th Street.

This meeting will be held virtually and projected in the Council Chamber for members of the public who wish to attend in person. It will also be livestreamed at cnv.org/livestream.

Members of the public may access the open meeting agenda on the Council Meetings Agenda webpage at cnv.org/CouncilAgenda.

Amelia Cifarelli
Corporate Officer

Posted: July 24, 2026

THIS PAGE INTENTIONALLY LEFT BLANK



**AGENDA FOR THE SPECIAL MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
JULY 27, 2026 AT 6:00 PM**

CALL TO ORDER

APPROVAL OF AGENDA

1. Special Council Meeting Agenda, July 27, 2026

REPORT

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

Report: Planner 2, July 22, 2026

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated July 22, 2026, entitled “Rezoning Application – 835 and 845 West 15th Street”:

THAT the application submitted by Cascadia-Enviroessentials Holdings LP, to rezone the properties located at 835 and 845 West 15th 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 15th 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”, the road dedication and off-site works and infrastructure improvements listed in the section “Off-Site Works and Infrastructure Upgrades”, and the groundwater management measures listed in the section “Groundwater Management”, be delivered or secured through agreements, including those listed in the section “Legal Agreements”, prior to or concurrently with final adoption.

Item 3 refers.

BYLAW – FIRST READING

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

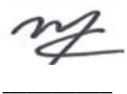
RECOMMENDATION:

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

ADJOURN

THIS PAGE INTENTIONALLY LEFT BLANK



 A/Director	 General Manager	 CAO
---	---	--

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING, DEVELOPMENT & REAL ESTATE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Franki McAdam, Planner 2

Subject: REZONING APPLICATION – 835 AND 845 WEST 15TH STREET

Date: July 22, 2026 File No: 08-3400-20-0180/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated July 22, 2026, entitled
“Rezoning Application – 835 and 845 West 15th Street”:

THAT the application submitted by Cascadia-Enviroessentials Holdings LP, to
rezone the properties located at 835 and 845 West 15th 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 15th 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”, the road dedication and off-site works and infrastructure
improvements listed in the section “Off-Site Works and Infrastructure Upgrades”
and the groundwater management measures listed in the section “Groundwater
Management”, 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 July 21, 2026 (CityDocs [2833880](#))
3. Landscape Drawings, dated June 12, 2026 (CityDocs [2833903](#))
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 [2833714](#))
7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194” (CityDocs [2833721](#))

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. This report has been revised after being referred back to staff at the regular Council Meeting on July 6, 2026.

BACKGROUND

Applicant:	Cascadia-Enviroessentials 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)

A previous application for this site was presented to Council for introduction at its regular Council Meeting on July 6, 2026. Council passed the following resolution to refer the report back to staff:

‘THAT the application submitted by Cascadia-Enviroessentials Holdings LP, to rezone the properties located at 835 and 845 West 15th Street, be referred back to staff to assess the feasibility of increasing the amount of parking, and addressing other concerns raised, and report back to Council with the findings.’

In response to Council's direction, staff have worked with the applicant to assess options for increasing the onsite parking supply. As a result of this work, the applicant has revised the proposal to provide 41 onsite vehicle parking stalls within a two-level underground parkade, replacing the previous proposal for 16 stalls within a single-level underground parkade.

To support the revised design, the applicant recently submitted a Hydrogeological Investigation Report, prepared by GeoPacific Consultants that summarizes the groundwater conditions. The report proposed a technical solution to mitigate groundwater related risks including impacts to the environment and adjacent sites. The assessment recommends a fully tanked underground parkade designed to resist hydrostatic pressure and mitigate the need for post-construction groundwater pumping. In summary, a “tanked” underground parkade is a parkade that has a waterproof membrane beneath the floor slab and around all exterior walls to provide a continuous waterproof membrane. This allows groundwater to flow around the building rather than

entering the building's perimeter drains. To facilitate construction, groundwater will be temporarily dewatered (i.e. pumped out) during excavation.

Staff have reviewed the Hydrogeological Investigation Report, which concludes that the risk of ground subsidence to adjacent properties due to groundwater pumping, as well as the long-term risk to the creeks, is low with a tanked parkade system at this site.

Aside from the expanded parking and response to groundwater concerns, the proposal is consistent with what was previously presented to Council at the July 6, 2026 meeting.

During the July 6, 2026 Council Meeting, Council also requested that staff report back with recommendations on a broader policy approach to addressing groundwater concerns in future development applications. This report focuses on the investigation and mitigation of potential impacts for this particular site and application. Staff are currently developing the broader policy approach, and will report back to Council in a future report. In the meantime, staff are of the opinion that the subject application can proceed.

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 th St)	820 West 15 th 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 th 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

Metro Vancouver Regional Growth Strategy (Metro 2050)	
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.
Official Community Plan	
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.

Community Wellbeing Strategy	
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.
Mobility Strategy	
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.
Council Strategic Plan 2022-2026	
<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.
<i>A Resilient City</i> A Resilient City leads the way in climate action and acts as a steward of the environment for future generations.	The proposed development is designed so that groundwater levels, and the flows that support the adjacent creeks, are not adversely affected. Protecting this groundwater is essential to maintaining the ecological function of the surrounding creek systems.

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 nine (9) 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. two stalls) are sized extra large for cargo bikes. Appropriate end-destination-facilities have been provided, consistent with the Zoning Bylaw, for use by employees travelling 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
Vehicle Parking	Total of 50 stalls, comprised of: • 48 commercial parking stalls • Two Disability Parking stalls	Total of 41 stalls, comprised of: • 39 commercial parking stalls • Two Disability Parking stalls
Bicycle Parking	Total of 26 stalls, comprised of: • 10 Secure bicycle parking stalls • 16 Short-Term bicycle parking spaces	Total of 26 stalls, comprised of: • 10 Secure bicycle parking stalls • 16 Short-Term bicycle parking spaces
Loading spaces	Two loading spaces (dimension: 2.7m x 9.15m)	Two at-grade loading spaces, comprised of: • One loading space (dimensions: 3.4m x 8.6m) • One loading space (dimensions: 3.2m x 7.3m)

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 North Vancouver 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.

The applicant has agreed not to reduce their TDM measures from their previous proposal, despite the increased number of parking stalls, in order to support better transportation outcomes. 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 15th 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 3rd party utility works will be undergrounded per the Bylaw, if applicable. As well, 3rd 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 and 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.
- Upgrading a portion of the storm main may be required to facilitate a gravity storm connection from the development as the existing storm main in the lane adjacent to the site is relatively shallow.

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.

Groundwater Management

As per the updated application, the applicant proposes to excavate to two levels of underground parking to enable the provision of 41 onsite parking stalls. The expansion of the parkade to two levels underground means that the building foundation will intercept the groundwater table. A traditional foundation, which relies on perimeter drains to divert water away from the structure, would require the permanent pumping and removal of groundwater due to the depth of the foundation in relation to the groundwater table. Groundwater in this area is hydrologically connected to the adjacent creeks; therefore, the continued removal of groundwater has the potential to affect baseflows within Mosquito Creek and Mackay Creek. Summer baseflows, which are critical for supporting fish during low-flow periods, are a key concern.

To address the groundwater concern, the applicant has proposed to construct a tanked foundation, which will create a waterproof barrier between the building and the groundwater. This barrier will allow groundwater to flow around the building rather than entering the building's perimeter drains.

The proponent will need to excavate into the groundwater table to permit construction of the building. During the construction phase, groundwater will be pumped at an estimated rate of approximately 500-740 litres per minute, depending on the time of year. This water will be treated on-site before being discharged into the municipal stormwater system.

The City will require a groundwater covenant as a condition of final adoption (the "Groundwater Management Agreement"). This covenant will secure a design solution and ongoing maintenance that mitigates the potential for adverse effects on watercourses or neighbouring properties resulting from modifications to the groundwater table. The proposed detailed design, which will be refined as a part of the applicant's building permit drawings, as well as a construction-phase monitoring and mitigation plan, will be reviewed by an independent third-party prior to issuance of a building

permit for the site. Occupancy will be withheld until such a time as the constructed building demonstrates full compliance with the proposed design. In order to prevent future adverse effects, the agreement will include maintenance provisions.

Overall, staff are satisfied that increasing the parking supply through a two-level, fully tanked, underground parkade is technically feasible and, after being secured through the Groundwater Management Agreement, can be implemented with negligible, adverse impacts to groundwater, adjacent watercourses or neighboring properties, and is therefore supported by staff.

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;
- Community Energy Agreement; and
- Groundwater Management 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*

ADP Comment	Staff Response
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	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:

ADP Comment	Staff Response
can use the ramp without traveling on the lane.	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. 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. 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.
Consider providing additional rain protection along 15th Street frontage.	The proposal was revised to provide a continuous canopy coverage along the West 15 th Street frontage, within the property boundary.
Enhance the West 15 th 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.	The proposal was revised to cluster the short-term bicycle parking in the street frontage along West 15 th 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.
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.	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.

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 15th Street, CD-773) be considered and referred to a Public Hearing;

CONCLUSION

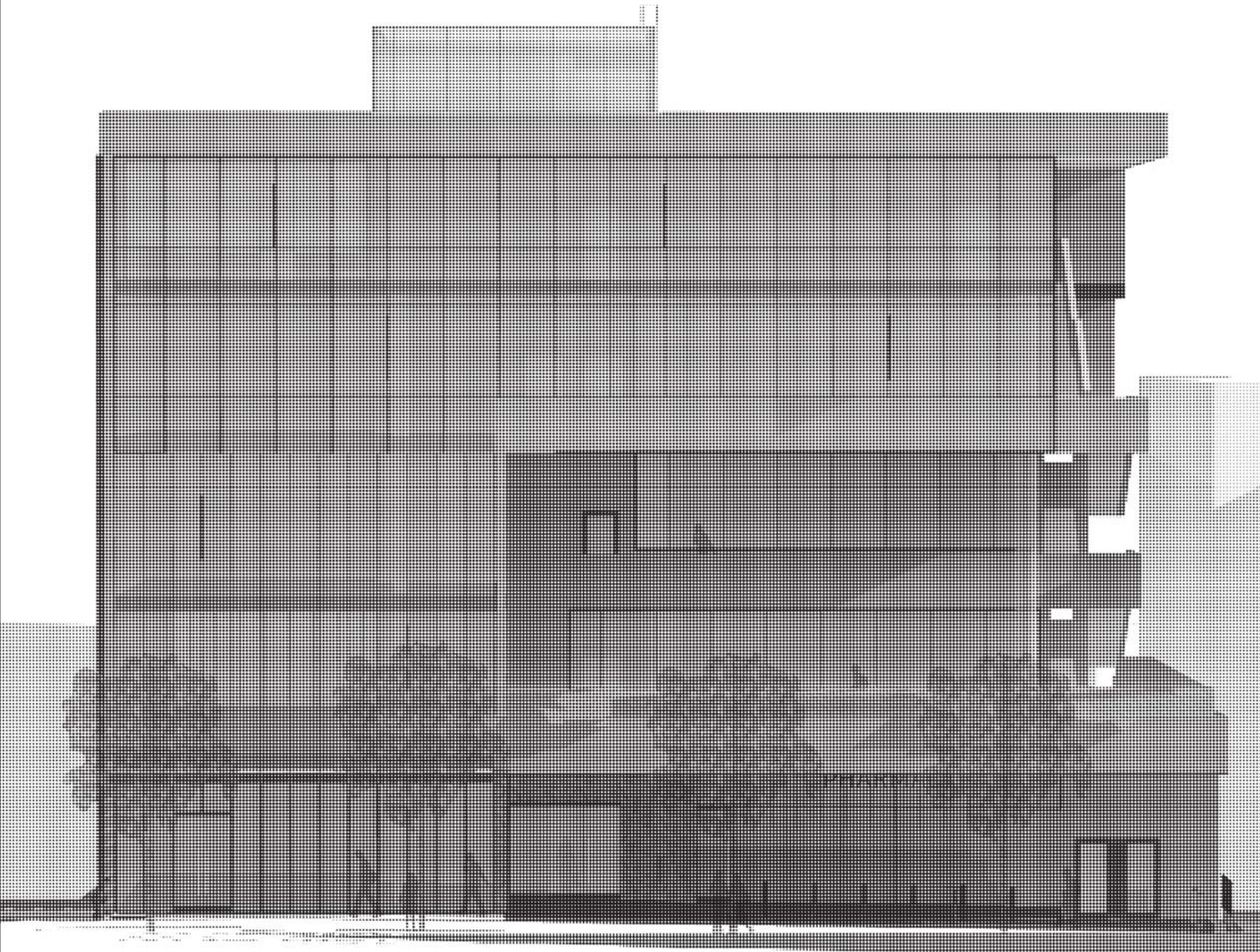
By achieving goals in the Official Community Plan, including an increase of employment generating uses in the Marine Drive Frequent Transit Development Area, the application represents an outcome consistent with the City's planning policies. Staff are supportive of the proposal and recommend the amendment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

RESPECTFULLY SUBMITTED:



Franki McAdam
Planner 2





15th Street Boutique Medical

835-945 15th Street, North Vancouver, BC

Re-issued for Development Permit

21 JULY 2026

DEVELOPER

CASCADE GREEN DEVELOPMENT
323 Eastside Dr #108
North Vancouver, BC V7M 0E9

Joanell Thomas, CEO
joanell@cmvvcap.com

Shirash Dahan, EVP
shirash@cmvvcap.com

ARCHITECT

SHAPE ARCHITECTURE

1482 - 148 W 7th Ave
Vancouver, BC V6B 1C1

Alan Singh, Partner, C.P.A.
alan@shapearchitects.ca

David Guerin, Sr. Associate
d.guerin@shapearchitects.ca

STRUCTURAL

Orbital Structures

1881 W 5th Ave
Vancouver, BC V6L 1N6

Parvinder Dhillon
parvinder@orbitalstructures.com

MECHANICAL

ENEC

3450 152 St, 409
Burnaby, BC V5B 5J9

Davidson White
dwhite@enec.ca

ELECTRICAL

Optical

122-1244 89 Ave
Burnaby, BC V5M 9P5

Jeff Chang
jeff@optical.ca

Rashid Khan
rashid.khan@optical.ca

LANDSCAPE

Compass

2350 Mainland St
Vancouver, BC V6H 2Y1

Ran Leshem
ran@compass.ca

CIVIL

Chen

Suite 610, 221 Eastmaine
North Vancouver, BC V7M 3J5

Rock Caplan
rock@chen.ca

Andrew Gordon
agordon@chen.ca

ENERGY MODELLING

MEIR

4360 - 1480 Howe St
Vancouver, BC V6Z 0G5

Adam Shafir
adam@meir.ca

Colleen Neale
colleen@meir.ca

BUILDING ENVELOPE

GeoPacific

1779 W 7th Ave
Vancouver, BC V6P 0P2

Marissa Meier
marissa@geopacific.ca

GEOTECHNICAL

GeoPacific

1779 W 7th Ave
Vancouver, BC V6P 0P2

Patrick Meier
patrick@geopacific.ca

BUILDING CODE

Control

680 Hastings St, 8th
Vancouver, BC V6B 1P1

Samir Garg
samir@control.ca

ARCHITECTURAL DRAWINGS

000 PROJECT DATA
A0.00 Cover + Drawing List
A0.04 FAR Summary

010 SITE
A0.50 Context + Coverage Plans
A0.11 Site Plan + Project Statistics

050 CITY DRAWINGS

A0.50 Level 0 - FAR Plan
A0.51 Level 1 - FAR Plan
A0.52 Level 2 - FAR Plan
A0.53 Level 3 - FAR Plan
A0.54 Level 4 - FAR Plan
A0.55 Level 5 - FAR Plan
A0.56 Level 6 - FAR Plan
A0.57 Roof Mass - FAR Plan

200 FLOOR PLANS

A2.01 Floor Plan - Parking L2
A2.02 Floor Plan - Parking L1
A2.03 Floor Plan - Level 1
A2.04 Floor Plan - Level 2
A2.05 Floor Plan - Level 3
A2.06 Floor Plan - Level 4
A2.07 Floor Plan - Level 5
A2.08 Floor Plan - Roof
A2.10 Enlarged Floor Plans - Elevator Core

210 RCP

A2.21 Level 1 - RCP
A2.22 Level 2 - RCP
A2.23 Level 3 - RCP
A2.24 Level 4 - RCP
A2.25 Level 5 - RCP

300 ELEVATIONS

A3.01 Building Elevation - South
A3.02 Building Elevation - West
A3.03 Building Elevation - East
A3.04 Building Elevation - North

400 SECTIONS

A4.01 Building Section - NS at Parkade Entrance
A4.02 Building Section - EW
A4.03 Shadow Studies



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%

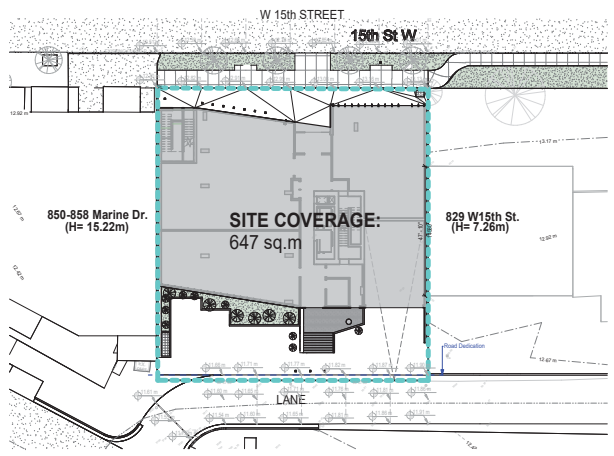
SITE COVERAGE CALCULATION:

DATA	SQ.FT	SQ.M
BUILDING FOOTPRINT:	6964.3 sq.ft	647.0 sqm
SITE AREA:	10,810 sq.ft	1004.2 sqm

SITE COVERAGE (%): 64%

COVERAGE PLAN

LEGEND
Site Coverage
Area Property Line



2 Site Coverage Plan

Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/09
3	Re-issued for Response to DP Memo 1	20/05/10
4	Re-issued for Development Permit	26/07/21

Key Plan

Project: 0001
15th Street Boutique Medical

850-845 15th Street, North Vancouver, BC

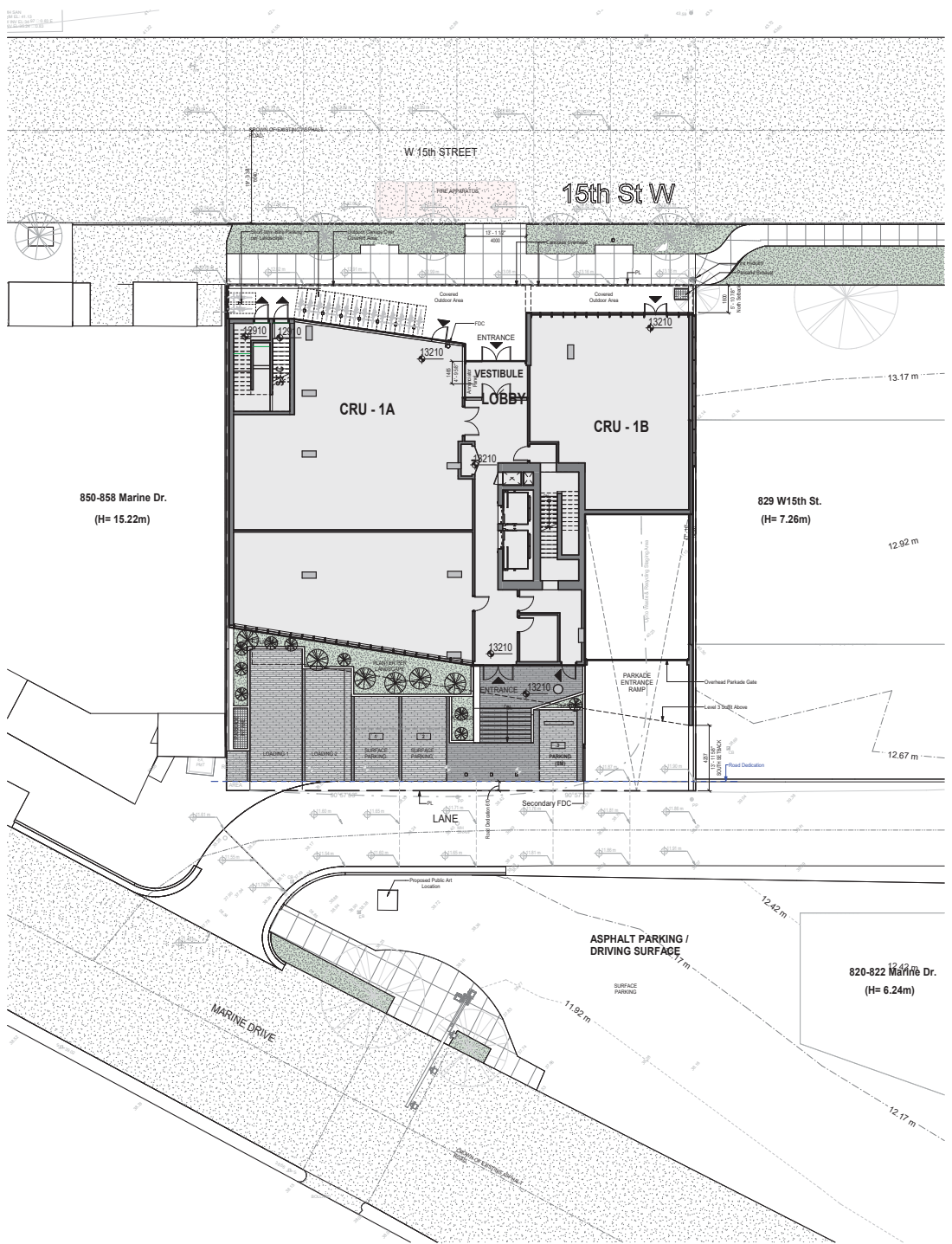
Re-issued for Development Permit

Context + Coverage Plans

Date:	27.03.17.2020
Drawn By:	100
Checked By:	145
Scale:	As Indicated
Original Size:	A1



A0.10



PROJECT STATISTICS		
SITE DATA		
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 FSR	2.0 (45%)	
SITE AREA	1004.28m² (10,100ft²)	
PROJECT DATA		
	PERMITTED	PROPOSED
BUILDING HEIGHT	N/A	24.6m
SETBACKS		
NORTH SETBACK	N/A	1.8m (5.9ft)
SOUTH SETBACK	N/A	4.2m (13.9ft)
EAST SETBACK	N/A	0
WEST SETBACK	N/A	0
PARKING DATA		
VEHICLE PARKING STALLS		
REGULAR PARKING	32	23
SMALL CAR STALLS	18(MAX)	19
ACCESSIBLE STALLS	2	2
TOTAL VEHICULAR PARKING	50	41
BICYCLE PARKING STALLS		
BICYCLE SPACES	10 (CLASS A) 10 (CLASS B)	10 (CLASS A) 10 (CLASS B)
BICYCLE LOCKER PERCENTAGE	N/A	20 (CLASS A BICYCLE SPACES)
BICYCLE LOCKERS		20

SITE LEGEND	
Proposed Building	Building Entrance
Existing Building	Accessible Stall
Property Line	Cycling Route
Setback Line	New Trees, Per Landscaping Drawings
Site Line	Existing Trees, To Remain
Scope Boundary Line	Street Lights
PI Access Route	Pole Lights
Overhead Line	Soil
Sub-grade Services	Asphalt
At-Grade Services	Pavement
Landscaping Lines	Gravel
Tree Protection Fencing	Planter
	Brick
	Accessible Path Of Travel

GENERAL NOTES - SITE	
1.	Refer To Landscaping And Civil Drawings For Complete Landscaping And Grading Information.
2.	All Walkways And Concrete Curb Landings To Conform To City Of North Vancouver Bylaw 0100.
3.	Topographical Information On This Drawing Has Been Created Based On Survey By Metron Park & Topics Surveyors & Engineers, dated May 2, 2024 And City Of Vancouver Building Grades.
4.	All Ground Planes To Be Smooth And True, Providing Positive Drainage Preventing Any Ponding Of Water. Grade At Buildings To Slope Away From Building At Minimum Slope Of 2%.
5.	All Grading Shown To Be Finished Grade. Grade To Design Spot Elevations Indicated.
Tree Retention, Protection, And Pruning, Per Landscaping Architect.	

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
4	Re-issued for Development Permit	26/07/21

Project: 8501
15th Street Boutique Medical

850-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Site Plan + Project Statistics	
Date:	27.03.2025
Drawn By:	160
Checked By:	165
Scale:	As Indicated
Original Size:	A1

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
P2	X - ADG Egress	151 SF			
P2	X - Common Floor Area	530 SF			
P2	X - Parking Garage	9547 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. 8702.

SHAPE Architecture Inc.

1452-1454 West 10th Avenue
Vancouver, BC V6H 1C1
Tel: 604.779.1251
Fax: 604.779.1252
Email: info@shapearchitecture.ca
Web: www.shapearchitecture.ca

Copyright 2020. 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.

Seal

2020-17-00



FSR Legend

X - ADG Egress
X - Common Floor Area
X - Parking Garage

1 P2 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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Level P2 - FAR Plan

Date	27.03.17.2020
Drawn By	158
Checked By	165
Scale	As Indicated
Original Size	A1

A0.50

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
P1					
P1	X - ADG Egress	152.9 SF			
P1	X - Bicycle Storage	352.6 SF			
P1	X - Common Floor Area	533.9 SF			
P1	X - Mech / Elec Rm	106.2 SF			
P1	X - Parking Garage	7351.8 SF			
P1	X - Waste / Recycling	21.1 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 1985, Rev. 0702.

SHAPE Architecture Inc.

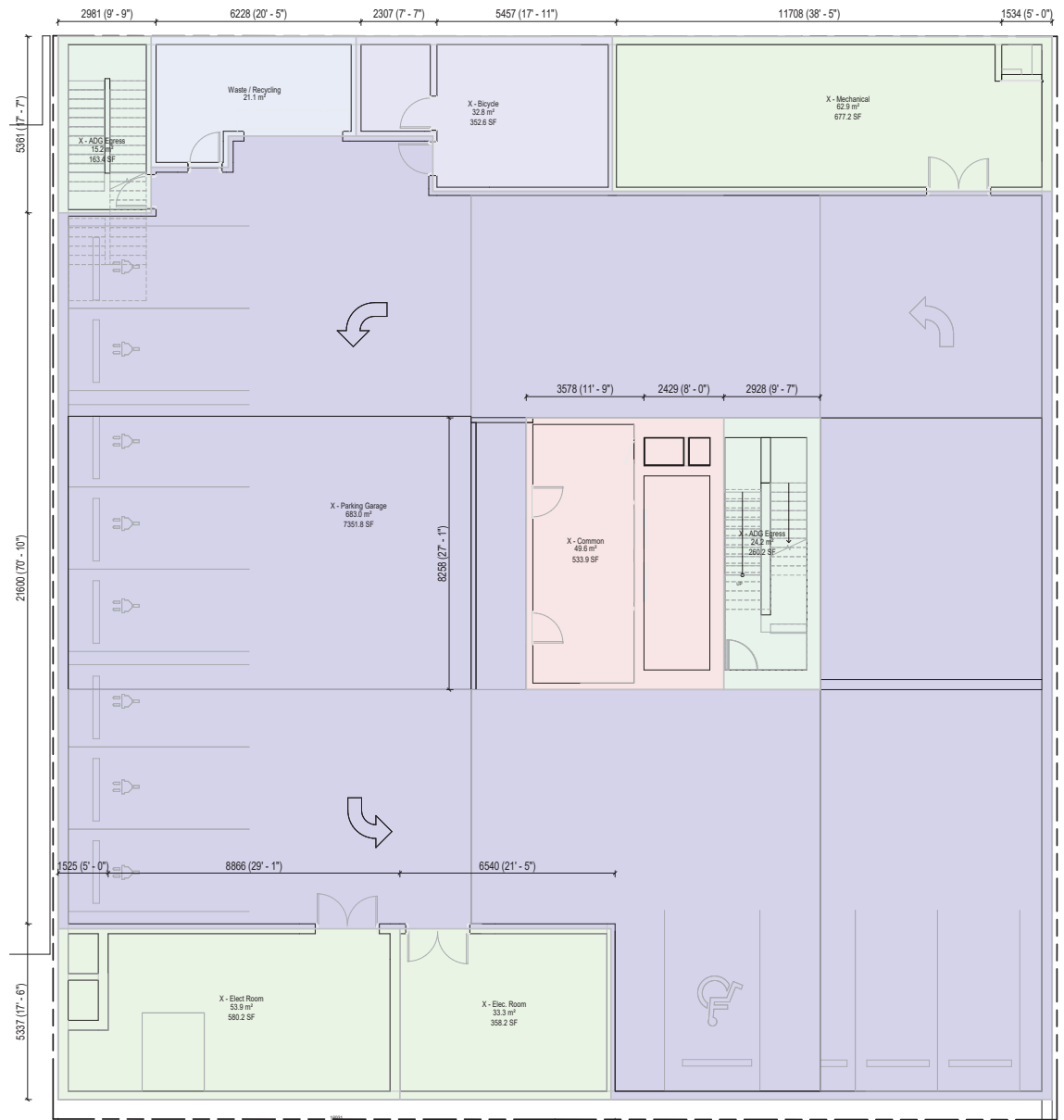
145-146 West 10th Avenue
Vancouver, BC V6B 1C1
Canada

tel: 617 735 1455
email: info@shapearchitecture.ca
www.shapearchitecture.ca

Copyright 2020. 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.

Seal

2020-17-00



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

1 P1 FLOOR PLAN (FSR)
1:50

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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Level P1 - FAR Plan		
Date	27.03.17.2020	
Drawn By	160	
Checked By	165	
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	109 SF	LEVEL 1	C - Counted Area	4483 SF
LEVEL 1	X - Lobby	820 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. 8702.

SHAPE Architecture Inc.

1452-1454 West 10th Avenue
Vancouver, BC V6H 1C1
Canada

tel: 604 739 1455
email: info@shapearchitecture.ca
www.shapearchitecture.ca

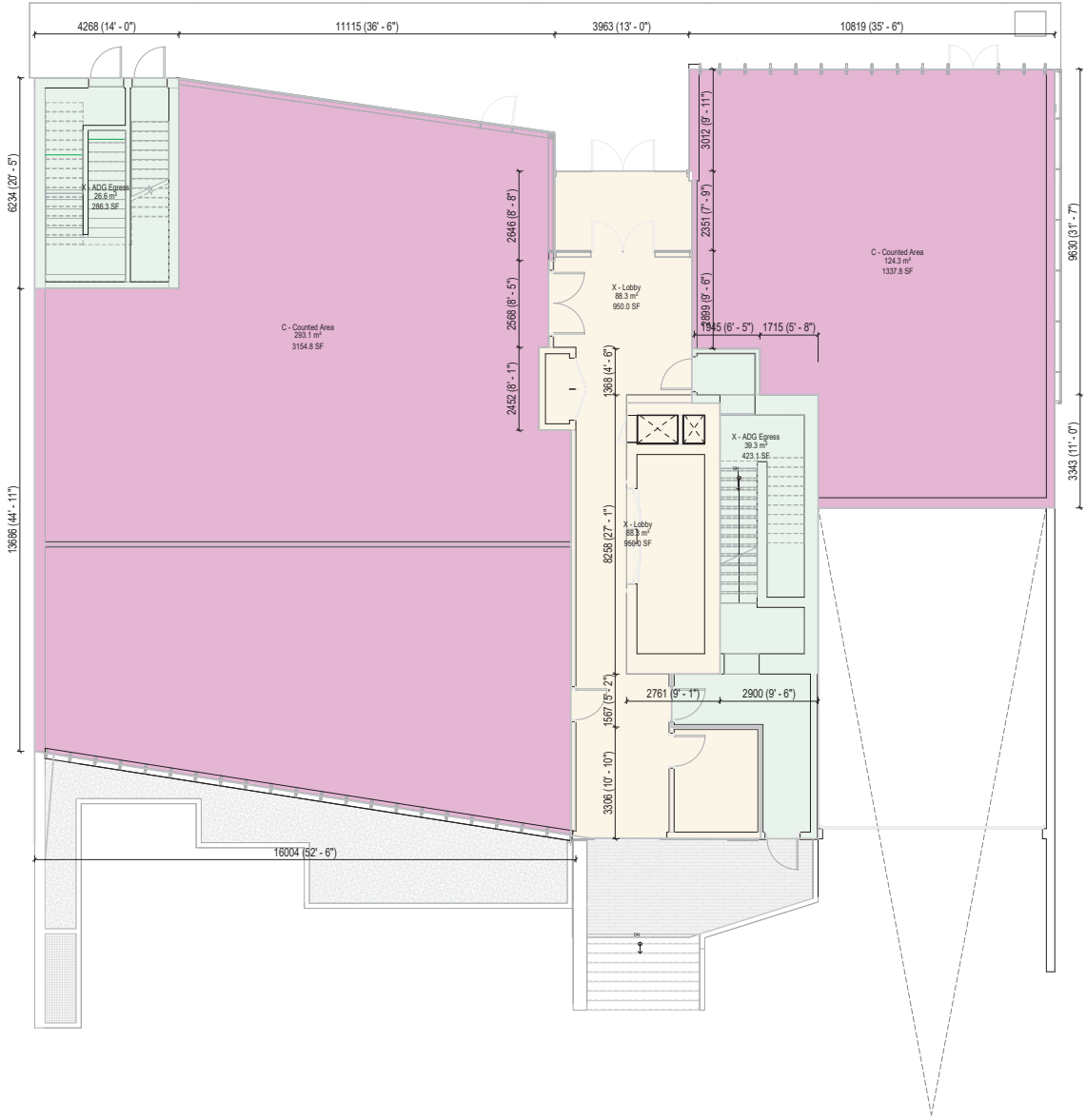
Copyright Notice: This drawing and design are, and all items herein, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Professional Engineer
B.C. Reg. No. 12345
SHAPE Architecture Inc.

Revised

2022-12-09



1 LEVEL 1 FLOOR PLAN (FSR)
1 : 50

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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-Issued for Development Permit

Level 1 - FAR Plan	
Date	27.03.22
Drawn By	150
Checked By	165
Scale	As Indicated
Original Size	A1

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 2			LEVEL 2		
EXCL 2	X - ADG Egress	102 SF	INCL 2	C - Counted Area	5647 SF
EXCL 2	X - Open Area	590 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. 8702.

SHAPE
Architecture Inc.

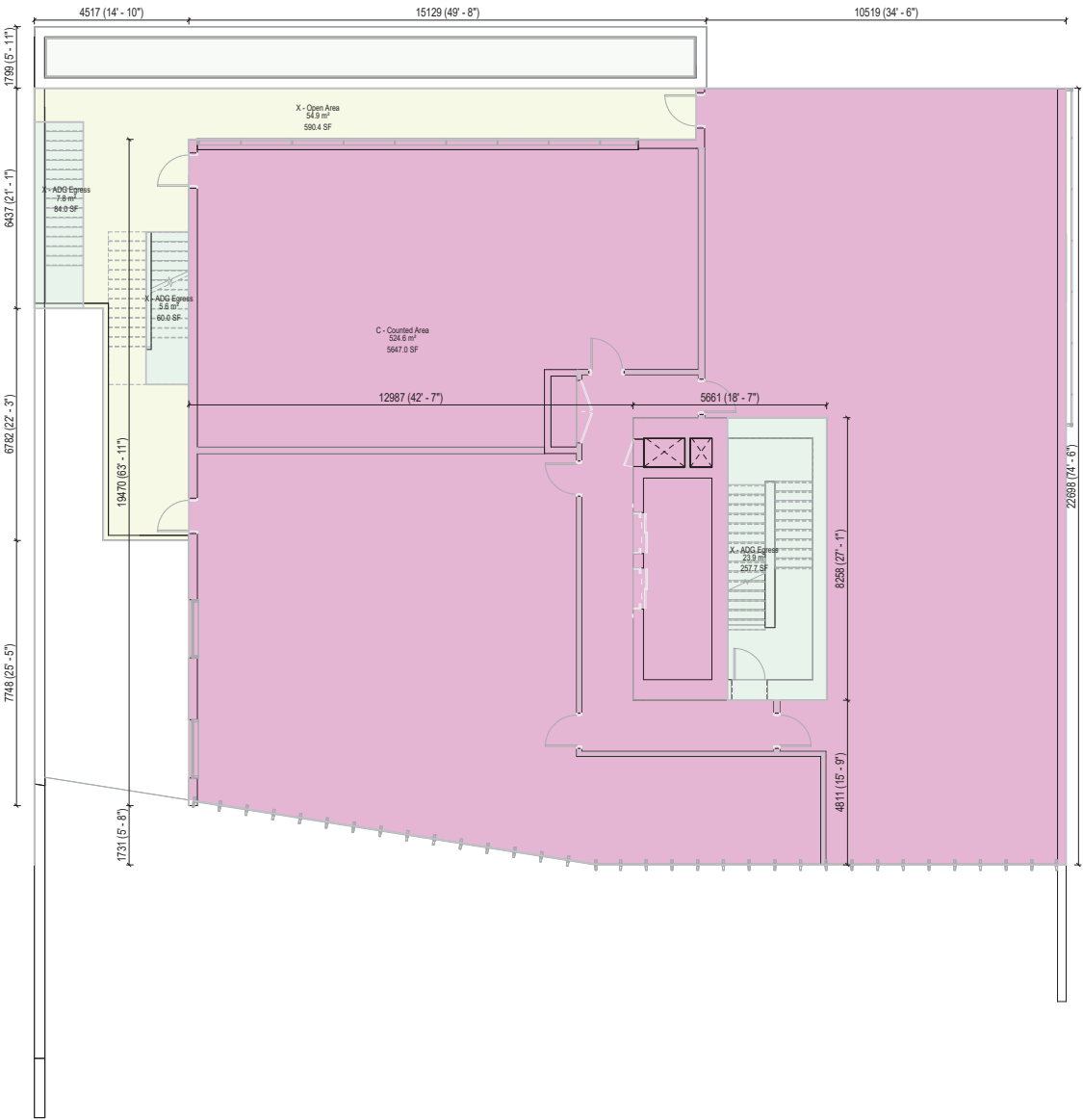
145-146 West 10th Avenue
Vancouver, BC V6B 1C1
Canada

tel 604 779 126 1455
email info@shapearchitecture.ca
www.shapearchitecture.ca

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.

Seal

Revised 2022-17-00



FSR Legend

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

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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Level 2 - FAR Plan	
Date	27.03.17.2025
Drawn By	160
Checked By	165
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	179 SF	LEVEL 3	C - Counted Area	8006 SF
LEVEL 3	X - Open Area	360 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.

SHAPE

Architecture Inc.

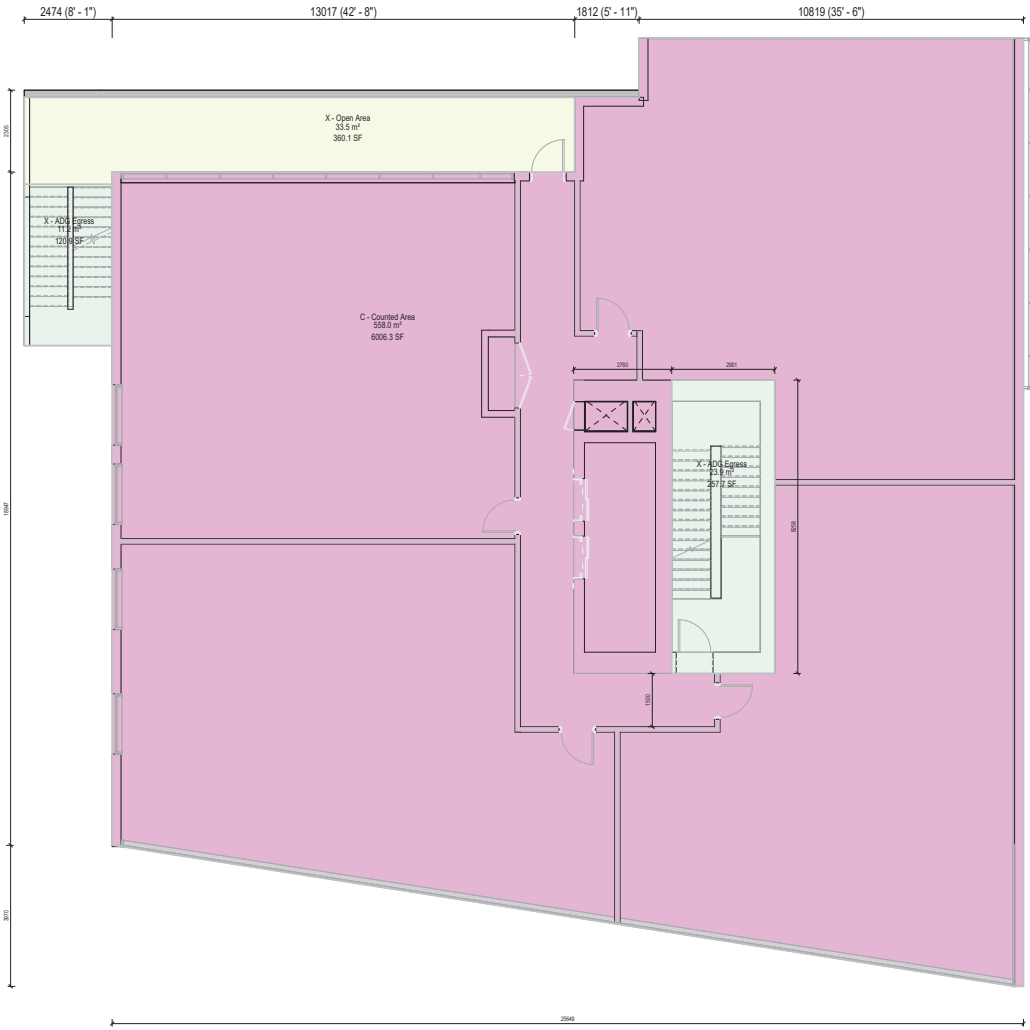
145-146 West 10th Avenue
Vancouver, BC V6B 1C1
Canada

tel 604 278 1455
email info@shapearchitecture.ca
www.shapearchitecture.ca

Copyright 2020. 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.

Seal

2020-17-00



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	20/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001

15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Level 3 - FAR Plan

Date	27.03.17.2020
Drawn By	1581
Checked By	1451
Scale	As Indicated
Original Size	A1

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	187 SF	LEVEL 4	C - Counted Area	8518 SF
LEVEL 4	X - Open Area	334 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. 8700.

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

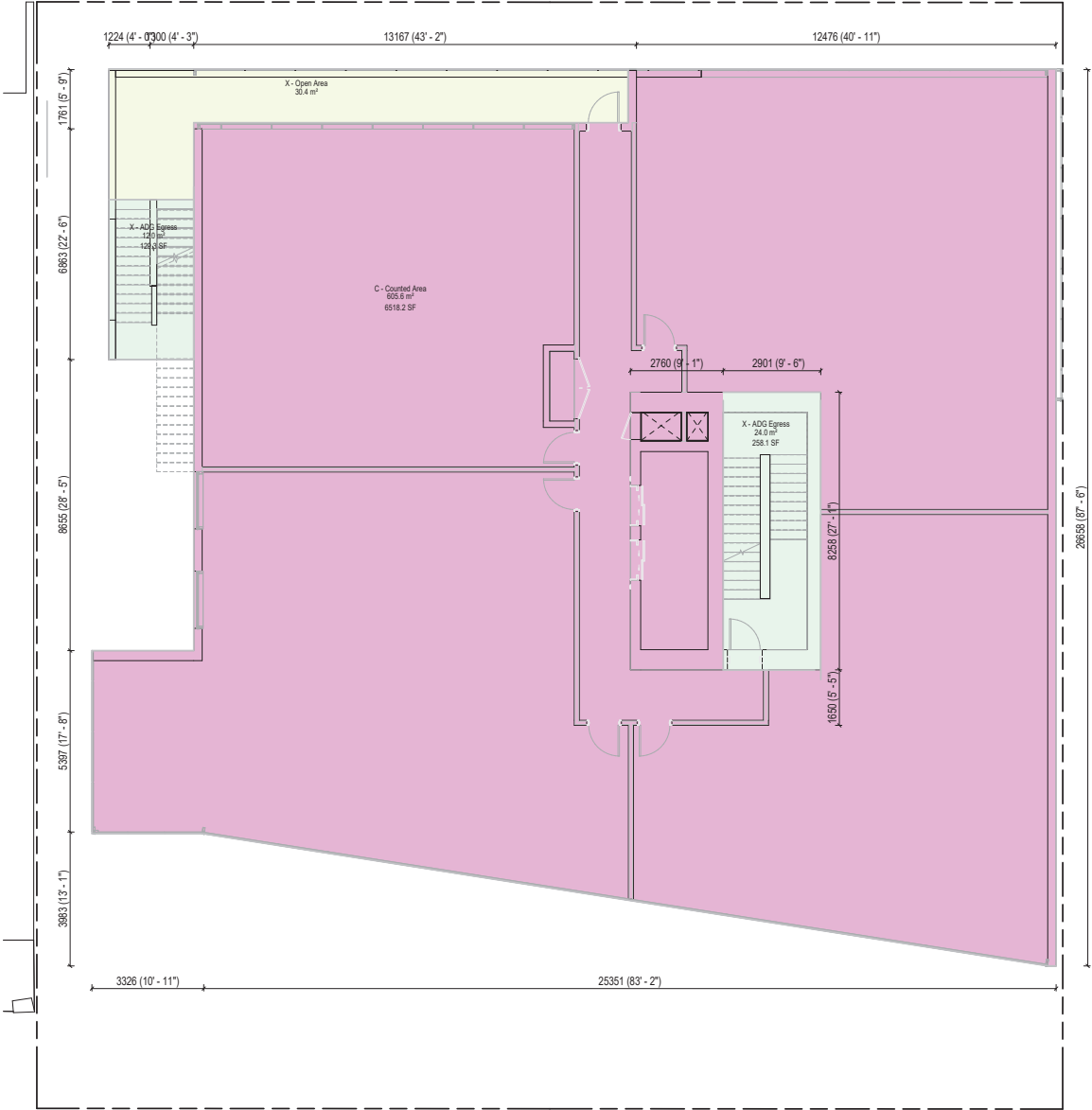
SHAPE

Architecture Inc.

145-146 West 10th Avenue
Vancouver, BC V6B 1C1
Canada

tel: 604 778 135 1455
email: info@shapearchitecture.ca
www.shapearchitecture.ca

Seal



FSR Legend

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

1 LEVEL 4 FLOOR PLAN (FSR)

1 : 50

Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/09
3	Re-issued for Response to DP Memo 1	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-Issued for Development Permit

Level 4 - FAR Plan		
Date	27.03.17.2020	
Drawn By	1501	
Checked By	145	
Scale	As Indicated	
Original Size	A1	

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	12.1 m²	LEVEL 5	C - Counted Area	4480.9 m²
LEVEL 5	X - Open Area	2398.1 m²			

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. 8702.

Copyright Notice: This drawing and/or any part thereof is the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

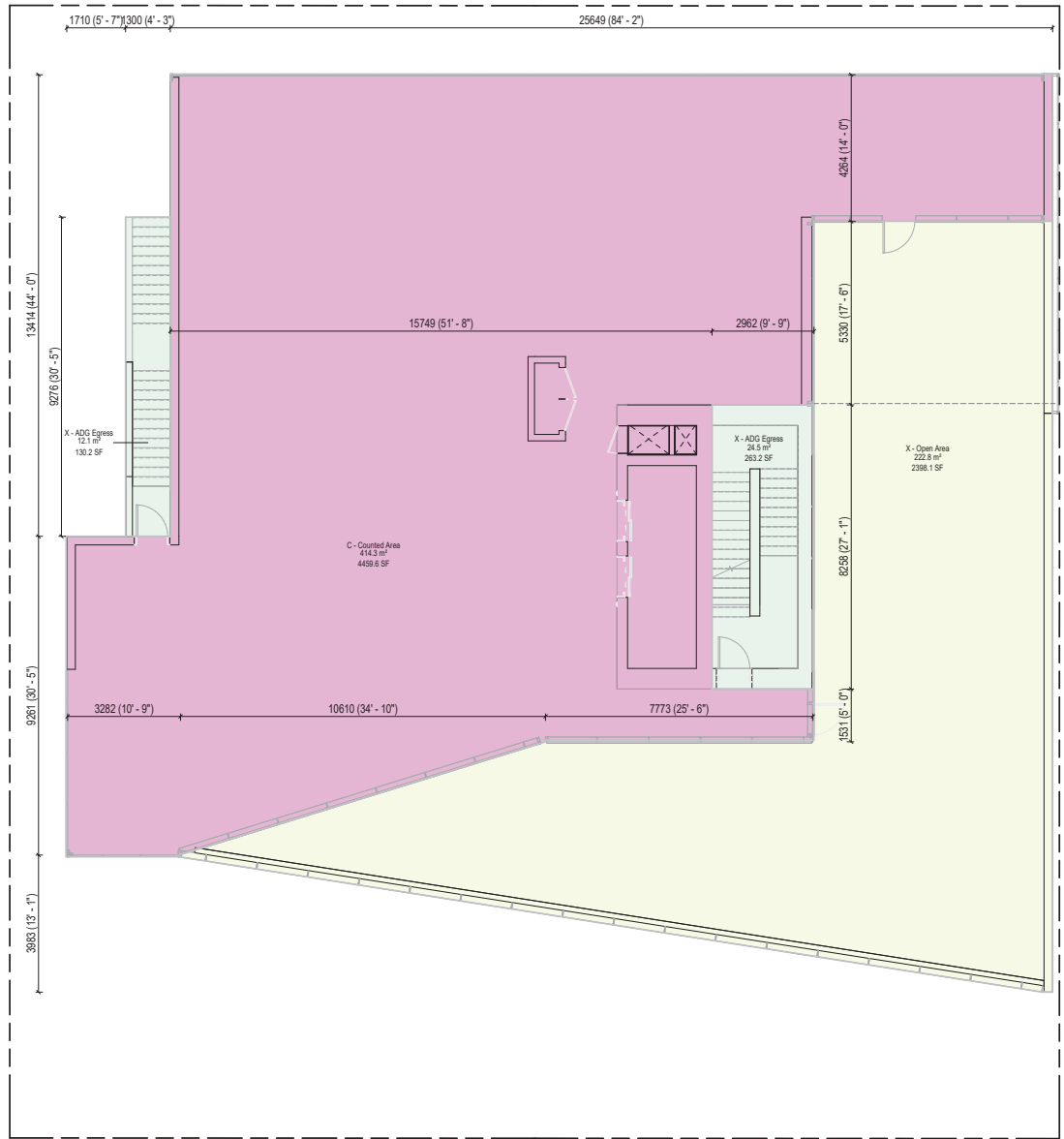
SHAPE

Architecture Inc.

1455-1461 West 10th Avenue
Vancouver, BC V6P 1C1
Canada

tel: +1 779 126 1405
email: info@shapearchitecture.ca
web: www.shapearchitecture.ca

Seal



FSR Legend

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

1 LEVEL 5 FLOOR PLAN (FSR)
1 : 50

Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/09
3	Re-issued for Response to DP Memo 1	26/05/10
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-Issued for Development Permit

Level 5 - FAR Plan		
Date	27.03.17.2020	
Drawn By	160	
Checked By	165	
Scale	As Indicated	
Original Size	A1	

A0.56

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	4324 SF			
ROOF PLAN	X - Roof Structures	853 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, Rev. 2020.

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.

SHAPE

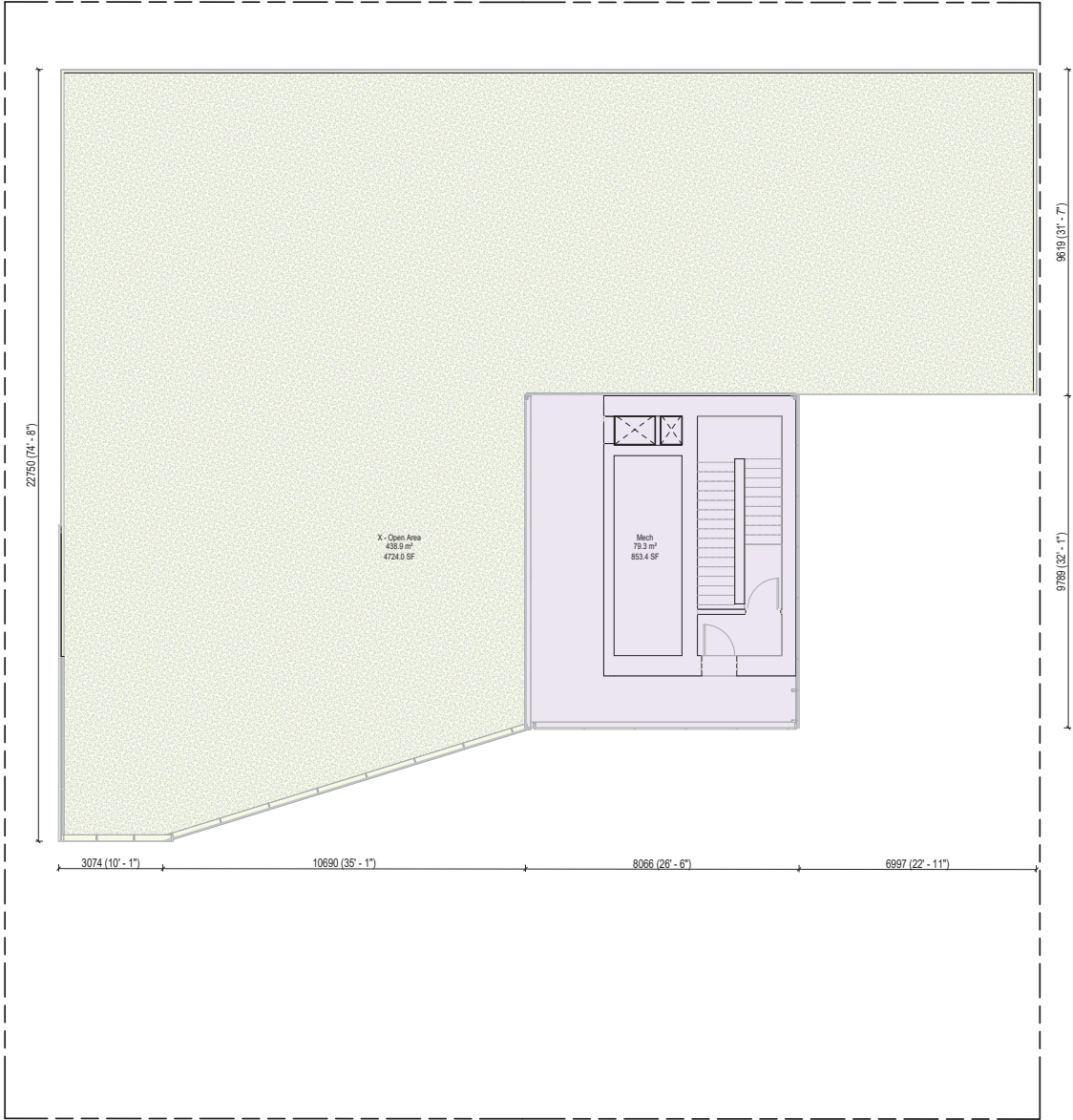
Architecture Inc.

145-146 West 10th Avenue
Vancouver, BC V6P 1C1
Canada

tel: 604 739 1455
email: info@shapearchitecture.ca
www.shapearchitecture.ca



Revised: 2020-12-30



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	26/04/29
3	Re-issued for Response to DP Memo 1	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

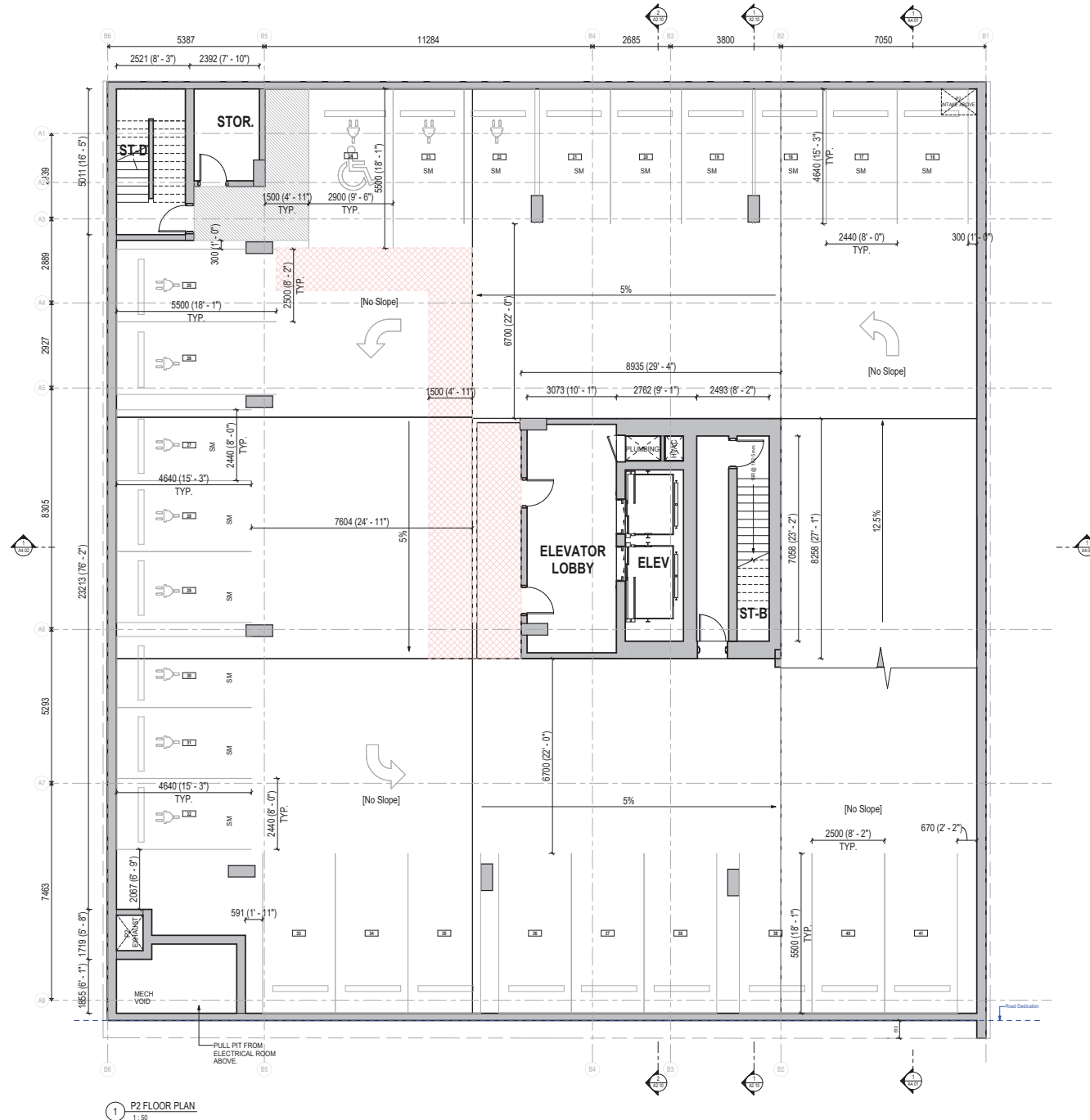
Project: 0001
15th Street Boutique Medical
835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Roof Mech - FAR Plan	
Date:	27.03.17.2020
Drawn By:	1001
Checked By:	105
Scale:	As Indicated
Original Size:	A1

A0.57

1 ROOF MECH FLOOR PLAN (FSR)
1 : 50



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	20/05/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project: 0001

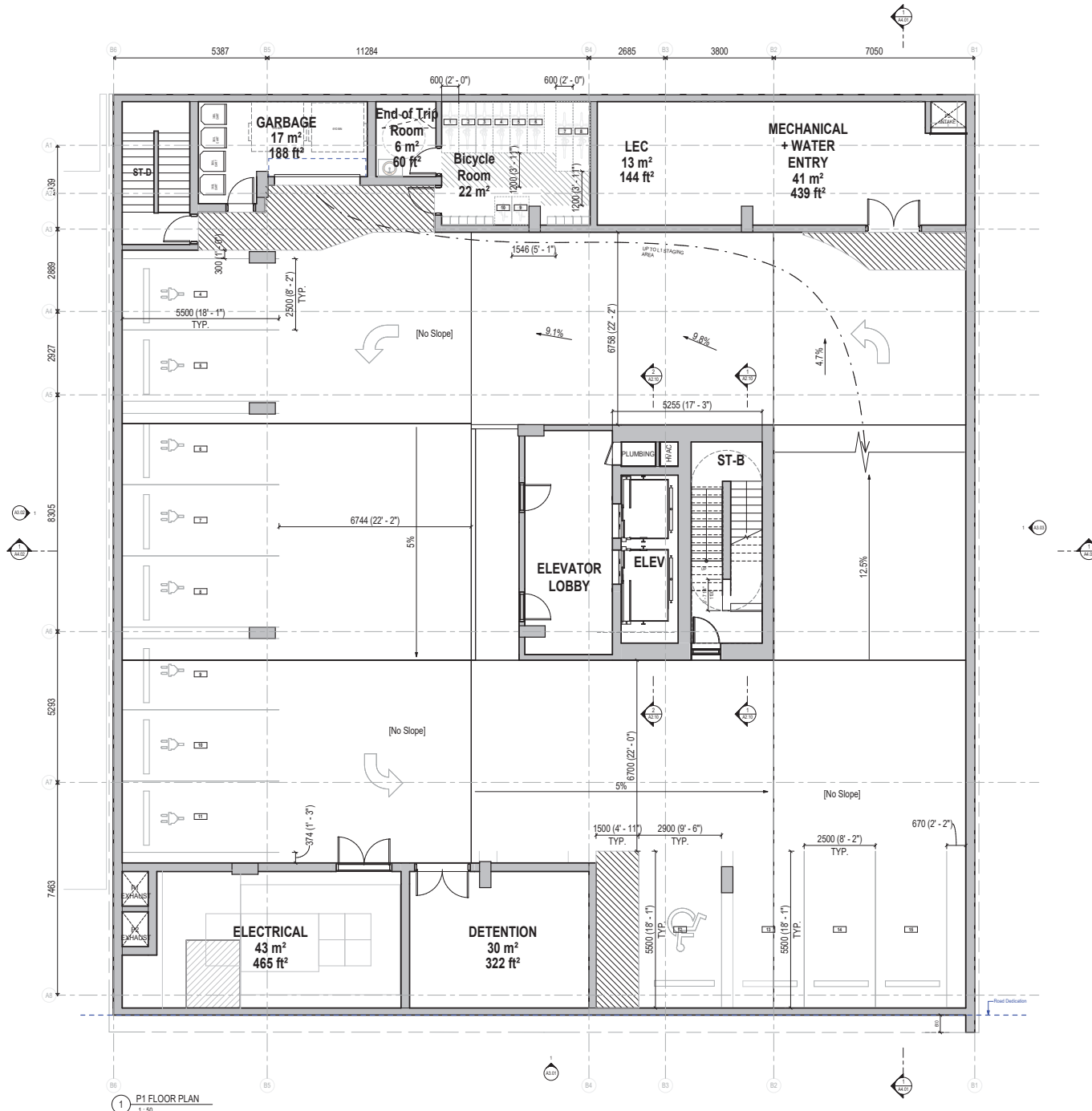
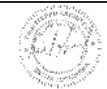
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Floor Plan - Parking L2

Date: 27.03.2020
Drawn By: 145
Checked By: 145
Scale: 1:50
Original Size: A1



1 P1 FLOOR PLAN
1:50

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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

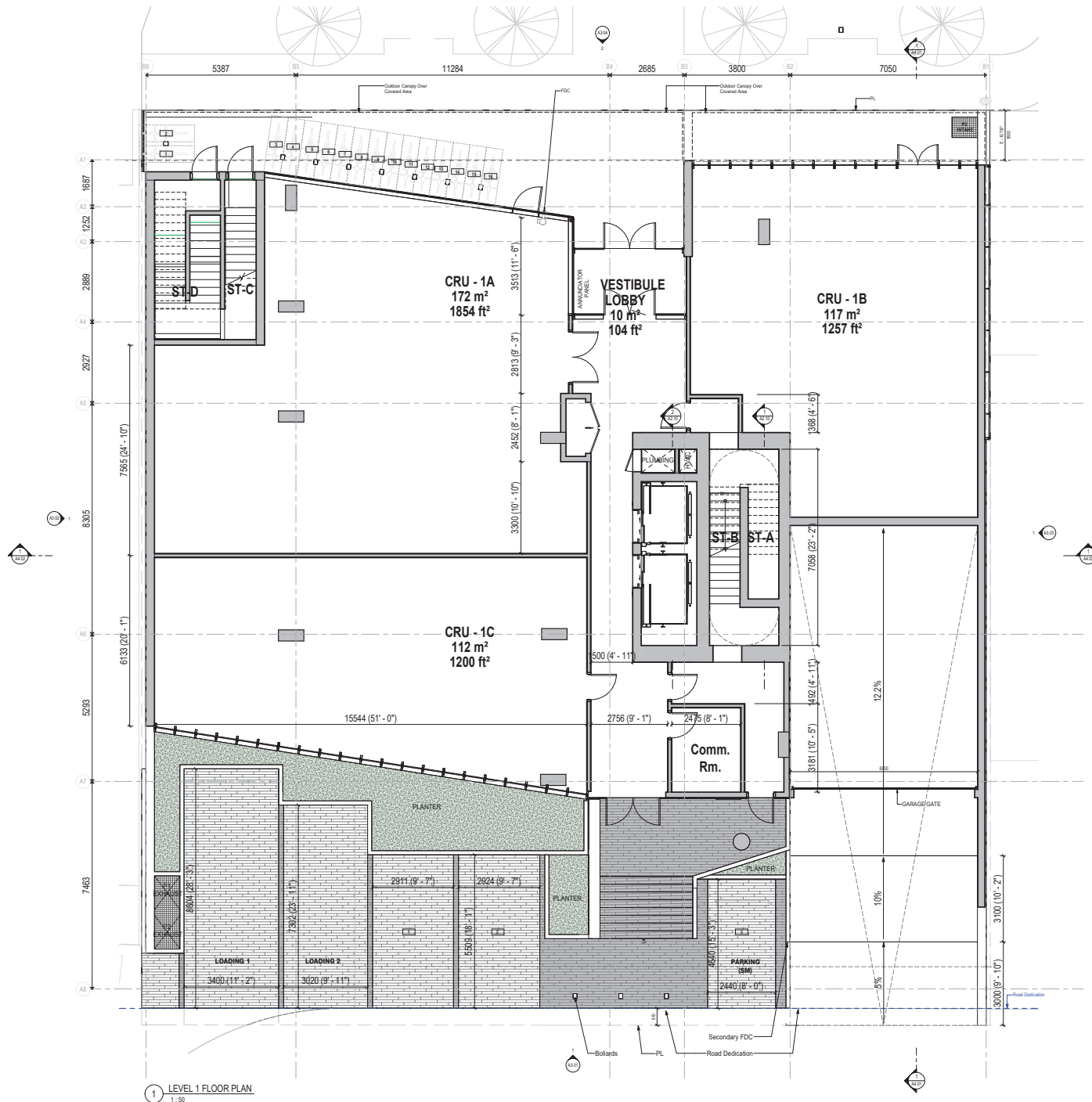
Re-issued for Development Permit

Floor Plan - Parking L1

Date	27.03.17.2020
Drawn By	145
Checked By	145
Scale	1:50
Original Size	A1



A2.02



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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001

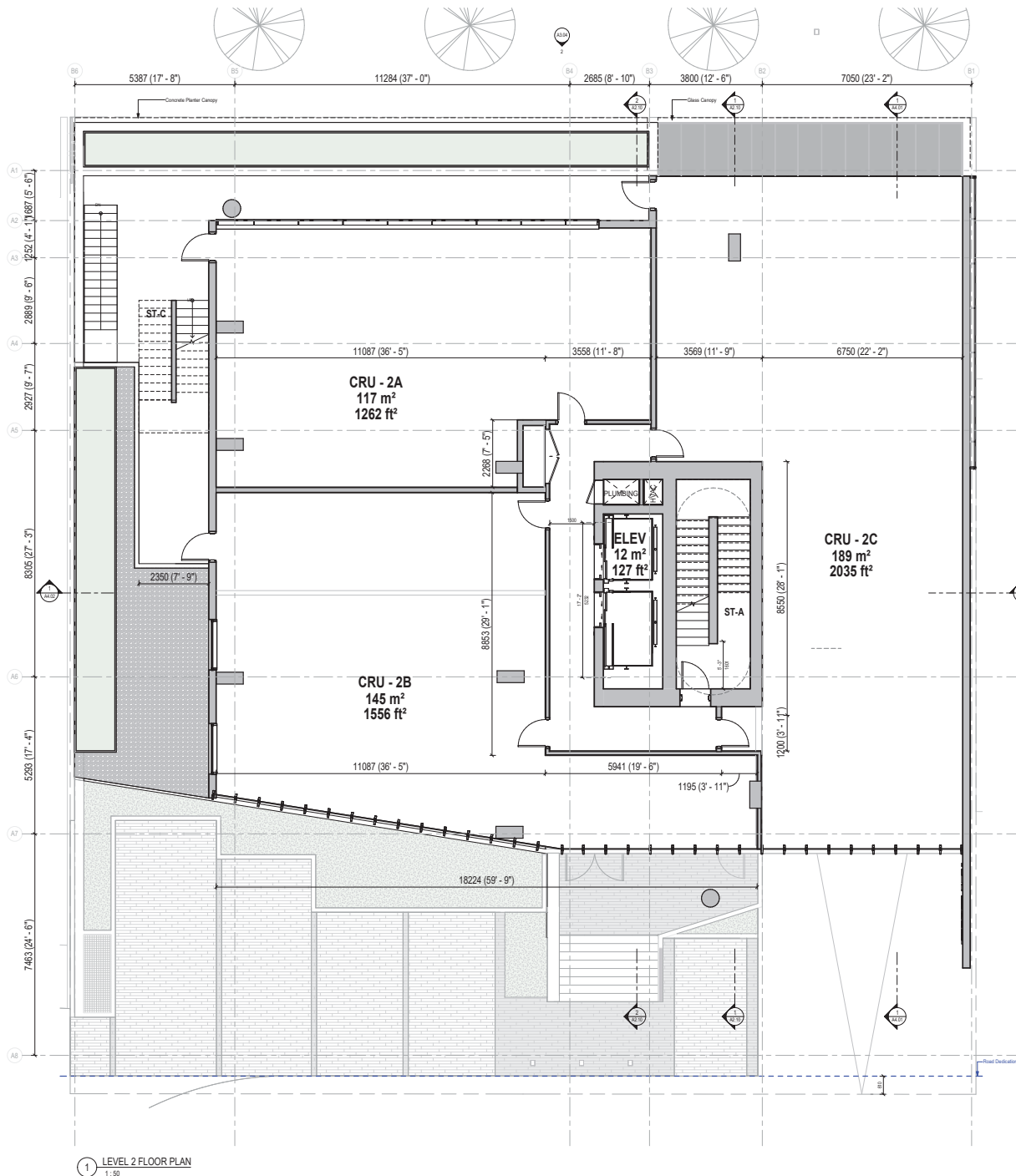
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Floor Plan - Level 1

Date	27.03.2020
Drawn By	1461
Checked By	1461
Scale	1:50
Original Size	A1



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	20/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project: 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Floor Plan - Level 2	
Date:	27.03.2020
Drawn By:	145
Checked By:	145
Scale:	1:50
Original Size:	A1

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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001

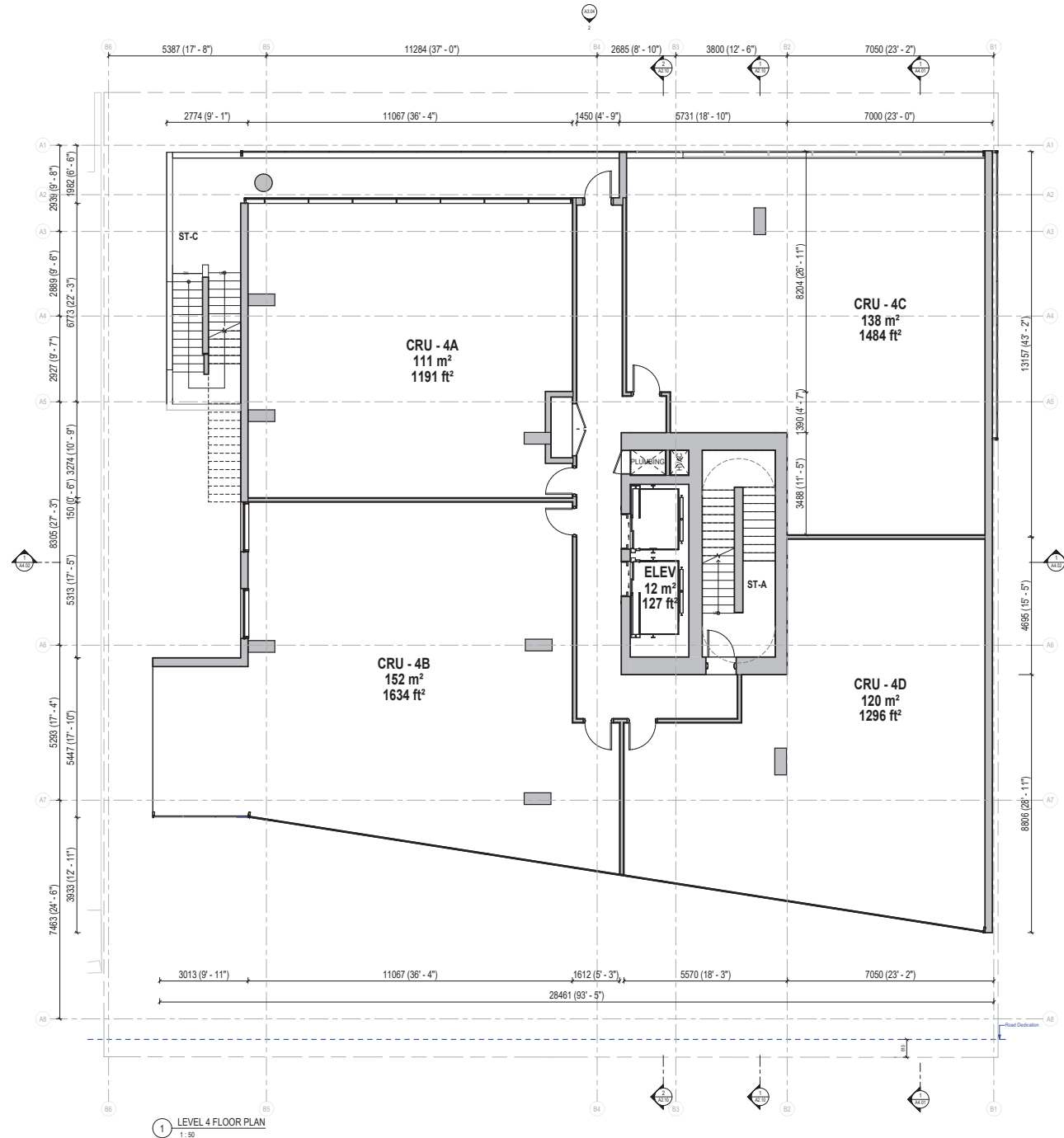
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Floor Plan - Level 4

Date	27.03.17.2020
Drawn By	MS
Checked By	MS
Scale	1:50
Original Size	A1





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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project

0001

15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

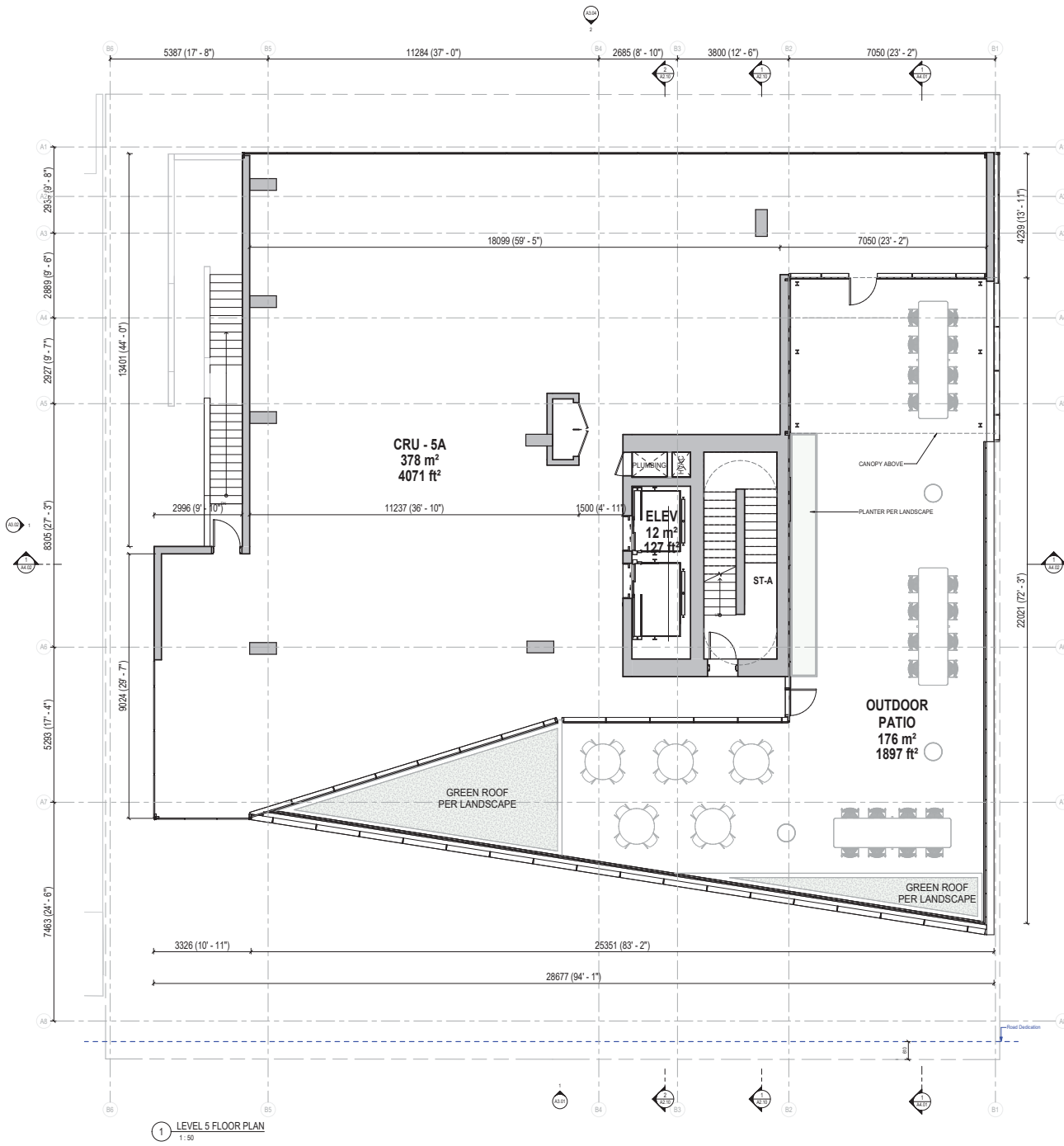
Re-issued for Development Permit

Floor Plan - Level 5

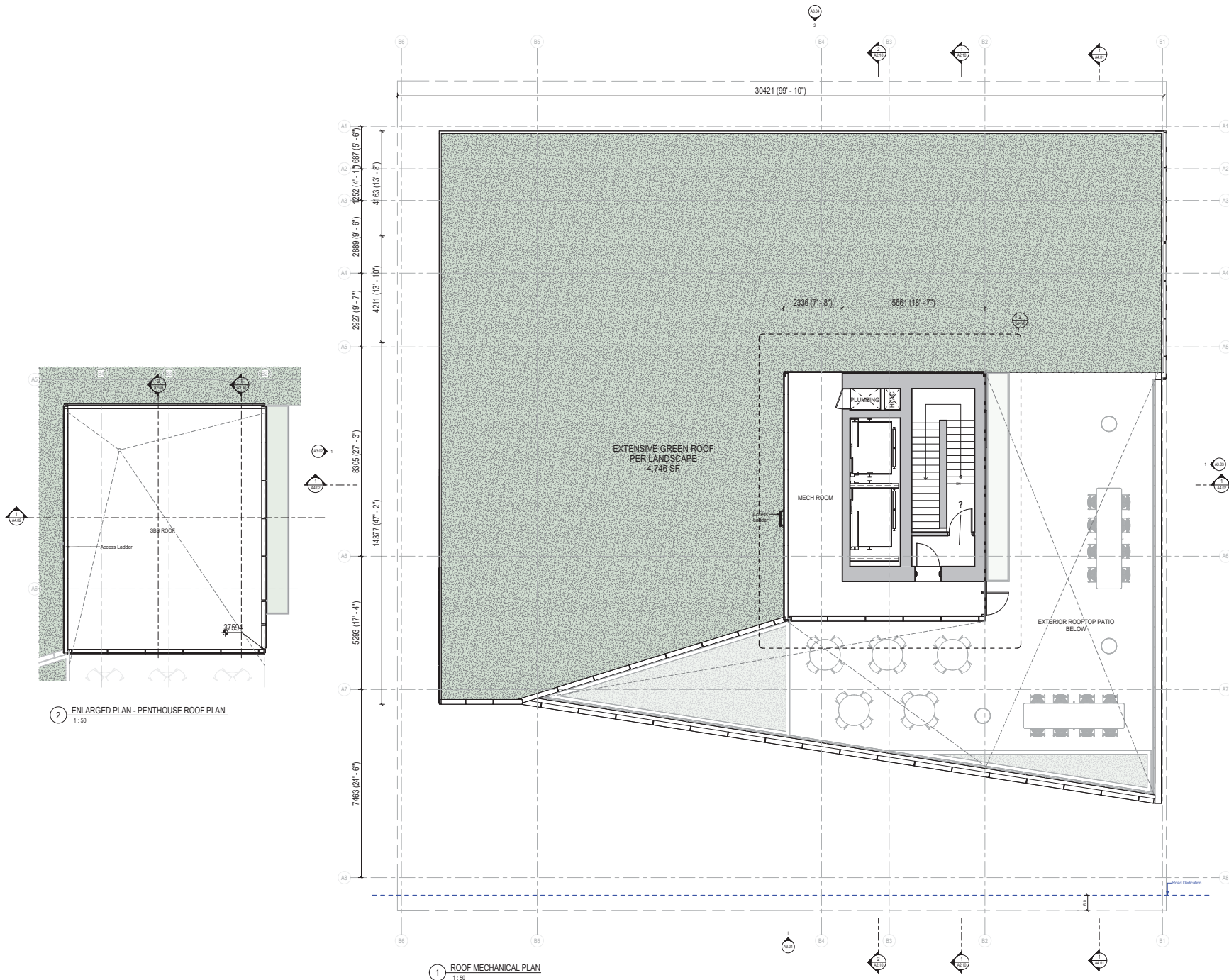
Date	27.03.2020
Drawn By	145
Checked By	145
Scale	1:50
Original Size	A1



A2.07



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	26/04/09
3	Re-issued for Response to DP Memo 1	26/05/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

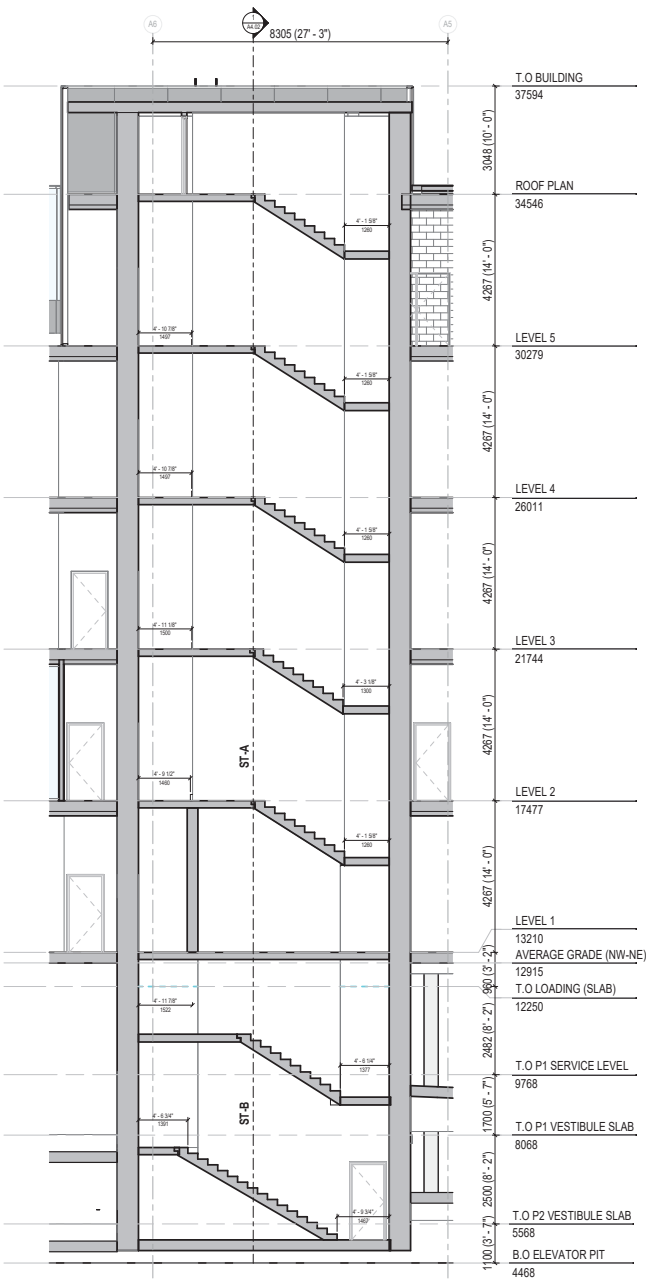
Re-issued for Development Permit

Floor Plan - Roof

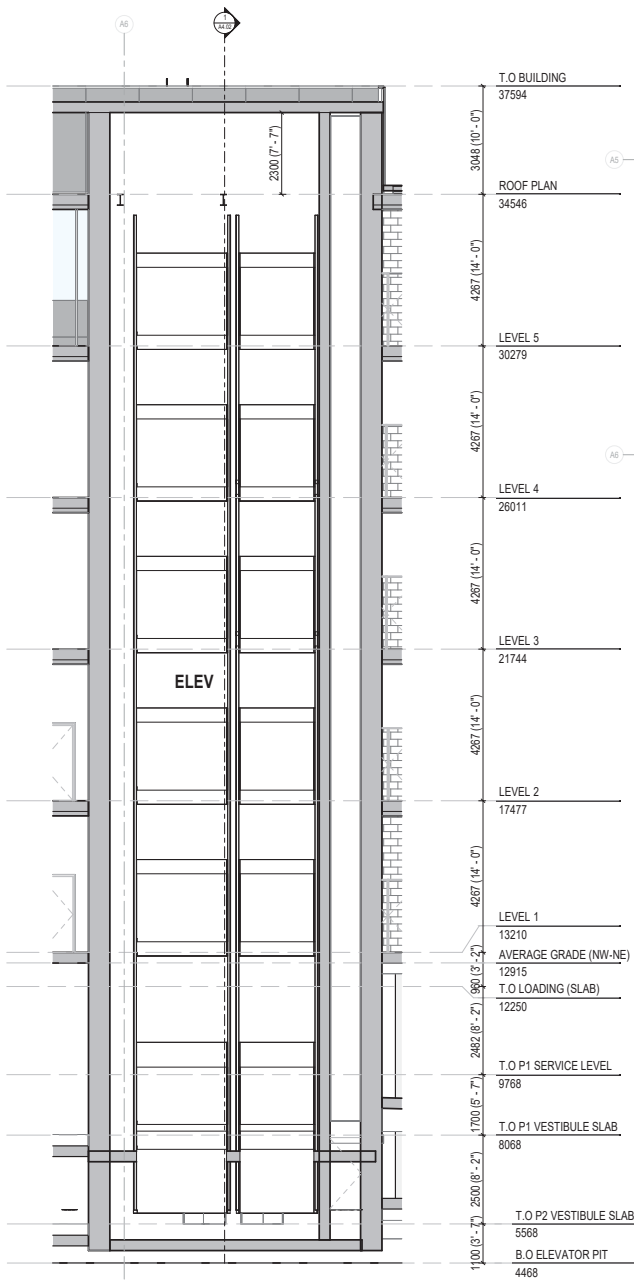
Date 27.03.2025
Drawn By 150
Checked By 165
Scale 1:50
Original Size A1



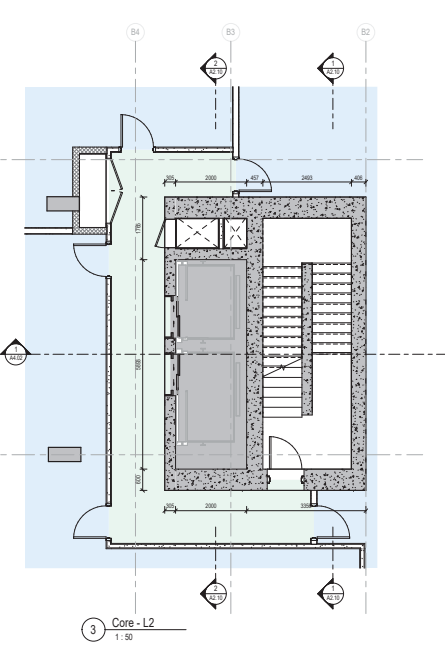
A2.08



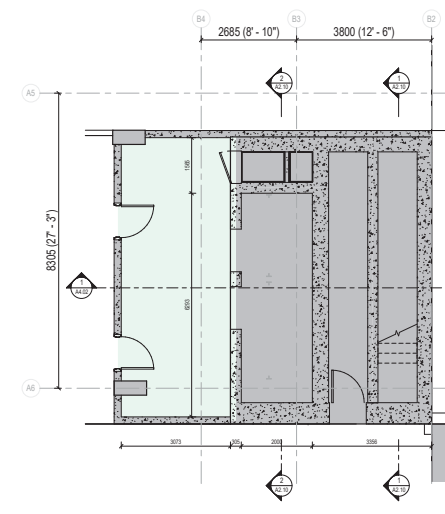
1 STAIR A - BUILDING SECTION
1:50



2 ELEVATOR / CORE - BUILDING SECTION
1:50



3 Core - L2
1:50



4 CORE - P2
1:50

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	20/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001

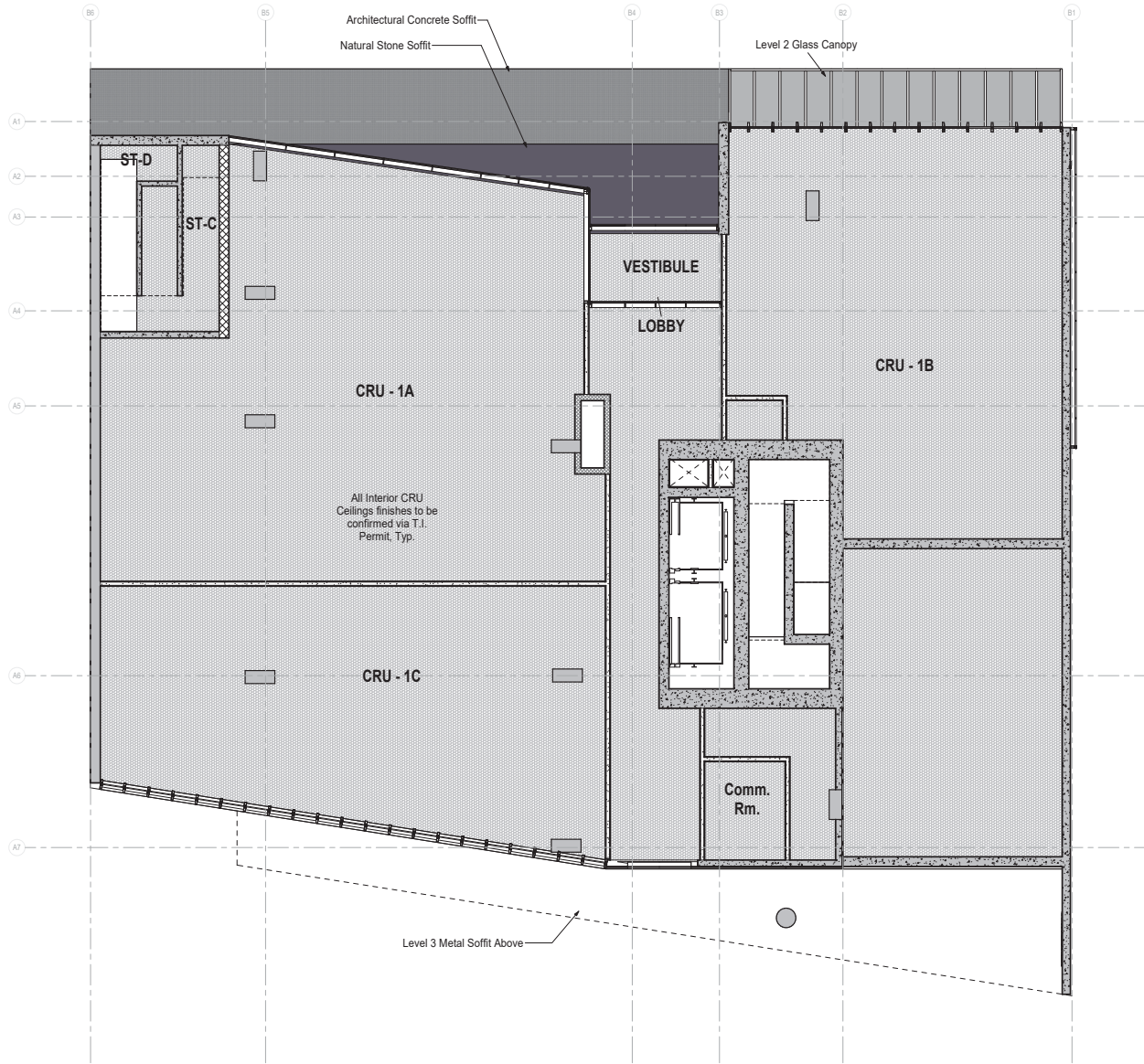
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Enlarged Floor Plans - Elevator Core

Date	27.03.2020
Drawn By	SSJ
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	2024/09
3	Re-issued for Response to DP Memo 1	2024/10
4	Re-issued for Development Permit	2025/01

Key Plan

Project 0001

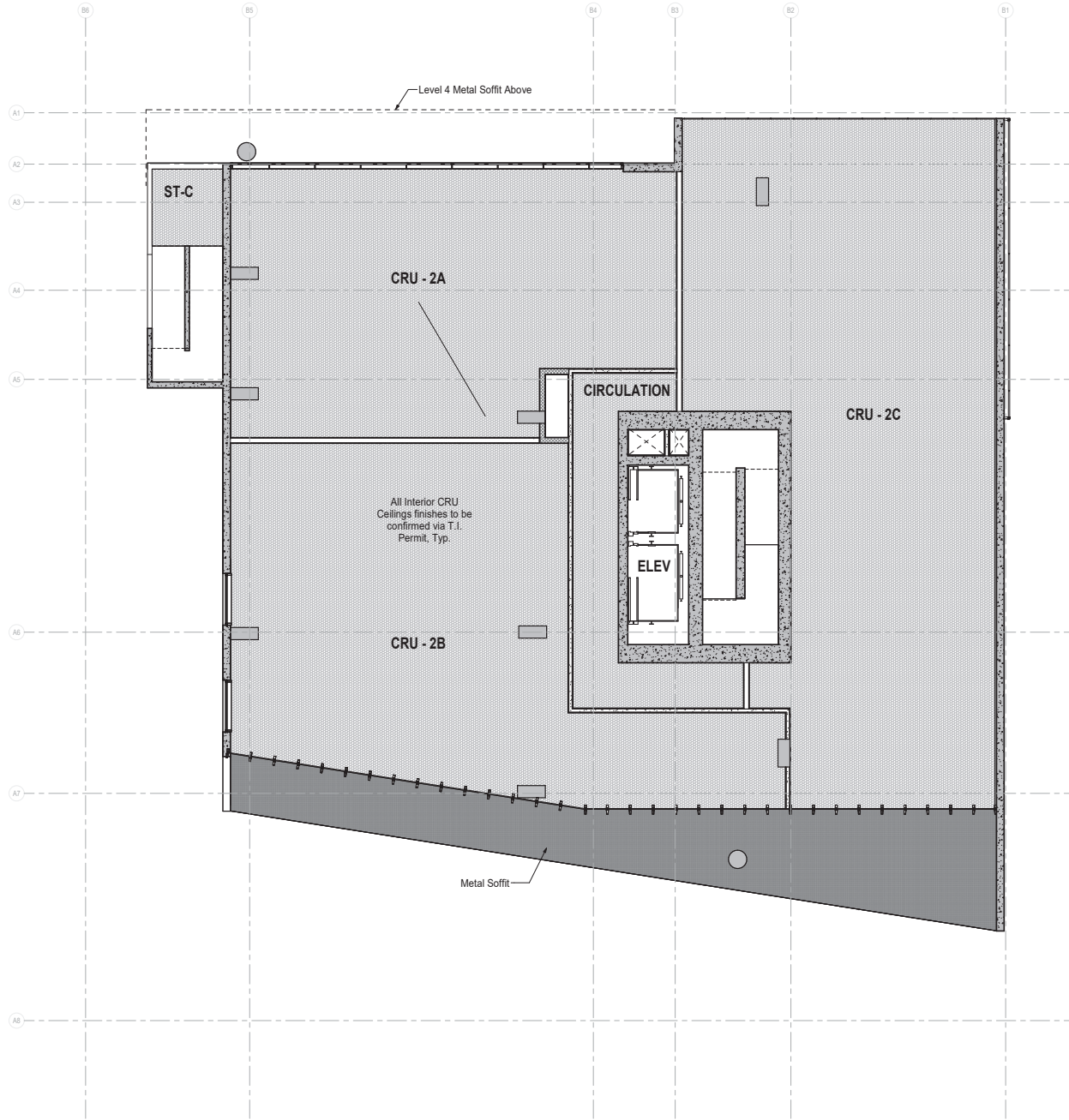
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Level 1 - RCP

Date	27.03.2025
Drawn By	165
Checked By	165
Scale	1:50
Original Size	A1



1 LEVEL 2 RCP
1:50

Revisions		
No.	Description	Date
1	Issued for DP Memo 1 Response	2019/02/28
2	Issued for DP Memo 1 Response	2019/02/28
3	Re-Issued for Response to DP Memo 1	2019/06/15
4	Re-Issued for Development Permit	2019/12/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-Issued for Development Permit

Level 2 - RCP	
Date	27.03.2020
Drawn By	145
Checked By	145
Scale	1:50
Original Size	A1



Revisions

No.	Description	Date
1	Issued for DP Memo 1 Response	2024/09
2	Re-issued for Response to DP Memo 1	2024/10
3	Re-issued for Development Permit	2024/12

Key Plan

Project

0001

15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

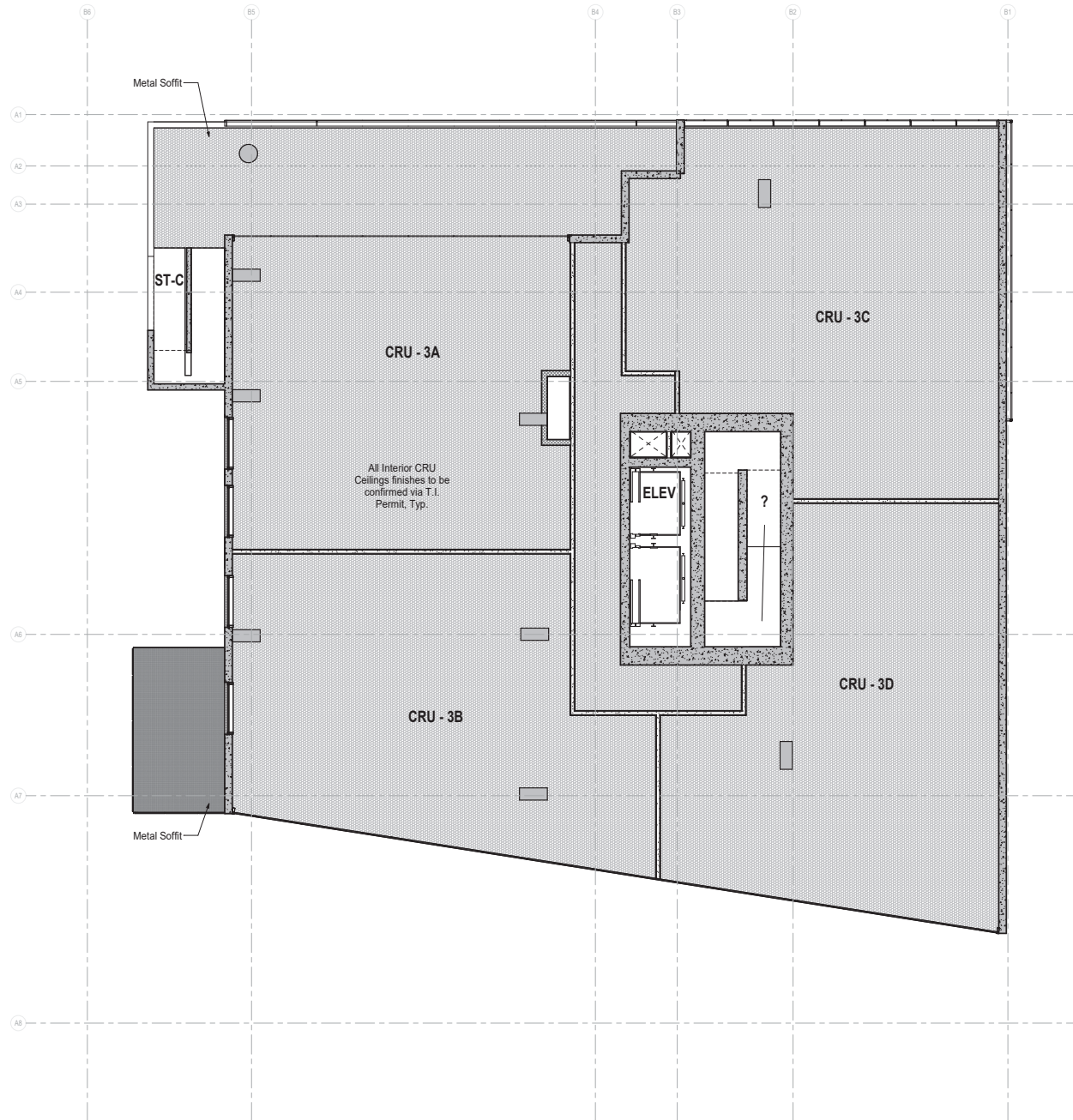
Level 3 - RCP

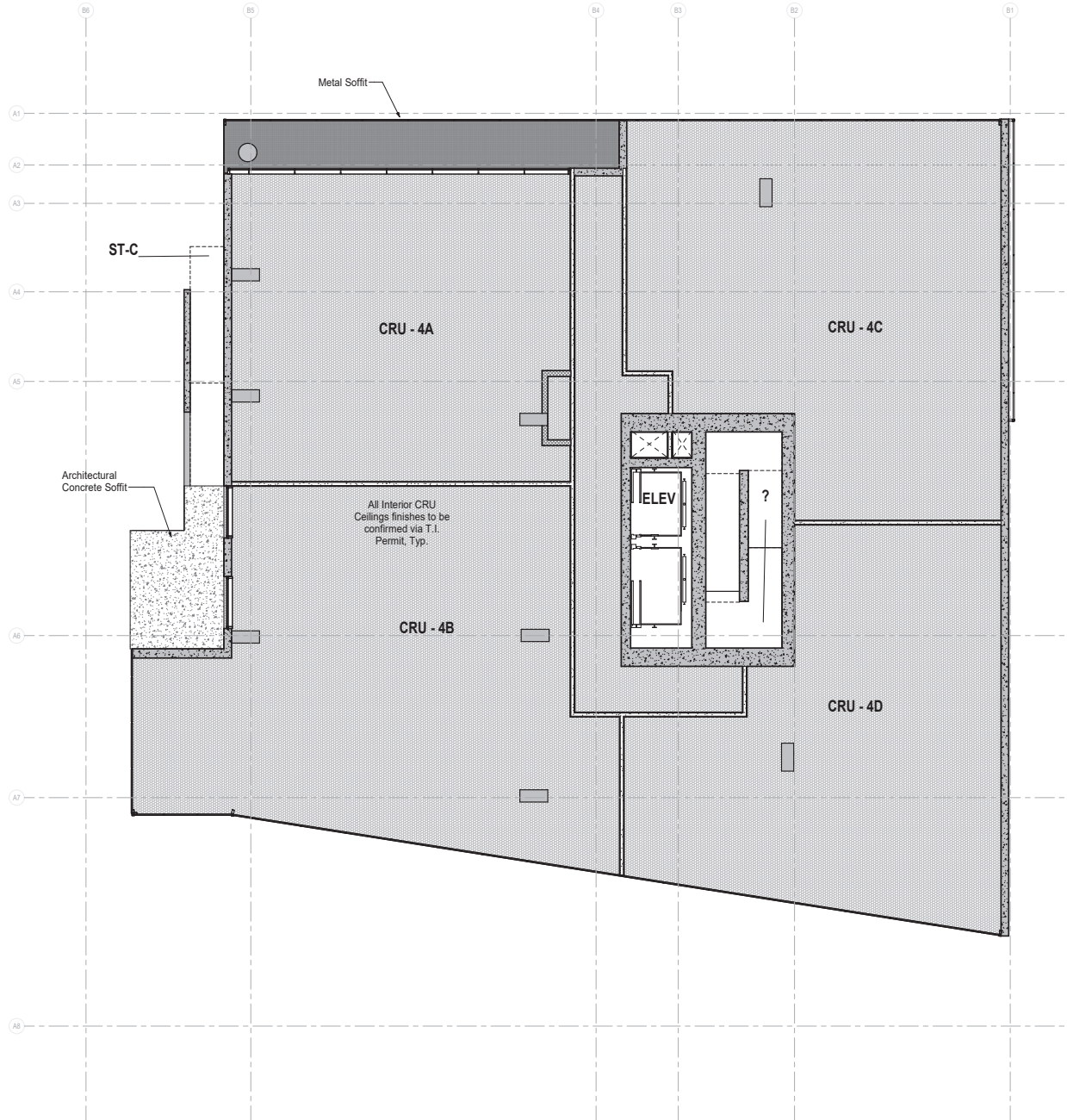
Date	27.03.2025
Drawn By	145
Checked By	145
Scale	1:50
Original Size	A1



A2.23

1 LEVEL 3 RCP
1:50





1 LEVEL 4 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	20/06/19
4	Re-Issued for Development Permit	20/07/21

Key Plan

Project

0001

15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

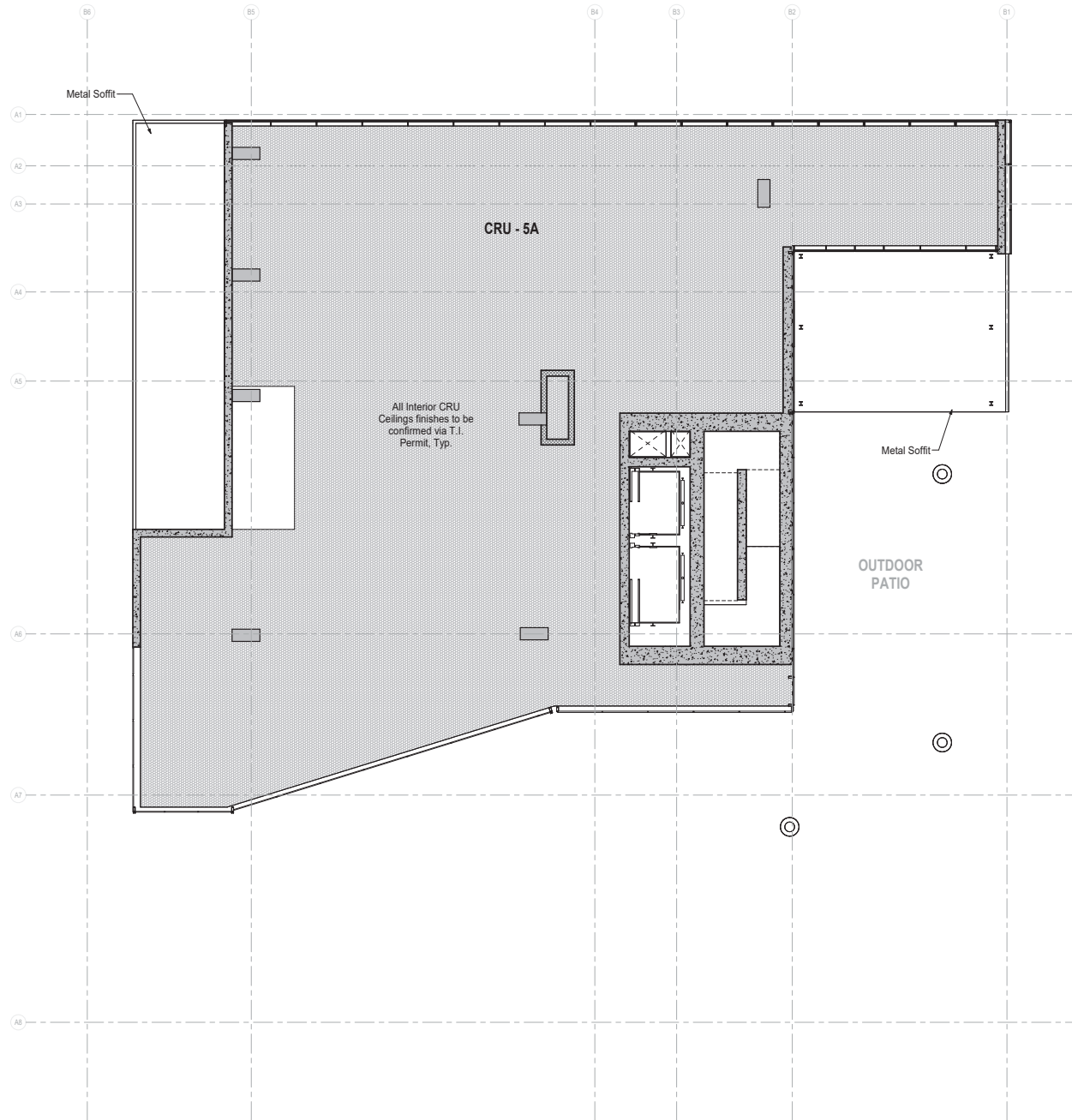
Re-Issued for Development Permit

Level 4 - RCP

Date	27.03.17.2020
Drawn By	160
Checked By	165
Scale	1:50
Original Size	A1



A2.24



1 LEVEL 5 RCP
1:50

Revisions

No.	Description	Date
2	Issued for DP Memo 1 Response	2020/02/09
3	Re-Issued for Response to DP Memo 1	2020/06/15
4	Re-Issued for Development Permit	2020/12/21

Key Plan

Project

0001

15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-Issued for Development Permit

Level 5 - RCP

Date	27.03.21.2020
Drawn By	1001
Checked By	105
Scale	1:50
Original Size	A1



A2.25

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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001

15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

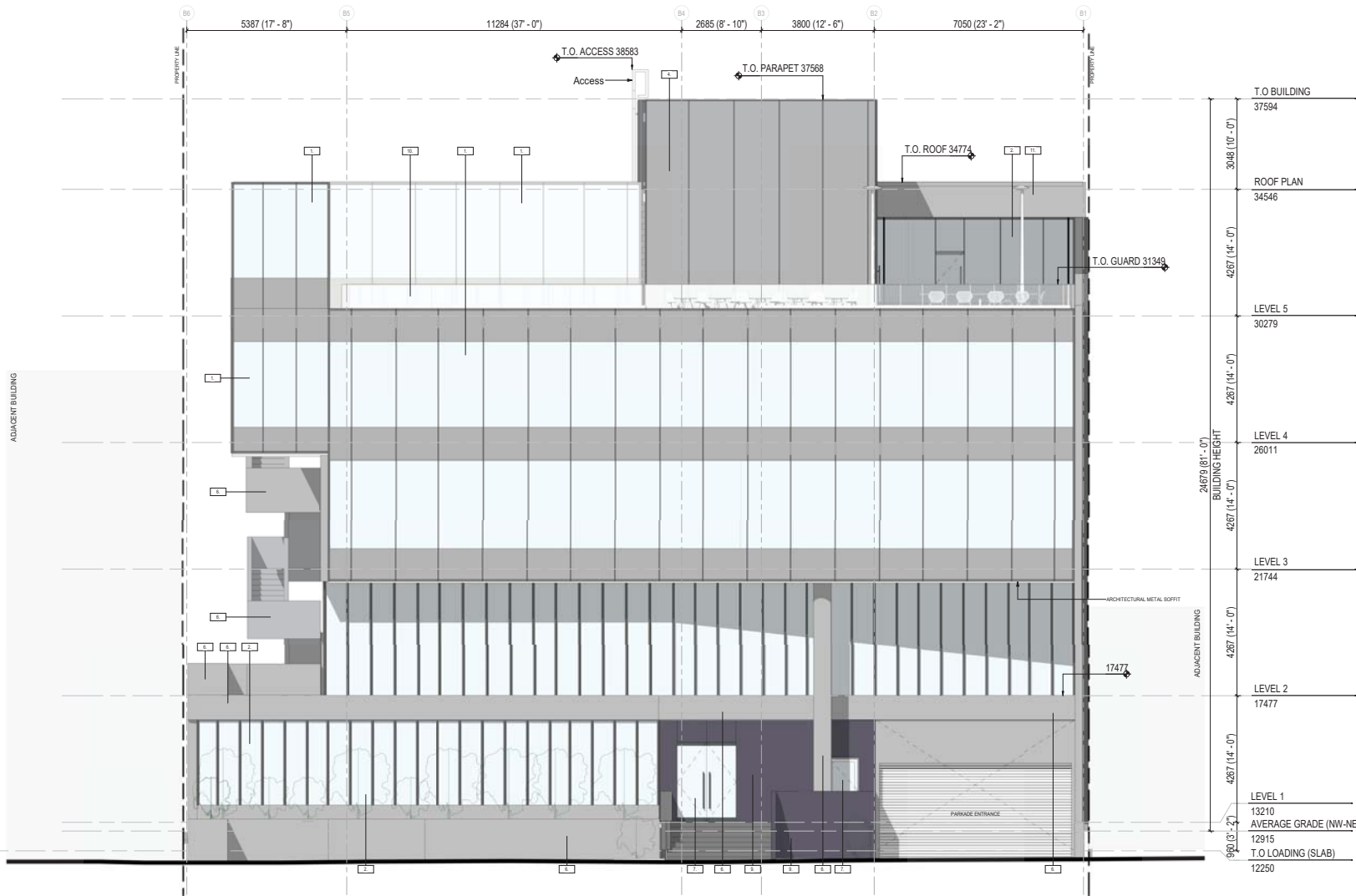
Re-issued for Development Permit

Building Elevation - South

Date	27.03.17.2020
Drawn By	MS
Checked By	MS
Scale	As Indicated
Original Size	A1

MATERIAL KEYNOTE LEGEND

1. Aluminum Framed Glass Exterior Wall System
2. Solid SSBC Composite Cladding
3. Overhead Garage Door
4. Polished Aluminum Composite Panel
5. Glass Canopy
6. Architectural Concrete
7. Active Design Glass Door
8. Painted Exterior Door
9. Natural Stone Cladding
10. Glass Guard
11. Polished Metal Flashing





Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/09
3	Re-issued for Response to DP Memo 1	20/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Building Elevation - West

Date	27.03.2025
Drawn By	180
Checked By	165
Scale	As Indicated
Original Size	A1

MATERIAL KEYNOTE LEGEND	
1.	Aluminum Framed Glass Exterior Wall System
2.	2-Sided SSQ Composite Cladding
3.	Overhead Garage Door
4.	Polished Aluminum Composite Panel
5.	Other Cladding
6.	Architectural Concrete
7.	Architectural Glass Door
8.	Painted Exterior Door
9.	Natural Stone Cladding
10.	Glass Guard
11.	Polished Metal Flashing



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/09
3	Re-issued for Response to DP Memo 1	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project

0001

15th Street Boutique Medical

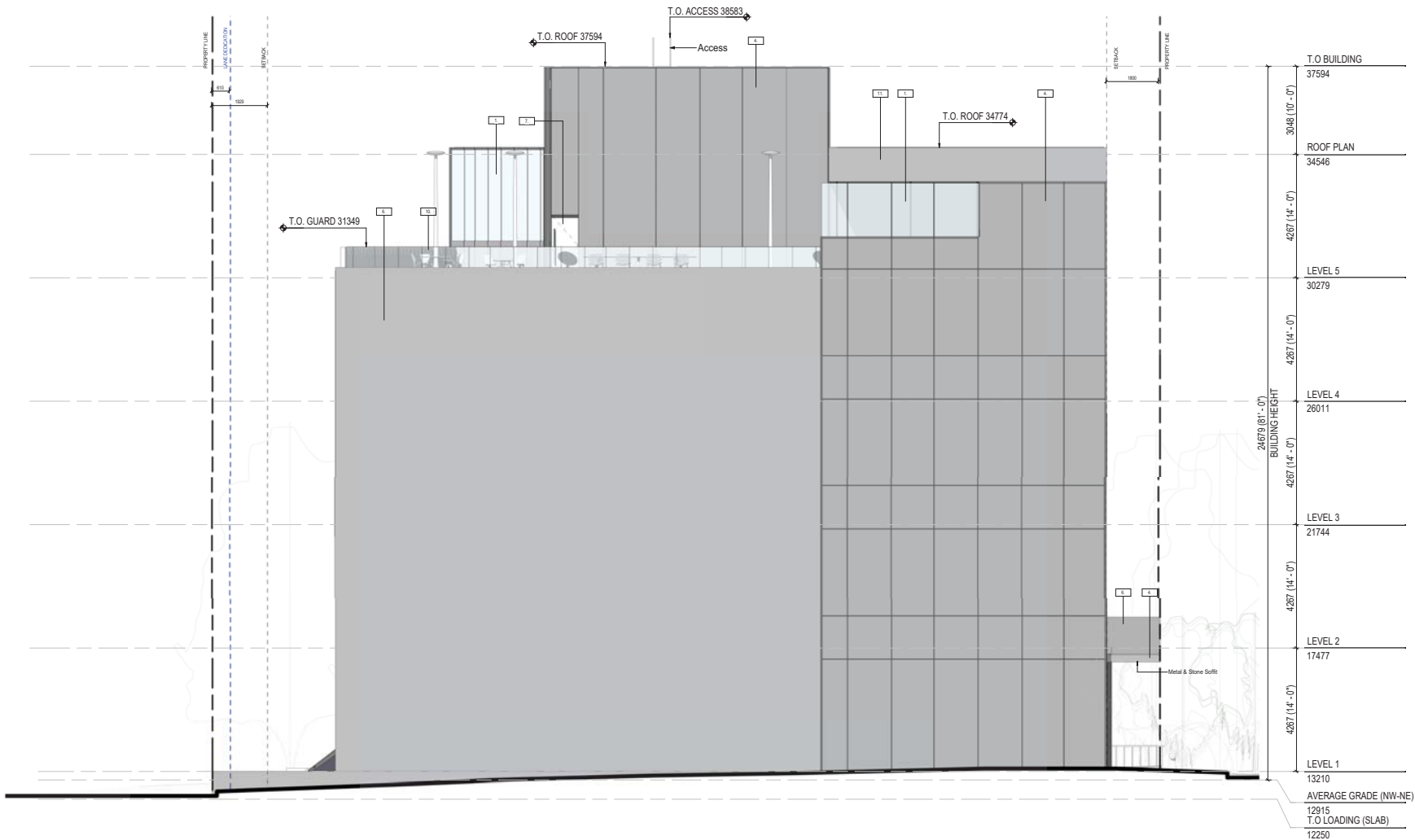
835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Building Elevation - East

Date	27.03.2025
Drawn By	180
Checked By	145
Scale	As Indicated
Original Size	A1

MATERIAL KEYNOTE LEGEND	
1.	Aluminum Framed Glazed Exterior Wall System
2.	25mm GRC Composite Cladding
3.	Overhead Garage Door
4.	Polished Aluminum Composite Panel
5.	Overhead Garage Door
6.	Architectural Concrete
7.	Architectural Concrete
8.	Painted Exterior Door
9.	Natural Stone Cladding
10.	Glass Curtain
11.	Polished Metal Flashing



1 EAST ELEVATION
1:50



2 NORTH ELEVATION
1:50

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	26/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

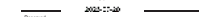
Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Building Elevation - North	
Date	27.03.2020
Drawn By	MS
Checked By	MS
Scale	As Indicated
Original Size	A1

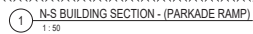
MATERIAL KEYNOTE LEGEND	
1.	Aluminum Framed Glazed Exterior Wall System
2.	2-Sided SSBC Composite Cladding
3.	Overhead Garage Door
4.	Polished Aluminum Composite Panel
5.	Other Canopy
6.	Architectural Concrete
7.	Active Design Glazed Door
8.	Painted Exterior Door
9.	Natural Stone Cladding
10.	Glass Guard
11.	Polished Metal Flashing

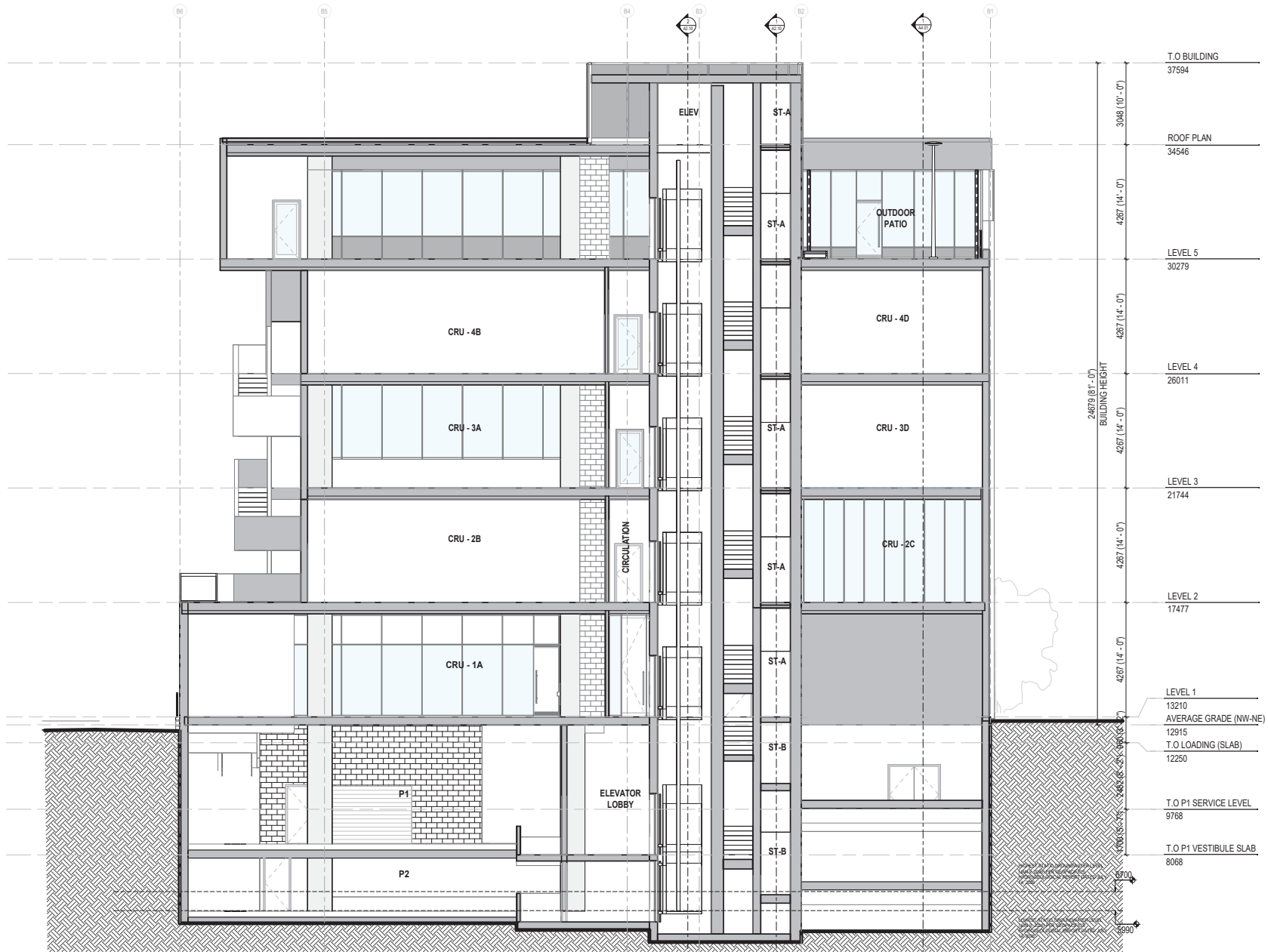


Key Plan

Re-Issued for Development Permit

Date	21 JULY 2026
Drawn By	MH
Checked By	NS
Scale	1 : 50
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	26/04/09
3	Re-issued for Response to DP Memo 1	20/07/15
4	Re-issued for Development Permit	26/07/21

Key Plan

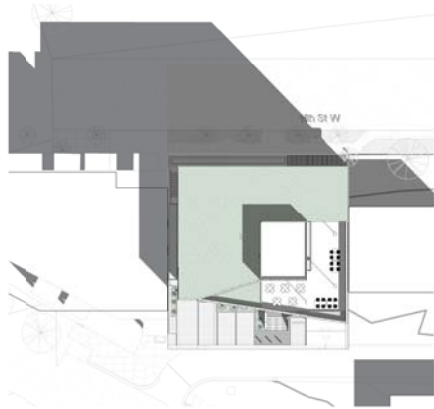
Project 0001
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

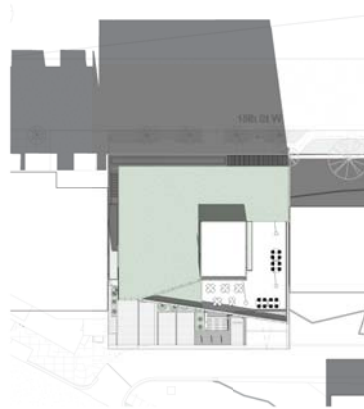
Re-issued for Development Permit

Building Section - E/W

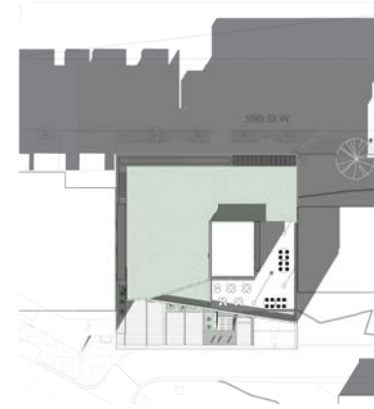
Date: 27.03.2020
Drawn By: 001
Checked By: 005
Scale: 1:50
Original Size: A1



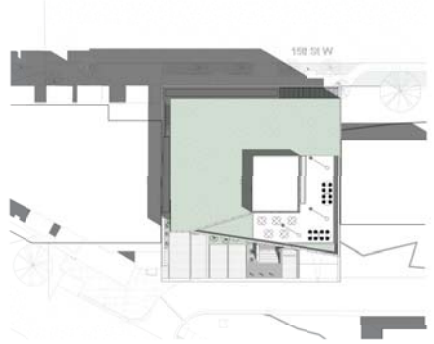
① MARCH - 10AM
1:300



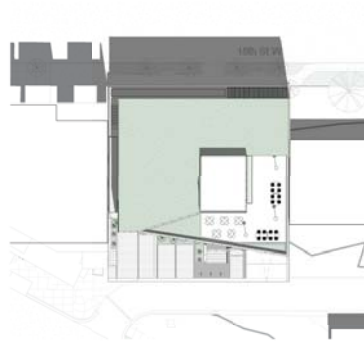
② MARCH - 12 NOON
1:300



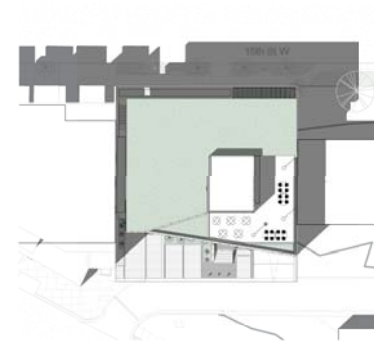
③ MARCH - 2PM
1:300



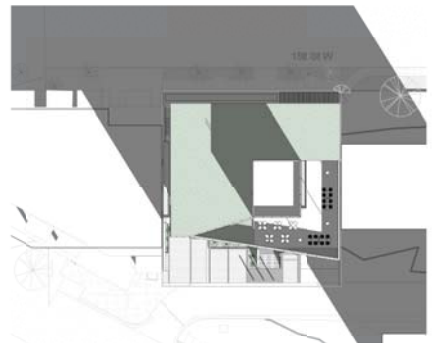
⑤ JUNE - 10AM
1:300



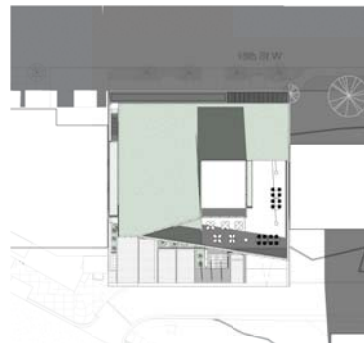
⑥ JUNE - 12 NOON
1:300



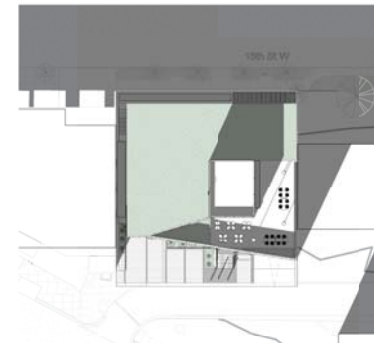
⑧ JUNE - 2PM
1:300



⑨ DECEMBER - 10AM
1:300



⑦ DECEMBER - 12 NOON
1:300



④ DECEMBER - 2PM
1:300



2305 Hemlock Street, Vancouver, BC V6H 2V1
604.681.3303 / www.connect.ca

Copyright reserved. These drawings and designs contained herein, or which may be referred to as and at all times remain the exclusive property of Connect Landscape Architecture, Inc. (CLAI) and at all times shall remain the property of CLAI. CLAI holds the copyright and ownership in said drawings, which cannot be used for any purposes with the express written consent of CLAI.

COPYRIGHT

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 Reasoning / 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

15TH STREET BOUTIQUE MEDICAL

ISSUED FOR DEVELOPMENT PERMIT
JUNE 12, 2026

CONTACTS

CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET, VANCOUVER, BC V6H 2V1
KEN LARSSON, SR. PRINCIPAL, LANDSCAPE ARCHITECT
604.681.3303 x 231 / KEN@CONNECT.CA
OREN MIZRAHI, PRINCIPAL
604.681.3303 x 231 / OREN@CONNECT.CA
LIANA NEWMAN, PROJECT COORDINATOR
604.681.3303 / LIANA@CONNECT.CA
CASCADIA GREEN DEVELOPMENT
252 ESPLANADE W 106A, NORTH VANCOUVER, BC V1M 8S5
SHAPE ARCHITECTURE INC.
1462 WEST 7TH AVE, VANCOUVER, BC V6H 6C3
ALEC SMITH, PRINCIPAL
778.858.2248 / A.SMITH@SHAPEARCHITECTURE.CA

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
L5.01	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



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



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 Reasoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

CASCADIA 835-845

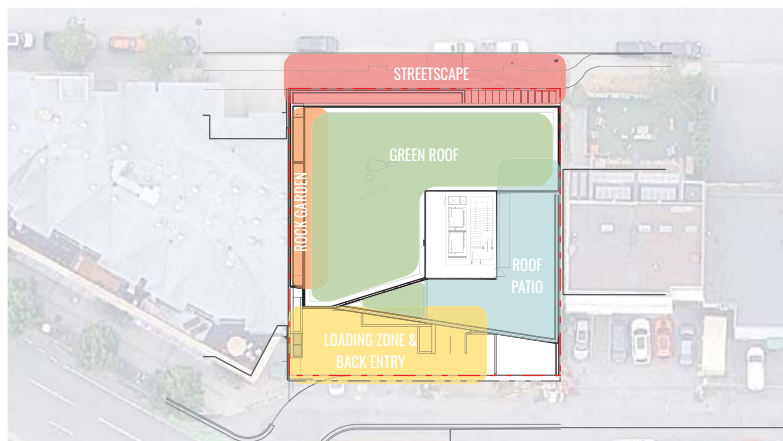
W15

853-854 West 15th Street
Vancouver, British Columbia

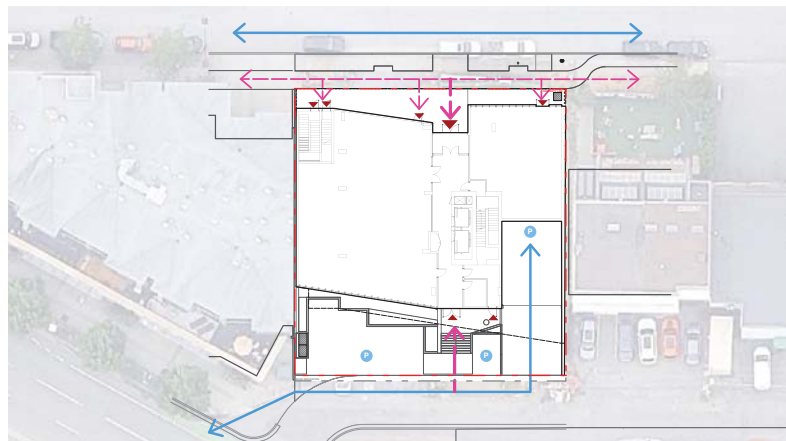
Scale: NTS
Drawn: OM / LN
Reviewed: KL
Project No. 25-175

INSPIRATION AND PRINCIPLES

PROGRAM

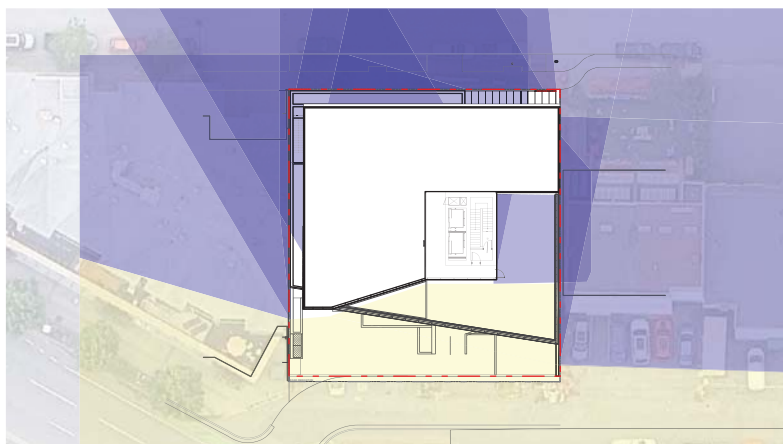


CIRCULATION



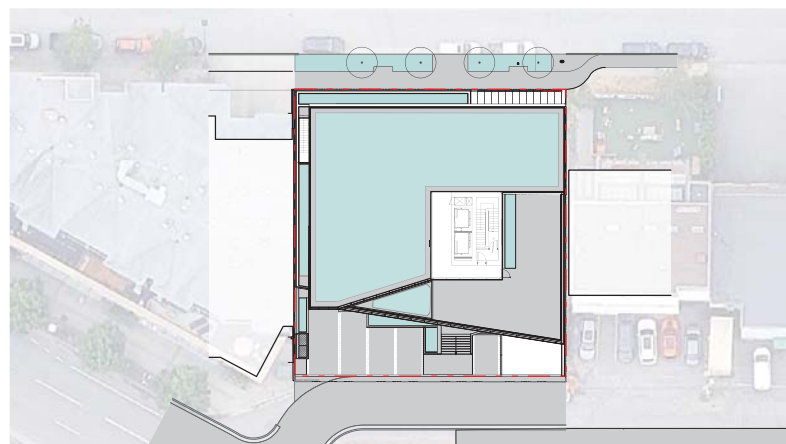
- ←-- Pedestrian Circulation
- ←-- Vehicular Circulation
- ▲ Building Entrance
- P Parking

SUN/SHADE



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

PERVIOUS/IMPERVIOUS



- Impervious
- Pervious

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 Reasoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

REVISIONS

CASCADIA 835-845
W15
853 814 West 15th Street
Vancouver, British Columbia

Scale: NTS
Drawn: OM / 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 EXISTING SITE AND COPYRIGHT 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 SURVEY.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BEGINNING AND CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE 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 SPECIFICATIONS INDICATE A LIMIT OF THE DRAWINGS. THERE MAY BE VARIATION IN RELATION TO ACTUAL DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. EXCESS LIMITS OF DISTURBANCE DETERMINED BY CONTRACTOR. 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 VERY 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 WORK. UTILITIES BY CONSTRUCTION OUTSIDE OF LIMIT LINES SHOWN ON DRAWINGS OR THROUGH PROPOSED MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COMPLETE UP-TO-DATE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT AND GOVERNING AGENCIES.
- THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRESPOND 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. REPORT 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 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 COMMENCEMENT 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 UPDATE 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 VERY 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 "EQ" 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 CORNER/ELBOW 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 THESE POINTS EQUALLY.
- THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
- ALL CURVES TO BE SMOOTH AND CONTINUOUS.

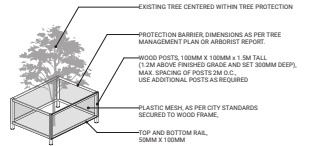
GENERAL GRADING NOTES

- ALL CONTOURS / ELEVATIONS ARE METRIC (METERS). DO NOT SCALE DRAWINGS.
- LANDSCAPE CONTOURING AND BERM LAYOUTS ARE TO BE SET/STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINISH GRADING.
- REFER TO THE DRAWINGS ALL SURROUNDING DRAINAGE.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. FINISH LANDSCAPE AREAS TO BE A MAXIMUM 2% SLOPE.
- EXISTING UTILITY DISCOVERIES 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 NO NOT REPRESENT ACTUAL DIMPLINES. CONTRACTOR SHALL VISIT IN FIELD PRIOR TO CONSTRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DRIPLINE 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 PLANT PROTECTION ZONES.
- INSTALL LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION. ABBREVIATED TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
- 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 PREPARED 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 MATERIALS 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 STOPPING 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 DEMOLITION AND SITE REPAIRATION PHASES. (F) DIRECT DISCHARGE OF STUMP OR SITE DRAINAGE WATERS THROUGH OR ON TO THE TREE PROTECTION AREA.

TREE PROTECTION DETAIL (NTS)



- NOTE
- UNLESS NOTED BY THE MUNICIPAL STANDARDS, ANCHORED MODULAR CONSTRUCTION FENCING IS AN ACCEPTABLE ALTERNATIVE TO TIMBER MESH FENCE. 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 SUBSTITUTIONS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REJECTED.
- PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZE, ESTIMATED QUANTITIES AND OTHER REMARKS.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO USE THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL, AND SIZES SHOWN ON THE DRAWINGS BRING DISCREPANCIES 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 LAYOUT. 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 OF EXCEEDS THE CONDITIONS PRIOR TO DISTURBANCE.
- ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
- THE PLANTING SCHEDULE 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 TRADER.
- IRRIGATION SUB-OUTS AND HOSE BIBBS PER MECHANICAL PLANS.
- PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL AND INSTALLATION. INCLUDE SETTING, DEPT. LINE, PIPE SIZE, VALVE BOXES, ETC. ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
- LEED WATER EFFICIENCY CREDIT CREDIT TO BE MET (MIN. SOL. REDUCTION IN POTABLE IRRIGATION WATER) AND DEMONSTRATED AS PART OF SHOP DRAWING SUBMITTAL.
- HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO INCLUDE (BUT NOT LIMITED TO): CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY ONLY IRRIGATION LINES, HIGH EFFICIENCY TOP-UP SPRINKLERS AND MOTION SENSOR / RAIN DELAY CONTROLLER.
- TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI 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 OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS, USE OPERATION AND MAINTENANCE MATERIALS 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-HOUR 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 TRIGGER/SLOW RELEASE WATERING BAG - (1) PER TREE.

GENERAL SITE LIGHTING NOTES

- LIGHTING SYMBOLS ON PLANS ARE DIAGNOSTIC. 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 1.0M AWAY FROM UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOR DIRECTION ON FUTURE PLACEMENT.

LIST OF ABBREVIATIONS

A2 AREA DRON	LP LOW POINT
ALT ALTERNATE	M METERS
ALUM ALUMINUM	MAX MAXIMUM
APPROX APPROXIMATE	MN MANHOLE
ARCH ARCHITECT / ARCHITECTURAL	MIN MINIMUM
AVG AVERAGE	MISC MISCELLANEOUS
B BOTTOM	NO NOT IN CONTACT
BC BOTTOM OF CURB ELEVATION	NO NUMBER
BG BUILDING	NTS NOT TO SCALE
BOL BOLLARD	OC ON CENTRE
BR BOTTOM OF RAMP	OD OUTSIDE DIMENSION
BS BOTTOM OF STEP	PA PLANTING AREA
BW BOTTOM OF WALL	PC POINT OF CURVATURE
CAL CALDER	PD PLANTED DRAIN
CB CATCH BASIN	PER PERPENDICULAR
CIW CIVIL	PI POINT OF INTERSECTION
CL CONTROL JOINT	PIP POUR-IN PLACE
CL CENTRE LINE	PL PROPERTY LINE
CO CLEAN OUT	PO POINT OF ORIGIN
COB CONSTRUCTION JOINT	PSI POUNDS PER SQUARE INCH
COMP COMPACTED	QTY QUANTITY
CONC CONCRETE	R RADIUS
CONT CONTINUOUS	REAR REINFORCING BAR
DEG DEGREE	REQD REQUIRED
DEMO DEMOLISH/DEMOLITION	RHW RIGHT OF WAY
DET DETAIL	SAN SANITARY
DA DIAMETER	SB SETBACK
DM DIMENSION	SECT SECTION
DN DOWN	SHT SHEET
DWG DRAWING	SPEC SPECIFICATIONS
E.W. EACH	SQ SQUARE
EA EACH	SS STAINLESS STEEL
EP EXPANSION JOINT	STD STANDARD
EL ELEVATION	STL STEEL
ENG ENGINEERING/ENGINEERING	T TOP
EQ EQUAL	T+B TOP AND BOTTOM
EX EXISTING	TEN TANGENCY
FC FLUSH CURB	TO TOP OF CURB ELEVATION
FFE FINISHED FLOOR ELEVATION	TO TRENCH DRAIN
FIN FINISH	TEMP TEMPORARY
FACE FACE OF CURB	TF TOP OF FOOTING
FTG FOOTING	THK THICK
GA GAUGE	TIS TOP OF SLAB
GALV GALVANIZED	TP2 TREE PROTECTION ZONE
GEN GENERAL	TR TOP OF RAMP
HF HORIZONTAL EACH FACE	TS TOP OF STAIRS
HP HIGH POINT	TW TOP OF WALL
HT HEIGHT	TPP TYPICAL
HWL HIGH WATER LEVEL	VF VERTICAL EACH FACE
ID INSIDE DIAMETER/DIMENSION	VERY VERTICAL
INCL INCLUDE / INCLUDING	W WITH
INV INVERT ELEVATION	WO WITHOUT
JT JOINT	WF WATER FEATURE
LOW LIMIT OF WORK	@ AT

COPYRIGHT

KEYPLAN



SEAL

9	Issued for DP	26-09-12
8	Issued for Coordination	26-05-19
7	Released for DP	26-04-22
6	Issued for Draft DP Re-submission	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

853 484 West 15th Street
Vancouver, British Columbia

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

GENERAL NOTES



9	Issued for DP	26-06-12
8	Issued for Coordination	26-03-19
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 Re-zoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

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

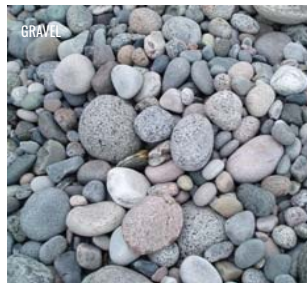


L1.00

MATERIALS



LOGS & BOULDERS



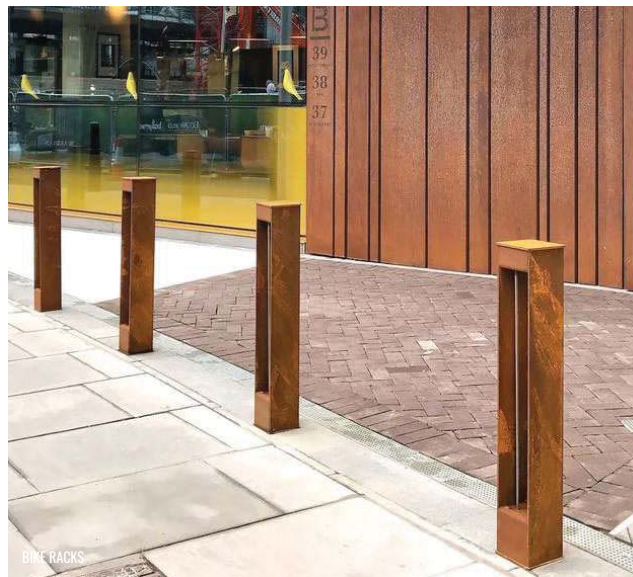
GRAVEL



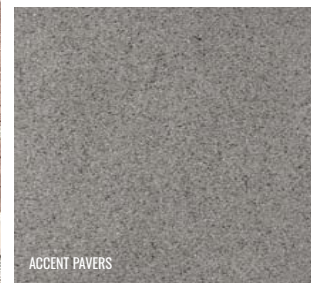
PRIVACY SCREEN



SEDUM MAT



BIKE RACKS



ACCENT PAVERS



NATIVE PLANTING



WEATHERED STEEL



FEATURE PAVING



NATURAL PAVERS

LANDSCAPE		
	CIP CONCRETE PAVING (OFFSITE) PER CIVIL STANDARDS	2 / L9.30
	CIP CONCRETE PAVING (ONSITE)	1 / L9.00
	CONCRETE UNIT PAVES TYPE 1 CHARCOAL COLOUR	2 / L9.00
	CONCRETE SLAB PAVES NATURAL COLOUR	4 / L9.00
	VEHICULAR CONCRETE UNIT PAVES BASALTIC COLOUR WITH CHARCOAL ACCENT LINES	3 / L9.00
	GRAVEL DRIP STRIP	6 / L9.00
	DECORATIVE RIVER ROCK	4 / L9.00 5 / L9.00

Architectural floor plan of the second floor of a building. The plan shows a large central area labeled "OFFICE SPACE" and a smaller area on the left labeled "OFFICE SPACE". A staircase is located in the center-right. A green-shaded area on the left is labeled "TERRACE ABOVE". A green-shaded area at the top is labeled "STRUCTURE ABOVE". The building is situated on "WEST 15TH AVENUE" and "LANE". A north arrow is present in the bottom left corner.



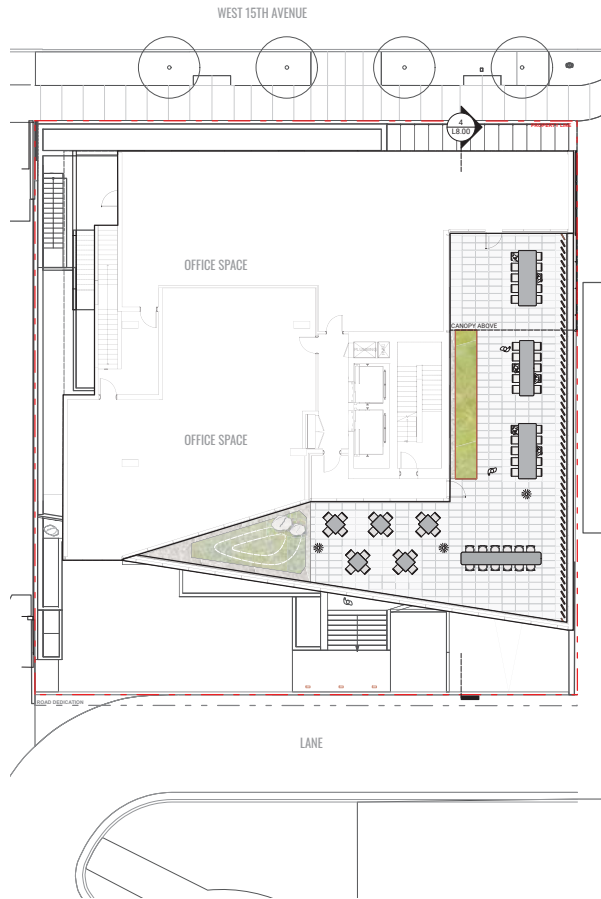
↑ L2.00

KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	C/P CONCRETE PAVING (OFFSITE) PER CIV STANDARDS	2 / L9.30
	C/P CONCRETE PAVING (ONSITE)	1 / L9.00
	CONCRETE UNIT PAVER TYPE 1 CHARCOAL COLOUR	2 / L9.00
	CONCRETE SLAB PAVER NATURAL COLOUR	4 / L9.00
	VEHICULAR CONCRETE UNIT PAVER NATURAL COLOUR WITH CHARCOAL ACCENT LINES	3 / L9.00
	GRAVEL DRIP STRIP	6 / L9.00
	DECORATIVE RIVER ROCK	4 / L9.30 5 / L9.1

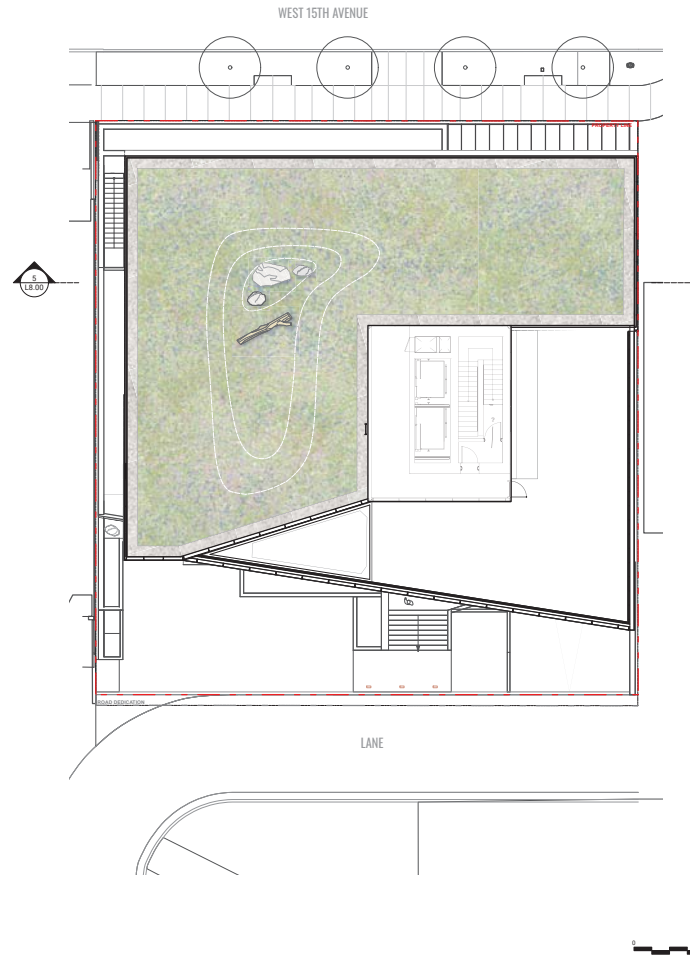
SOFTSCAPE		
	PLANTING AREA (OFFSITE) PER CIV STANDARDS	1 / L9.10 2 / L9.10
	PLANTING AREA (ONSITE)	3 / L9.10
	SEMI INTENSIVE GREEN ROOF	1 / L9.30
	PROPOSED TREE (OFFSITE) PER CIV STANDARDS REFER TO PLANT LIST / PLANTING PLANS	

FURNISHING		
	BIKE RACK QTY: 8 (2 SPACES)	1 / L9.20
	BENCH TYPE 1: METAL BENCH (OFFSITE) PER CIV 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 450MM TALL	2 / L9.20
	WOOD SLAT PRIVACY SCREEN	4 / L9.20

LEVEL 5



ROOF

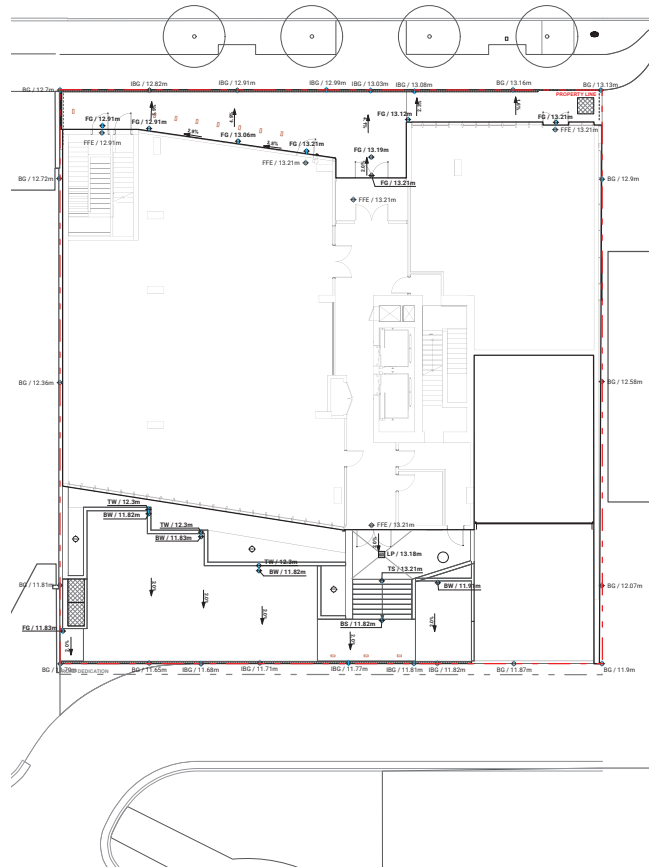


9	Issued for DP	26-06-12
8	Issued for Coordination	26-05-19
7	Released for DP	26-04-22
6	Issued for Draft DP Resubmission	26-04-21
4	Issued for ADP	26-01-15
3	Issued for ADP Revisions	26-01-07
2	Issued for Reasoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

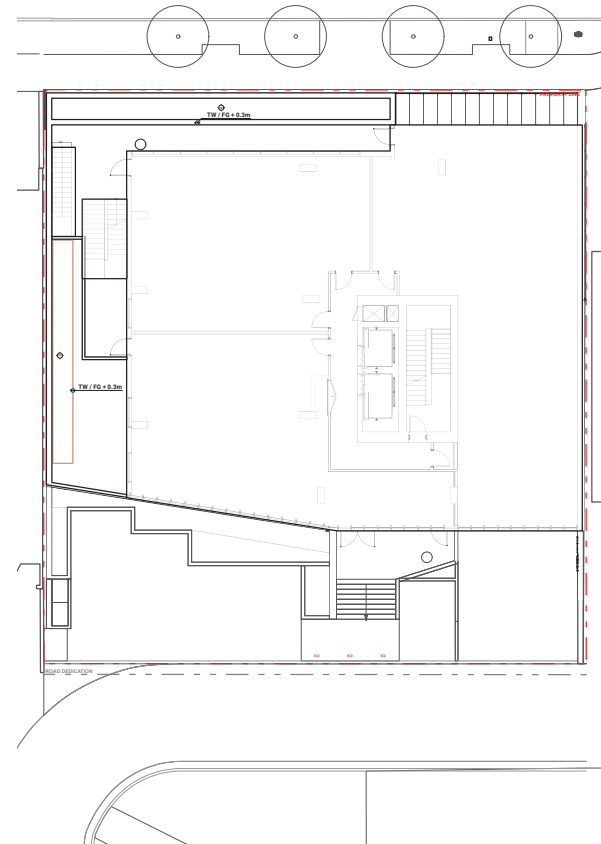
GRADING LEGEND

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



REVISIONS	
9	Issued for DP 26-06-12
8	Issued for Coordination 26-05-19
7	Reissued 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 Reissuing / DP 25-10-31
1	Issued for Schematic Design 25-10-29

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

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

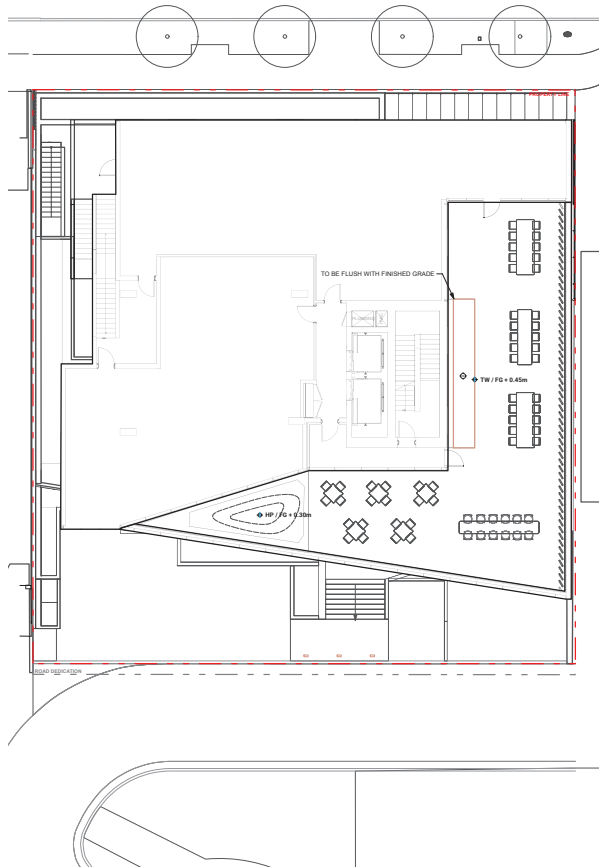
**GRADING PLAN - LEVEL 1 &
2**

↑ L4.00

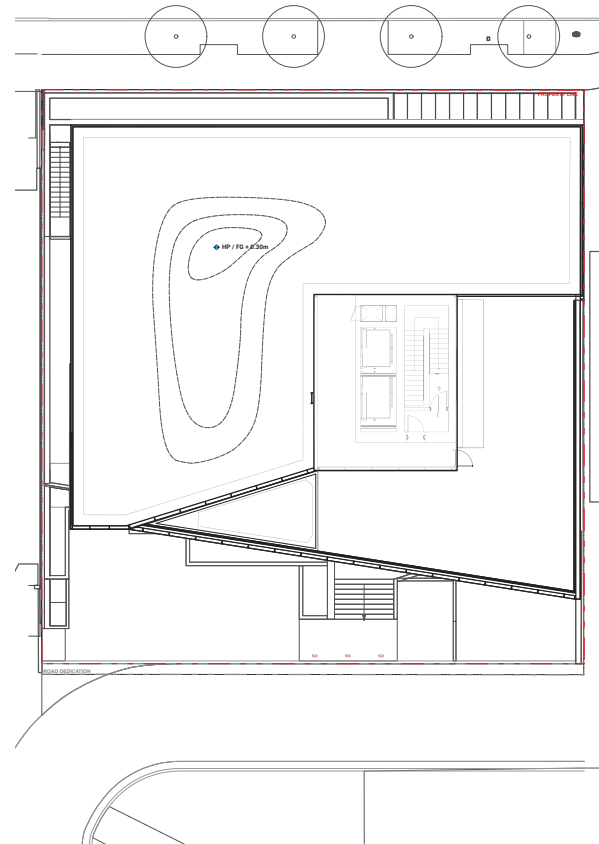
GRADING LEGEND

KEY	DESCRIPTION		DESCRIPTION
 FG / 0m	PROPOSED FIELD GRADE	 BG / 0m	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
 TS/BG / 0m	TOP OF STAIR / BOTTOM OF STAIR	 IG / 0m	INTERPOLATED BUILDING GRADE
 TW/BG / 0m	TOP OF WALL / BOTTOM OF WALL	 EX / 0m	EXISTING GRADE (PER SURVEY)
 2.0%	PROPOSED SLOPE	 TC/BG / 0m	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
 HP / 0m	HIGH POINT / RIDGE ELEVATION	 FF / 0m	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
 LP / 0m	LOW POINT / DRAIN ELEVATION	 TOS / 0m	TOP OF SLAB ELEVATION (PER ARCHITECTURE)
 1.0m	EXISTING CONTOUR		AREA DRAIN PER MECHANICAL
 1.0m	PROPOSED CONTOUR (MINOR)		PLANTER DRAIN PER MECHANICAL
 5.0m	PROPOSED CONTOUR (MAJOR)		TRENCH OR SLOT DRAIN PER MECHANICAL / CIVIL

LEVEL 5



ROOF



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 Reasoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

**CASCADIA 835-845
W15**
853 454 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

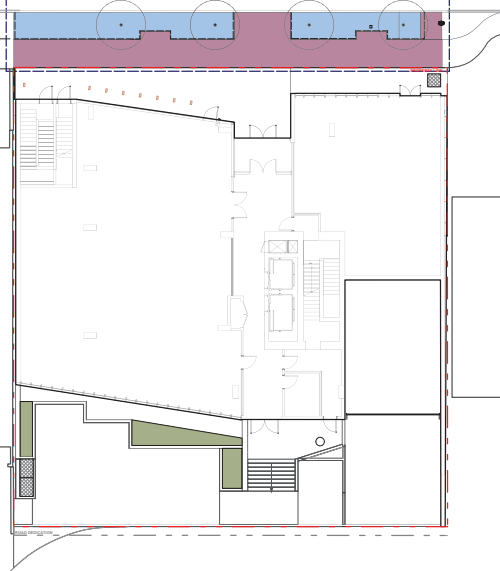
KEY	DESCRIPTION
	GROWING MEDIUM 150MM DEPTH
	GROWING MEDIUM 300MM DEPTH
	GROWING MEDIUM 450MM DEPTH
	GROWING MEDIUM 900MM DEPTH
	STRUCTURAL SOIL 900MM DEPTH
	GROWING MEDIUM 300MM DEPTH SOIL ABOVE STRUCTURAL SOIL

TREE SOIL VOLUME LEVEL 1

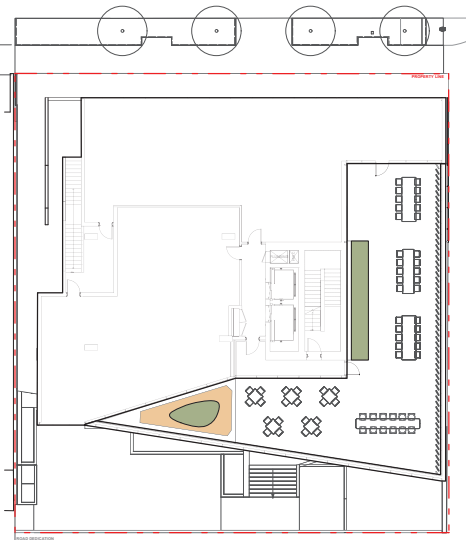
ZONE	AREA	SOIL VOLUME
ZONE 1 (OFFSITE)		
900MM DEPTH GROWING MEDIA ON GRADE	45 m ²	40m ³
STRUCTURAL SOIL ON GRADE	73 m ²	13m ³
ABOVE STRUCTURAL SOIL		
SUM		53m ³
NO. OF SMALL TREES	4	
SOIL VOLUME/TREE		13m ³

LEVEL 1

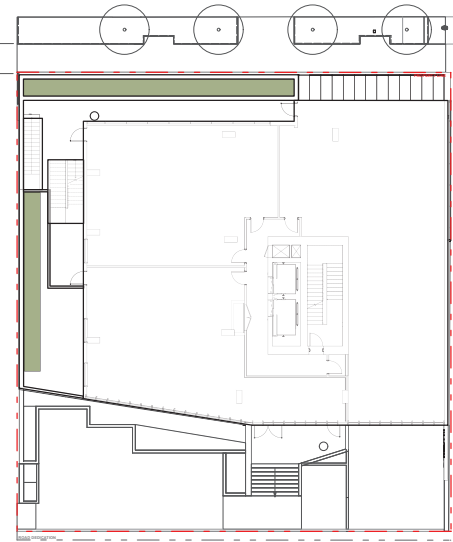
ZONE 1



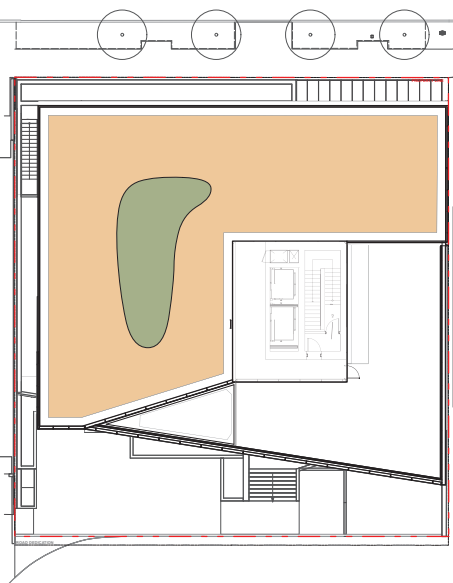
LEVEL 5



LEVEL 2



ROOF



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

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
DECIDUOUS TREES					
	3	Offsite Street Trees (Omni)	To City of North Vancouver Standards		as shown

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Asi	9	<i>Adiantum species</i>	Strawberry Bush	#12 pot	900 o.c.
Pol	4	<i>Prunus laurocerasus</i>	English Laurel	#2 pot	900 o.c.
PERENNIALS					
adm	25	<i>Achillea millefolium</i>	Common Yarrow	#1 pot	450 o.c.
ann	62	<i>Anemone multifida</i>	Pacific Anemone	#1 pot	450 o.c.
am	81	<i>Armeria maritima</i>	Sea Thrift	#1 pot	450 o.c.
lbi	12	<i>Lavandula angustifolia</i>	Yokote Blue	#1 pot	450 o.c.
GROUNDCOVERS					
am	118	<i>Aristida sp.</i>	Kimblewick	#1 pot	300 o.c.
Mar	82	<i>Mahonia repens</i>	Creeching Oregon Grape	#1 pot	450 o.c.
pat	6	<i>Pachyandra terminalis</i>	Japanese Spurge	#1 pot	450 o.c.
FERNS					
bla	101	<i>Blechnum spicant</i>	Deer Fern	#1 pot	450 o.c.
pom	37	<i>Polystichum munitum</i>	Sword Fern	#2 pot	900 o.c.
GRASSES					
elm	55	<i>Elymus magellanicus</i>	Blue Wheat Grass	#2 pot	600 o.c.
hes	40	<i>Heterostichon sempervirens</i>	Blue oat grass	#2 pot	600 o.c.
Mosses					
	350 sq m	Ekena Sedum Tile	Tuft Moss	12 x 24 Tile	
		Calliergelys cuspitate	Pointed Spear Moss		



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 Reasoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

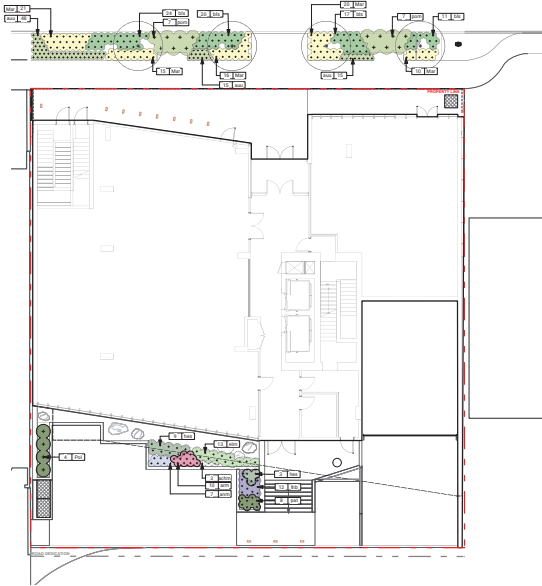
PLANTING PLAN LEGEND		
ID	BOTANICAL NAME	COMMON NAME
SHRUBS		
Shr	<i>Arctostaphylos uva-ursi</i>	Strawberry Bush
Pol	<i>Prunus laurocerasus</i>	English Laurel
PERENNIALS		
actn	<i>Actinella maritima</i>	Common Yarrow
am	<i>Anemone multifida</i>	Pacific Anemone
am	<i>Armeria maritima</i>	Sea Thrift
Rb	<i>Lavandula angustifolia</i>	Hydrate Blue
GROUNDCOVERS		
shr	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
Mar	<i>Mahonia repens</i>	Creeping Oregon Grape
pat	<i>Pachysandra terminalis</i>	Japanese Spurge
FERNS		
ble	<i>Blechnum spicant</i>	Deer Fern
pon	<i>Polystichum munitum</i>	Sword Fern
GRASSES		
elm	<i>Elymus magellanicus</i>	Blue Wheat Grass
lea	<i>Holcus lanatus</i>	Blue oat grass

NOTES

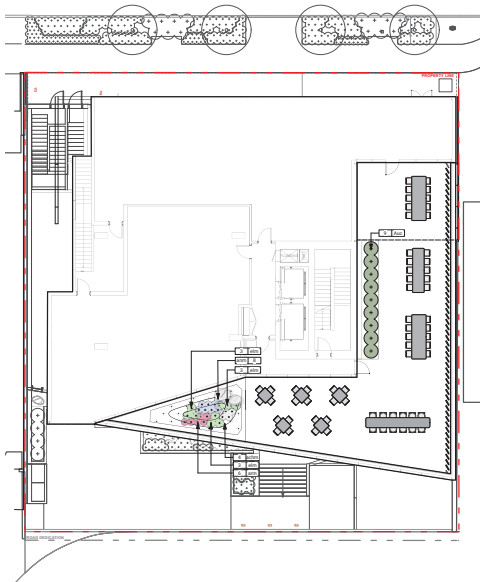
1. FOR REFERENCE ONLY. REFER TO PLANT LIST AND IMAGES SHEET FOR FULL LIST OF PLANTS, QUANTITIES, SIZE, C.C., SPACING, AND PLANTING NOTES.

STORM SEQUOIA FILE

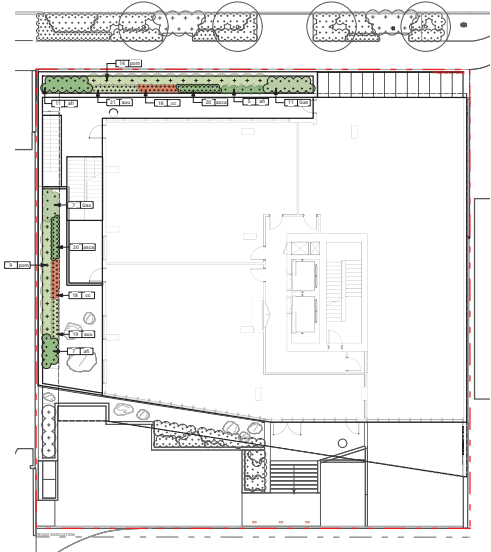
LEVEL 1



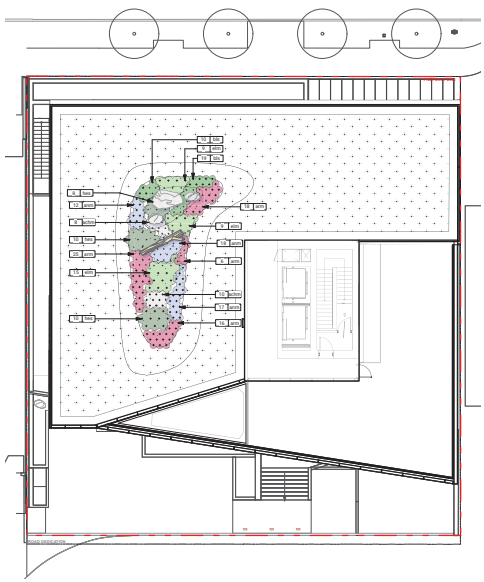
LEVEL 5



LEVEL 2



ROOF



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

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



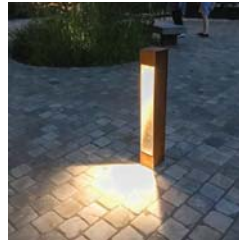
LIGHT TYPE 1



LIGHT TYPE 2

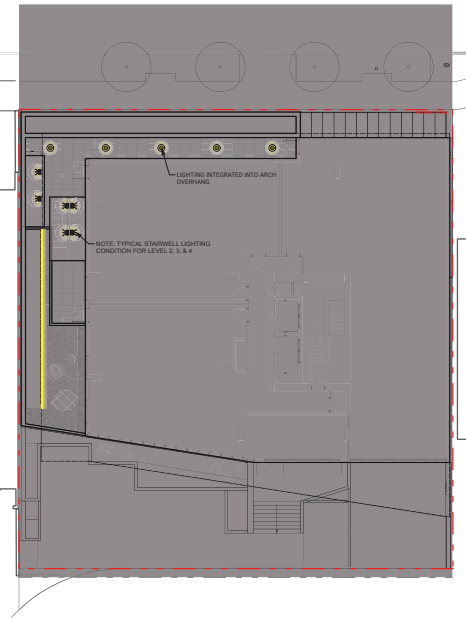


LIGHT TYPE 3

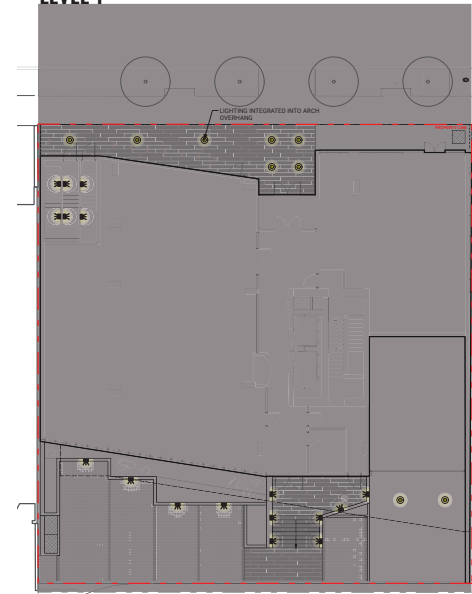


LIGHT TYPE 4

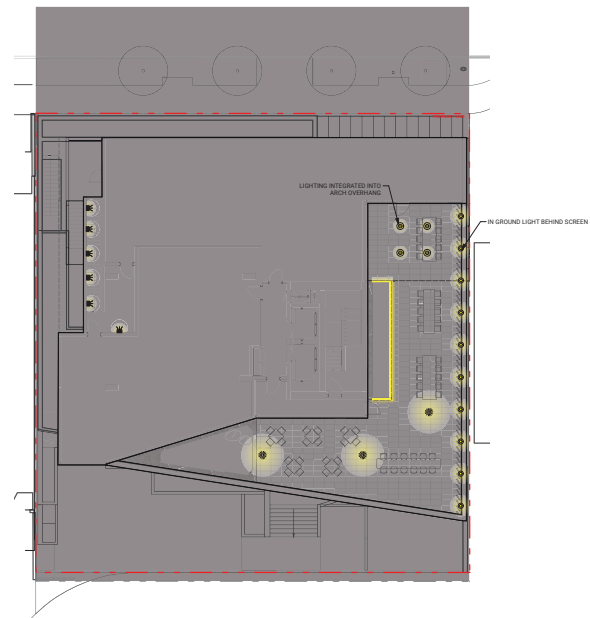
LEVEL 2



LEVEL 1



LEVEL 5

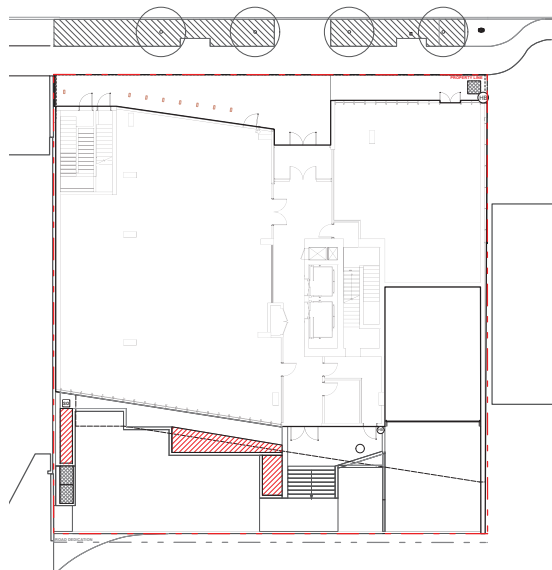


9	Issued for DP	26-06-12
8	Issued for Coordination	26-05-19
7	Released for DP	26-04-22
6	Issued for Draft DP Resubmission	26-04-21
4	Issued for ADP	26-01-15
3	Issued for ADP Revisions	26-01-07
2	Issued for Reasoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

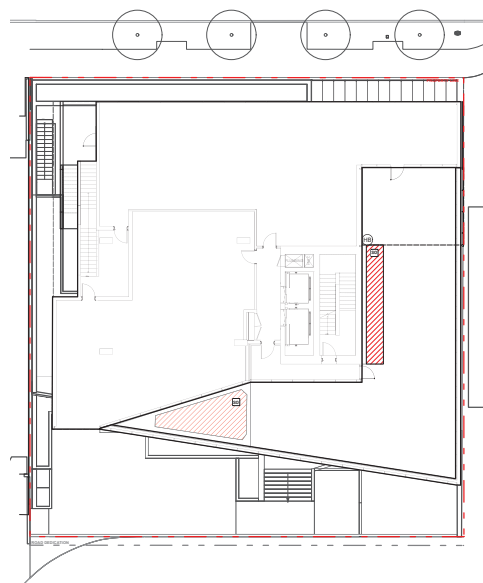
IRRIGATION LEGEND

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

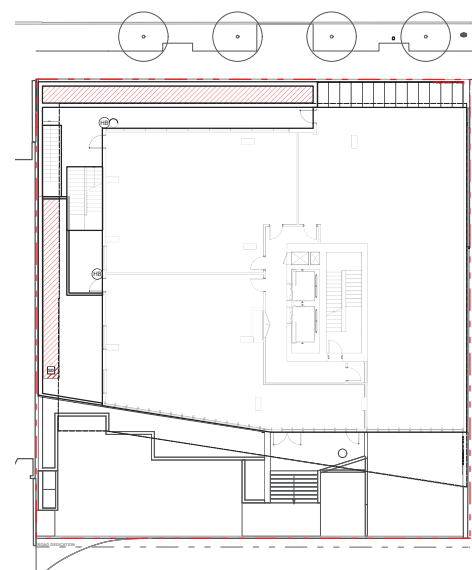
LEVEL 1



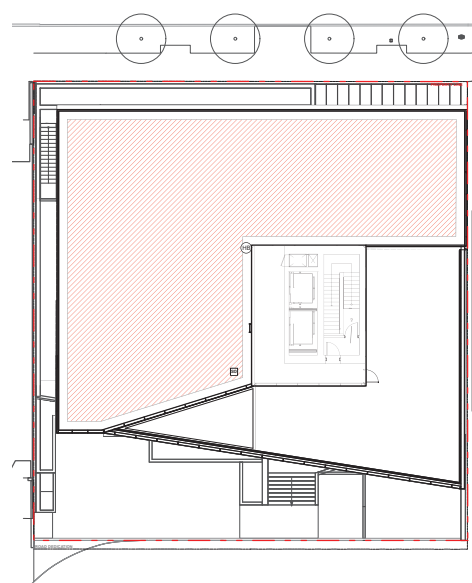
LEVEL 5



LEVEL 2



ROOF



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 Reasoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

CASCADIA 835-845

W15

853-854 West 15th Street
Vancouver, British Columbia

Scale: 1:125

Drawn: OM / LN

Reviewed: KL

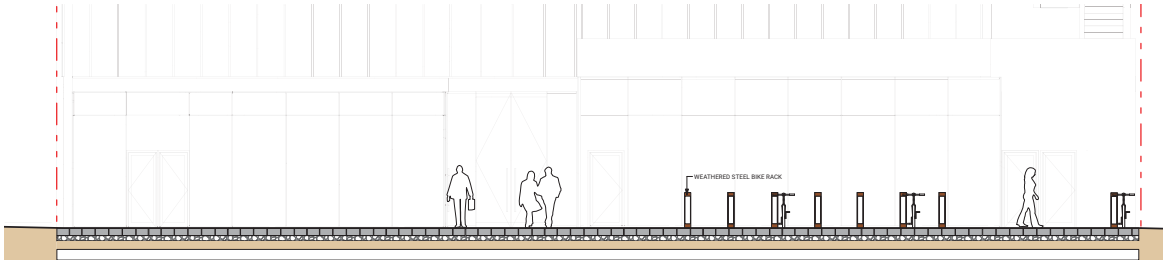
Project No. 25-175

IRRIGATION PLAN

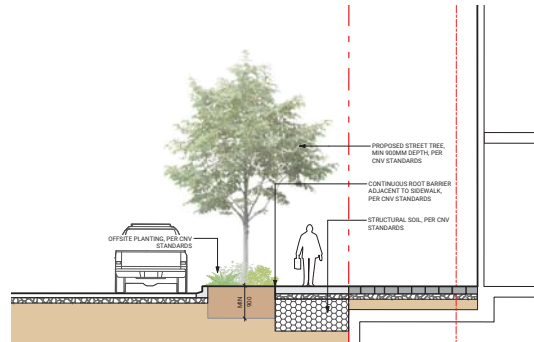


L7.01

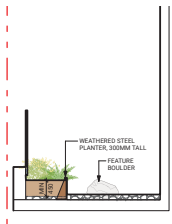




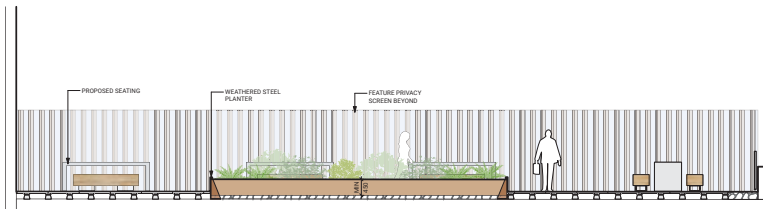
1 FRONT ENTRANCE ELEVATION
Scale: 1:50



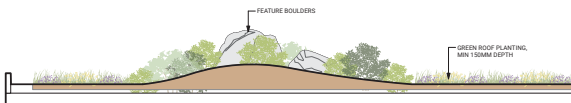
2 SECTION THROUGH FRONT ENTRANCE
Scale: 1:50



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

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 Reasoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

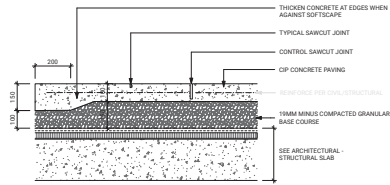
REVISIONS

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

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

SECTIONS • ELEVATIONS

L8.00

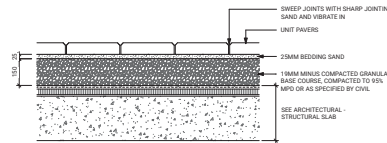


- NOTES:**
1. EXPANSION JOINTS 6M O.C. MAX. CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
 2. ALL JOINTS/SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.
 3. REFER TO CITY STANDARDS FOR ALL CIP SITE CONCRETE FLAT WORKS.

1 CIP CONCRETE - ON SLAB
Scale: 1:10



UNIT PAVES TYPE 1
SUPPLIER: GARRAHAN
TYPE: BROADWAY PLANKS OR APPROVED ALTERNATE
COLOR: NATURAL
THICKNESS: 100
SIZE: 451 X 76

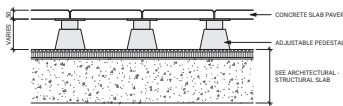


- NOTES:**
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION

2 PEDESTRIAN UNIT PAVERS - ON SLAB
Scale: 1:10



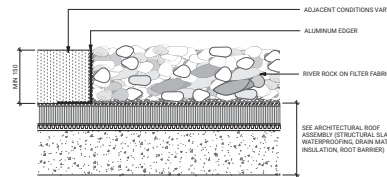
SUPPLIER: NEWSTONE
TYPE: MANHATTAN SLABS OR APPROVED ALTERNATE
COLOR: NATURAL
THICKNESS: 2"
SIZE: 18" X 30"



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



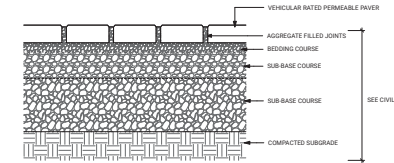
SUPPLIER: NORTHWEST LANDSCAPE SUPPLY
TYPE: BULK RIVER ROCK
SIZE: 2" - 8"



5 DECORATIVE ROCK - ON SLAB
Scale: 1:10

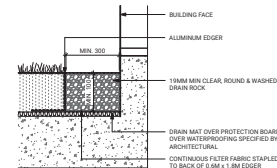


SUPPLIER: BASALTITE CONCRETE PRODUCTS
TYPE: SF RIMA PERMEABLE PAVERS OR APPROVED ALTERNATE
COLOR: GRANITE WITH NATURAL GREY BANDS
THICKNESS: 80MM
SIZE: 8" X 8"



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

3 VEHICULAR PERMEABLE PAVERS - ON GRADE
Scale: 1:10



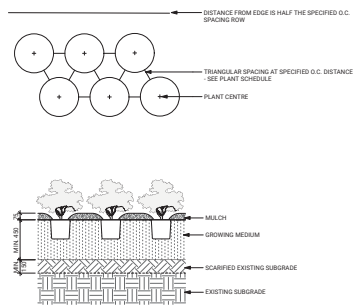
6 GRAVEL DRIP STRIP - ON SLAB
Scale: 1:10



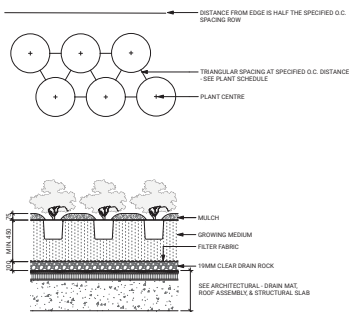
9	Issued for DP	26-06-12
8	Issued for Coordination	26-05-19
7	Released for DP	26-04-22
6	Issued for Draft DP Re-submission	26-04-21
4	Issued for ADP	26-01-15
3	Issued for ADP Revisions	26-01-07
2	Issued for Releasing / DP	25-10-31
1	Issued for Schematic Design	25-10-29

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

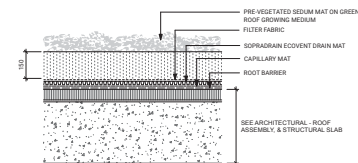
Scale: AS SHOWN
Drawn: OM / LN
Reviewed: KL
Project No. 25-175



1 **PLANTING - ON GRADE**
Scale: 1:20



2 **PLANTING - ON SLAB**
Scale: 1:20



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



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 Reasoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29

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 CHAIRMAN 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

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 Re-submission	26-04-21
4	Issued for ADP	26-01-15
3	Issued for ADP Revisions	26-01-07
2	Issued for Reasoning / 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

FURNISHING DETAILS



VIRTUAL DEVELOPER INFORMATION SESSION

Cascadia Green Developments | 835-845 W 15th 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 15th 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 23rd, 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 7th and January 14th, 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 5th, 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.

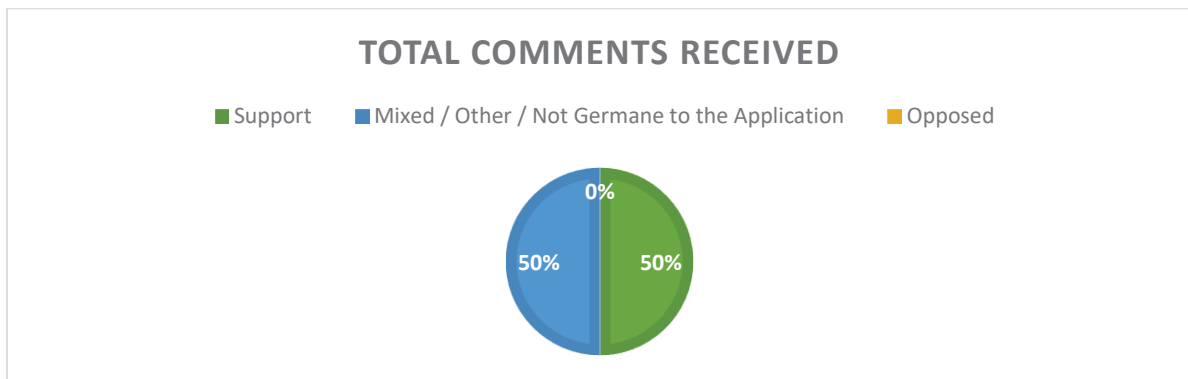
- (a) One email was received by City Planning Staff. Of the emails from the public to City Planning Staff:
 - 0 (0%) of the comments can be characterized as supportive;
 - 1 (100%) of the emails can be characterized as mixed/other/not germane to the application;
 - 0 (0%) can be characterized as opposed.
- (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

Appendix B: Official Notification Letter

PLANNING APPLICATION

835 - 845 West 15th Street, North Vancouver
Cascadia Green Development has submitted an application to rezone the property at 835-845 W 15th Street from CS-1 to a new Comprehensive Development Zone to allow for a five-storey retail-service building consisting of retail services on the ground floor and 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.

PROPOSED BUILDING	LOCATION
	
TO LEARN MORE & TO PROVIDE INPUT	

COMMENT ONLINE BY:
February 3, 2026

cnv.org/Applications
Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:
DATE: January 20, 2026
START TIME: 6:00pm
REGISTER: https://us02web.zoom.us/webinar/register/WN_trvA_Vz3QvymWYadrHwylA

APPLICANT	CITY OF NORTH VANCOUVER
Jaraad Marani Cascadia Green Development jaraad@cascadiagreendev.com 778-990-1452	Hamed Ghasemi 141 West 14 th Street, North Vancouver hghasemi@cnv.org 604-983-7357

DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: 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

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 or 604-985-7761.

2158598

Appendix C: Proof of Mailing

CANADA POSTES POST CANADA		Personalized Mail Courrier personnalisé		C179487068		1			
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:				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 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.)					
80I1 86C17 94870 681LM W11AA 1223									
Service Description / Description du service		Pieces / Articles		Weight / Piece Poids / article		Containers / Conteneurs (Customer estimate / Evaluation du client)			
Persid MI Machineable Std / C perso mec st		112		10.00 g		No data available Aucune donnée disponible			
		112		1.120 kg					
Entire Mailing / Envoi complet									
Product	Cost Centre Reference	Mailing Id	Deposit Date	Pieces	Weight/Piece	\$ / Piece	Metered Rate	Options Code \$	Total Cost (\$)
Produit	Référence centre de coûts	N° Dépôt	Date du dépôt	Articles	Poids/article	\$ / article	\$ / kg Affr. Mach	Code d'options \$ Total des frais (\$)	
01867				112	10.00 g	\$0.55500		G	\$62.16
TOTAL				112	1.12 kg			\$0.00	\$62.16
Deposit Type / Type de dépôt Full Mailing - One Deposit / Dépôt entier - Un seul dépôt									

Appendix D: Newspaper Publication

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

City of North Vancouver Hamed Ghasemi hghasemi@cnv.org 604-983-7357	Cascadia Green Development Jaraad Marani Jaraad@cascadiagreendev.com 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@potterbird.com
Local Journalism Initiative Reporter

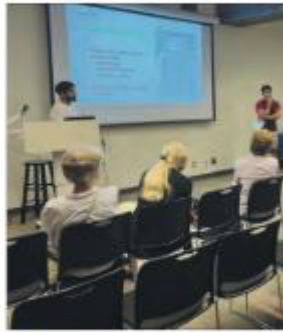
Leases, security deposits, pets, rent increases, repairs ... learning the rules and navigating the world of renting a place can feel daunting.

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 Zaheda 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 issues.

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

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.westvannews.ca

Another five-bedroom, six-bathroom home at 335 Somerset St. in the Triplex 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

City of North Vancouver
Hamed Ghasemi
hghasemi@cnv.org
604-983-7357

Cascadia Green Development
Jared Merani
Jared@cascladgreendev.com
778-990-1452

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.

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

City of North Vancouver
Hamed Ghasemi
hghasemi@cnv.org
604-983-7357

Cascadia Green Development
Jared Merani
Jared@cascladgreendev.com
778-990-1452

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
Search by property address

COMMENT ONLINE BY:
February 3rd, 2026

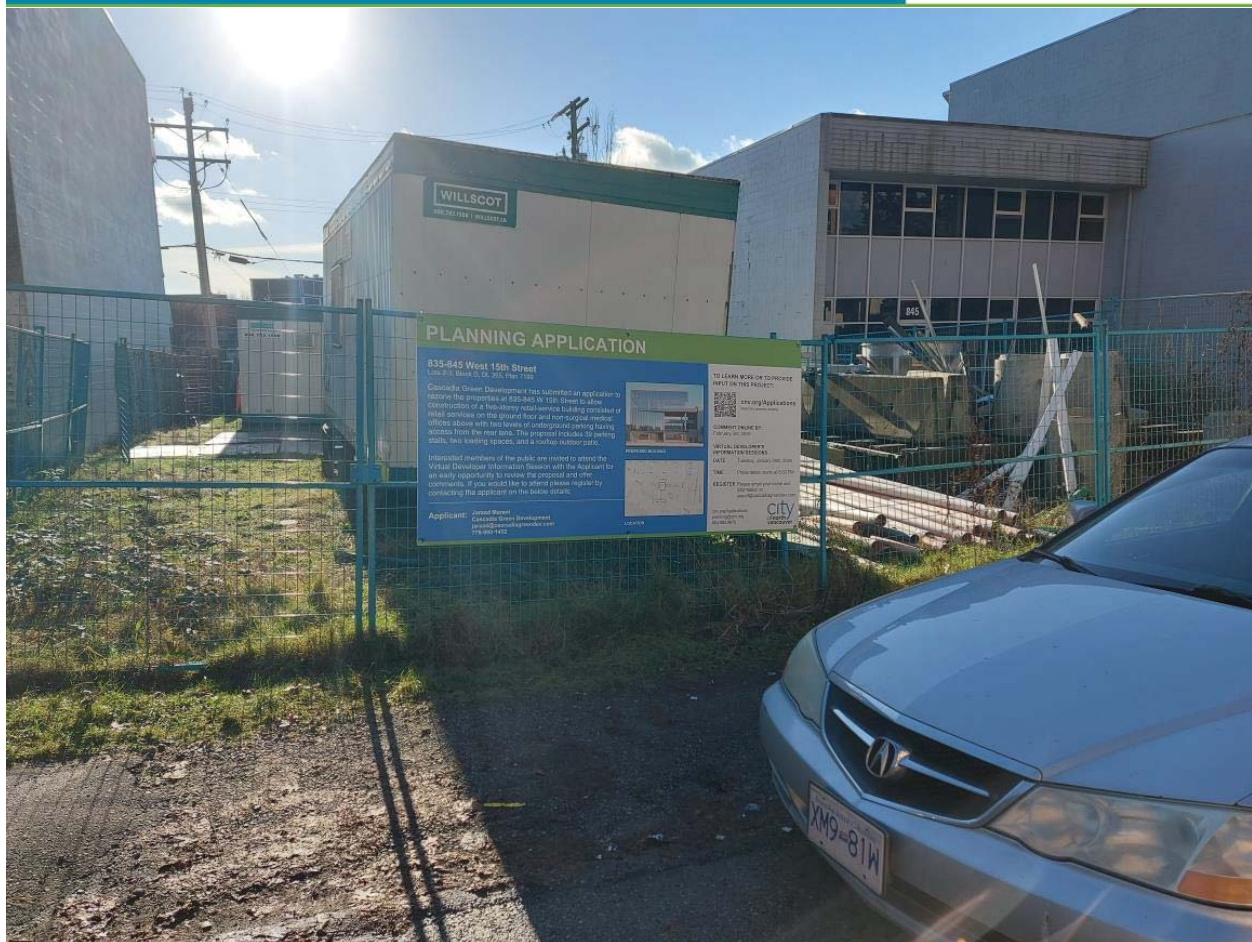
VIRTUAL DEVELOPER'S INFORMATION SESSIONS

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
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

CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

We respectfully acknowledge that we live and work on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and sə̓lilwətaʔ (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

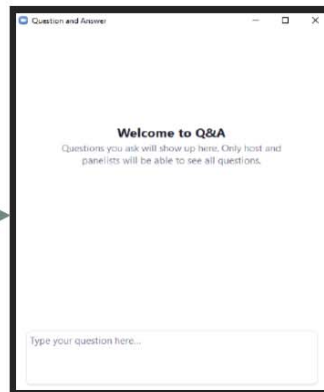
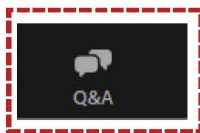
HOW TO PARTICIPATE

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.



1682-1702 MacGowan Ave



Axir – 2590 Lonsdale Ave



Innova – E 3rd St & St Davids Ave



137-149 St. Patricks Ave

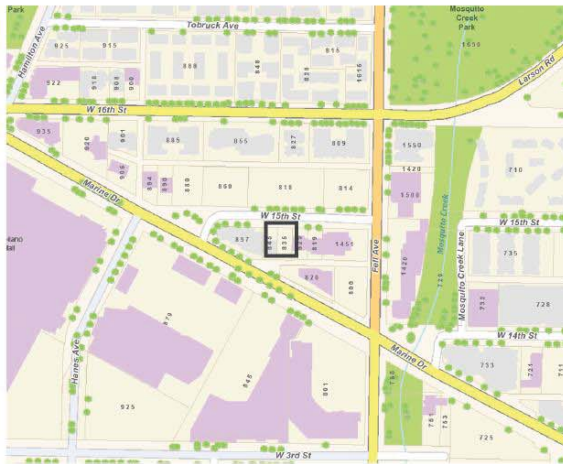
To support the planning program, **Cascadia Green Development** has engaged a team of experts, including:

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



DEVELOPER INFORMATION SESSION

SITE CONTEXT



Neighbourhood Context: Positioned between West 15th Street and Marine Drive.



LOOKING NORTH INTO THE LANE FROM MARINE DRIVE

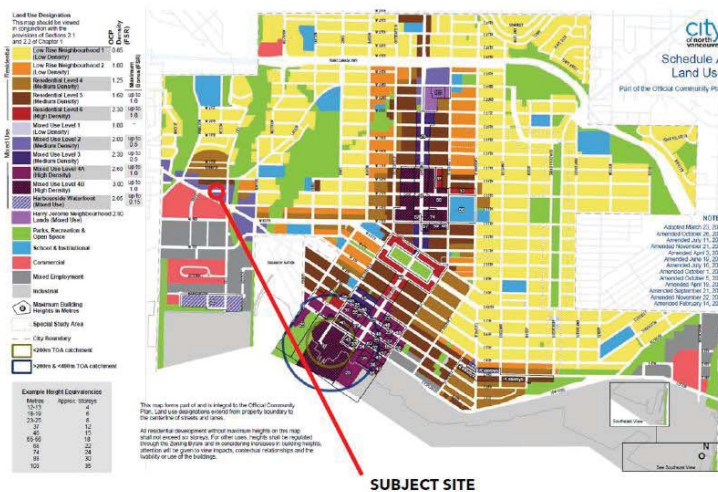


VIEW EAST ALONG WEST 15TH STREET - EXISTING BUILDING AND VACANT SITE

CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

POLICY CONTEXT

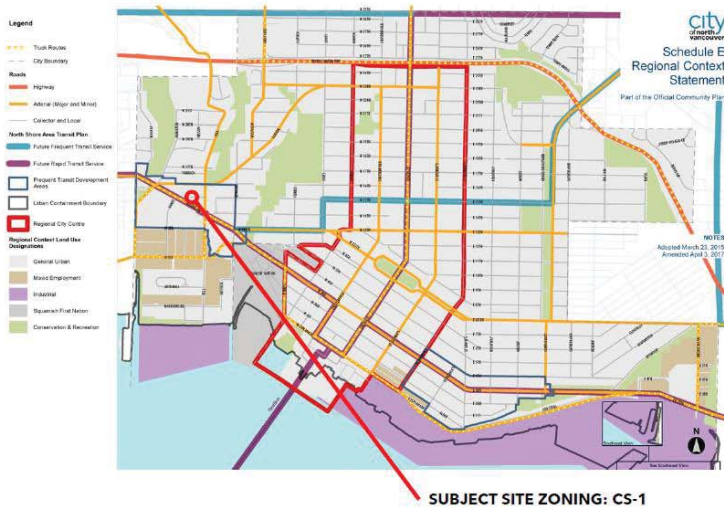


- The site is designated Mixed Use Level 2 (Medium Density) in the City of North Vancouver's Official Community Plan (OCP).
- Building height will be evaluated based on contextual fit. The site's proximity to the Marine Drive Frequent Transit Corridor supports consideration of higher-density, mixed-use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

CASCADIA
Green Development

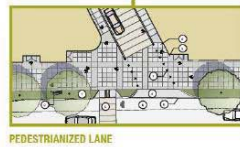
DEVELOPER INFORMATION SESSION

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 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.

CASCADIA
Green Development

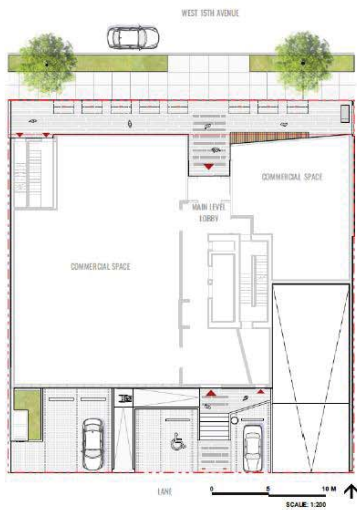
DEVELOPER INFORMATION SESSION

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

CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

SITE PLAN

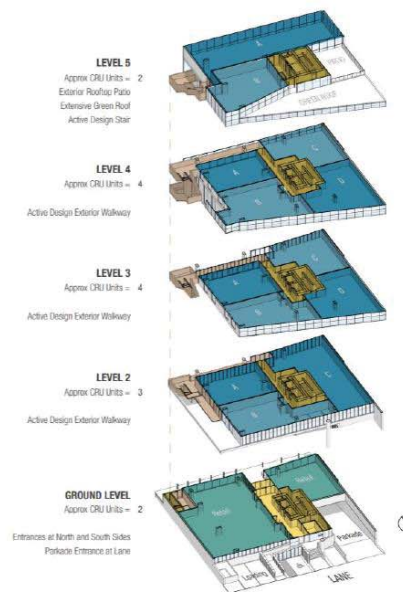


CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

ABOVE GRADE LAYOUT

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



CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

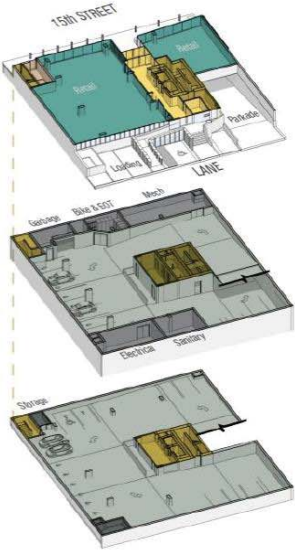
GROUND LEVEL & PARKING

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

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

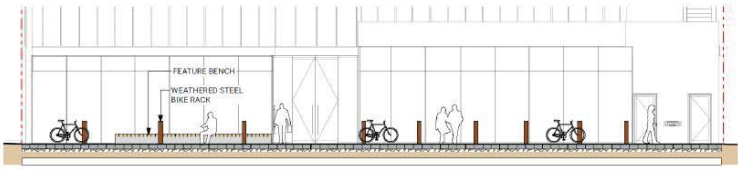
PARKING LEVEL 2
Parking Spaces = 25
EV Car parking spaces = 19



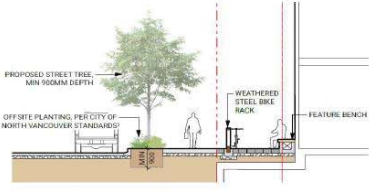
CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

LEVEL 1 - ENTRANCE



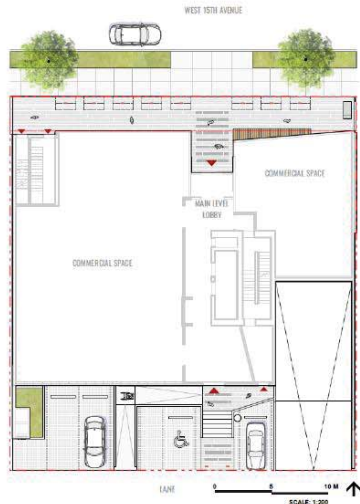
1 FRONT ENTRANCE ELEVATION
Scale: 1:100



2 SECTION THROUGH FRONT ENTRANCE
Scale: 1:100



Bike rack

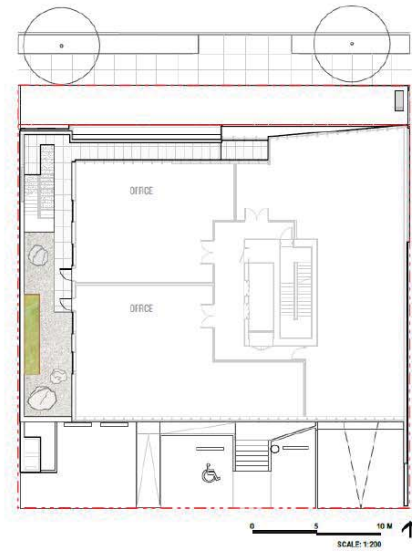


CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

L2 LANDSCAPE

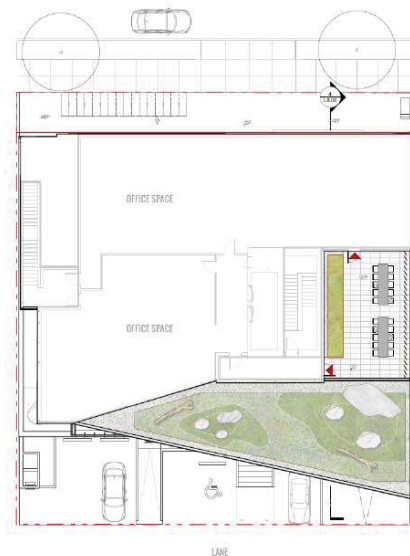
LEVEL 2



CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

L5 COMMUNAL PATIO



CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

GREEN ROOF



CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

RENDERINGS



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



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

CASCADIA
Green Development

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.

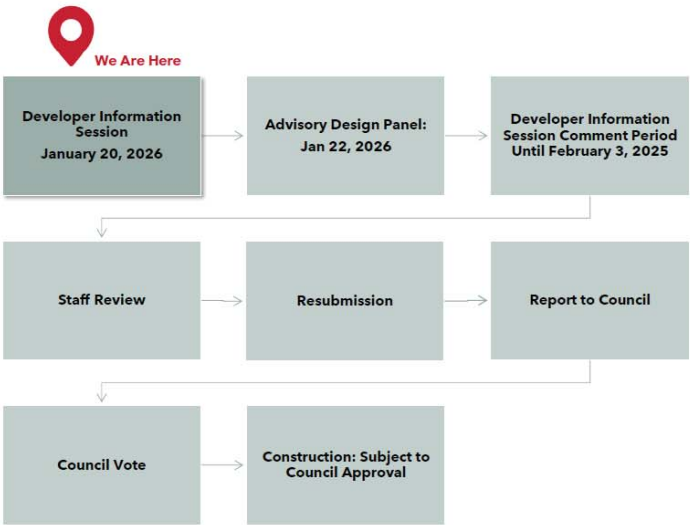


Building Amenities:
Rooftop patio is open to employees of the building and will provide outdoor space for the enjoyment of building users.



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

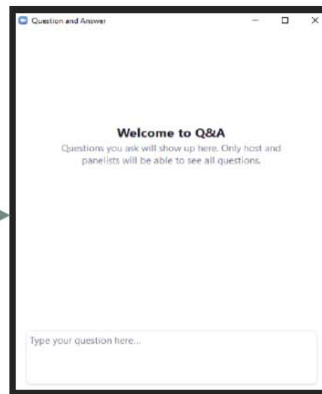
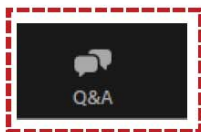
HOW TO PARTICIPATE

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

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>



DEVELOPER INFORMATION SESSION

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!!		-

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 15th 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

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 15th 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 15th 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 15th Street frontage;
- 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.
- 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,



Sarah Larisch
Administrative Coordinator

cc: J. Greig, Manager, Development Planning
H. Ghasemi, Planner 3
S. Dabiri, EVP, Cascadia Green, shirazeh@cascadiagreendev.com
A. Smith, Partner, Shape Architecture, a.smith@shapearchitecture.ca
D. Guenter, Senior Associate, Shape Architecture, d.guenter@shapearchitecture.ca
L. Newman, Connect Landscape Architecture, livia@connectla.ca
O. Mizrahi, Connect Landscape Architecture, oren@connectla.ca
B. Huggett, Watt Consulting, 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 15th Street. The justifications for each variance are described below.

Table 1. Requested Changes to the Zoning Bylaw

	Base Zone (C-2)	Proposed Regulations (CD-773)
Gross Floor Area (GFA)	2.3 FSR	2.5 FSR
Lot Coverage	70%	70% (no change)
Height	12.192 metres (40 feet)	5 storeys, and 25 metres (82 feet)
Siting	Principal Buildings shall be sited not less than: • 6.096 metres (20 feet) from a rear lot line	Principal Buildings shall be sited not less than: • 4.0 metres (13.1 feet) from a rear lot line
Building Width and Length	Shall not exceed a horizontal width or length of 30.48 metres (100 feet) above the third Storey	No change
Vehicle Parking	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: •48 commercial parking stalls •2 Disability Parking stalls	A minimum of 41 parking spaces are provided, two of which will be allocated as Disability Parking spaces.
Bicycle Parking	1 Secure space per 250 m ² of Gross Floor Area; and 6 Short-Term spaces per 1,000 m ² of Gross Floor Area	No change

Base Zone (C-2)		Proposed Regulations (CD-773)
	A total of 26 stalls, comprised of: •10 Secure bicycle parking stalls •15 Short-Term bicycle parking spaces	
Loading Spaces	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; • 3.4 metres in width, and 8.6m in length; and • 3.2m in width, and 7.3m in length.

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 41 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.

Given the site's excellent access to transit and active transportation networks there is expected to be a 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
Loading Space dimension	2.7 m in width x 9.15 m in length.	- Large - 3.4 m width x 8.62 m in length; and; - Small - 3.2 m in width, and 7.31 m in length.

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.

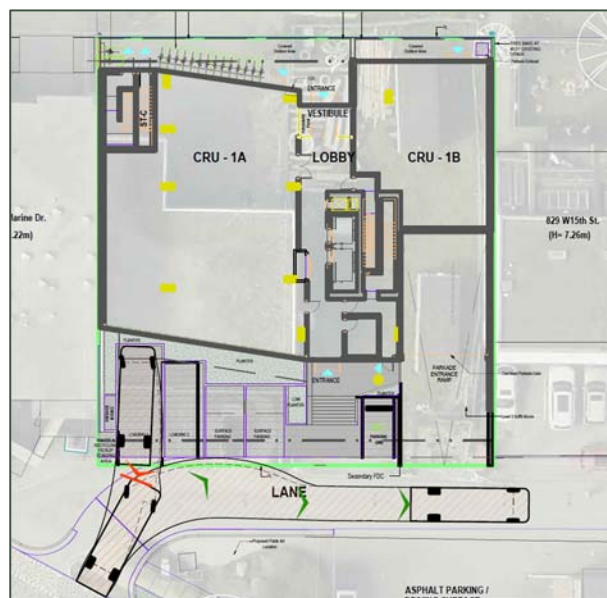


Figure 1: Snip from the auto-turn assessment for SU9 design vehicle

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 15th 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 15th 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 15th 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 metres²;

- (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 metres².
- (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 41 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.

MAYOR

CORPORATE OFFICER